

**DELEGATED**

**AGENDA NO 6  
PLANNING COMMITTEE**

**Date 12 December 2007**

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

**07/2732/REM**

**Land Off Greenwood Road, Billingham**

**Reserved Matters Application for the erection of 30 no. Dwellinghouses**

**Expiry Date 3 January 2008**

**UPDATE REPORT**

Members will note from the original report that the only outstanding issue was the recommendation was subject to the signing of a unilateral agreement. Discussions have continued on this matter and it has been broadly agreed that the strip to the front would be cut at the same rate as the existing verge, which is 14-16 times per year and the other land twice a year in line with the land to the south, which the Council is to assume control over.

However, there are still fine details to be resolved over the maintenance aspect of the trees and hedgerow. Whilst it is expected that this matters will be satisfactorily resolved by the expiry date of the application (3<sup>rd</sup> January 2008) it is considered prudent to slightly revised the recommendation as follows in case agreement is not reached in time to include maintenance of the residual area as a condition of approval.

**RECOMMENDATION**

***Subject to the completion of a unilateral agreement, it is recommended that the application number 07/2732/REM be approved subject to conditions covering the following matters:***

- ***Development to be carried out in accordance with the approved plans;***
- ***The development to comply with the Design Guide and Specification (Residential Estates Development);***
- ***Implementation, timing and management of the approved landscaping to include tree protection measures***
- ***Removal of permitted development rights***
- ***Any other relevant matters***

***In absence of the signing of the unilateral agreement by 3<sup>rd</sup> January 2008 a further condition be added to the planning approval requiring the maintenance of the residual area outside of the housing development site in accordance with a detailed scheme to be agreed in writing.***

**Corporate Director of Development and Neighbourhood Services**  
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**Financial Implications:**

None

**Environmental Implications:**

See report

**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:**

Application files: 04/0738/OUT and 07/2732/REM

**WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Billingham East</b>
<b>Ward Councillor</b>	<b>Councillor M. N. Stoker</b>
<b>Ward Councillor</b>	<b>Councillor A. Cunningham</b>