

DELEGATED

AGENDA NO. 5

REPORT TO PLANNING COMMITTEE

DATE: 31 May 2007

REPORT OF THE CORPORATE
DIRECTOR, DEVELOPMENT AND
NEIGHBOURHOOD SERVICES

Reserved matters application for residential development comprising 176 no. dwellinghouses and associated means of access and landscaping Former Stockton and Billingham College site, Finchale Avenue/The Causeway, Billingham

Application 07/0858/REM

Expiry date: 21 June 2007

UPDATE REPORT

The final views of the Head of Technical Services have now been received and are attached as an appendix to this update report. The comments cover both the highway and landscape aspects and relate to a revised drawing received earlier this month.

In summary, he comments that the layout is generally acceptable in terms of Urban Design but a number of minor issues require further clarification but accepts these can be conditioned as part of any planning approval. These relate to:

- Highway layout. The development will need to comply with the Design Guide and Specification (Residential Estates Development);
- Screen Walling/ Fencing / Railing Details – minor changes required;
- Landscape Details - minor changes required to the peripheral planting scheme and the details of the internal squares;
- Blockwork to be used for the private drives.

In addition arrangements will have to be agreed for the continued maintenance of the trees to be planted in the highway verge. The cost of this maintenance works has been estimated at £21,018. These works can be secured by a “Grampian” style condition.

In view the above the recommendation has been slightly amended.

RECOMMENDATION

It is recommended that the application be approved subject to conditions covering the following matters:

- ***Development carried out In accordance with the approved plans;***

- *The development to comply with the Design Guide and Specification (Residential Estates Development);*
- *Notwithstanding the submitted drawings details of Screen Walling/ Fencing / Railing to be agreed;*
- *Notwithstanding the submitted drawings, revised details of Landscaping to be submitted for approval showing required minor changes to the peripheral planting scheme and the details of the internal squares;*
- *Implementation, timing and management of the approved landscaping including the planting of trees in the highway to be agreed*
- *Blockwork to be used for the private drives.*
- *Tree protection*
- *Removal of permitted development rights*
- *Any other relevant matters*

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations which indicate a decision should be otherwise.

*The following policies were relevant in this decision:
Stockton on Tees Local Plan policies GP 1, HO 4, HO11
Planning Policy Statements 1 and 3, Policy Guidance Note 13*

Director of Neighbourhood Services and Development

Contact Officer: Peter Whaley - Telephone No. 01642 526061

Financial Implications:

None

Environmental Implications:

See report

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications

None

Background Papers:

Application files 06/1983/OUT, 06/3524/REM, 07/0858/REM

Ward and Ward Councillors:

Billingham Central Ward

Councillor B Woodhouse
Councillor Ann McCoy