

DELEGATED

AGENDA NO 9
PLANNING COMMITTEE

UPDATE REPORT

22nd MAY 2008

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

08/0604/FUL

Land To The Rear Of 15-19 Station Road, Norton, Stockton On Tees
Reserved matter application for the erection of 1no. pair of semi-detached dwellings

Expiry Date 6 June 2008

SUMMARY

Since the original report to members of the planning committee an amended site plan has been received in order to preserve the existing mature trees on the boundary of the site.

This has resulted in a shared surface arrangement along Dove Lane and also in the re-positioning of some of the driveways to the properties.

RECOMMENDATION

Planning application 08/0604/FUL be approved with conditions as outlined in the previous report and the amendments outlined below;

- 01 *The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.*

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>DOVLP</i>	<i>10 March 2008</i>
<i>DOV01-2</i>	<i>22 May 2008</i>
<i>DOV02-2</i>	<i>10 March 2008</i>
<i>DOV03-2</i>	<i>10 March 2008</i>

Reason: To define the consent.

03. *Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of both hard and soft landscape works shall be approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include hard construction materials and construction methods (including driveways);*

detailed planting plan indicating soil depths, plant species, replacement tree planting, root barriers, numbers, densities, location and sizes and planting methods)

Reason: In the interests of amenity and the maintenance of landscaping features on the site.

- 04. Details of a scheme in accordance with BS5837, 2005 to protect the existing trees and vegetation shall be provided to the satisfaction of the Local Planning Authority. Such a scheme shall include details hang digging only where roots are encountered, oa protective fence of appropriate specification, the fence as approved shall be erected before construction commences and shall be maintained to the satisfaction of the Local Planning Authority throughout the entire building period, unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In the interests of amenity and the maintenance of landscaping features on the site.

- 06. None of the dwellings hereby permitted shall be occupied until the widening of the carriageway on Dove lane and the provision of a shared surface area as shown on drawing Dov01-2 have been completed and made available for use. Such details shall be submitted to and agreed in writing with the Local Planning Authority and implemented in accordance with these agreed details.**

Reason; In the interests of pedestrian and highway safety.

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations which indicate a decision should be otherwise.

Policies GP1 General Principles, HO3 Development on unallocated sites and HO11Design and Layout

CONSULTATIONS

Urban Design

I refer to your memo dated:
Reference drawing no:Dov01-2

General Summary

Urban Design has no objection to this application subject to the comments below.

Highways Comments

Following further consideration, a shared surface access is now proposed for this development and is acceptable. The provision of a shared access reduces the impact of the existing trees and hence the overall scheme is improved.

The shared access will be subject to a S278 agreement with the Highway Authority.

Landscape & Visual Comments

Following a site meeting and review of revision drawing Dov01-2 I would comment that the proposed retention of the trees to the frontage of the new properties should be seen as a positive outcome, and would comment that subject to approval of the details this is acceptable. The new driveways should provide the maximum possible undisturbed area for existing tree roots, and a minimum ideally no dig construction method used, hand digging as much as possible. I discussed

on site that the applicant should consider the use of blocks allowing percolation of air and water which will aid the future development of the trees and minimise the shock of the ongoing development. This will also aid SUDS principles to be achieved in however small a way. Construction depths to consider tree rooting zone.

As discussed on site use minimal overlay of topsoil between new drives and the new shared surface public road, to minimise stress to trees. Cultivations for grass areas to be shallow for this reason. Hand dig for front boundary treatment construction to be operated.

The existing highway I understand may be subject to an overlay thereby avoiding any disturbance to existing root plate in this direction, this I would consider most appropriate, to minimise effects. The kerb/edge treatment should be detailed with minimum excavation depths and all hand dug within the tree canopy spreads.

As noted on site to the applicant and team, ensure protection is as far as possible away from the retained trees, reducing compaction from traffic, and potential for overhead/trunk damage. This fencing to be moved further as construction allows, thus protecting the area from access and risk of storage, in line with BS 3837:2005 Trees in relation to construction.

MATERIAL PLANNING CONSIDERATIONS

Access and highway safety;

1. Local residents have made comments in relation to the access into the site and also Dove lane being unsuitable for further traffic and emergency vehicles. During the consideration of the appeal for the outline application for 6no. semi-detached properties the Planning Inspectorate stated that within the locality there are a wide range of access arrangement similar to that of the proposal all which seem to be functioning satisfactorily and that the proposal is unlikely to endanger any existing or future users. The principle of a shared surface arrangement was also agreed.

Landscaping Features;

2. Concerns are raised by objectors over the potential impacts of the development on landscaping features with the site. The Landscape architects have raised no objections following a meeting on site although have requested details over the materials and methods of construction for the driveway. These issues can be dealt with via planning conditions for tree protection measures and for details of hard and soft landscaping.

Residual issues;

3. With reference to the comments made in relation to the construction of a 1.8m footpath it is now proposed to have a 4.8m wide shared surface instead of the road and 1.8m footpath as this will enable the existing trees on the boundary of the site to be retained, helping to integrate the development into the surroundings and also providing screening from neighbouring properties. Details of the method of construction are required and this can be controlled through a planning condition.

CONCLUSION

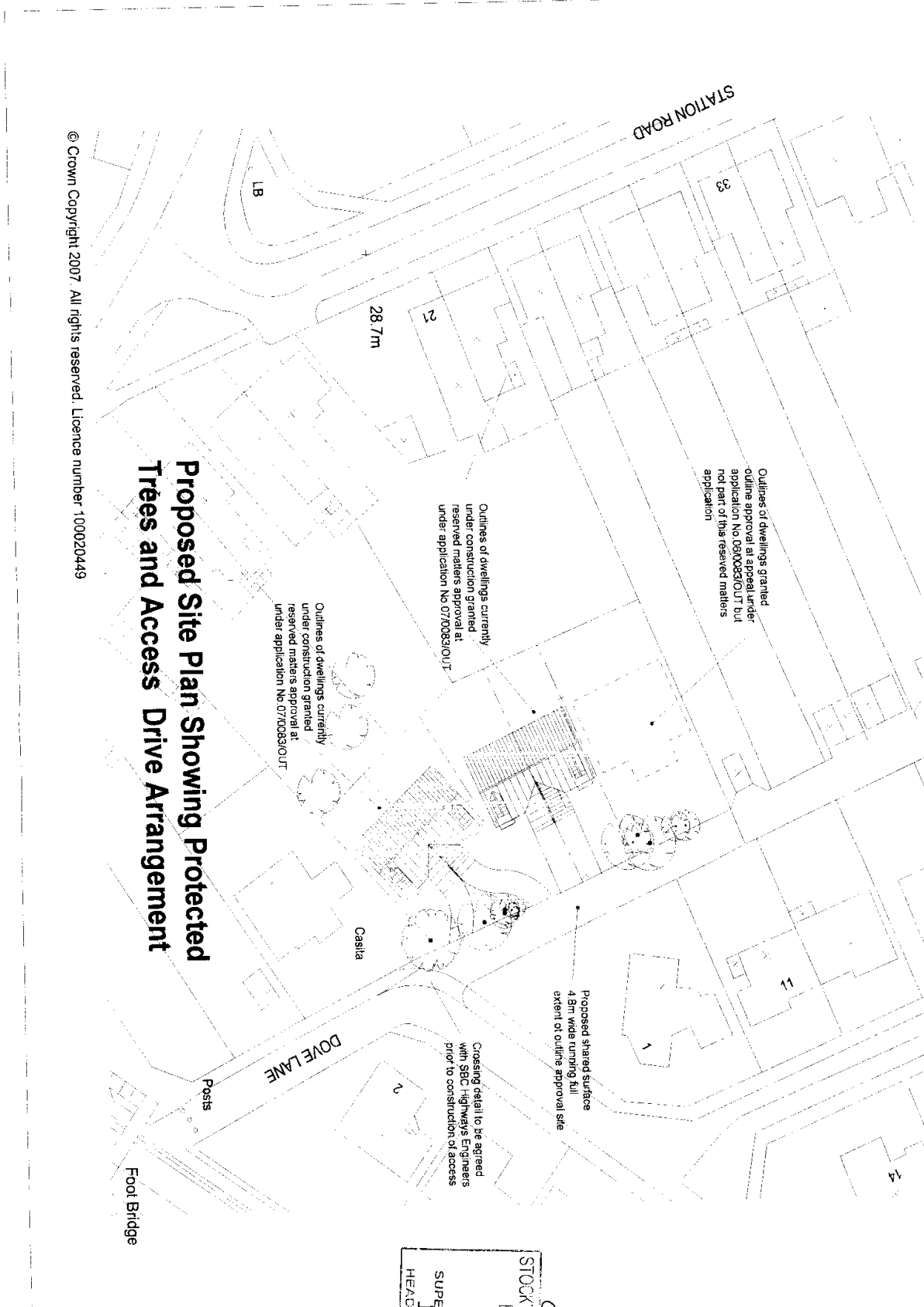
4. Given the previous appeal decision the principle for development on the site is acceptable. Visually the proposal is not considered to have a significant impact on the locality, nor given the distances from the surrounding properties will it have a detrimental impact on existing residents privacy or daylight.
5. Access to the properties and parking provision have been amended in order to preserve the existing trees and do not pose any significant risk to highway safety. The proposal is

considered to be in accordance with policies GP1, HO3 and HO11 of the adopted Stockton on Tees Local Plan and is consequently recommended for approval.

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

WARD AND WARD COUNCILLORS

Ward	Norton West
Ward Councillor	Councillor Mrs P. A. Cains and R Cains



Proposed Site Plan Showing Protected Trees and Access Drive Arrangement

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 STOCKTON-ON-THEES COUNCIL
 DEPOSITED PLAN
 22 MAY 2007
 SUPERSEDES PLAN DATED 10 JAN 2007
 JOHN MCGONAGHAN
 HEAD OF PLANNING & ENV.

Project	Dove Lane Development
Drawn	M Fields
Scale	1:500
Date	April 2007
Site Plan	DW
1:500	Dov01-2