

DELEGATED

**AGENDA NO 5
PLANNING COMMITTEE**

UPDATE REPORT

**16 APRIL 2014
REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

14/0208/OUT

**Land Adjacent To Thornaby Road, Ingleby Barwick,
Outline application for residential development of up to 550 homes including provision of
means of access and open space.**

Expiry Date 30 April 2014

SUMMARY

Since the original report to members of the planning committee the applicant has submitted an amended plan (this is attached to this update report) which proposes that the edges of the development are treated with a tree belt of woodland screen planting.

Although this is considered to address some of the concerns with respect to the buffer planting and edge treatment of the proposal and would also replicate a similar approach to screening the proposed development as accepted on the neighbouring site. It would not address the overall level of development sought and would still result in built development extending out beyond the limits of any existing built development and still introduce landscaping and housing into what is an undeveloped and unplanted corridor along Thornaby Road, thereby eroding the openness and separation function of the Bassleton Beck green wedge.

In an accompanying letter the planning agent has also queried the merits of policy CS3(8) forming part of the reason for refusal. However, it is considered that policy CS3(8) should remain within the reason for refusal on the basis of the impact of the development on character of the area and that through the erosion of the green wedge, the proposed development would fail to contribute positively to the local area.

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

WARD AND WARD COUNCILLORS

**Ward Ingleby Barwick East
Ward Councillor Councillor Jean Kirby, K C Faulks and Gillian Corr**

