



www.stockton.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 07/2437/OUT

Applicant Address:

West Rayham Developments Limited
18-20 Broadway
Rayham
Essex
RM13 9YW

Agent Address:

Peter Wigglesworth
7 Hawleys Close
Matlock
Derbyshire
DE4 5LY

This Council of Stockton on Tees as the Local Planning Authority **HEREBY REFUSE TO PERMIT** the development proposed by you in your application registered on 20 August 2007 **namely**

Outline application for industrial estate comprising the erection of B2 and B8 use class units and associated means of access.

at

Land At Urlay Nook, Urlay Nook Road, Eaglescliffe, TS16 0QG

and shown on the accompanying plan(s)

The reason(s) for the Council's decision to refuse permission for development are specified hereunder:

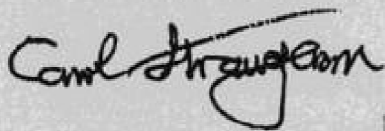
01. In the opinion of the Local Planning Authority, the proposed development would by virtue of the layout and scale have an unacceptable visual impact contrary to policies GP1 and IN2 of the adopted Stockton on Tees Local Plan.
02. Insufficient information has been provided in respect of the likely impact of the proposal on the development objectives for the Durham Tees Valley Airport to enable an assessment as to adverse or otherwise impact at the Durham Tees Valley Airport, contrary to the policy objectives of emerging Policy 18 of Regional Spatial Strategy and Policy TR21 of the Adopted Stockton on Tees Local Plan.
03. In the opinion of the Local Planning Authority, the proposed development does not adequately provide for contributions to public transport facilities and traffic regulation orders (weight limit restriction) contrary to Policy GP1 of the Stockton on Tees Local Plan.
04. Insufficient information has been provided in respect of a travel plan framework, trip rates, traffic routeing, network capacity and design, vehicle and cycle parking, and manoeuvring to enable a full assessment of the proposal in respect of the likely impacts on access and highway safety, contrary to policies GP1, TR15 and Supplementary Planning Document 3: Parking Provision for New Developments
05. Insufficient information has been provided in order to assess the likely impact of the proposal on protected species and nature conservation interests contrary to policy GP1 of

This decision relates to planning consent only. Any other statutory decision e.g. Building Regulation and Improvement Grant must be obtained from the appropriate authority

the adopted Stockton on Tees Local Plan and advice given in Planning Policy Statement 9 Biodiversity and Geological Conservation.

06. Insufficient information has been provided in respect of the level and detail of the impact of the development upon Public Right of Way Footpath No 7 to enable an assessment of the impact of the development on that Public Right of Way contrary to Policy GP1 of the adopted Stockton on Tees Local Plan.
07. Insufficient information has been provided in respect of surface water drainage to enable an assessment of the impact of the development on water resources contrary to advice given in Planning Policy Statement 25: Development and Flood Risk

Dated: 1 November 2007



Head of Planning

