

DELEGATED

AGENDA NO
PLANNING COMMITTEE

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

UPDATE REPORT

07/2525/FUL

5 Darlington Road, Stockton-on-Tees, TS18 5BG

Revised application for residential development comprising erection of 2 no. blocks of apartments (6 no. units in total) and associated access (demolition of 1 no. double garage)

Expiry Date 5 November 2007

SUMMARY

Since the previous report to members of the planning committee the Council's Urban Design Unit have responded on the revised layout plans received. Concerns have been received in relation to the car parking layout and the accessibility of the car parking spaces and also in relation to the impact of the development on the existing landscaping features.

Subsequently following on from the objection received the recommendation has been altered in order to reflect these concerns.

The applicant's agent has indicated that they have revised the scheme and have indicated that they will make a request to members to defer the application to allow consideration of the revised plan, this is however, at the committee members discretion.

RECOMMENDATION

Planning application 07/2525/FUL to be refused for the following reasons;

01. In the opinion of the Local Planning Authority the proposed development would have an unacceptable impact on existing landscaping features to the detriment of the visual amenities of the locality, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

02. The proposed development has a lack of practical and accessible parking spaces which in the opinion of the Local Planning Authority will result in vehicles parking on the highway to the detriment of highway safety and the free flow of traffic, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.

CONSULTATIONS

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

Urban Design - Engineers

I refer to your memo dated: 02/01/08

Reference drawing no: 1003724-1 rev D

General Summary

Urban Design object, as detailed below.

Highways Comments

I refer to the revised site plan (drawing number 1003724-1 revision D).

The bin store adjacent to bay 6 will be inaccessible when that bay is in use and is therefore unacceptable.

Car parking bays 9 and 10 do not have the minimum 6m manoeuvring space behind them.

Bays 11 and 1 are not practical to access and would require several turning manoeuvres.

The cycle storage shown on the submitted plan is not covered and is therefore unacceptable.

The required visibility splays of 2.4m x 90m have not been shown on the submitted plan.

Lack of practical, accessible car parking will result in vehicles parking on the highway to the detriment on highway safety and the free flow of traffic, therefore we object to this proposal.

Landscape & Visual Comments

Having inspected the revised plan 1003724-1 rev D I make the following comments:

There have been a number of minor changes to the scheme to accommodate cycle storage and an additional parking bay which have lead to serious implications for the landscape and in particular the existing trees which will be retained on the site. These are as follows:

- The creation of parking bay no 11 has lead to the relocation of the bin store directly under the Sorbus tree listed as No.228 in the tree survey so that the tree appears to be in the bin area itself. This is not at all acceptable as this would lead for the need to remove a protected tree on the prominent site frontage which should be retained within the scheme.
- The provision of a cycle store has pushed the parking bays nos. 2-4 closer under the canopy of the sycamore tree listed as No.222 in the tree report which will put undue pressure on the root protection area of this tree. This is an important tree as its neighbour No. 223 requires felling on the grounds of poor structural condition. The cycle bay must be positioned elsewhere within the scheme and the parking bays pulled back from the tree as indicated in previous layouts with 4 spaces. The annotation for this area stipulates a 'no deep dig' and this must be a no dig construction to prevent any root damage by digging operations.

There is an annotation note in the southeast corner of the site, which states 'all none protected trees and bushes to be removed to prevent overshadowing'. We would object to this idea until full details are submitted because removing all under growth will merely open up the site when viewed from the road and footpath. Also the shading aspects of this planting will be very minimal with only early morning shading from the east of the site across the front garden of the proposed Block One.

We therefore still object to this scheme in its current form as per my previous comments in memo ref 07/2525 rev 2 dated 6/11/07 and the revisions to the development as detailed above have caused further landscape problems.

MATERIAL PLANNING CONSIDERATIONS

Landscaping Features;

The landscape architects have raised concerns over the impact of revised plan on the existing landscaping features. In particular the concerns are focus on the location of the bin store and parking bay 2-4 and the impacts that they have on the protected trees and their root systems and ultimately the visual impacts this may have.

Access and highway safety;

The Council's Highway Engineers have considered the revisions to the application and have stated that some of the proposed car parking spaces are unacceptable due to limited manoeuvrability and visibility and are concerned that the lack of accessibility will result in on-street parking.

Although the applicants have provided 4 spaces for the 3-bedroom property which would require two spaces, there are issues with 5 of the proposed parking spaces, leading to the concerns of on-street parking and the impact on highway safety. .

CONCLUSION

In conclusion the revised plan has failed to meet with the highway engineers and landscape officers approval and they have maintained their objection to the development. Consequently the recommendation has been altered to refusal for the reasons outlined above.

Corporate Director of Development and Neighbourhood Services
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