

DELEGATED

**AGENDA NO. 4
PLANNING COMMITTEE**

DATE 31st October 2007

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

07/1927/FUL

Plot J, Bowesfield Farm, Stockton

Residential development of 32 no. apartments and 4 no houses with associated car and cycle parking, refuse store and private residents garden.

Expires 31st October 2007

UPDATE REPORT

This application updates the report for agenda item 4.

In order to address the comments of the Council's Highway and Landscape Officer, an amended layout plan has been received (Appendix 1).

The amended scheme again proposes 32 apartments and 4 houses. However, since the report of 10th October, the applicant has submitted a revised house types, and those details are set out at Appendix 2. The changes to the house type do not alter its position within the site, but substitutes an ensuite for a study at first floor, and changes a bedroom and ensuite at second floor to a bedroom and study.

Other changes that relate to the layout of the site would

- move visitor parking spaces 15 and 16 which are adjacent to Plot 33 to the larger parking area at the residents garden, :
- enlarge the refuse bin hardstanding adjacent Plot 33
- show a path through the residents garden to Water Avens Way
- enlarge the turning area on the private road to allow for removals/delivery vans
- and the dimensions for disabled parking bays have now been included on the plan

A copy of the Bowesfield Masterplan is set out at Appendix 3 for Members information.

Representations and Consultation Responses

Urban Design Manager

Updated Comments: No objections in terms of Highways and Landscape matters subject to conditions set out in the main report.

CONCLUSION

There are no new issues arising as a result of the amended details and that the application is therefore be determined in accordance with the recommendation in the main report.

Director of Development and Neighbourhood Services

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Financial Implications

None

Environmental Implications

None

Human Rights Implications

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

Community Safety Implications

None

Background Papers

Adopted Stockton on Tees Local Plan (June 1997)
Planning Application Reference Number 07/1927/FUL

Ward and Ward Councillors

Ward	Parkfield and Oxbridge
Ward Councillor	Councillor M Javed
Ward Councillor	Councillor R Rix