

**DELEGATED**

**AGENDA NO: 6  
PLANNING COMMITTEE  
12 NOVEMBER 2014  
REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**14/1687/FUL**

**Land North Of South Avenue, Stillington, TS21 1JX  
Construction of 39 houses including 19 affordable dwellings and other ancillary works  
including access and landscaping.**

**Expiry Date: Extended until 18<sup>th</sup> December 2014**

### **UPDATE REPORT**

The applicant has indicated that they are likely to be delayed in the signing of the Section 106 Agreement and have therefore requested the recommendation be amended to allow for signing of the Agreement up until the 18<sup>th</sup> December 2014. This request is acceptable.

The applicant is including hip roofs to some properties at the request of officers. The recommendation is therefore amended to allow for these additional plans.

Comments have been received from Tees Archaeology indicating that there are no known archaeological sites in the area and the use of the site as allotments will have had a negative impact on the general archaeological potential of the area and no objection is therefore raised. These comments therefore have no impact on the recommendation within the main report.

Additional comments have been received from Stillington Parish Council. The Parish Council have asked that planning committee consider the overall impact that the additional traffic of cumulative developments will have in Stillington as they may increase the population by nearly 25%. They also ask what actions can be taken to reduce this impact. They have re-iterated concerns over the amount of traffic into and out of the village, including that associated with Darchem Engineering on the Industrial Estate and the potential for further impacts once new buildings within their industrial site are fully operational. The Parish Council have indicated that some of this additional traffic will pass through Whitton where it has been recognised that traffic calming is required and therefore give their support for traffic calming features at either end of Whitton. The Parish Council raise further concern over the additional traffic around the school in Stillington and request that traffic calming and speed reduction is considered for the whole parish along with improved road safety outside of the school.

The Parish Council have also raised concern over the junction at Grindon Lane Ends where it joins the A177, indicating residents already experience difficulties in using this junction, suggesting additional traffic will make it worse, causing greater delays and likely to result in motorists in making risky manoeuvres. The Parish Council ask that something be considered to improve this matter.

Officers consider that the application needs to be considered on its own merits and should only be required to mitigate its own impacts where considered necessary. The proposed development is of a limited scale in terms of traffic numbers and officers have sought to gain improvements to highway provision and safety around the application site entrance which will include the extension of the village speed limit. These changes are considered to be directly and proportionally

attributable to the proposal. Further to this, the approved scheme at the other end of the village is also required to provide for a traffic calming scheme at the village entrance which is near to the school.

It is considered that other areas of concern raised by the Parish Council are somewhat divorced from the site and would not reflect the anticipated small scale impacts of this proposed development. Notwithstanding this, the Head of Technical Services is aware of the concerns raised.

### **RECOMMENDATION**

***That planning application 14/1687/FUL be approved subject to the conditions and informatives detailed within the main report subject to additional plans being added to list of approved plans to address hip roof properties and subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below and should the S106 not be completed and signed by the 18<sup>th</sup> December 2014 then the application be refused for lack of provisions as detailed within the Heads of Terms;***

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Mr Andrew Glossop Telephone No 01642 527796**

### **WARD AND WARD COUNCILLORS**

Ward	Western Parishes
Ward Councillor	Councillor Andrew Stephenson

### **IMPLICATIONS**

#### **Financial Implications:**

There are no known financial implications in determining this application beyond those detailed in the Heads of Terms.

#### **Legal Implications:**

There are no known legal implications in determining this application.

#### **Environmental Implications:**

The assessment of the application has taken into account the impacts on wildlife and ecology, the general character and appearance of the area as well as impacts on adjoining properties and the adjacent landscaping and issues of flooding. It is considered that there would be no undue impacts on these receptors. Detailed considerations are listed within the 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 which has included an assessment of people's representations and a weighting up of the points raised. It is considered that no existing residents would be severely affected by the proposed development and comments raised have been taken into account.

#### **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. Within this report consideration has been given to implications of increased traffic movements and the need for traffic calming. There are no other notable impacts on community safety recognised within the assessment of the proposed development.

#### **Background Papers:**

SBC - Regeneration and Environment DPD - Preferred Options draft  
Stockton on Tees Landscape Capacity Study (White, Young Green)  
Planning History