

DELEGATED

AGENDA NO 3  
PLANNING COMMITTEE

DATE 2<sup>nd</sup> JULY 2008

REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

08/0693/VARY

Portus Bar, Ingleby Barwick, Stockton on Tees

Application under Section 73 to vary condition 2 (elevations and boundary treatment) and condition 12 (levels) with regard to Plot 419 of planning approval 06/2100/REM for residential development of 35 no. dwelling houses.

Expiry Date: 15 August 2008

UPDATE REPORT

It is recommended that a landscaping condition (as listed below) be imposed to the list of conditions within the main report in order to ensure adequate control over planting along the boundary of the site.

Appended to this update report is a section detail showing the section of land which was previously raised to accommodate drainage, being the land which was an issue of concern within the previous appeal decision, and which is to be removed as part of this revised proposal.

Additional conditions ~ (landscaping)

***The dwelling forming plot 419 shall not be occupied until a scheme of landscaping has first been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall detail the following areas of soft landscaping including plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management and programme of implementation. Any trees or plants which within a period of five years from the date of planting, die are removed or become seriously damaged, shall be replaced with others of a similar size and species in the next planting season unless the Local Planning Authority gives written consent to any variation.***

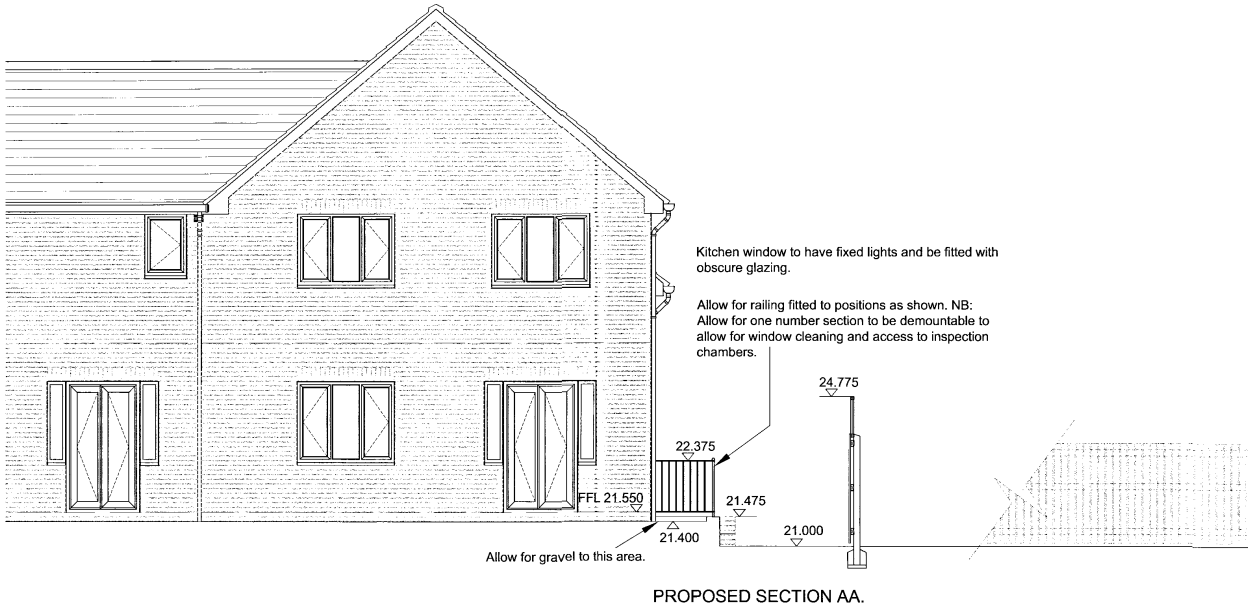
***Reason: In the interests of visual amenity and to comply with Policy GP1 and HO11 of the Stockton on Tees Local Plan.***

Replacing condition4

***This approval relates solely to the variation of condition 2(elevational and boundary treatment) and condition 12 (levels) with regard to plot 419 and does not in any way discharge any of the other conditions contained in planning permission No 06/2100/REM dated 4<sup>th</sup> October 2006 which conditions all apply to this consent.***

***Reason: To define the consent***

08/0693/VARY  
Appendix reference 1  
Section Detail showing raised section of land to be removed.



PROPOSED SECTION AA.