

DELEGATED

AGENDA NO: 4

PLANNING COMMITTEE

9 JULY 2014

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

14/0985/FUL

Sainsburys Supermarkets Ltd, Whitehouse Farm, Bishopton Road West, Stockton-On-Tees

Erection of 3-pump petrol filling station, associated kiosk and plant room and alterations to car park layout and landscaping

Expiry Date : 3 August 2014

UPDATE REPORT

SUMMARY

This report updates the report for agenda item 4.

Additional information has been provided by the applicant in relation to materials, site and floor levels, hard landscaping and external lighting in order to negate the need for a future submission of such details. This additional information has been considered by the case officer, the Head of Technical Services and the Environmental Health Unit and is considered to be acceptable. Consequently a number of planning conditions are therefore set out in this update report to ensure any development would proceed in accordance with the submitted details.

All material planning considerations (and conditions) remain as set out within the original report unless otherwise indicated below;

RECOMMENDATION

The recommendation of the main report remains unchanged, which is that the application be approved with conditions along with the additional conditions as set out below:-

01. *Approved Plans*

The development hereby approved shall be in accordance with the following approved plans;

<i>Plan Reference Number</i>	<i>Date on Plan</i>
SBC0001	17 April 2014
SBC0002	11 April 2014
SBC0003	11 April 2014
SBC0004	11 April 2014
1121-01 REV D	11 June 2014
EO2B 14	2 July 2014

4062_103 REV C
4062_141
4062_102 REV D

2 July 2014
2 July 2014
2 July 2014

Reason : To define consent

02. Materials

The materials shall be carried out in accordance with the details submitted on drawing SBC0001 dated 17th January 2014, unless otherwise agreed by the Local Planning Authority.

Reason : To Ensure a satisfactory form of development

03. Hard landscaping

The hard landscaping shall be carried out in accordance with drawing 4062_103 REV C and drawing 4062_141, unless otherwise agreed by the Local Planning Authority.

Reason : To Ensure a satisfactory form of development.

04. Site and Floor Levels

Unless otherwise agreed in writing with the Local Planning Authority, the site and floor levels shall be carried out in accordance with plan 4062_102.

Reason: To define the consent

05. External Lighting

The forecourt lighting shall be carried out in accordance with plan EO2B dated 2nd July 2014 and the details submitted in the lighting report dated the 20th May 2014, with no alteration to the lighting provision unless otherwise agreed by the Local planning Authority.

Reason: To avoid light pollution in the interests of the visual amenities of the area

**Corporate Director of Development and Neighbourhood Services
Contact Officer Miss Debra Moody Telephone No 01642 528714**

WARD AND WARD COUNCILLORS

Ward	Bishopsgarth And Elm Tree
Ward Councillor	Councillor J M Cherrett
Ward	Bishopsgarth And Elm Tree
Ward Councillor	Councillor Elliot Kennedy