

**DELEGATED**

**AGENDA NO 5**

**PLANNING COMMITTEE**

**31<sup>st</sup> July 2013**

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

**13/0299/FUL**

**Site Known As Parkfield, (Site Is Bounded By Dovecot Street, Hartington Road, St Bernard's Road And Worthing Street, Stockton),**

**Construction of 117 dwellings and access roads**

**Expiry Date: 20 August 2013**

**UPDATE REPORT**

**Additional responses received are summarised:**

Head of Housing

A briefing note has been submitted from the Head of Housing which is attached to this report.

Fabrik Housing (Applicant)

A request has been made by the applicant to allow some flexibility (subject to matters of viability) in respect to the policy requirement for 10% renewables to be built into the scheme which would be controlled by condition no. 2 as detailed in the main report.

Federation of small businesses

Object. Considering that there has not been proper consultation with businesses, there are well established businesses which employ a number of staff so costs incurred due to relocation would be detrimental to employees and employers. Once some businesses fall into decline others can follow. We are keen to see local people use local independent businesses and it is encouraged that the council listen to the views of small businesses in respect to parking and that the decision is deferred to allow proper and full consultations to be held with those parties most likely to be affected.

In addition to the objection comments detailed within the main report, objections have also been raised as follows;

James Holmes, Treecott, Darlington Road, Elton, Stockton on Tees

Customers already have difficulty finding somewhere to park within a reasonable distance of the shop and other businesses have the same problem. The proposal will result in the loss of parking facilities at the approach to the Health centre off Hartington Road and the old M & D Club car park on Buchanan Street. I suggest the council ask the developer to omit plots 112-117 from their plans and dedicate this land as public car park. This will go some way to assisting businesses to trade successfully. It is in the interests of the Local Authority to help to sustain vibrant commercial activity.

John Robson, Saks Hair and Beauty, 86 Yarm Lane

Objects to the application indicating that clients have increasingly found it difficult to find parking spaces within close proximity to their premises and the proposals are going to make it worse. In these challenging times the council should be supporting the use of the edge of town businesses by providing more parking. There is a thriving cluster of businesses in this area and the loss of this parking area is going to be hugely detrimental to business.

### **Material Planning Considerations**

The comments raised by business owners and the Federation of Small Businesses re-iterate those which have been detailed within the main report and which have been considered in reaching the recommendation within the main report.

The applicants request to allow flexibility in meeting the requirements of condition 2 (renewables) subject to a demonstration that the scheme would be unviable were it to meet the requirements of this condition is accepted. The renewables are a small part of the scheme which is considered to bring significant other benefits and were the applicant to demonstrate that it was not possible to provide for renewables within the scheme then it is considered that this should not jeopardise the overall scheme from being achieved.

### **Recommendation**

It is recommended that the application be determined in accordance with the recommendation within the main report subject to the variation of condition 2 as detailed below;

Reworded condition 2: 10% Renewables

*Unless agreed in writing by the local Planning Authority as making the scheme unviable, prior to the above ground commencement of any of the development hereby approved, a written scheme shall be submitted to and approved in writing by the local planning authority which details how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or the use of specific building materials. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations or other such superceding guidance. Before the development is occupied the approved scheme of reduction shall have been implemented on site and brought into use where appropriate. The approved scheme shall be maintained in perpetuity thereafter.*

*Reason: In the interests of promoting sustainable development in accordance with the requirements of Stockton on Tees Core Strategy Policy CS3(5) Sustainable living and climate change.*