

DELEGATED

AGENDA NO .

REPORT TO PLANNING COMMITTEE

27th June 2007

**REPORT OF CORPORATE DIRECTOR
OF DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

07/1237/VARY

Parkfield Redevelopment, at land at Alliance Street, Hind Street, Templar Street and Spring Street, Stockton-On-Tees.

Application under section 73 to vary condition no.2 (approved plans) of planning approval 05/3240/FUL (as amended by condition no.1 of 06/3180/VARY). Residential development comprising erection of 114 dwellings and associated car parking, means of access and landscaping (demolition of existing dwellings).

Expiry date: 2 August 2007

SUMMARY:

Permission was granted in 2006 for the erection of 114 dwellings with associated car parking, access and landscaping (application 05/3240/REV). The proposal is part of a major regeneration initiative for the Parkfield/Mill Lane area and construction has commenced.

The original approved plans were amended by a variation of the approved plans (06/6310/VARY) namely the relocation of plots 59 & 60 to avoid land owned by Rail Track and the substitution of house types on Plots 4,11,107 and 111.

This application seeks another minor amendment namely minor relocation of Plots 1-6 by approximately 1.2 metres east to avoid an existing railway fence line owned by Network Rail and kitchen window heights on some properties revised to 1050mm high to allow for a 150mm splash backs to the sinks.

The planning application has been publicised by means of site and press notices, as the area is primarily derelict. No representations have arisen from that process or objections from consultees.

The main planning considerations therefore relate to visual impact and impact on the amenity of the occupants of neighbouring properties.

The development of this site and its layout was examined in some detail when the previous application was considered. With this new application no significant changes are made and it remains very similar to the scheme approved in January 2006.

It is considered that overall the proposed development is acceptable and is accordingly recommended for approval with conditions.

RECOMMENDATION

Planning application 07/1237/VARY be approved with Conditions subject to:

01. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Drawing Number(s): - 3763/L01; 3765/SK-001 rev PRE11; MP(A) S50A,B, C; CNS50; MP(B)S50; TVROS50.

Reason: To define the consent.

02. This approval relates solely to this application to amend the position of plots 1-6 and the changes to the windows in house types Chestnut, Rowan, Maple A and Maple B and does not in any way discharge the conditions contained in planning approval 05/3240/P, dated 12th January 2006 which conditions apply to this consent.

Reason: For the avoidance of doubt.

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. Stockton on Tees Local Plan policies GP1, HO3, HO4, HO11.

THE PROPOSAL

1. Approval is sought for a variation to a previously approved planning permission for 114 dwellings approved on 12th January 2006. This application relates to minor changes to the proposed scheme. (A site location plan is attached at Appendix 1).
2. Plots 1 to 6 are to be relocated approximately 1.2 metres east of their currently approved position to reflect the existing boundary of the land owned by Network Rail. In addition the windows to the front elevations of house types Chestnut, Rowan, Maple A and Maple B have been revised to 1050mm high to allow for a 150mm splash back to the sinks. (A site layout plan and sample elevations are attached at Appendix 2 and 3).

CONSULTATIONS

3. The following Consultations were notified and any comments they made are below:

4. Head of Technical Services

No adverse comments on Highways and Landscape aspects.

5. Councillors

No comments received.

6. Network Rail

We would support the changes made to the layout to avoid the existing railway line fence (plots 1-6) and to leave an access strip for Network Rail's maintenance requirements (plots 59 and 60).

PLANNING POLICY CONSIDERATIONS

7. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Local Plan (STLP).

8. The following planning policies are considered to be relevant to the consideration of this application:

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

Policy HO4

In housing developments exceeding 2 hectares (5 acres), affordable housing shall be provided to an extent agreed between the council and the developer as appropriate to help meet any local need. There shall be arrangements to ensure that the benefits will be passed on to subsequent, as well as initial occupiers.

Policy HO11

New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment which is in keeping with its surroundings;
- (ii) Incorporate open space for both formal and informal use;
- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity;

- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (v) Pay due regard to existing features and ground levels on the site;
- (vi) Provide adequate access, parking and servicing;
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

MATERIAL PLANNING CONSIDERATIONS

9. The site has an existing planning permission for housing and there have been no material changes in the circumstances relating to the previous decision and there are no new wider fundamental policy implications arising from the details of the variation of the parent planning permission. The main planning considerations are therefore matters relating to impact of the proposed changes and therefore the proposed layout has been assessed in relation to the approved residential development.

10. Plots 1 to 6 have been repositioned approximately 1.2 metres to the east of their current approved position. This is to avoid an area of land owned by Rail Track. It is considered that the proposed changes still leave adequate amenity space for the occupants of the dwellings and the changes will not have an adverse effect on the neighbouring properties.

11. The changes to the kitchen windows are to house types Chestnut, Rowan, Maple A and Maple B and have been revised to 1050mm high to allow for a 150mm splash back to the sinks. The revisions apply to plots 1, 6, 7, 9, 11, 12, 22, 25, 59, 63, 72, 76, 80, 84, 101, 104, 105, 107, 109, 111, 112, and 114. The changes are minor in nature and it is considered that they will not have an adverse effect on the street scene or the surrounding area.

CONCLUSION

12. In conclusion, it is considered that the proposed development, accords with the Council's adopted standards and Adopted Stockton on Tees Local Plan Policies GP1, HO3, HO4 and HO11 and is therefore acceptable.

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Financial Implications – N/A

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, Planning Application 06/3180/FUL, Planning Application 05/3240/FUL'

Ward Parkfield And Oxbridge

Ward Councillors Councillor M. Javed
Councillor R. Rix