

DELEGATED

AGENDA NO 4
PLANNING COMMITTEE
17TH DECEMBER 2008

UPDATE REPORT

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

08/2400/FUL

Stockton Sixth Form College, Bishopton Road West, Stockton-on-Tees
Demolition of existing college and replacement with two/three storey scheme and parking facilities, retention and refurbishment of existing sports hall and provision of parking facilities for stockton town football club

Expiry Date 9 February 2009

SUMMARY

Since the original report to the Planning Committee was published, 3no. additional letters of objection have been received, along with a support letter from Cllr Cherrett and Fletcher, these are both detailed within the update report.

Some of the previous planning conditions have been amended and additional conditions in relation protected species and the temporary car park have been added.

A Bat Mitigation report has also been received and this is considered to be acceptable. As this issue has now been satisfactorily resolved the application is recommended for approval.

RECOMMENDATION

It is recommended that Planning application 08/2400/FUL be approved subject to the conditions 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>
6725-A-100-G1-L00	25 July 2008
A-100-G2-L00-1	25 July 2008
A-100-G2-L00-2	25 July 2008
A-100-G2-L00-3	25 July 2008
A-100-G2-L01-1	25 July 2008
A-100-G2-L01-2	25 July 2008
A-100-G24-ROOF	25 July 2008
A-100-G2-L02-1	25 July 2008
A-100-G2-L02-2	25 July 2008

A-100-G2-X01	25 July 2008
A-100-G2-X02	25 July 2008
A-100-G2-X03	25 July 2008
A-100-G2-E01	25 July 2008
A-100-G2-E02	25 July 2008
A-100-G2-E03	25 July 2008
C1002	25 July 2008
3544/L/02/ A	25 July 2008
3544/L/01 D	25 July 2008
3544/L/02/B	19 September 2008
A-100G7-FC CAR PARKING A	15 September 2008
3544/L/01 F	19 September 2008
LANDSCAPE MANAGEMENT PLAN	19 September 2008
FLOOD RISK	10 November 2008
24240208-SKE13	19 November 2008
SK-E-013 REV A	19 November 2008
SK-E-012 REV A	19 November 2008
3544/L/02/C	13 November 2008
SBC002A - D (STREET FURNITURE)	19 November 2008
SBC003 - (GREEN ROOF)	19 November 2008
PROTECTED SPECIES REPORT	17 October 2008
6725-A-100-G7-L00 REV B	3 December 2008
A-C63-G7-TEMP CAR PARKING REV A	3 December 2008

Reason: To define the consent.

- 02 Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls and roofs of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls and roofs of the building(s).**

Reason: To enable the Local Planning Authority to control details of the proposed development.

- 03 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.**

Reason; The scheme shall also include details of how the scheme shall be maintained and managed after completion.

- 04 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor installed in accordance with a scheme previously**

submitted to and approved in writing by the LPA. Roof water shall not pass through the interceptor.

Reason; To prevent pollution of the water environment.

- 05 Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (eg. incidental buildings, public art and street furniture).**

Reason: In the interests of visual amenity.

- 06 Details of a scheme in accordance with BS5837, 2005 to protect the existing trees and vegetation shall be provided to the satisfaction of the Local Planning Authority. Such a scheme shall include the avoidance in changes in levels under the branch spread of the trees, where trees roots are encountered only hand digging will be allowed, all services to be routed away from all retained trees to prevent the severance of roots during excavation and details of a protective fence of appropriate specification extending three metres beyond the perimeter of the canopy, the fence as approved shall be erected before construction commences and shall be maintained to the satisfaction of the Local Planning Authority throughout the entire building period.**

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

- 07 Notwithstanding any description submitted as part of the application a detailed scheme showing how the planting beds in the car parking area will be constructed, shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with these agreed details.**

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

- 08 A detailed method statement of how the Zelkova and Cedar trees are to be moved, lifted and replanted within the site shall be submitted to and approved in writing by the Local Planning Authority, all works shall be carried out in accordance with these agreed details.**

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

- 09 Notwithstanding the information submitted as part of the application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.**

Reason: To define the consent

- 10 Notwithstanding the details submitted as part of the application and prior to the occupation of the development, details of a scheme for refuse and recycling facilities and on-going management shall be submitted to and approved in writing by the**

Local Planning Authority and be implemented in accordance with these agreed details.

Reason: In order that the Local Planning Authority may exercise further control in the interests of the visual amenity of the area and amenity of adjoining and future occupiers.

- 11 Details of a car park management plan for the development shall be submitted to and approved in writing by the Local Planning Authority, such details shall include how the car park is to be operated out of college hours. The agreed scheme shall be implemented in accordance with the agreed details.**

Reason: In the interests of highway safety.

- 12 Within six months of the first use or occupation of the development, a detailed travel plan shall be undertaken and submitted to and approved by the Local Planning Authority. The travel plan shall detail measures and actions of how to reduce car travel and car dependency to and from the site. The travel plan shall be implemented in accordance with these agreed details.**

Reason; To reduce the dependence and reliance of the private motor car in the interests of the free flow of traffic and highway safety

- 13 Notwithstanding any information contained within this application full details of the number of covered cycle storage facilities in accordance with the findings of the travel plan shall be submitted to and agreed in writing with the Local Planning Authority within six months of the occupation of the hereby approved development. Such agreed details shall be implemented in accordance with these details**

Reason: To ensure a satisfactory form of development.

- 14 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.

- 15 Prior to commencement of development details of demolition of the existing college buildings and the removal of all detritus arising from those operations shall be submitted to for consideration and approval the Local Planning Authority. Those details, shall be submitted in writing and amongst others include schemes for the management of dust and noise both during construction and demolition (including the use of wheel washers), a timetable of works, The approved scheme(s) and details shall be implemented in full.**

Reason: To prevent dust and noise nuisance, ensure removal of existing leisure centre, ensure safe and secure pedestrian and vehicular access to the store hereby permitted and in the interests of visual amenity, highway safety and the amenity of the occupants of neighbouring occupiers.

- 16 Details of the external appearance of the external lighting of the buildings and car-parking areas shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a**

scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

Reason: To avoid light pollution in the interests of the visual amenities of the area.

- 17** ***The hereby approved development shall not be occupied until a detailed landscaping/planting scheme for the land edged in blue on plan SBC001 has been submitted has been submitted to and agreed in writing with the Local Planning Authority. The agreed landscaping/planting shall be carried out in accordance with the approved scheme and shall be carried out in accordance with a timetable approved by the Local Planning Authority. All the landscaping/planting works forming part of the agreed scheme will be completed prior to the occupation of the hereby approved development and shall be in accordance with the Local Planning Authority's written approval; unless alternative arrangements to secure the specified works have been approved in writing by the Local Planning Authority.***

Reason: In the interest of the visual amenities of the locality

- 18** ***No development shall take place unless in accordance with the recommendations and mitigation detailed within the following protected species reports; Extended Phase 1 and Bat Report for Stockton Sixth Form College, dated May 2008, author FCPR; Great Crested Newt Report for Stockton Sixth Form College, dated June 2008, author FCPR; Protected Species Report for for Stockton Sixth Form College, dated October 2008, author FCPR; and Bat Mitigation Strategy for Stockton Sixth Form College, dated December 2008, author FCPR including, but not restricted to adherence to timing and spatial restrictions; provision of mitigation and compensatory habitats in advance; undertaking confirming surveys as stated and adherence to precautionary working methods.***

Reason: To conserve protected species and their habitat.

- 19** ***Notwithstanding any information submitted as part of the application, final details of the temporary car park layout showing the required minimum of 145 spaces shall be submitted to and agreed by the Local Planning Authority for approval. The temporary car park layout shall be implemented in accordance with these details.***

Reason: In the interests of highway safety.

INFORMATIVE;

The proposal is considered to be visually acceptable and does not pose a significant risk to flooding, highway safety the amenity of neighbouring occupiers or to protected species. The development has been considered against the policies below and it is considered that the scheme accords with these policies as the development is considered not be to the detriment of the amenity of the neighbouring properties or highway safety and there are no other material considerations which indicate a decision should be otherwise.

GP1 – General Principles, EN6 – Protected Species and EN32a – Flood Risk, PPS1 and PPS9.

PROPOSAL

1. In an amendment to the previous report the amount of floor space created by the development will be approximately 8700m² instead of the 9,900m² previously detailed.

CONSULTATIONS

2. The following Consultations were notified and any comments received are set out below:-

Councillors Julie Cherrett and Suzanne Fletcher

Having received revised plans for this development we are very pleased to see that the college have taken note of concerns raised and have taken steps to address them. Please keep us informed about agreed amendments to the Plan concerned with the car parking, access and exit arrangements, landscaping etc.

We are now happy to support this application

PUBLICITY

3. Since the original report to the Planning Committee a further 3no. objections have been received to the proposed development, the issues raised are detailed below (in summary);
 - ❑ Issues with location of the proposed access and traffic congestion
 - ❑ Ownership of and maintenance/changes to the culvert area
 - ❑ Culvert area is overgrown and none of the landscaping has been provided

MATERIAL PLANNING CONSIDERATIONS

4. The main planning considerations of this application are as detailed in the previous report to members of the planning committee, unless as otherwise detailed below;

Impact on protected species;

5. A bat mitigation strategy has now been received and the recommendations and mitigations measures are in line with what has previously been accepted by Natural England. The proposal is therefore considered to be acceptable and will not have a detrimental impact on species protected by law.
6. The proposal is considered to accord with policy EN6 of the Local Plan.

Access and highway safety;

7. The Head of technical services has requested that members be aware that both the re-location of the Pelican Crossing and the new access would be subject to the college entering into a section 278 agreement for the works, this is separate from planning control.
8. Condition no. 15 has also been amended slightly to include that construction activity and that, it is expected that as part of the dust management scheme that wheel washers would be proposed.
9. An additional condition has also been added in respect of the temporary car park layout as some of the spaces required are not acceptable and therefore an amended layout is required.
10. Whilst further concerns have been received in relation the relocation of the access arrangements have been noted, as detailed in the previous report the Head of Technical Services has considered the proposed information supplied and the relevant amended plans in relation to the site layout and temporary car park layout. In his view the pedestrian linkages, parking provision and access arrangements are all considered to be satisfactory.

Residual Issues;

- 11. Concerns in relation to the ownership, management and landscaping of the culvert are noted. At present the land is owned and maintained by Bellway's. Whilst planting has been detailed on this land in the application a planning condition has been imposed in order to ensure the landscaping for the Bramley Green development are co-ordinated, before the land is passed into council ownership.
- 12. Issues in relation to the lack of landscaping around the Bramley Green development is a matter for the discharge of conditions in relation to the residential development and not for consideration as part of this application.

CONCLUSION

- 13. In conclusion the proposed development is considered to be visually acceptable and will not have a detrimental impact on the character of the area or the amenity of the neighbouring residents. The development is also not considered to pose any significant risk to flood risk or access and highway safety.
- 14. The issues in relation to the protected species have now been resolved and the application is recommended for approval subject to the conditions set out in this report

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 9

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

WARD AND WARD COUNCILLORS

Ward	Grangefield
Ward Councillor	Councillor P Broughton
Ward	Grangefield
Ward Councillor	Councillor A Cockrill