

APPLICATION 07/2406/FUL – RESPONSE TO OBJECTIONS

Insufficient road access/ impact on the freeflow of traffic (Mrs P. Coulson/ Councillor Sylvia Walmsley)

The applicant's agents have come to a satisfactory agreement in discussions with the Council's Highways service to provide necessary traffic improvements to Thornaby Road, including a protected right turn into the proposed development. This provision significantly improves the road access into the development which is already approved as part of ref. 04/0627/FUL. It will ensure that traffic waiting to turn does not impede the flow of traffic. The Highways Agency considers that the development is unlikely to have a detrimental impact upon the strategic highway network.

Related to road access is parking provision. The resubmitted plans incorporate a reduced number of dwellings to achieve the Council standards of providing parking at a ratio of 1.75 per dwelling. This will result in less stress on the access from Acklam Road.

Detrimental to highway safety (Mrs P. Coulson/ Councillor Sylvia Walmsley/ Golf Club)

The applicant's agents have come to a satisfactory agreement in discussions with the Council's Highways service to provide necessary highways safety improvements to Thornaby Road, including a pedestrian safe haven on Acklam Road. Dedicated 1.5 and 1.8 metre pedestrian footpaths are incorporated to serve both the development and Teesdale Park itself. This provision significantly improves the pedestrian access already approved as part of ref. 04/0627/FUL into the proposed development, ensuring the existing rights of way are not impeded.

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Significant removal of broadleaf trees (Mrs P. Coulson)/ one specimen of tree in particular at the back of the site has already been felled

Stuart Hibbert, the Council's Arborist, advised the removal of two trees within the application site as they had become dangerous. The siting of the proposed apartment blocks, the reduction in the number of dwellings, and the revised geometry of the geometry of the road layout seeks to retain a significant element of the existing trees on the site. These trees are considered to contribute towards the attractive setting of the proposed development in any event.

Less trees will be lost as a result of this scheme than was previously approved (ref. 04/0627/FUL).

Massive overdevelopment of parkland (Councillor Sylvia Walmsley)/ The application site is Teesdale Park (Mrs P. Coulson and Councillor Sylvia Walmsley)

The applicant is keen to point out that the application site does not relate to the parkland, football club facilities and playing pitches which both Mrs P. Coulson and Councillor Sylvia Walmsley refer to in their letter of objection. These facilities are actually located to the further north of the site. The resubmitted plans incorporate a reduced number of dwellings on the site.

As both objectors may be aware, particularly from the Football Club's supporting comments, the applicant is legally bound to provide financial support to facilitate significant improvements to the existing facilities at Teesdale Park. These improvements can only go ahead via the implementation of the approved or proposed development. These revised proposals provide an improved form of development, particularly in relation to achieving a better quality, safer access and gateway into Teesdale Park.

Rather than resulting in the overdevelopment of parkland, the proposed development would actually result in a qualitative improvement to the current parkland and playing fields

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which are important 'well used' community facilities, as both Mrs P. Coulson and Councillor Sylvia Walmsley correctly state.

The application site may increase further anti-social behaviour and potential trespassing onto the nearby golf club (Thornaby Golf Club)

The application site is currently unmaintained and displays evidence of anti social behaviour problems usually associated with un-used wasteland, such as fly-tipping and illegal occupation.

The Golf Club correctly state that the development will increase the amount of people using the site on a daily basis. It is also intended that the improved facilities at Thornaby Football Club will become better used. This will in fact increase the amount of natural surveillance in and around the proposed development, thereby improving security. The Golf Club may be advised to contact the Police or their local ward councillors with regards to potential problems on their own site or in relation to other surrounding sites.

Question over the brownfield status of the application site (Councillor Sylvia Walmsley and Thornaby Town Council)

As detailed in the planning, design and access statement supporting the submission of the planning application, the application site has been previously been occupied by a rifle range during the First World War years, sewage treatment filter facilities and the existing club house, residential dwelling and changing facilities which currently occupy the land. Between 1865 and the 1930s the application site, along with the wider Teesdale Park complex, was in operation as a large brick works.

The sentence from PPG3, Annex C quoted by Councillor Sylvia Walmsley and Thornaby Town Council has now been superseded by PPS3, Annex B. The up-to-date clause of the definition referred to by the objectors reads:

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“Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.”(PPS3, Annex 4, page 26)

However, it is clearly evident from the Ordnance Survey maps that the application site, along with the wider Teesdale Park complex, has been significantly developed and redeveloped over a 100 year period. Therefore prior to the existing clubhouse and residential dwelling occupying the site, it had been developed previously. There are significant sections of hardstanding/ car parking within the site.