

DELEGATED

AGENDA NO 7  
PLANNING COMMITTEE

5 November 2008

REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES

08/1410/FUL

Wynyard Park Access Road, Wynyard Park,  
Construction of access road and associated works

Expiry Date 29 July 2008

UPDATE

This report updates the main report by reporting an objection from the ward Councillor and the decision of Hartlepool Borough Council on the planning application for the section of the road in its area. It also provides further clarification of the conditions and corrects some minor typographical errors.

**RECOMMENDATION**

***Subject to the changes/clarifications set out below, the recommendation for approval with conditions set out in the main report remains unchanged.***

Objection by Ward Councillor

Since the main report was prepared an objection to the proposal has been made by the Ward Councillor, John Gardner. He comments:

*"I would like to register by objection to 08/1410/FUL and ask for it to be called in as this has a wider impact due to the announcement of the hospital site at this location. This access road would be the direct link so a complete transport / highway appraisal would be needed before any access road could be considered. This road will have a major impact on the village of Wynyard and all of its residents. This application can not be heard impartially as many councillors have made comments on the hospital site so could not vote on this application."*

These comments are noted. However, it should be recognised, that this application is not directly related to the proposed Hospital development.

It is related to the reserved matter approval for the adjoining land in Hartlepool for a business park to accommodate 275,205 sq m of business (B1) floorspace that has been approved by Hartlepool Borough Council following the signing of a section 106 agreement in April. As stated in paragraph 8 of the main report

*"the proposed development is to allow the upgrade of the existing carriageway to a dual carriageway to increase capacity within the development site and to limit congestion on both the internal and adjacent local road network."*

Furthermore, it should be noted that the current application for the dualling of the road is a re-submission, with the original application first submitted to Hartlepool Borough Council in November 2007 parallel to the reserved matters application referred to above.

It is only very recently that the NHS, following the public consultation process on the alternative sites which began in June 2008, has indicated its preferred location for the new Hospital is the Wynyard Business Park site. Any planning application for that development would require its own Transport Assessment of the traffic implications for the local and trunk road system.

#### Decision by Hartlepool Borough Council

Hartlepool Borough Council considered the application at its meeting on 29<sup>th</sup> October 2008 and is minded to approve its section of the road, subject to conditions. The conditions proposed are the same as recommended by your officers for this section of the road.

However, prior to the formal grant of any planning permission, the application information, including the detailed responses of the HSE Pipeline Specialist and National Grid along with the agreed planning conditions are to be forwarded to the National Grid and HSE Hazardous Installations Directorate for a final screening to establish whether the application should be called in for determination by the Secretary of State in accordance with the regulations as there remains a response from the Health and Safety Executive which advises against development.

#### Conditions

The reference in conditions 5, 6 and 7 to other numbered conditions appears incorrect. However, this is a consequence of the computer system, which if the application were approved would add a standard condition No 1 and renumber the other conditions. This change would make the number reference correct. For the avoidance of doubt:

- in condition No 5 in the main report the reference to condition 5 and 4 is to conditions 4 and 3
- in condition No 6 the reference is to condition 3; and
- in condition 7 the reference is to conditions 3 and 6.

#### Other typographical errors

Page 2 second recommendation should state:

- *Hartlepool Borough Council be notified of this decision and advised that Stockton on Tees Borough as the adjacent authority has no objection to approval being granted for the section of **road** within its area.*

Page 8 paragraph 7, second sentence, after "...to a site" delete words "is to be".

Page 15 incorrect spelling of Councillor Gardner's name.

**Corporate Director of Development and Neighbourhood Services**

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**Financial Implications**

As report

### **Environmental Implications**

As report

### **Legal Implications**

As report

### **Community Safety Implications**

As Reported

### **Human Rights Implications**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

### **Background Papers**

SBC Planning Application No. 08/1410/FUL

HBC Planning Permission Reference No. (H/2007/0182)

Regional Planning Policy - North East of England Plan Regional Spatial Strategy to 2021

Adopted Tees Valley Structure Plan (February 2004)

Adopted Stockton on Tees Local Plan (June 1997)

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Guidance Note 13: Transport

Planning Policy Statement 9 Biodiversity and Geological Conservation

Planning Policy Statement 25: Flood Risk and Development

### **WARD AND WARD COUNCILLORS**

**Ward**

**Ward Councillor**

**Northern Parishes**

**Councillor J Gardner**