

DELEGATED

**AGENDA NO :
PLANNING COMMITTEE**

10 October 2007

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

07/1982/FUL

**Former C L Prosser Site , Parkfield Road, Stockton-On-Tees
Residential development of 60no. apartments and associated works.**

Expiry Date : 18 October 2007

UPDATE REPORT

Additional comments have been submitted as follows;

Head of Technical Services

The development is acceptable from a highway perspective.

Parking ratio of 1:1.25 is acceptable in this location.

A contribution of £27 000 towards mitigation measures at Riverside roundabout is required.

It is necessary to construct a turning area within the site to adoptable standards in order that the development can be serviced by refuse collection, a bin store should be conveniently located.

Cycle storage should be conveniently located.

The Council will not adopt any of the development as highway due to the archway with the residential apartment above as the Council cannot control this structure due to its private ownership.

The archway should be approximately 5metres above the carriageway level in order that deliveries/removals etc. to the development can be appropriately undertaken without risk of collision.

Material Considerations

Following receipt of the above comments further amended plans have been submitted which achieve an vehicle access arch height of 5m which is considered to be adequate to provide vehicular access into the site. All other comments made by the Head of Technical Services have been detailed and considered within the main report.

The Local Authority have received a request that affordable housing be dealt with by condition. The applicants agent has forwarded a suggested condition in respect to this on the 10th October 2007. The councils Housing team are considering the wording of this condition and it will be assessed against the required provision for affordable housing at the site.

RECOMMENDATION

That the determination of planning application 07/1982/FUL be delegated to the Head of Planning and it be approved subject to the conditions set out below and Section 106 contributions being signed by the 18th October 2007 and adequate provision being made in respect to affordable housing, whether this be through provision of a S106 agreement, the imposition of a condition or other similar method. Should the section 106 agreements not be signed and the affordable housing issue not be resolved by the 18th October 2007 then the application be refused.

Approved plans

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

| <i>Plan Reference Number</i> | <i>Date on Plan</i> |
|------------------------------|------------------------------|
| 593.05 | 18 July 2007 |
| 593-05-015 | 28 September 2007 |
| 593-05-019 | 28 September 2007 |
| 593-05-018A | 9 th October 2007 |
| 593-05-16A | 9 th October 2007 |

Reason: To define the consent.

Contamination

Prior to any works hereby approved commencing on site there shall be submitted to and approved in writing by the Local Planning Authority a contamination remediation validation report. This shall include details of soil sampling of all imported materials and details of the measures taken to prevent vapour entry into the properties.

Reason: In order to adequately control the development of a contaminated site.

Levels

Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site, a scheme of ground levels and finished floor levels for the building and those immediately adjacent shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To take into account the impact of the development on the surrounding development.

Hard and soft landscaping scheme.

Notwithstanding details hereby approved, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for landscaping. Such a scheme shall detail the following;

- a) Hard and soft landscaping including internal footpaths and boundary enclosures,*
- b) Soil depths, plant and tree species, numbers, densities, locations, and sizes, planting methods, maintenance and management.*
- c) Areas of landscaping to be retained and a scheme for their protection in accordance with BS5837 2005 (Trees in relation to construction).*
- d) Areas of level change,*
- e) Precise locations of protective fencing,*
- f) Areas of material storage within the site, and*
- g) Excavations required for service runs.*

The development shall be carried out in accordance with the approved details. Planting works shall be carried out during the first planting and seeding season following the substantial completion of the development, and any trees or plants which within a period of two years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and in order to adequately protect the landscape features of the site.

Materials

Notwithstanding any description of the materials in the application, no above ground construction of the buildings shall be commenced until precise details of the materials to be used in the construction of the external walls and roof of the buildings have been approved in writing by the Local Planning Authority.

Reason: In order to allow the Local Planning Authority adequate control over the appearance of the development.

Access Road and Car park construction and surface materials

Notwithstanding the details hereby approved the construction detail and surface treatment of the access road and car park areas shall be submitted to and agreed in writing by the Local Planning Authority prior to being implemented on site. The approved scheme shall be implemented on site within three months following the substantial completion of the development.

Reason: In order to ensure adequate highway and parking provision for the development and to adequately control the appearance of the development and its impact on the surrounding area, in accordance with Policies GP1 and HO11 of the Stockton on Tees Local Plan.

Cycle and bin store designs and locations

Notwithstanding details hereby approved, no part of the development shall be occupied until bin and cycle stores have been implemented on site in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The approved scheme shall detail the precise location, design and capacity of each.

Reason: In order to achieve adequate provision on site in accordance with the requirements of Policy GP1 of the Stockton on Tees Local Plan.

Temporary car park

Prior to works hereby approved commencing, a temporary car park shall be provided on site in accordance with details of such which shall first be submitted to and approved in writing with the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy GP1 of the Stockton on Tees Local Plan.

Management Scheme

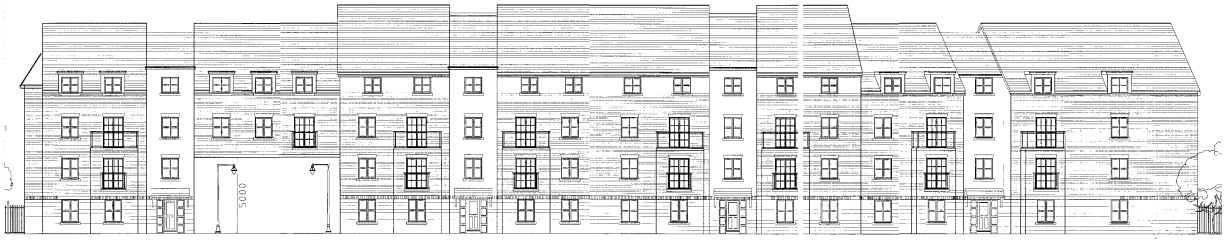
Notwithstanding details hereby approved, a management plan shall be submitted to and approved in writing by the Local Planning Authority which addresses the future management of the areas of open space, parking areas and access road within the site. The management plan shall identify the precise areas of maintenance and schedule works to be carried out. Works within the approved management plan shall be carried out in perpetuity within the site or until such time that the site is no longer in residential use.

Reason: In order to ensure the long term management of the site is adequately controlled in the interests of visual amenity, the provision of amenity space and highway safety in accordance with Policy GP1 of the Stockton on Tees Local Plan.

07/1982/FUL
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Appendix ref. 1 : Amended elevation plan (5m arch)



ELEVATION FACING PARKFIELD ROAD
WEST ELEVATION



REAR ELEVATION
EAST ELEVATION

