

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

UPDATE REPORT

19 September 2007

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

07/1674/FUL

Townend Farm, Whitton, Stockton-on-Tees

Residential development of 13 no. new dwellinghouses and conversion of barn to dwellinghouse. (Demolition of pig unit)

Expiry Date 2 October 2007

SUMMARY

Since the previous report to members of the planning committee, it has been drawn to the Local Planning Authorities attention that a transport assessment was submitted as part of the original submission.

14 Letters of support were also submitted as part of the application and were not detailed as part of the original report.

It is not considered that these issues raise any new material planning considerations and the proposed development remains with a recommendation for refusal.

RECOMMENDATION

The recommendation remains as previously outlined in the original report to members of the planning committee.

CONSULTATION

Urban Design

The Urban Design group have been made aware that a Transport Statement has been submitted as part of the application, it is understood that any additional comments they may have will be reported verbally.

PUBLICITY

The submitted application contains 14 letters from local residents in support of the planning application, these comments are detailed below in summary.

- The development would improve the appearance of the village
- The development would help to define the limits of the village
- The development looks attractive and 'natural'
- The main elevation onto the Stillington/Redmarshall Road would be varied and minimise the impact of the buildings
- Welcome the removal of the pig farm
- Redevelopment would provide a mix of house types
- Increase of new residents would benefit the village

MATERIAL PLANNING CONSIDERATIONS

It is considered that no new material planning considerations have been raised in relation to the proposed development. The issues therefore remain as previously outlined in the earlier report to members of planning committee.

CONCLUSION

As outlined in the previous report to members of the planning committee it is acknowledged that the proposed development would have community benefit in terms of the gift of land and monies towards the improvement of and extension to Honey Pot Woods and the removal of a 'bad neighbour', however, there are fundamental issues in terms of the principle of development on the site in terms of the scheme being outside the limits to development and the overall sustainability of the site and the application remains with a recommendation for refusal.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550

WARD AND WARD COUNCILLORS

Ward	Western Parishes
Ward Councillor	Councillor F. G. Salt,