

DELEGATED

AGENDA NO

PLANNING COMMITTEE

30 JULY 2014

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

13/0342/EIS

Land at Wynyard Village,

Outline application for the construction of up to 500 houses, Primary School (inc Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved).

Expiry Date : 13 May 2013

SUMMARY

Members will recall that this application was considered at the 1 April 2014 Planning Committee where Members resolved to approve planning permission subject to the applicant entering into a Section 106 Agreement and the target date for signing the agreement was 31 July 2014.

The applicant has submitted the draft Section 106 Agreement which is currently being considered by Council Officers and in the event that the deadline is unable to be met it is requested that an extension of time be granted in order to finalise the legal agreement.

Deadlines for the signing of Section 106 Agreement are set to ensure that planning applications are determined within the target date, however in this instance the application is outside the target date so a deadline is not necessary.

Furthermore it is acknowledged that as with any large scale site there is a need to closely consider a range of technical and legal matters often with third parties and this can lead to delay. The applicant is committed to delivering housing on the site within a realistic and achievable timescale and it is recommended that the timeframe for the legal agreement to be signed be extended for a period of five months to 31 December 2014.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Gregory Archer Telephone No 01642 526052**

WARD AND WARD COUNCILLORS

**Ward Northern Parishes
Ward Councillor Councillor J Gardiner**

IMPLICATIONS

Financial Implications:
As Report

Environmental Implications:
As 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

The Town and Country Planning Act 1990.

National Planning Policy Framework

Stockton on Tees Local Plan Adopted Version June 1997

Core Strategy Development Plan Document March 2010

Supplementary Planning Document 3: Parking Provision for New Developments

Supplementary Planning Document: Open Space, Recreation and Landscaping

Supplementary Planning Document 6: Planning Obligations