

DELEGATED

AGENDA NO 8
PLANNING COMMITTEE

24th September 2008

UPDATE REPORT

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

07/3154/VARY

Albany House, Cheshire Road, Norton

Application under Section 73 to vary Condition no. 2 of planning approval 06/0246/FUL (Erection of 9 no. dwellinghouses, 2 no. bungalows and 2 no. garages and associated works (demolition of existing vacant elderly persons home) to allow re-alignment of boundary fences.

Expiry Date 25 February 2008

SUMMARY

Since the original report was published the local ward councillors have confirmed they have no objections and no new objections have been received from local residents to the latest revised plan. However, amendments have been made to condition No's 3, 4 & 5 to reflect the suggested approved drawings for the fencing layout and fence types.

RECOMMENDATION

Planning application 07/3154/VARY be Approved with Conditions subject to the conditions set out 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>04103/C101 Rev G</i>	<i>10 September 2008</i>
<i>04103/C113</i>	<i>16 November 2007</i>
<i>04103/C141</i>	<i>26 November 2007</i>
<i>04103/C140</i>	<i>26 November 2007</i>
<i>04103/C110</i>	<i>16 November 2007</i>
<i>04103/C122</i>	<i>16 November 2007</i>
<i>04103/C211</i>	<i>16 November 2007</i>
<i>L01</i>	<i>16 November 2007</i>

04103/C210 Rev E 10 September 2008

Reason: To define the consent.

02. **No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 8.30am on Saturdays nor after 6.00pm on weekdays and 1.00pm on Saturdays (nor at any time on Sundays or Bank Holidays).**

Reason; To avoid excessive noise and disturbance to the occupiers of nearby premises.

03. **Notwithstanding any description contained within this application, within 1 month of the date of approval, a scheme for soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such an agreed soft landscaping scheme shall be implanted within 2 months of the date of approval of the application.**

Reason: In the interests of the amenities of the area.

04. **Notwithstanding any description contained as part of this application the proposed access gates onto Boston Walk and Berkshire Road shall be fitted with self closing mechanisms and 5 point mortice locks, details of which shall be submitted to the and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in accordance with these details and maintained for the life of the development unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure a satisfactory form of development

04. **Within 2 months of the date of this permission the perimeter fence works shall be erected to the reasonable satisfaction of the Local Planning Authority in accordance with drawing No.'s 04103/C101 Rev G & 04103/C210 Rev E**

Reason: To protect the privacy and residential amenity of the occupants of neighbouring properties.

**The decision to grant planning permission has been taken having regard to the policies and proposals in the Structure Plan and Stockton on Tees Local Plan Policy/Policies set out below:
GP1, HO3 and HO11**

CONSULTATIONS

Local Ward Councillor R Cook

No objections to the latest plan

Local Ward Councillor S I Nelson

No objections to the latest plan

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

WARD AND WARD COUNCILLORS

Ward Norton South

Ward Councillor Councillor R. Cook and Councillor S. I. Nelson