

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

20TH FEBRUARY 2008

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

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)

UPDATE REPORT

Expiry Date 5 November 2007

SUMMARY

Since the previous report to members of the planning committee an additional 3 letters of objection have been received to the proposal. Confirmation of the sum of monies required for additional off site landscaping works has also been received.

HEADS OF TERMS

£14000 towards nearby open space provision

£1300 (index linked to Retail Prices Index) for off site landscaping works

BACKGROUND

1. The previous report an application for the erection of a detached dwelling and garage (94/1161/P) was wrongly detailed in the background of the application site. This application actually relates to No. 85 Darlington Road and not No.5 which is the application site.

PUBLICITY

Since the original report to members of the planning committee an additional 3 letters of objection have been received to the proposed development, the comments are detailed below (in summary);

Lack of amenity space for residents
Embankment collapse/encroachment
Loss of privacy
Over-development
Proposed development is not in keeping with the area
Impact on wildlife
Loss of amenity
Loss of Trees
Road Safety

MATERIAL PLANNING CONSIDERATIONS

It is considered that the proposed development does not raise any significant new issues that would justify a reason for refusal of the application and the material planning considerations as laid out in the previous report still stand. Those additional issues that have been raised are addressed below.

Residual issues;

2. Objections have been received in relation to the loss of protected trees and habitat. However, the protected trees have been retained and will still provide a habitat for existing wildlife.
3. Concerns have also been raised in relation to the possibility of the embankment collapsing. This is however a civil issue and would be a matter for the developer to assess and mitigate against (if necessary) during construction of the development.

CONCLUSION

4. It is considered that the latest objections do not raise any significant new issues to those outlined in the previous report to members of the planning committee. The recommendation for approval therefore remains as per the original report with the revised Heads of Terms as laid out earlier in this update report.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550**

Financial Implications.

None

Environmental Implications.

As report.

Community Safety Implications.

As 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.

Background Papers.

Planning Policy Statement 1; Delivering Sustainable Development

Planning Policy Statement 3; Housing

Planning Applications; 93/1780/P; 98/0416/P; 01/0571/P; 04/0571/P & 07/1353/FUL