

DELEGATED

**AGENDA NO 5
PLANNING COMMITTEE**

UPDATE REPORT

DATE 5th NOVEMBER 2008

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

08/2566/VARY

Land To the Rear of 83-85 High Street, Norton, Stockton-on-Tees

Application to vary condition nos. 2, 3, 4, 5, 6, 7 and 8 of planning approval 06/1348/FUL for the erection of 8 no. apartments to allow variation of design including reduction in height, revised elevational treatment and parking layout.

Expiry Date 22 October 2008

SUMMARY

A copy of the comparison drawing of the front elevation, missing in the original appendices accompanying the report to members of the committee is now attached to this update report.

With reference to the landscaping condition previously detailed this has been amended to accord with that originally imposed by the Planning Inspectorate

In order to clarify para 26 of the previous report, information has been submitted in relation to the drainage details and these details are considered acceptable, and will form part of the approved plans. Within the design and access statement are also details regarding sound insulation, again these details are considered to be acceptable and this document can form part of the approved drawings planning condition. In additional this aspect is also covered by building control regulations.

In order for clarity the planning conditions (with the amendments detailed above) to be imposed on the development, should member agree with the recommendation and are set out in full, below.

RECOMMENDATION

Planning application 08/2566/VARY be delegated to the Head of Planning for approval subject to the conditions laid out below and the receipt of satisfactory amended plan(s)

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.

Plan Numbers to be confirmed following any receipt of amended plans (however, this is to include drawing JWD134_008 rev A (drainage) and the design and access statement).

Reason: To define the consent.

02 The walls and roof of the hereby approved development shall be constructed in the Hanson Tudor red brick and the sandtoft dark grey roof tile, unless otherwise agreed in writing by the Local Planning Authority.

Reason; In the interests of the visual amenity of the area and to preserve the character of the conservation area.

03 Notwithstanding any description contained within the application full details of the types of materials to be used in the fenestrations and doors, window cill's and headers, exterior balustrade, and exterior steps shall be submitted to the Local Planning Authority for approval.

Reason In the interests of the visual amenity of the area and to preserve the character of the conservation area.

04 No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority These details shall include proposed finished levels or contours; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; a detailed planting plan (including soil depths, plant species, numbers and sizes, planting methods; maintenance and management; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, sign, lighting etc.); proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc. indicating lines, manholes; supports etc.); retained historic landscape features and proposals for restoration, where relevant.

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

05 All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.

Reason; To define the consent and In the interests of the visual amenity of the area.

06 Prior to occupation of the hereby approved development a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and be carried out in accordance with the approved schedule.

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

07 No construction/building works or deliveries shall be carried out except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and between 9.00 am and 1.00 pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To avoid excessive noise and disturbance to the occupants of nearby premises.

08 *The hereby approved development shall not be occupied and until a plan indicating the positions, design materials and type of boundary treatment to be erected, the boundary details shall be erected in accordance with these agreed details.*

Reason: In the interests of the visual amenity of the locality

Financial Implications.

None

Environmental Implications.

As report.

Community Safety Implications.

As report

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.

Stockton on Tees Local Plan
Tees Valley Structure Plan
Planning Policy Statement 1
Planning Policy Statement 3
Planning Applications 05/1542/OUT & 06/1348/FUL
Appeal decision reference no. APP/H0738/A/06/2032962

**Corporate Director of Development and Neighbourhood Services
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WARD AND WARD COUNCILLORS

**Ward Norton North
Ward Councillors M. Frankland & Mrs K. F. Nelson**