

DELEGATED

**AGENDA NO 4
PLANNING COMMITTEE**

UPDATE REPORT

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

Since the previous report to members of the Planning committee, further comments have been received and are detailed below. As no significant issues have been raised it is considered that the recommendation as outlined in the previous report remains.

PUBLICITY

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

Mrs Christina Gage - 6 Skeeby Close' Stockton

Objects to the development as it cannot be certain that the mix student and trainee living accommodation will be successful, especially at exam times, for the students, when revising and preparing dissertations.

Objections are also raised on the proven oversupply of student accommodation in the town, and it is unlikely these developments will ever be full and would become vacant or could be converted to flats.

Concerns over Insufficient car parking provided as part of the development are also raised as students bring their cars to university even though they may walk to university during the day. A visit to Boathouse Lane, at the side of The Mezzino on Victoria Bridge will show the extent of student car ownership, currently not evident, as students have returned home for Easter.

Mrs Rutter - Flat 7 Claremont Court' Teesdale Est

Supreme Knitwear site would be a more suitable site to build, away from residential housing of elderly people etc. Nursing homes as well.

Mr J.P.Elliott - 40 Trinity Mews' Stockton on Tees

Objects due to there being an over supply of accommodation in Stockton for students and the town is in danger of having ghost areas as there will be insufficient people to fill them as they are designed for individual occupancy.. Parking will also be an issue as most students will have transport and there is limited space available.

Concerns are also raised that the identity of the town will be lost.

John Monaghan - 12 Claremont Court' Thornaby

Objects to the development in what is predominately an 'industrial area' unless the Mandale Triangle was cleared and re-developed. Issues over car parking are also raised, along with there being sufficient student accommodation and the future use of the building.

Mrs M Robins - 28 Stanford Close' Thornaby

Considers that If this development goes ahead at least it is further away than the Rocket and would be better if it was flats for rent rather than for students as there are many sick and elderly people in Teesdale and it is nice an peaceful without students. Concerns are also raised in relation to noise and disturbance.

Paul Major - 24 Claremont Court,' Teesdale, Thornaby

Objects as there is already an oversupply of Student accommodation in Stockton and especially in this area.

Also considers that there are insufficient car parking facilities in the area causing cars to park and obstruct the main highway over the footbridge from the railway station Issues with regards to litter and vermin and noise and disturbance.

Mr J H Ruthford - 8 Clover Court' Stockton

Objects to the proposed development as it is considered that there is already a surplus of student bed spaces in the borough and the proposal is at odds with the Council's recent student guidance. Objections are also raised in relation to parking provision, as the surrounding streets will be used to park cars, his own evidence suggests a 45% car ownership amongst students, the implications of the traffic impacts of parents dropping off/collecting students in also raised.

Questions are also raised as to whether it is suitable to approve such a scheme as an outline application, whether the A4e element of the proposal and the students accommodation are a suitable mix, the value of the regeneration of the site given the remaining businesses and the future of the building should the scheme be unsuccessful and whether a high quality design could be achieved due to the modular construction nature of this type of accommodation.

Ann Greenwood - 26 Gilmour Street' Thornaby

Objects to the proposed development as there is insufficient car parking as students bring there cars to University even though they may walk to the University during the day, raises concerns over the mix of proposed tenants, that there is sufficient student accommodation within the borough and the future use of the building such the building become redundant due to the lack of students.

Mr P Heaton -54 Trinity Mews' Thornaby

There is an adequate provision of student accommodation in the locality and a detailed study by Durham University has concluded that additional accommodation is not required at the present time or in the foreseeable future.

The density of the development is excessive and it lacks external space and car parking.

The designated area would be more suitable for light industry thus creating much needed jobs in the locality

Gordon Howes - 97 Mansfield Avenue' Thornaby

Objects to the proposed development as the University has already commented that there are no plans to increase student numbers in the next 5-10 years and the development if approved would be a white elephant as there is sufficient student accommodation in the Borough.

Objections are also raised in relation to car parking provision for the development and the Mandale Triangle being an industrial area rather than a residential one.

MATERIAL PLANNING CONSIDERATIONS

2. Additional issues which have been raised are addressed below;

Residual Issues

3. The proposed mix of students and trainees under the Action 4 employment scheme is a matter for the developer and not for the local planning authority to access. Both the principle of Student accommodation and the training element are in principle considered to be acceptable.
4. Concerns with regards to the future use of the building are appreciated, however, if the scheme were considered acceptable planning conditions could be imposed to control the use. Any future application to vary from the permitted use would have to be considered on its own merits at that time.
5. One objector has also questioned whether an outline application is suitable for the proposed development. As the application site is not within a conservation area and various indicative details have been provided it is considered that sufficient information has been supplied in order to be able to make an assessment of the proposal.

CONCLUSION

6. Since the previous report to members several further comments have been received. It is considered that these do not raise any significant new issues and any new issues have been addressed in this update report.
7. The recommendation of the application therefore remains as was previously outlined in the main report to members.

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