

DELEGATED

AGENDA NO

PLANNING COMMITTEE

18th July 2007

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

07/1265/FUL

**Land Off Norton Road, Stockton On Tees,
Residential development comprising of 552 no. dwellings and associated car parking and
open space.**

Expiry Date: 27th July 2007

UPDATE REPORT

This report updates the report for agenda item 3. Further comments have been received and are set out below.

CONSULTATIONS AND VIEWS RECEIVED

1. The Highways Agency has submitted further comments as follows.
2. The Queens Park development is predicted to add an additional 91 and 76 trips through the Portrack Interchange during the AM and PM peaks respectively. The results of the modelling indicate that the addition of these trips would not result in any additional capacity concerns at the interchange given the currently proposed improvements and the installation of MOVA at the traffic signals. The main area of concern is understood to relate to the operation of the adjacent Cheltenham Road traffic signalised junction, although any capacity problems should not impact upon the operation of the A19 interchange.
3. Therefore, given the above the Highways Agency would not wish to offer any objection to the above-mentioned planning application being approved.
4. It should be noted that the applicant has undertaken consultation in accordance with the adopted Statement of Community Involvement. This involved a presentation to a group of local stakeholders (the St Ann's Development Board). The group comprised members and advisors including community representatives, Cleveland Police, Neighbourhood Renewal and the Local Ward Councillor. A breakdown of the comments received were as follows:

- All respondents wanted to see the site remediated and safe;
- The mix of one/two bedroomed flats and family homes was supported and considered appropriate to the area;
- It was highlighted that a wide economic range of pricing across the site would be appropriate;
- One comment was received asking for low cost housing to be kept below £70,000;
- All were in favour of the home zone concept, with a comment received noting the positive safety aspects of this;
- A comment was received regarding the landscaping scheme and the 'original plans' being agreed by the Council; and
- One comment was received relating to the need for a filter lane for access purposes at the junction nearest the Tilery area.

5. Initial comments have been received from the applicant regarding the drafting of some of the conditions. These have been considered and further discussed with the applicant. Subject to any further comments, the only amendment deemed necessary is the removal of condition number 26 which will now be an informative as it is a legal requirement for the applicant to obtain the relevant consent from the Environment Agency.

CONCLUSION

6. The additional comments received do not alter the recommendation of the main report, which is that the application be approved with conditions as set out in the original report with the deletion of condition number 26.

RECOMMENDATION

It is recommended that planning application 07/1265/FUL be approved subject to the conditions in the original report with the deletion of condition number 26.

**Corporate Director of Development and Neighbourhood Services
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Financial Implications – As report

Environmental Implications – As report

Community Safety Implications – As report

Background Papers – Planning Policy Statement 1: Delivering Sustainable Development, Stockton on Tees Local Plan (June 1997), Adopted Tees Valley Structure Plan (February 2004), Draft Regional Spatial Strategy, Planning Policy Statement 3: Housing, Planning Policy Guidance Note 13: Transport, Planning Policy Statement 23: Planning and Pollution Control, Planning Policy Statement 25: Development and Flood Risk.

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

Ward Stockton Town Centre
Ward Councillors Councillor D. W. Coleman, Councillor P. Kirton