

DELEGATED

**AGENDA NO.9
PLANNING COMMITTEE
8th August 2007**

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

07/1482/REM

**Former Sun Street Depot, And Adjacent Public Open Space, Thornaby
Reserved Matters application for residential development comprising 114 no
apartments and houses together with associated works**

Expiry date: 16th August 2007

UPDATE REPORT

SUMMARY

1. This application updates the report for agenda item 9, and sets out the current position in respect of Affordable Housing, Amended Plans and Flood Risk Assessment and the latest comments from the Council's Landscape Officer.

Affordable Housing

2. Since drafting the main report, discussions have been ongoing and continue with the applicant in respect of affordable housing, however this matter, to date, is unresolved.

Amended Plan

3. As set out in paragraph 11 of the main report, an amended plan is to be submitted to address the relationship between proposed plots 110 and 109 and the apartment block on the adjacent Robertson's site. This plan is still awaited.

Flood Risk Assessment

4. A response to the additional information, submitted to both the Environment Agency and the Local Planning Authority, from the Environment Agency is awaited.

Landscape Officer

5. Agree that smaller tree stock suffer less shock and thus can have a higher survival rate but we specify large trees at 14-16cm size to withstand vandalism as in our experience smaller trees are often wilfully damaged in our Borough – so we wish to see trees of size 14-16cm used.

6. We will agree footpath work at the detail stage – I discussed this matter with the Urban Design Manager who asked for bank strengthening originally but he now feels if the footpath follows the existing route this should not be needed as stated by the developer.

CONCLUSION AND RECOMMENDATION

7. In light of the above, it is recommended, as set out in the main report, that determination of application 07/1482/REM be delegated to the Development Services Manager in the absence of the Head of Planning for approval subject to conditions and receiving satisfactory amended plans, no objections from statutory consultees and an agreement on provision of affordable housing.
8. Should the necessary information not be received, there be continued or new objection from any statutory consultee, or that agreement not be reached in respect of affordable housing prior to the expiry date of 16th August 2007, then planning permission be refused on the grounds of amenity and affordable housing provision, flood risk or as otherwise indicated.

Director of Development and Neighbourhood Services

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Financial Implications

None

Environmental Implications

None

Human Rights Implications

None

Community Safety Implications

None

Background Papers

Application File: 06/1561/OUT

Stockton-on-Tees Adopted Local Plan (1997)

Ward and Ward Councillors

Ward	Eaglescliffe
Ward Councillor	Councillor M F Cherrett
Ward Councillor	Councillor J A Fletcher
Ward Councillor	Councillor Mrs M Rigg