

DELEGATED

**AGENDA NO 6
PLANNING COMMITTEE
8 APRIL 2015
REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

14/3088/FUL

British Visqueen Limited, Yarm Road, Stockton-on-Tees

Substitution of house types from previously approved 45 no dwellings (plots 248-262, 343-349, 376-383 and 400-403, 407-417. No changes to previously approved plots 404- 406) to replace with 50 no dwellings providing a net gain of 5 no dwellings of planning approval 09/2385/FUL - Redevelopment of the former Visqueen factory, Yarm Road, Stockton on Tees, including provision of 474 dwellings with associated landscaping and infrastructure work.

SUMMARY

Since the original committee report a further letter of objection has been received. However, no new issues have been raised and therefore the recommendation and material planning considerations remain as outlined in the original planning committee report.

PUBLICITY

Mrs Allison Davies – 17 Sculptor Crescent Stockton-on-Tees

Thank you for writing to me regarding the meeting for application number 14/3088/ful, due to work commitments I won't be able to attend and I would have liked to have spoken at this meeting and I was wondering if somebody could speak for me or read this letter out. I totally understand Bellway wanting to fit more houses in and change some to three bedrooms from four to recoup their losses on the other properties they have had to sell at a reduced price when we came to this estate three years ago ,we were told it was Bellways Flagship estate with the regeneration of Stockton it was to be the gateway to stockton town centre as you entered from the A66 unfortunately due to the housing market slowing down and with Hertel being present it didn't take off as they expected and they had to reduce the houses to get the estate moving so they could go onto the next phase they say the gardens are only small on the harris 2 special yes they are but they new this when they first submitted the plans the first time and every time they go onto another phase the estate keeps going for a redraw they have done this round Corrona court and it has caused traffic problems on that road and it will be even worse on Lynx way as this is the main exit road and I have noticed on the plans they have narrowed it even further, surely Bellway can fit the odd house in here and there on the whole of the estate changing from fours to threes without causing all this traffic chaos on a major road The estate is getting really busy now Hertel has come down with visitors wanting to buy and I am sure if they go off the original plans they will sell if people see traffic congestion it will put them off buying. Also I have read the letter sent from the environment officer and he is worried about the amount of works traffic coming in. Works traffic comes in before Seven 0 clock just this morning we had skips being collected at 6 45 am and this has been a regular occurrence since we came to the estate three years ago. It is a ten year development and they only have one exit for works traffic coming in really they should have left the Hertel entrance open at the back of the estate and works traffic should have come in through the back and not disturbed the residents living here.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Daniel James Telephone No 01642 528551**

WARD AND WARD COUNCILLORS

**Ward Parkfield and Oxbridge
Ward Councillor Councillor M Javed and Councillor David Rose**