

DELEGATED

**AGENDA NO. 8
PLANNING COMMITTEE**

DATE 19th September 2007

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

07/2479/FUL

654-656 Yarm Road Eaglescliffe Stockton-on-Tees

Revised application for the erection of 82 bed care home and associated means of access, car parking and landscaping

Expires 20 November 2007

UPDATE REPORT

This application updates the report for agenda item 8. It sets a summary of the letter of representation received from W & M Greveson of 20 Highfield Drive objecting to the proposal, the comments of the Head of Technical Services, Network Rail, and C E Electric.

Representations and Consultation Responses

W & M Greveson of 20 Highfield Drive object to the proposal on the following grounds:

- Extra traffic turning at shift change and visiting times and deliveries
- Residents of the house wandering out of the grounds and into resident's properties
- Noise pollution from emergency vehicles extra present levels
- Use of Highfield Drive south entrance as a turning point for visitors etc who have missed the position of the home

Network Rail

Network Rail has asked that previous comments be transferred accordingly, and those relate to drainage arrangements, lineside and operational safety, and boundary treatments. These matters can be secured by condition or informative as appropriate.

C E Electric

No objections and encloses mains records

Head of Technical Services

Highways Comments

No objections on highways grounds subject to conditions in respect of the provision of disabled spaces, covered and secure cycle shelters, and an on-site temporary car park, and measures to protect existing footpaths and verges.

Landscape & Visual Comments

No objections subject to detailed conditions in respect of planting, tree protection, excavations, construction methods and boundary treatments.

Built Environment Comments

No comment

Matters Arising

Airport Signage

Mrs Passman of 561 Yarm Road, and as set out in paragraph 12 of the main report, has concerns in respect of existing airport signage and queries whether this should be removed. Although not relevant to the planning decision, it is understood that airport signage along the secondary network will be reviewed following the completion of the improvements at the Long Newton Interchange.

Network Rail

The concerns of Network Rail relate to drainage and lineside safety. Drainage can be adequately controlled by condition as noted in the main report and the applicant will be advised of Networks Rail's comments in respect of lineside safety.

Concerns of W & M Greveson

- Extra traffic turning at shift change and visiting times and deliveries

The amenity issues arising from employees accessing the property are discussed and acknowledged in paragraph 46 and 47 of the main report. The Head of Technical Services raises no objection to the proposal.

- Residents of the house wandering out of the grounds and into resident's properties

The security of residents is a matter for the care home management.

- Noise pollution from emergency vehicles extra to present levels

Such use would be very occasional and the level of disturbance arising is not considered to be sufficient to warrant refusal of planning permission on those grounds.

- Use of Highfield Drive south entrance as a turning point for visitors etc who have missed the position of the home

This refers to the movement of vehicles on the wider public highway, and there are no traffic management or capacity matters highlighted by the Head of Technical Services.

CONCLUSION

That the responses and representations received do not alter the conclusion of the main report.

As the publicity period has now expired and the relevant consultations responses received, the recommendation is now changed for Committee to make the determination subject to the inclusion of conditions in respect of disabled spaces, covered and secure cycle shelters, an on-site temporary car park, measures to protect existing footpaths and verges, planting, tree protection, excavations, construction methods and boundary treatments.

RECOMMENDATION

It is recommended that application number 07/2479/FUL be approved subject to the conditions outlined below:

Proposed conditions: Approved documents, time limits, details of landscaping, (soft and hard), tree and vegetation protection, levels, external illumination, secure cycle storage, provision of internal footpath link to Yarm Road, means of enclosure, drainage, working period, land contamination, disabled spaces, covered and secure cycle shelters, an on-site temporary car park, measures to protect existing footpaths and verges, planting, tree protection, excavations, construction methods and boundary treatments.

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

Adopted Stockton-on-Tees Local Plan (1997)

Planning Policy Guidance Note 4 'Industrial and Commercial Development and Small Firms'

Planning Application Reference Number 06/1561/OUT and 07/1375/FUL

Ward and Ward Councillors

Ward	Eaglescliffe
Ward Councillor	Councillor A Lewis
Ward Councillor	Councillor J. A. Fletcher
Ward Councillor	Councillor Mrs M. Rigg