

**DELEGATED**

**AGENDA NO 5  
PLANNING COMMITTEE**

**29 August 2007**

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

**07/1698/FUL**

**690 Yarm Road, Eaglescliffe, Stockton-on-Tees**

**Revised application for residential development comprising 10 no. new build apartments and conversion of existing dwelling into 4 no. apartments together with associated access, parking and landscaping.**

**Expiry Date: 4 September 2007**

**UPDATE REPORT**

Additional comments have been received as follows;

1. Egglecliffe Parish Council have submitted a further letter of objection although this reiterates objections already made and considered within the main report.
2. Following concern being raised by objectors that the existing garage associated with the property is a historic Coach House, The Councils Historic Buildings Officer has advised that the existing garage is at its earliest a 1930's structure, built relatively simply and subject to alteration.
3. The Councils Urban Design Team have made further comment on the amended plans indicating that the precise design and layout of the access into the site would benefit from marginal amendment in order to subdue its impact. Furthermore it is considered that the replacement wall along the front of the site could impact protected trees as a result of its foundations.
4. The Environmental Health Team considered conditions relating to construction hours and sound insulation between flats would be necessary as well as contaminated land conditions.
5. The Councils Environmental Development Officer has advised that the commuted sum in lieu of adequate on site formal and informal amenity space could be used towards environmental and recreational improvements in the vicinity of St Margarets Play Area.
6. Natural England advises that the above proposal is unlikely to have an adverse affect in respect of species especially protected by law, subject to the imposition of a condition.

**Material Planning Considerations**

7. Based on the existing garage having no significant architectural or historic merit it is considered that its demolition has no detrimental impact on the character of the area.
8. The access into the site is relatively wide and any scheme which can reduce this whilst retain adequate access provision for both vehicles and pedestrians would therefore be

beneficial in minimising the impact on the character of the locality and is therefore considered such amendments would accord with Local Plan Policy.

9. In view of the protected trees to the front of the site it is considered necessary to control the precise type of boundary treatment in this location in order to prevent unnecessary damage to protected trees in accordance with the requirements of Policy GP1 of the Local Plan.
10. Conditions relating to contaminated land have been recommended, however, it is considered that a condition restricting construction hours and requiring sound insulation are matters which do not need specific control by this determination as there are other areas of legislation which deal with these matters.
11. Following the submission of ecological surveys and in view of no objection being raised by Natural England in respect of the schemes impact on species especially protected by law, it is considered that these impacts have been adequately considered and the proposal would therefore comply with the requirements of Local plan Policy EN6.

## Conclusion

12. It is recommended that the application be determined as detailed within the main report excluding the requirement to gain resolution to ecology issues, although subject to the amendment of Condition no. 6 as listed below and the imposition of the following conditions.

Amended Condition (no 6)

***Notwithstanding details hereby approved, the development hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority precise details of the proposed boundary enclosures and other internal boundary details. The development shall be carried out in strict accordance with the approved details.***

***Reason: In order to ensure a satisfactory form of development is carried out in accordance with Policy HO11 of the Stockton on Tees Local Plan.***

Proposed new conditions

***Notwithstanding details hereby approved the precise layout of the access road and associated footpaths shall be constructed in accordance with a scheme of such to be submitted to and approved in writing with the Local Planning Authority.***

***Reason: In order to ensure the scheme is in keeping with its surroundings in accordance with Policy HO11 of the Stockton on Tees Local Plan.***

***No Development hereby approved shall commence on site until a Phase 1a+b desk study investigation to involve hazard identification and assessment has been carried out, submitted to and approved in writing by the Local Planning Authority. The study must identify industry and geologically based contaminants and include a conceptual model of the site. If it is likely that contamination is present a further Phase 2 site investigation scheme involving risk estimation shall be carried out, submitted to and approved in writing by the Local Planning Authority prior to any development hereby approved commences on site.***

***Reason: To ensure the proper restoration of the site.***

***No development hereby approved shall commence on site until a remediation scheme to deal with contamination of the site has been submitted to and approved in***

**writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. No Development hereby approved shall commence until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance which will be carried out in accordance with the requirements of the report.**

**Reason: To ensure the proper restoration of the site.**

**No development shall take place unless in accordance with the mitigation detailed within the protected species report 'Bat and Barn Owl Surveys for House and Outbuilding at 690 Yarm Road Eaglescliffe, Veronica Howard July 2007', including, but not restricted to adherence to spatial restrictions; adherence to precautionary working methods.**

**Reason: To conserve protected species and their habitat.**