

DELEGATED

**AGENDA NO 3
PLANNING COMMITTEE**

15 SEPTEMBER 2010

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

10/1778/FUL

Land North Of Blair Avenue, Ingleby Barwick, Stockton-on-Tees

Part retrospective application for mixed use development comprising 81no. bedroom residential care home, 2no. sheltered accommodation units containing 24no. apartments and associated access, parking and landscaping.

Expiry Date 8 October 2010

UPDATE REPORT

SUMMARY

Following publication of the main report, a further superceding Proposed Site Plan A-02 Rev D has been received in response to comments made by the Council's Waste Manager. This plan is attached as Appendix 14 and replaces Appendix 4. The reference in the list of plans recommended to be approved at Condition 1 of the main report has therefore been updated with reference to A-02 Rev D instead of the previous Rev C as set out below.

The new plan A-02 Rev D now shows an increased bin storage facility for the larger proposed sheltered accommodation block of 14 units Block B. The scheme shows this unit would accommodate 2 x 1100 litre recycling bins, 2 x 1100 litre refuse bins and 2 x 240 litre bins for recycling glass in accordance with the requirements of Waste Management as set out below.

The bin storage for the proposed 10 unit sheltered accommodation block C is 1 x 1100 litre for recycling, 1 x 1100 litre and 1 x 240 litre container for mixed glass and has not needed to be increased on the Proposed Site Plan. These refuse and recycling facilities would only require a weekly household refuse collection service.

The care/nursing home has previously been approved with a refuse storage area that is large enough to contain 4 x 1100 litre refuse containers. Waste Management has confirmed that 4 x 1100 litre containers would be adequate for a twice weekly trade collection service. The agent for the applicant has noted the requirements and passed them onto the applicant.

The Acting Head of Technical Services has been consulted on the amended plans and has verbally confirmed that their Highway and Landscape comments remain as set out in the main report.

RECOMMENDATION

Planning application 10/1778/FUL be Approved subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below and the planning

conditions contained in the main report except revised condition 1 and 12 which are set out below:

In the event of the legal agreement having *not been signed prior to the 8 October 2010 that the application be refused.*

Approved Plans

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 Reference Number	Date on Plan
A-01 B	8 July 2010
A-03 A	3 September 2010
A-04 A	3 September 2010
A-05 A	3 September 2010
A-06	7 July 2010
A-07	7 July 2010
A-08	7 July 2010
A-09	7 July 2010
A-10	7 July 2010
A-02 D	13 September 2010

Reason: To define the consent.

Travel Plan

12. *Within 3 months from the date of this consent the Travel Plan document relating to the Residential Care Home shall be submitted, finalised and agreed in writing with the local planning authority. The Travel Plan shall include:*

- 1** *Appointment of Travel Plan Co-ordinator.*
- 2** *Car Sharing bays to be marked out positioned close to the building entrances.*
- 3** *Employees to be made aware of the Tees Valley `liftshare internet site 2Plus Travel on appointment and encouraged to register.*
- 4** *New staff to be provided with travel information packs.*
- 5** *An Action Plan with SMART targets associated with the actions.*
- 6** *Information for employees and visitors on sustainable modes of transport and bus timetables.*
- 7** *Incentives for travelling to the site by cycle, such as cycle parking and shower facilities for staff and bus passes for employees.*
- 8** *Car sharing schemes including details of how the scheme will operate.*
- 9** *The plan should also include details of targets and how travel behaviour will be monitored.*

Reason: In the interests of reducing the impact of traffic generated by the development in the interests of highway safety and sustainability.

CONSULTATION RESPONSE from Waste Management

After looking at the revised plans I have these comments to make. As per the calculation set out in the Waste storage and collection guidance for developers document the below containers would be needed for the residential element of the application: 14 no apartments would require a bin store large enough to house 2 x 1100ltr refuse collections containers, 2 x 1100ltr mixed recycling containers and a 240ltr container for mixed glass. 10 no apartments would require a bin store large enough to house 1 x 1100ltr refuse collections containers, 1 x 1100ltr mixed recycling containers and a 240ltr container for mixed glass. These requirements would be in place as a weekly collection would be delivered by SBC as part of the weekly household refuse collection service.

With regards to the commercial element of the application, Waste Management has confirmed that 4 x 1100 litre containers would be adequate for a twice weekly trade collection service. The agent for the applicant has noted the requirements and passed them onto the applicant.

CONCLUSION

The scheme has been amended by the submission of a new Proposed Site Plan which shows that refuse and recycling facilities would be in accordance with the requirements of Waste Management for a weekly household collection and a twice weekly trade collection.

The recommendation remains as previously set out in the main report with the exception of the update to Condition 1 Approved Plans to show the receipt of the superceding plan A-02 Rev D. The application is recommended for Approval subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below and the conditions as amended.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Andrew Bishop Telephone No 01642 527310

IMPLICATIONS

Financial Implications:

None.

Environmental Implications:

See 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

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers:

Core Strategy Development Plan Document
Strategic Housing Land Availability Assessment 2009
Strategic Housing Land Availability Assessment 2010
Stockton-on-Tees Local Plan Saved Policies

Stockton-on-Tees Borough Council Design Guide and Specification.

Strategic Housing Market Assessment (2009)
Housing, care and support strategy for older people in Stockton (2005)
Master Plan for Ingleby Barwick of 1991
Borough of Stockton-On-Tees Open Space Audit (2003)

Application files

03/2212/OUT, 05/0870/OUT, 06/0823/OUT, 06/3752/OUT, 07/0492/REM, 07/1136/REM,
08/2977/FUL, 09/1135/APC, 09/1395/APC, 09/2076/FUL, 09/2957/FUL, 10/1480/ARC,
10/1501/FUL.

WARD AND WARD COUNCILLORS

Ward Ingleby Barwick West
Ward Councillor Councillor K Dixon

Ward Ingleby Barwick West
Ward Councillor Councillor R Patterson

Ward Ingleby Barwick West
Ward Councillor Councillor Jean Kirby