

DELEGATED

AGENDA NO .5

PLANNING COMMITTEE  
6<sup>th</sup> JUNE 2007

REPORT OF CORPORATE DIRECTOR  
OF DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES.

07/0923/FUL

DEMOLITION OF EXISTING HOUSES, CLOSURE OF REDUNDANT ROADS AND PATHS, AND CONSTRUCTION OF 263 NO. NEW DWELLING UNITS COMPRISING NEW FLATS, BUNGALOWS AND HOUSES WITH GARAGES, PARKING AND LANDSCAPING.

NORTHUMBERLAND ROAD, PEARL ROAD, GARNET ROAD, MANDALE,  
THORNABY, STOCKTON-ON-TEES

EXPIRY DATE: 2<sup>ND</sup> JULY 2007

#### UPDATE

Since the main report was prepared discussions with the applicant have continued and various amended plans submitted for consideration. These seek to address the concerns set out in the main report from Urban Design but the changes have not yet been agreed.

With regard to the objection from the Environment Agency, the applicant has submitted additional information to overcome that objection which has been forwarded onto the agency. Its response is still awaited.

Consequently the recommendation remains unchanged.

#### Recommendations:

***Planning application 07/0923/FUL be delegated to the Head of Planning for approval subject to no objections from any statutory consultees and the following conditions***

#### ***Conditions:***

***Approved Plans***

***Materials***

***Final details of pocket parks and green corridor***

***Detailed specification of pocket parks and green corridor***

***Hard and soft landscaping***

***Landscape works for the housing***

***Environmental Art***

***Landscape maintenance programme***

***Removal of Permitted Development rights – extensions/alterations***

***Removal of Permitted Development rights – Conversion of garages***

***Ground/finished floor levels***

***Construction hours***

***Drainage***

***Foul and surface water drainage***

***Oil interceptor***

***Land remediation scheme,***

***And any additional conditions as is seen to be necessary***

***Policies GP1 and HO11 of the adopted Stockton-on-Tees Local Plan and Planning Policy Statement No.3: are considered to be relevant to this decision.***

**Corporate Director of Development & Neighbourhood Services**

**Contact Officer: Peter Whaley**

**01642 526061**

**Financial Implications**

As report.

**Environmental Implications**

As Report

**Community Safety Implications**

N/A

**Human Rights Implications**

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

**Background Papers**

Stockton-on-Tees Local Plan

Regional Spatial Strategy

Tees Valley Structure Plan

Planning Policy Statement 3: Housing

Application files 04/0213/OUT; 04/2434/FUL; 04/2435/FUL, 06/1284/VARY & 06/1194/VARY

**Ward and Ward Councillors**

Mandale And Victoria Ward

Councillors A Trainer, S F Walmsley and T Large