

DELEGATED

**AGENDA NO 4
PLANNING COMMITTEE**

DATE 2 July 2008

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

08/0740/FUL

502 - 506 Yarm Road, Eaglescliffe, Stockton-on-Tees

Revised application for residential development for the erection of 1 no. three storey apartment block comprising of 11 no. apartments (demolition of existing petrol station)

Expiry Date 19 August 2008

UPDATE REPORT

Amended plans have been submitted in respect to the development as requested by officers (see appendices).

The plans indicate a parking space being relocated and the removal of the projecting bay windows from the first floor Chestnut Road elevation and the removal of the balconies serving the second floor apartments facing Chestnut Road.

In view of these changes it is considered that the scheme would not have a significantly detrimental impact on the privacy and amenity for persons in the property on the opposing side of Chestnut Road whilst the revised parking provision achieves increased usable amenity space within the site.

The Head of Technical Services has advised that the revised car parking and layout are acceptable and the provision of covered and secured cycle storage is also acceptable. The Head of Technical Services also considers it necessary that a refuse management plan be submitted for approval in order to demonstrate how refuse from the development is to be managed including providing recycling facilities. An appropriate condition is recommended.

It is considered that the appearance of the Chestnut Road elevation would still benefit from being amended to reduce the number of Juliet balconies and achieve greater variation. As such the applicant is being requested to make these changes and submit a further revised elevation drawing.

A Section 106 agreement is required in connection with the development as detailed within the main report. To date, this has not yet been signed by the applicant. As such, the recommendation to committee is amended as detailed below.

The amended plans have not been received in hard copy format and as such the list of approved plans remains to be agreed which would also include the further revised elevation drawing. The amended plans are attached to this update report.

One additional letter of objection has been received from 510 Yarm Road and does not raise any new issues. Objections raised have already been considered within the main report.

Recommendation

Planning application 08/0740/FUL to be delegated to the Head of Planning for approval subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms listed within the main report, the receipt of satisfactory revised elevational details to Chestnut Road and the conditions recommended within the main report and the additional conditions listed below:

In the event of the legal agreement not being signed, or there still being outstanding matters by 19th August 2008 that the application be refused.

Additional conditions:

- a. Notwithstanding details hereby approved, the development shall not be occupied until a scheme of refuse management has been submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.***

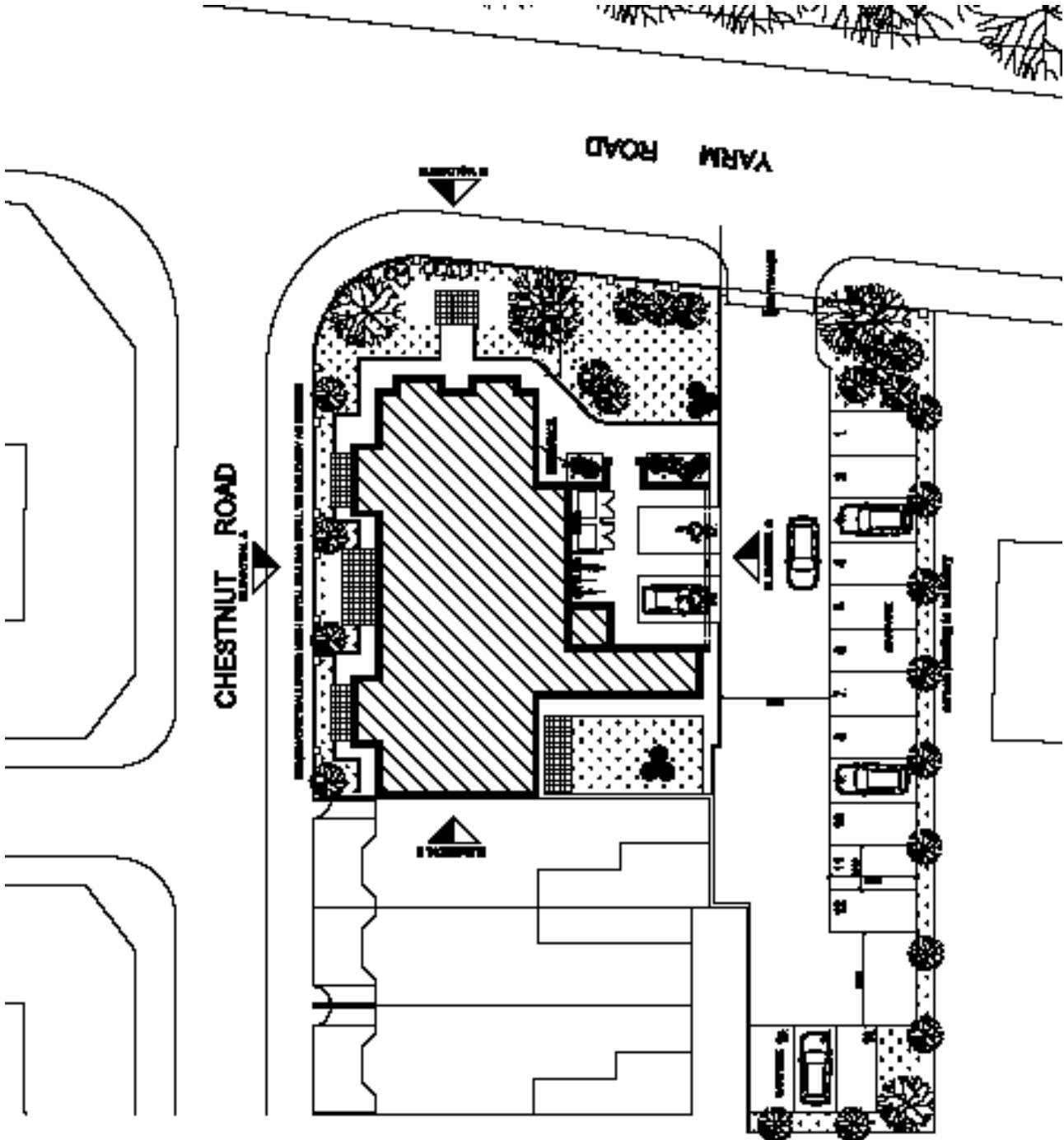
Reason: In order to ensure there is adequate management of the refuse collection at the site.

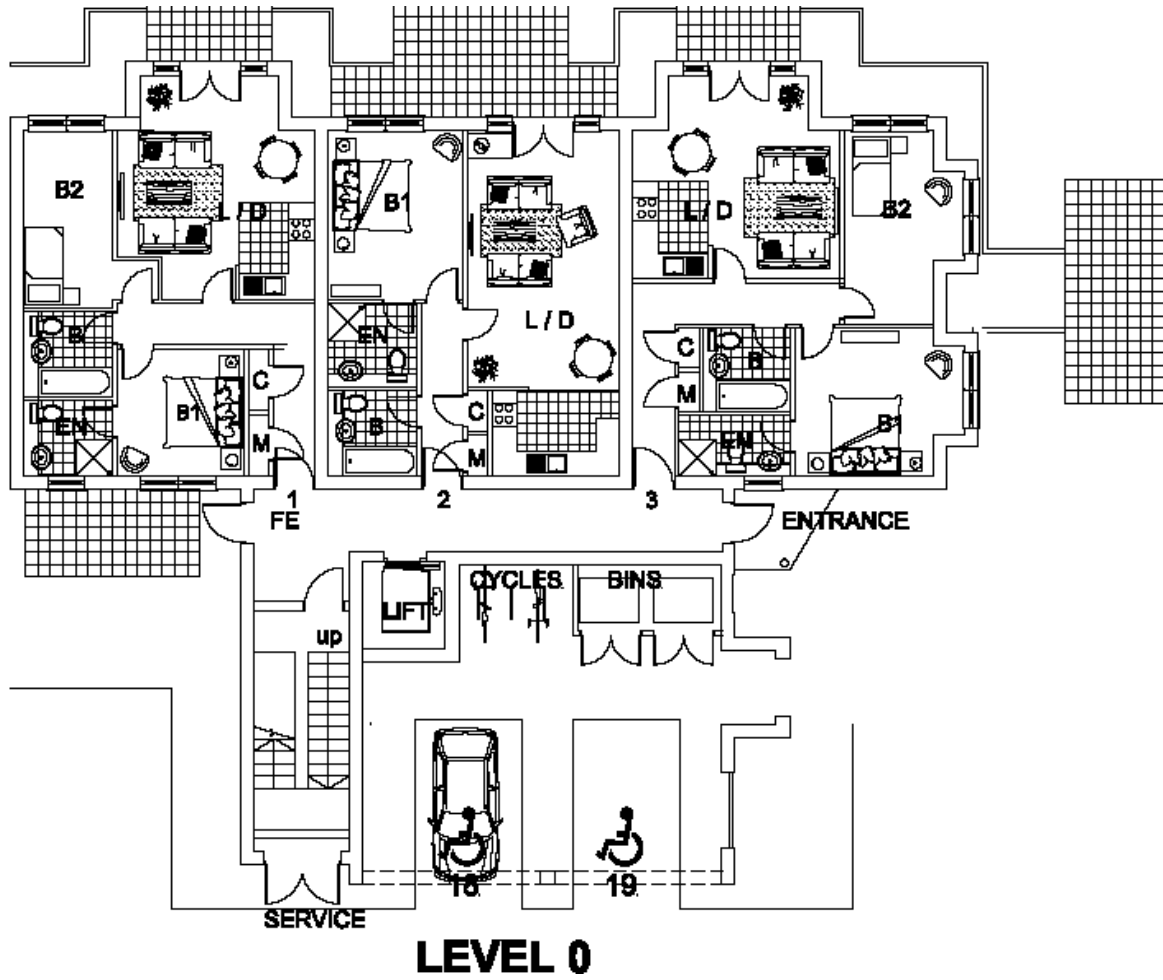
Approved Plans:

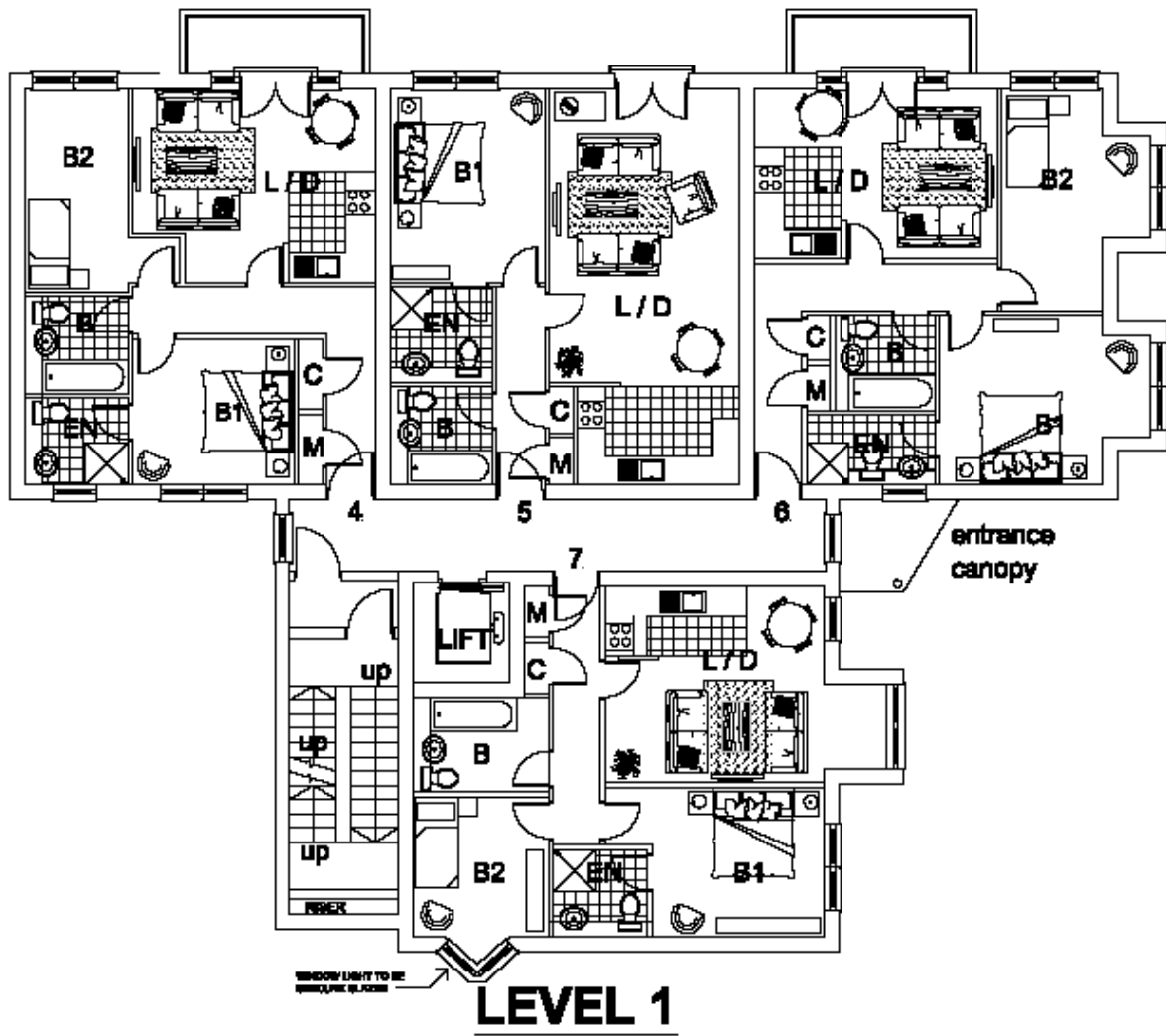
- b. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.***

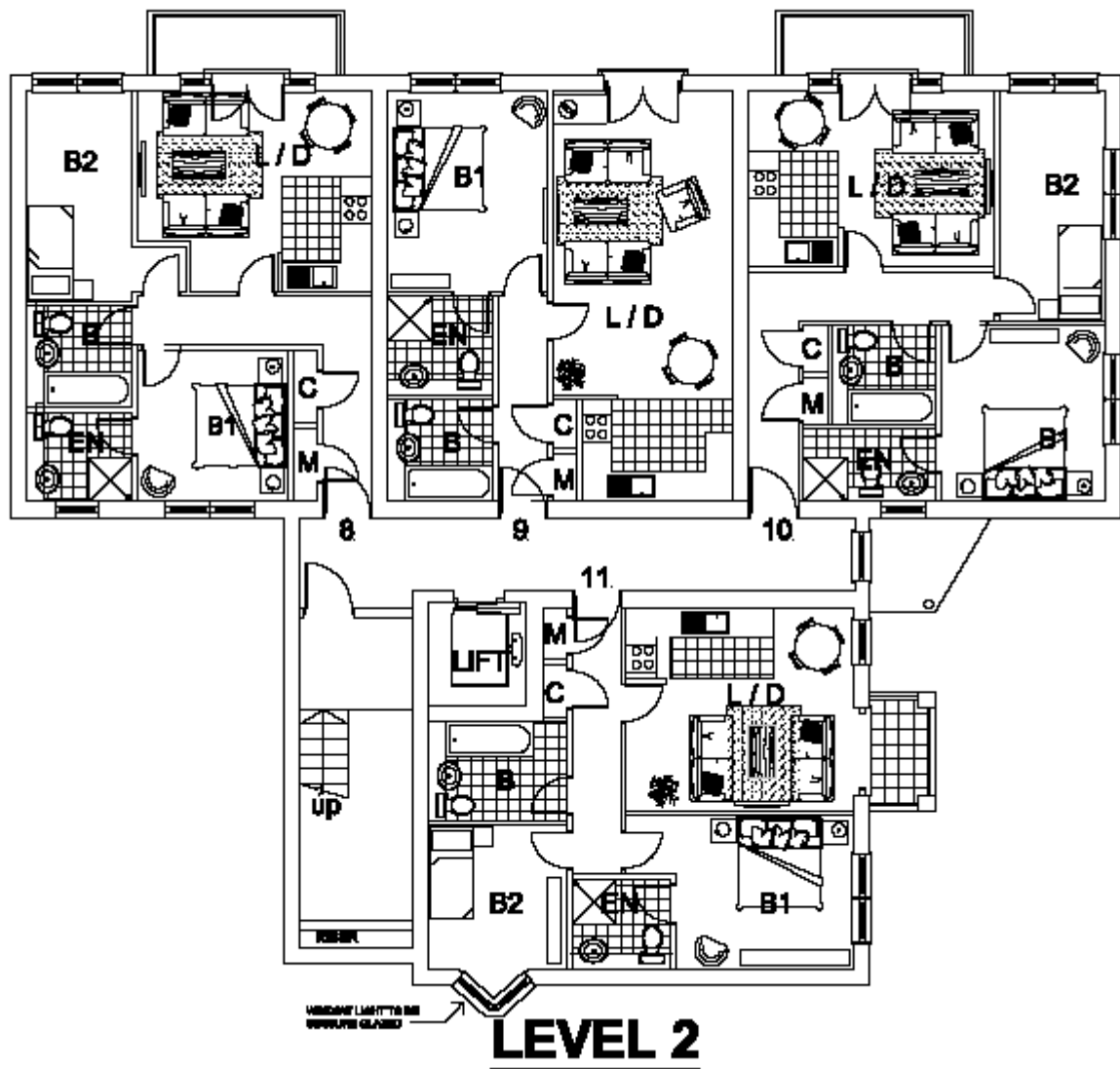
Drawing Number(s) :- Numbers to be finalised*

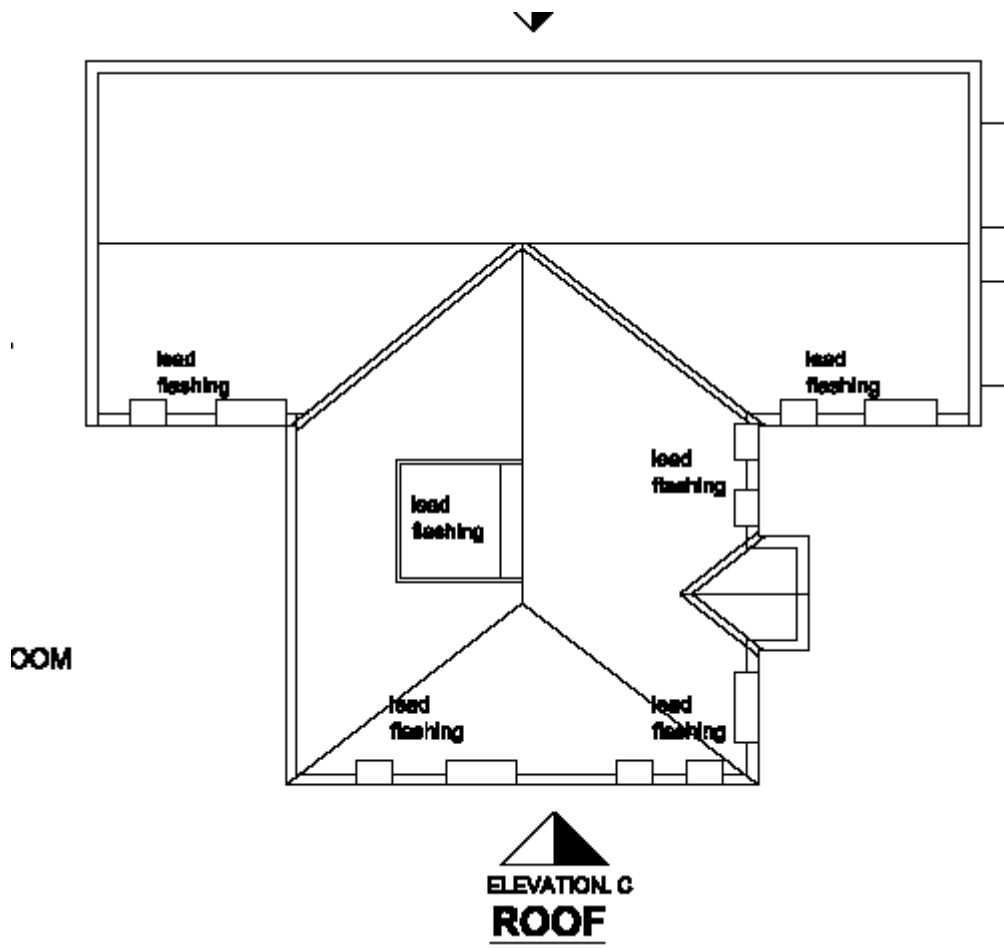
Reason: To define the consent.

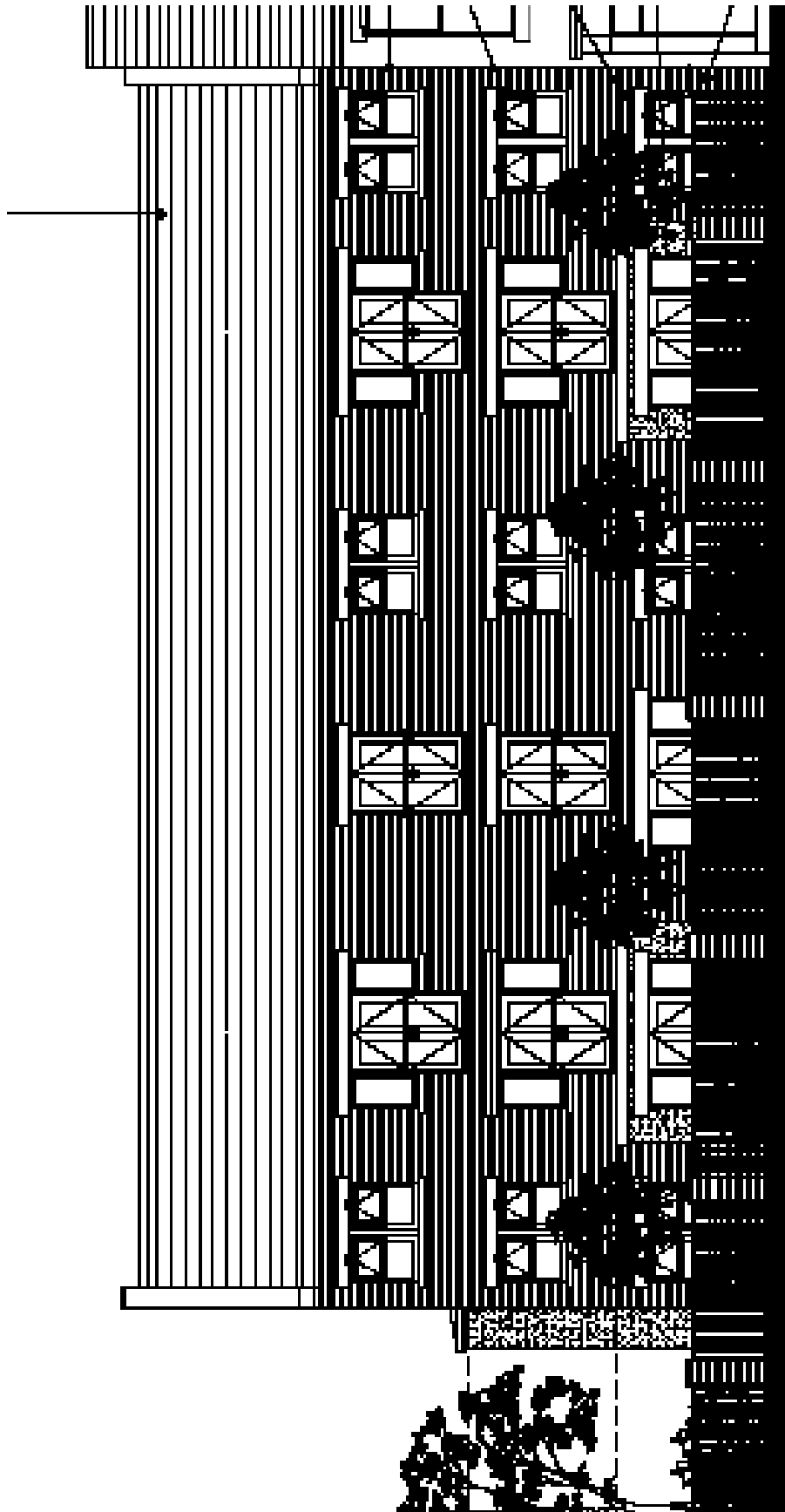












ELEVATION A (From Chestnut Road)



ELEVATION D (From Yarm Road)

