

DELEGATED

AGENDA NO

PLANNING COMMITTEE

17 DECEMBER 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

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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 had advised that they are unable to meet this deadline and had requested an extension of time in order to finalise the legal agreement. An extension of time was granted for the 31 December 2014.

Significant progress has been made in formulating the details of the Section 106 Agreement. However there remain some issues which require further discussion which are unlikely to be resolved prior to the deadline of 31 December 2014

It should be noted that deadlines for the signing of Section 106 Agreements 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 resolution to grant planning permission should remain until the Section 106 Agreement is completed.

Recommendation:

That the resolution to grant planning permission should stand until the Section 106 Agreement is completed

**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