

DELEGATED

**AGENDA NO 6
PLANNING COMMITTEE**

Date 9 January 2008

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

07/2407/REM

HS120 Site, Wynyard Park, Wynyard

Reserved matters application for the erection of 119,041 square metres of storage and distribution (B8) and ancillary office accommodation (B1) floorspace and construction of roads and associated car parking and landscaping

Expiry Date: 5th March 2008

UPDATE REPORT

The views of Hartlepool Borough Council, consulted as an adjoining authority have now been received.

"Hartlepool Borough Council have no objection to the reserved matters submission but have the following comments to make: -

- *The proposed B1 and B8 use is consistent with the outline planning approval for the site and therefore Hartlepool Borough Council have no objection in principle to the development.*
- *We note that the siting of the proposed buildings depart from the previously agreed broad master plan for the site, however notwithstanding this, we ask that you are satisfied that the proposed buildings do not exceed 25% plot coverage as required by the outline planning approval.*
- *We would also suggest that you are satisfied that the proposed landscaping scheme is fitting for the high quality business park.*
- *In relation to sustainable transport issues we would ask that you be satisfied that adequate parking and servicing arrangements are provided and that measures are pursued through a travel plan to encourage other forms of transport to the site."*

Comments

1. It is agreed that the submission does not fully accord with the phase 1 master plan agreed in September 2004 in accordance with condition 6 of the planning approval. However, it does fully accord with the revision of that plan agreed last year.
2. The development does not exceed 25% plot coverage as required by the outline planning approval.
3. The proposed landscaping is fairly substantial and generally satisfactory though some fine tuning is needed including additional planting together with further details of hard landscaping. These matters can be secured by planning conditions.

4. Levels of car parking have been agreed and any approval is subject to the Implementation of an agreed and sustainable travel plan

RECOMMENDATION

The recommendation set out in the main report is unchanged.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Peter Whaley Telephone No 01642 526061**

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: 96/2069/P and 07/2407/REM

WARD AND WARD COUNCILLORS

Ward	Northern Parishes
Ward Councillor	Councillor J Gardiner