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**DELEGATED**

**AGENDA NO 6  
PLANNING COMMITTEE  
19 MARCH 2014  
REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**14/0078/FUL**

**Billingham Community Centre Car Park, The Causeway, Billingham  
Revised application for construction of retirement housing development comprising, thirty-eight flats with communal facilities, external landscaping and parking.**

**Expiry Date 15 April 2014**

**SUMMARY**

Since the original report to members of the planning committee further comments have been received from the general public, these are set out within this update report below. These comments do not raise any significant new issues and the recommendation, material planning considerations and conclusions remain as set out in the original report to members of the planning committee, unless otherwise indicated below;

**PUBLICITY**

Two additional letters of objection have been received to the application and amended plan. In addition 14 Pro forma letters of objection to the scheme have been received. The letter objects to the application on the basis that the contemporary design is not in keeping with the area, the loss of the highly visible car park and the problems it will create in respect of parking in the town centre and local streets.

**Objections**

- No objection to the development, just to the proposed location.
- Vacant site on Finchale Avenue
- Waste of money to remove the recently resurfaced car park
- Existing car park ideally located for disabled people
- No justification for the increased number of parking spaces as part of the scheme
- Relocation of bins will generate odours, flies, litter and noise
- Noise and disturbance from car headlights
- Distance in which waste is to be carried exceed BS5906:2005

**Objectors:**

Individual letters received from:

Mr John Firth - 9 Richmond Crescent, Billingham TS23 2JP

Mrs Patricia Vaughan – 4 Sidlaw Road, Billingham

Proforma letters received from:

M P Birmingham - 5 Maria Drive Stockton-on-Tees

Mrs A Hitch - 46 Brentford Road, Norton

A Pearson - 3 Sidlaw Road, Billingham

Appleyard - 5 Lammermuir Road, Billingham

Mr J Hitch - 12 Field Close, Thornaby

Mrs K Hitch - 12 Field Close, Thornaby

C Goodin 17 Mainsforth Drive, Billingham

Mrs D Husband - 58 Lincoln Crescent, Billingham

Claire Davis - 5 Buckthorn Crescent

Gerrad Carroll - 20 Sidlaw Road, Billingham

M Metcalfe - 19 Sidlaw Road, Billingham  
Mrs Spark - 45 Sidlaw Road, Billingham  
Davies - 12 Sidlaw Road, Billingham  
Mrs Shearer -18 Sidlaw Road, Billingham

## **MATERIAL PLANNING CONSIDERATIONS**

### **Principle of development;**

1. The original report details considerations with respect to alternative sites (paragraphs 29 and 30). An additional site at Finchale Avenue has been suggested by an objector. Again, there is no requirement under planning policy to consider alternative sites for a development of this nature and this application must be assessed on its own merits. Notwithstanding this, it is assumed that such a site lies to the north of the new doctors surgery, which forms part of the wider public open space and playing field and may therefore be considered unsuitable for development. Furthermore, this site is also within private ownership and it is not known whether such a site is readily available.

### **Residential Amenity;**

2. In terms of noise and disturbance from car headlights, the majority of the properties along Sidlaw Road have existing fencing/walls or hedging of approx. 1.6 metres high and back onto a much larger car park. It is therefore not considered the proposed car park will significantly worsen the existing situation. Furthermore, a hedge is to be provided along the western boundary of the car park further limiting any impacts from car headlights.
3. The proposed bin store will be approximately 2m from the shared boundary with the properties on Sidlaw Road and will be contained within a compound. A planning condition is also recommended with regards to servicing, refuse and recycling which will require final details and the on-going management on such to be agreed with the Local Planning Authority. The position of the proposed bin store is therefore not considered to have any significant impacts on the amenity of neighbouring residents so as to justify a refusal of the application.

### **Access and highway safety;**

4. In response to there being no justification for additional parking spaces, as detailed within the original committee report an amended plan has been received at the request of the Head of Technical Services to provide 25 parking spaces in accordance with the Council's guidance.

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

## **WARD AND WARD COUNCILLORS**

**Ward** Billingham Central  
**Ward Councillor** Councillor B Woodhouse & Councillor Ann McCoy