

DELEGATED

AGENDA NO
PLANNING COMMITTEE

17 DECEMBER 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: Previously extended until 18th December 2014

SUMMARY

Members will recall that this application was considered at the 12th November 2014 Planning Committee where Members resolved to approve planning permission subject to the applicant entering into a Section 106 Agreement by the 18th December 2014 and for the application to be refused if the Section 106 Agreement was not signed by this date.

The applicant has advised that they are unable to meet this deadline and have requested an extension of time in order to finalise the legal agreement.

Deadlines for the signing of Section 106 Agreement have been set in the past to ensure that planning applications are determined within the target date and to prevent potential approval of schemes significantly after the considerations of the application were made to ensure the considerations were all relevant and material to the recommendation. As the period for determination has already been extended the determination of the application target date has effectively also been extended. There are no known changes in planning policy within this time period which would affect the considerations initially forming the recommendation and decision for this application.

Recommendation:

The application be determined in accordance with the previous Planning Committee decision to approve subject to the signing of the S106 Agreement

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