

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 8 APRIL 2009

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

09/0074/OUT

Former Supreme Knitwear, Middleway, Thornaby

Revised outline application for a mixed use development comprising of training facilities for young persons with related commercial and student housing accommodation.

Expiry Date 16 April 2009

SUMMARY

The application site is a large industrial style building with associated car parking which is set slightly below the existing road level by approximately 0.5 metres. The site is triangular in its nature and is bounded by three main highways, Mandale Road, Middleway and New Street.

The application seeks outline planning consent for the erection of a student accommodation building with associated training facilities, only the principle of development and the access into the site are to be considered, all other matters are reserved for future consideration.

The development would reach an overall maximum height of 6 storeys. The proposal aims to secure provision for approximately 260 student beds and the provision training uses in association with Action for Employment on the ground floor, which may provide ancillary services to the main use of student accommodation.

The scale and massing of the proposed development is considered to be appropriate in the context of the street scene although further detailing would be required as part of a reserved matters application.

Despite the potential positive regeneration benefits of the proposal concerns remain in relation to the need for further student accommodation, the application is recommended for refusal as the applicant has failed to satisfactorily demonstrate there is a proven need for the development and the proposal is therefore contrary to the Council's recently agreed student needs interim policy.

RECOMMENDATION

Planning application 09/0074/OUT be refused for the following reason;

01. In the opinion of the Local Planning Authority the applicant has failed to satisfactorily demonstrate there is a proven need for the development; contrary to the Council's adopted interim student accommodation policy guidance document.

BACKGROUND

1. The application site is that of the former Supreme Knitwear building for which there have been several different applications in the past relating to the past operations of business. More recently there was an application for a Certificate of Lawfulness for use as A1 retail unit. (07/1912/CPE), which was refused due to there being insufficient information to satisfactorily demonstrate a continuous primary retail use for a period of more than 10 years.
2. Last December a similar outline application for a mixed use development of student accommodation and commercial floorspace (App ref. 08/1184/OUT) was withdrawn by the applicant following a recommendation of refusal to members of the planning committee
3. Since the previous application the proposal has been amended by providing amended scale and massing drawings and by included a training element into the current proposal

PROPOSAL

4. The application seeks outline planning consent for the erection of a student accommodation building with only the principle of development and the access into the site to be considered, all other matters are reserved for future consideration.
5. The supporting design and access statement sets out justification for the building. The indicative drawings indicates a building which would fully utilise the triangular nature of the site with two main frontages onto Mandale Road and Middleway, The New Street frontage would be broken in order to provide vehicular access to the site. The design and access statement also includes a scale and massing study to demonstrate how the indicative layout would impact on the overall street scene and Grade II listed Thornaby Town Hall,
6. Details have also been provided detailing that the training element is to be based on 'mock' service activities such as a hotel, laundrette and shop and will be run in conjunction with Action 4 Employment.
7. A needs assessment has also been included as part of the proposal

CONSULTATIONS

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

The Environment Agency

The Environment Agency has assessed this application as having a low environmental risk.

Due to workload prioritisation we are unable to make a full response to this application.

English Heritage

We do not consider that it is necessary for this application to be notified to English Heritage under the relevant statutory provisions.

Historic Buildings Officer

No objections to the proposal

Head of Technical Services- Urban Design

Have no objections to the application subject to the comments below. Offsite contributions are requested for both highway and landscape works as described below.

This is an outline application and access is the only matter to be considered, however a Transport Statement and Travel Plan framework have been provided.

Whilst the principle of developing this site is acceptable and the access arrangements are satisfactory, there are concerns with the amount of information regarding the potential end use of the site.

The provision of mixed use development should be designed and constructed in accordance with the SBC Design Guide and Specification and SPD3: Parking Provision for New Developments.

Car parking provision for the mix of uses should be as follows:

Student accommodation	1 space per 4 residents
A1	1 space per 30m ² gross floor area
A3	1 space per 2 seats and 1 space per 5m ² public bar area
Training facilities	1 space per 2 member of staff and 1 space per 15 students

The development also requires the following cycle parking allocation:

Student accommodation	6 cycle spaces per 30 residents
A1	2 cycle spaces per 100m ² gross floor area
A3	4 cycle spaces per 60m ² gross floor area
Training facilities	4 cycle spaces per 30 students

The travel plan framework describes suggestions that could be included in a full travel plan. This is unacceptable as the Council requires a commitment from the Developer that they will influence travel behaviour of the end user and this is required prior to occupation so that any potential users of the site are aware of the requirements. The Travel Plan framework therefore requires amending to reflect the incentives that will be included as part of this development as opposed to what could be considered. The travel plan also refers to permit parking and students needing to demonstrate a need to bring a car to the site. This is likely to have a negative impact on the surrounding highway network as parking will increase on street to the detriment of highway users and possibly highway safety. The full car parking requirements should therefore be included at the reserved matters stage to ensure there is no adverse impact on the highway and no car parking charges should be considered.

The Transport Statement shows that 80% of trips from the development in the morning peak, 87% in the evening peak and 83% over a 12 hour period are using sustainable forms of transport. No information is provided on what trip levels are generated by the existing use, however it is assumed that this development will have less of an impact on the highway network during peak hour periods.

Should the application be approved, a £4000 contribution towards improved pedestrian facilities to enhance the existing walking route towards the University and a contribution of £18 200 towards the bus major scheme adjacent to the site are required.

Therefore there is no objection in principle to this application, however the travel plan framework requires amending and the car parking provision outlined above is introduced with any reserved matters application.

Whilst there are no objections to the application in principle, master plan proposals have been developed for this area and as a result would make the following comments:-

An off site contribution will be required for a Plaza adjacent to the northwest corner of the site between New Street and Mandale Road which will act as a major site entrance for the Mandale triangle site. The Plaza is to be comprised of high quality streetscape features and negotiations should be entered into with the developer to secure a contribution.

A contribution is also sought for a tree lined boulevard of high quality specimen trees along the Mandale Road boundary with the site. The minimum distance required for a tree planting margin adjacent to the carriageway and footway adjacent to the site boundary would be a 7m width. This will result in the need for the proposed building to be slightly relocated to achieve this. The Section 106 contribution for this would be £12000 for 8 trees with high quality guards and tree grills.

The remaining external areas within the site boundary should consist of high quality landscaping features incorporating hard landscaping, street furniture and tree and ornamental planting.

Environmental Health Unit

I have no objection in principle to the development, however, I do have some concerns and would recommend the conditions as detailed be imposed on the development should it be approved.

- Noise disturbance from adjacent road traffic

Before the use commences, any living rooms or bedrooms with windows affected by traffic noise levels of 68 dB (A) L10 (18 hour) or more (or predicted to be affected by such levels in the next 15 years) shall be insulated in accordance with a scheme approved by the Local Planning Authority for the protection of this proposed accommodation from road traffic noise.

- Unexpected land contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

CE Electric UK

No objections but refer the developer to the Health and safety Executives publications on working with and in and around electricity.

Northern Gas Networks

No objections

Northumbrian Water Limited

Thanks you for consulting Northumbrian Water on the proposed development, we have the following comments to make.

Development shall not commence until a detailed scheme for the redesign of the proposal to avoid building over by the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason

A 30" strategic water main passes through the site. Northumbrian Water does not permit water mains to remain in close proximity to buildings primarily because this presents a health and safety risk. Water mains operate under pressure and can cause significant damage in the event of a burst. It is therefore imperative that the pipes are kept in land away from buildings and where homeowners are likely to place structures such as gardens.

In addition to the above NWL requires unrestricted access to its apparatus in order to exercise its powers to "inspect, maintain, adjust, repair...."the water main as provided by the statutory easement under Section 159 (1) (b) of the Water Industry Act 1991.

Durham University

I am writing in connection with the above planning application that relates to the area known as "Mandale Triangle" and is believed to be the former Supreme Knitwear site.

There are two major aspects to this proposed development that we would wish you to consider. The first relates to the current and future demand for student accommodation and the second relates to a specific feature of this proposed scheme.

A key factor in the consideration of all proposed student housing development is the future and current demand for student accommodation. The University has recently set out its vision for Queen's Campus in the period to 2020. This states that our aim is to double the number of students studying in Stockton. However, we must make it clear that this growth is envisaged to come mainly from part-time postgraduate and continuing professional development students who will not require accommodation. Growth in undergraduate student numbers is expected to rise from the 1900 or so we have now to about 2400 by 2015, subject to funding availability. We would emphasise that there is no guarantee that funding for these additional student numbers will be available, especially given the uncertainty over the economy and government finances.

An important feature of the student population at Queen's Campus is the proportion of students who live locally and choose to live at home. It is not expected that this proportion will change significantly and indeed there is some evidence that the cost of entering higher education will actually increase it and thereby reduce the need for private sector accommodation.

In addition we know that there are a significant number of students who choose, in their 2nd and 3rd years, to live either in houses shared with students, or in other types of residential apartments. The reasons for this are either related to the rental cost of the accommodation or the fact that they prefer to live apart from the general student body. There is anecdotal evidence a fair proportion of students do not wish to continue "college residential" experience beyond their first year. It is felt that it is important to note this given the significant number of applications coming forward for planning permission related to high density student accommodation.

In relation to the present demand for accommodation from the current student population the attached table A provides an analysis of demand over the last four years. It is important to stress that these numbers are indicative and are based upon the (not unreasonable) assumptions shown. These numbers indicate a fairly static demand for rental accommodation in the private sector, with approximately 850 in the last two years.

Of the 850 or so we know that there are approximately 500 bed spaces offered through the Queen's Campus operated Accreditation Scheme by landlords with private housing of various descriptions, but mainly houses. In addition, we now have the 382 bed space available in purpose built accommodation on Bridge Road, operated by Bournston, adjacent to the proposed development. Two comments need to be made:

- 1) In both January 2008 and 2009, when students embarked upon house hunting for the following year of the 500 or so rooms offered on the Accreditation Scheme, approximately 200 in each year were left unfilled;
- 2) For 2008/2009, Bournston have operated with approximately 40 voids and at the moment have approximately 100 vacancies for autumn 2009.

Table B (attached) sets out the total number of rooms we are aware of in the private sector which are either available to QC students for 2009/10 or have been let to QC students for 2009/10. Note – a small number of the ‘private landlord’ may have been sold, or let to non-students since being advertised through the accreditation scheme, however this still clearly demonstrates a significant excess of accommodation in the private sector at the present time. In addition to these numbers, we know that there are a number of students living in properties, mainly in Sun Gardens and on the Teesdale Site, that are not accredited and therefore for which we have no record.

The second aspect we wish to comment on relates to the proposal to locate an initiative called ‘Enterprise World’ with student accommodation. We believe that it is proposed to use part of the site for vocational training to support young people on work based learning to access “supported living”. Whilst this is in itself not an aim we would object to, the experiences of the higher education sector in relation to student accommodation is that those residences that work well are located in areas that complement the needs of students. We feel that the scheme as described will provide an environment that could pose a risk to the health and safety of students who live there.

It is against a background of increasing private sector provision that the University wishes to set out its position in relation to its student population and their need for accommodation. In particular, the University believes that there is already sufficient accommodation available, between its own residences, the private sector and students’ own/parental housing, to meet demand for now and the foreseeable future.

NB Table A and Table B are attached to the appendices of this report

Head of Regeneration and Economic Development

The substantial training element of the scheme is welcomed as it would help get young people into employment and create new businesses.

The scheme would also physically revitalise this area of the Mandale Triangle complementing proposals for Thornaby Town Hall adjacent.

However the student accommodation content of the scheme is the contentious issue. It is up to the applicant to demonstrate that the need exists to justify the scheme in accordance with planning policy. If this is not adequately demonstrated there would be a detrimental effect on existing student accommodation in Stockton which would be counter productive to the regeneration of the Borough in general.

PUBLICITY

9. Neighbours were notified and comments received are summarised below:-

T D Flavell - K D Flavell and Sons’ Robert Street

I have made my views on previous very similar applications and again state the following.

This is an industrial area with very little if any residential accommodation.

Our fairly adjacent engineering business is certainly not suitable to be close to any sort of residential building especially one housing up to 260 students.

We generate noise, dust, and fumes all associated with our industry and we often work weekends and evenings.

We store a large quantity of highly pressurised and often inflammable gas cylinders that can not be stored anywhere near residential accommodation.

The high frequency welding sets we use cause problems to radio and TV signals.

All these are typical attributes of an industrial area.

There is a major parking problem already in the location and even if some residents are disabled 260 extra parking spots may still be needed in the vicinity.

We will be adversely affected by bringing residential students to the industrial area and also by the parking issue.

The question I have asked before and that needs to be answered first is:-

Is the area Industrial or Residential? - As with the type of industry close by it can't be both.

Nick Swift - 80 Victoria Road' Thornaby

There are many student Landlords in the local area that have not let their houses due to the building of Mezzino. These houses are currently lying empty in both Thornaby and Stockton. Mezzino itself is not fully let. Due to the rooms in Mezzino being £86 a week with bills included, a number of the local Landlords who used to charge £35 a week and half rent over the summer are now charging £50 a week bills included, thereby undercutting Mezzino next year by £36 per room per week. Hence there are a number of students leaving Mezzino at the end of this academic year who are going to move back into Thornaby. Hence there is every chance that Mezzino, unless it starts producing loss-leading rents to fill its places next year, will not be full. There is a significant oversupply of student rental property already and it is for this reason I urge you to not allow more to be built.

Edward R Kaps - Teesside Autotech Ltd' Stephenson Street

Insufficient off road car parking spaces in an area already blighted by car parking problems

Gordon Parkin - 14 Princess Street' Thornaby on Tees

Yet again we see an application for a development that is not required.

There is already more Student accommodation in this area than is required and any further development would be creating a damming effect on the small Businesses. Student landlords in the area MUST be considered as they provide a vital AFFORDABLE commodity for the Students. Car Parking will also be a major problem for this area, we do not need a block of apartments in the midst of an industrial estate.

I think common sense must prevail on this application

Robert Thompson - 2 Claremont Court' Thornaby

Don't need anymore flats around here

Abdul Salam - 1 Glasgow Street' Thornaby

I think this is a good thing and planning should be granted

PLANNING POLICY

10. The relevant development plan in this case is the adopted Stockton on Tees Local Plan. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans is the Stockton on Tees Local Plan (STLP), Tees Valley Structure Plan (TVSP) and the Regional Spatial Strategy (RRS).

11. The following planning policies are considered to be relevant to the consideration of this application:-

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

Policy HO11

New residential development should be designed and laid out to:

- (i) Provide a high quality of built environment which is in keeping with its surroundings;
- (ii) Incorporate open space for both formal and informal use;
- (iii) Ensure that residents of the new dwellings would have a satisfactory degree of privacy and amenity;
- (iv) Avoid any unacceptable effect on the privacy and amenity of the occupiers of nearby properties;
- (v) Pay due regard to existing features and ground levels on the site;
- (vi) Provide adequate access, parking and servicing;
- (vii) Subject to the above factors, to incorporate features to assist in crime prevention.

Policy EN28

Development which if likely to detract from the setting of a listed building will not be permitted.

Policy EN32a

Proposals for new development will not be permitted within Flood Zones 2 or 3 as shown on the Proposals Map, or other areas identified as at risk of flooding, unless the applicant can demonstrate by means of a Flood Risk Assessment and sequential tests that:-

- i) there is no alternative site at no risk or at lower risk of flooding; and
- ii) there will be no increased risk of flooding to the development; and
- iii) there will be no increase in risk of flooding elsewhere as a result of the development.

Where permission is granted for development in flood risk areas, or for development that would increase the risk of flooding, appropriate flood alleviation or mitigation measures, to be funded by the developer, must be undertaken.

Other Planning Policy documents considered to be relevant to the determination of this application are;

PPS1 – Delivering Sustainable Development

PPS3– Housing

Policy Guidance 15: Planning and the historic environment

SPD 6 – Planning Obligations

Interim Student Housing Document:-

Major planning applications for student accommodation will have to demonstrate how they will meet a proven need for the development; are compatible with wider social and economic regeneration objectives; and are conveniently located for access to the University and local facilities.

Queen’s Campus which is part of Durham University is located on Teesdale south of the river Tees from Stockton Town Centre. There are around 2,000 students currently based here. The University is of key strategic importance to the Borough, and it is important that the need for student accommodation is satisfied, but only in appropriate locations, which have good access both to the educational establishments they serve and to local facilities such as shops to be in accordance with the wider sustainability objectives of the LDF. Furthermore, it must be ensured that these developments are compatible with the character of the area and do not impact negatively on the amenity of neighbouring developments. The overall number of applications for student accommodation has increased recently and the Council wishes to avoid an oversupply of provision.”

SITE AND SURROUNDINGS

12. The application site is a large industrial style building with associated car parking which is set slightly below the existing road level by approximately 0.5 metres. The site is triangular in its nature and is bounded by three main highways, Mandale Road, Middleway and New Street.
13. The existing industrial unit occupies the north-eastern and central area of the site with a large car parking area situated to the south of the building, at present there are a few area of landscaping on the site boundary helping to soften the existing development.
14. A variety of commercial units are in close proximity to the application site, comprising of a mix of industrial, warehousing and retail uses. The Grade II listed Thornaby Town Hall lies to the east of the site, given the transport links through the area both the application site and the Grade II listed Town Hall are the prominent buildings within the area.

MATERIAL PLANNING CONSIDERATIONS

15. The main planning considerations of this application are the impacts of the development on planning policies, regeneration aspirations, the character of the area, the setting of the listed building, the amenity of the neighbouring properties, access and highway safety and flood risk.

Principle of development;

16. The application site lies within the limits to development as defined by the 1997 proposals map and is classed as previously developed land as set out in Planning Policy Statement 3; Housing.
17. The principle if development is therefore considered to be acceptable subject to policies GP1, HO3, HO11, EN28 and EN32a of the adopted Stockton on Tees Local Plan.

Site Sustainability;

18. The application site is situated within the Mandale triangle and lies within 1km of both the University Campus and Stockton High Street. The site is therefore considered to be within easy walking and cycling distance to the educational facilities and a variety of services in the Town Centre. In addition the proposed development is adjacent to major bus routes and the Train Station and therefore has excellent public transport links to the Tees Valley region and beyond.
19. Due to these factors the proposed development is considered to be a sustainable location for this type of accommodation and sequential is an excellent site and would meet the sustainable development and social inclusion agenda set out in PPS1.

Need for student accommodation;

20. PPS 3 and the Tees Valley Structure Plan debate the provision of housing in general and affordable housing although do not specifically focus on the provision of student housing. In general terms, it is advised that housing provision is focused in sustainable locations on previously developed land, which this proposal achieves.
21. However, Members will be aware that on the 6th November 2008, an interim student accommodation policy guidance document, was considered and approved by cabinet. The purpose of this document is as interim policy guidance, to be used to determine planning applications with immediate effect. The interim document sets out the evidence base for the current student market in the borough and argues that there are approximately 1,200 students require, however due to the Rialto Court development this leaves a maximum demand of approximately 800 students at this time. In addition, there are currently two planning permissions for purpose built student accommodation; at North Shore, for 520 bed spaces, and at Dovecote Street; for 36 bed spaces. Should both of these developments with extant planning consent be constructed a maximum of 250 students will be left to be accommodated elsewhere.
22. In addition Durham University have also provided a statement and some evidence to demonstrate that the demand for private student accommodation remains stagnant and that existing provision meets the current demand for student accommodation. In setting out the possible future growth of the Queens Campus is likely to come from vocational courses and continuing professional development.
23. Whilst a needs assessment has been submitted in support of the application it suggests that approximately 1200 students need accommodation (including the Rialto Court development) compared with the University's estimate that 850 students require accommodation. In assessing the existing commitments it is also argued that it can reasonably be assumed that North Shore's commitments of 520 student beds is unlikely to come forward within a 5 year period. Durham University and private letting agents in Stockton indicate that there is a sufficient supply of student accommodation over the short to medium term. If purpose built accommodation is not taken up then problems may arise in the future from difficulties adapting the layouts into accommodation for non- students and also with car parking provision associated with the developments.
24. It is considered that the application site is conveniently located for access to the University and local facilities and therefore addresses part of the requirements of the Strategic Policy Document.
25. However, given the information provided by the applicants, the University and having regard to the Student Need Interim guidance, it is considered that the information supplied at present is not sufficient to satisfactorily demonstrate a need for further student accommodation and would therefore lead to an over supply of provision. If purpose built accommodation is not taken up then problems may arise in the future from difficulties adapting the layouts into accommodation for non- students and also with car parking provision associated with the developments.

Regeneration Aspirations;

26. It is however, accepted that the application site is a key gateway site into both Thornaby and Stockton. The Council has wider aspirations for the regeneration of the 'Mandale Triangle' and the proposal could have some key benefits in terms of regenerating this area of the borough and attracting other uses/development into the 'Mandale Triangle' as well as improve the surrounding environment, particularly in relation to the listed Thornaby Town Hall
27. Should Members decide to support the application, it is also important to consider the proposals against the other student applications that have been put forward and are at consideration under appeal or that have been resubmitted and are currently under consideration by the Local Planning Authority
28. Although weight can be attached to the regeneration benefits of the proposal, Members should be aware that this needs to be balanced against the other material planning considerations.

Impact on the character of the area

29. It is accepted that the existing building is not visually attractive and offers little to the street scene as a whole and the proposed redevelopment of the site would provide the opportunity to improve the appearance of the site and provide the chance of a signature high quality building.
30. The scale of the building adjacent to Thornaby Town Hall has been amended and it is considered that the Town Hall should remain the dominant element within the street scene and act as the landmark building.
31. Overall the scale and massing of the building as detailed in the indicative design is considered to be acceptable. Details of the final appearance of the building would be required as part of the reserved matters application, at this stage a high quality design and use of material would be required in order to ensure that the development provides an attractive gateway into both Stockton and Thornaby.
32. Therefore, on balance the proposed development in terms of its scale and massing is considered to be acceptable at this stage, although a high quality design and use of material would be required as part of a reserved matters application.

Setting of listed building

33. The proposal has been considered in relation to the impact of the development on the setting of the adjacent listed building. The scale and massing study has been revised since the previous application and it is now considered that principle of the scale and massing as shown and submitted would be acceptable subject to appropriate detailing.
34. The development is considered to be acceptable and would not have an over dominant impact of the setting and prominence of Thornaby Town Hall. Accordingly the proposal is considered not be to detrimental to the setting of the listed building, and accords with policy EN28 of the adopted Local Plan.

Impact on levels of amenity;

35. The surrounding area is made up of a mix of commercial premises, the proposed development is considered to be a suitable type of development for the town centre fringe area and subject to accordance with Building Regulation provisions with regard to noise insulation, should not unduly affect the surrounding area or adjacent premises. Were the application to be approved, it is considered appropriate conditions would be necessary in order to ensure adequate noise insulation is achieved for the future occupiers.
36. Therefore the proposed development is not considered to have a detrimental impact on existing levels of amenity and the future users of the development will benefit from an

acceptable standard of amenity. The proposal therefore accords with policy GP1 in this respect.

Access and Highway Safety;

37. There are no objections in principle subject to contributions for highway and landscaping works

Flood Risk

38. The Environment Agency have considered the information supplied in support of the application and have made no comments on the application. However, in the previous application it no objections to the proposed development were raised subject to a planning condition being imposed on any approval granted to address surface water drainage. It is considered that this situation has not changed and therefore the proposed development is therefore not considered to pose any significant threat to flood risk, and the development accords with policy EN32a of the local plan alteration in this respect.

Residual Issues

39. Concerns have been raised in relation to the impact of surrounding industrial uses on the levels of amenity of potential future occupiers of the development. Whilst these concerns are appreciated the Environmental Health Unit are satisfied that the development and surrounding uses are compatible with one another subject to conditions regarding provision for adequate noise insulation.

CONCLUSION

40. Whilst the scale and massing for the proposal has been amended and is now considered to be acceptable and the scheme is considered to have some positive regeneration benefits, significant concerns remain in relation to the need for further student accommodation and the impact of the over supply. If purpose built accommodation is not taken up then problems may arise in the future from difficulties adapting the layouts into accommodation for non- students and also with car parking provision associated with the developments

41. On this basis the proposed development is considered to be contrary to the Interim Student Accommodation policy guidance document and is consequently recommended for refusal.

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

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; Delivering Sustainable Development
Planning Policy Statement 3; Housing
Policy Guidance 15: Planning and the historic environment
SPD 6 – Planning Obligations
Interim Student Housing Document
Planning Application 08/1184/OUT

WARD AND WARD COUNCILLORS

Ward	Mandale and Victoria
Ward Councillors	Mrs A Trainer, S F Walmsley and T Large