

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**10th October 2007**

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

**07/2507/VARY**

**Development Site 114 Dwellings Alliance Street Hind Street Templar Street, Spring Street, Stockton**

**Application under section 73 to vary condition no.2 (plans) of planning approval 05/3240/FUL Residential development comprising erection of 114 dwellings and associated car parking means of access and landscaping (demolition of existing dwellings).**

**Expiry Date: 22 November 2007**

### **SUMMARY**

Permission was granted in 2006 for the erection of 114 dwellings with associated car parking, access and landscaping (application 05/3240/REV), and the proposal is part of a major regeneration initiative for the Parkfield/Mill Lane area.

Approval is sought for a variation to the approved layout, namely the relocation of plots 59 & 60 to reduce the gap between plots 60/61 to 1200mm to allow the installation of a root barrier adjacent to the railway line.

The planning application has been publicised by means of individual letters, site and press notice. No representations have arisen from that process or objections from consultees.

The main planning consideration therefore relate to visual impact and any impact on the amenity of the occupants of neighbouring properties.

The development of this site and its layout including housing mix was examined in some detail when the previous application was considered. With this new application no significant changes are made and it remains very similar to the scheme approved in October 2006.

It is considered that overall the proposed development is acceptable and is accordingly recommended for approval with conditions.

### **RECOMMENDATION**

**Planning application 07/2507/VARY be Approved with Conditions subject to**

**01 The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.**

<b>Plan Reference Number</b>	<b>Date on Plan</b>
<b>L-01</b>	<b>23 August 2007</b>
<b>DESIGN AND ACCESS STATEMENT</b>	<b>23 August 2007</b>
<b>SK-001 PRE 13</b>	<b>23 August 2007</b>

**Reason: To define the consent.**

**02. This approval relates solely to this application to amend the position of plots 59 & 60 and does not in any way discharge the conditions contained in planning approval 05/3240/P, dated 12th January 2005, which conditions apply to this consent.**

**Reason: For the avoidance of doubt**

**The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations, which indicate a decision, should be otherwise.**

**Stockton on Tees Local Plan policies GP1, HO3, HO4, HO11.**

## **PROPOSAL**

1. Approval is sought for a variation to a previously approved planning permission for 114 dwellings approved on 12th January 2006. This application relates to minor changes to the proposed scheme.
2. Plots 59 and 60 are to be relocated north to reduce the gap between plots 60/61 to 1200mm and allow the installation of a root barrier adjacent to the railway line.

## **CONSULTATIONS**

3. The following Consultations were notified and any comments received are set out below: -

4. Councillors  
No comments made

5. Northumbrian Water Limited  
Standard Response offering no objections

6. Urban Design - Engineers  
I have reviewed the information submitted by the applicant. The variation in the approved plan is with regards to the relocation of plots 59/60 forward by 2m. However as this has no impact on the road layout and parking has not differed from the original approval, I have no objection to the variation

7. Urban Design - Landscape

The variation is acceptable.

8. Northern Gas Networks  
Standard Response offering no objections

9. NEDL  
Standard Response offering no objections

10. Network Rail  
In relation to the above application Network Rail have no further observations to make. As the application has now amended plots 59 & 60 to accommodate maintenance of the bridge parapets the revised layout is acceptable.

### **PLANNING POLICY CONSIDERATIONS**

11. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are: - *the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP)*.
12. The following planning policies are considered to be relevant to the consideration of this application: -

#### **Policy GP1**

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

#### **Policy HO3**

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

#### **Policy HO11**

New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment which is in keeping with its surroundings;

- (ii) Incorporate open space for both formal and informal use;
- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity;
- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (v) Pay due regard to existing features and ground levels on the site;
- (vi) Provide adequate access, parking and servicing;
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

#### **Policy HO4**

In housing developments exceeding 2 hectares (5 acres), affordable housing shall be provided to an extent agreed between the council and the developer as appropriate to help meet any local need. There shall be arrangements to ensure that the benefits will be passed on to subsequent, as well as initial, occupiers

#### **MATERIAL PLANNING CONSIDERATIONS**

- 13. The main considerations in respect of the proposed development relate to planning policy implications, impact on the amenity of the residents of adjacent and proposed dwellings, and occupiers of adjacent properties, impact on the street scene and visual amenity, access and highway safety considerations.
- 14. The site has an existing planning permission for housing and there have been no material changes in the circumstances relating to the previous decision and there are no new wider fundamental policy implications arising from the details of the variation of the parent planning permission. The main planning considerations are therefore matters relating to impact of the proposed changes and therefore the proposed layout has been assessed in relation to the approved residential development.
- 15. Plots 59 and 60 have been repositioned, and this is to allow the installation of a root barrier adjacent to the railway line. The proposed dwellings will be closer plot 61, however it is considered that the proposed changes will still leave adequate separation distances and amenity space for the occupants of the dwellings and the changes will not have an adverse effect on the neighbouring properties.

#### **CONCLUSION**

- 16. In conclusion, it is considered that the proposed development, accords with the Council's adopted standards and Adopted Stockton on Tees Local Plan Policies GP1, HO3, HO4 and HO11 and is therefore acceptable.

**Corporate Director of Development and Neighbourhood Services**  
**Contact Officer Mrs Elaine Atkinson Telephone No 01642 526062**

**Financial Implications – N/A**

**Environmental Implications - As Report**

**Community Safety Implications - N/A**

#### **Human Rights Implications**

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

**Background Papers** - Stockton-on-Tees Local Plan, Planning Application 06/3180/FUL, Planning Application 05/3240/FUL, Planning Application 06/3180/VARY

**Ward**                                **Parkfield And Oxbridge**

**Ward Councillors**    **Councillor M Javed**

**Ward Councillor**      **Councillor R Rix**