

DELEGATED

AGENDA NO 8

PLANNING COMMITTEE

8 APRIL 2015

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

14/2816/FUL

West Acres, Durham Lane, Eaglescliffe

Residential Development for the erection of 81no.dwellings including apartments, public open space, associated access arrangements and landscaping (demolition of existing dwelling house)

UPDATE REPORT

Following the issue of the main report additional consideration has been given to the provision of formal recreation associated with the proposed development. Sites for provision have been highlighted within the main report and a Local Ward Member has requested some flexibility be applied to allow spend at alternative locations (should additional schemes come forward in the period of time that the monies need to be spent) subject to it still providing for future occupiers of the development. The need for the provision has been established as detailed within the main report and the councils Supplementary Planning Document on Open Space, Recreation and Landscaping advises on where such provisions should be made (proximity to a site) and this flexibility is considered to represent a reasonable and justifiable approach, in view of which, a revised Heads of Terms is recommended as detailed below.

The Built and Natural Environment Manager has made an additional request for a contribution of £4765 in respect the provision of enhanced on road and off road cycle links towards Yarm which is considered to be a reasonable request to allow improved highway safety.

In addition, it is also recommended that the timing of the signing for the S106 be extended from the 10th June 2015 to the 12th June 2015 in order to take account of future committee dates should the application need to be taken back to planning committee in the instance that the S106 is not signed by the given date.

RECOMMENDATION

That planning application 14/2816/FUL be approved subject to the conditions and informatives detailed within the main report and subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below or such amended or other heads of terms as may be deemed appropriate or necessary by the Planning Development Services Manager, by the 12th June 2015 or otherwise be refused for lack of adequate provisions relative to the requirements of the Heads of Terms;

HEADS OF TERMS

Education Contribution to provide primary/secondary school places subject to a discount at payment trigger point based on available places in the following schools;

Primary: Durham Lane and St Cuthbert's RC

Secondary: Egglecliffe School

Agreement to be subject to index linking in accordance with the Tender Index published by the Building Cost Information Service.

Highways Contribution of £92,717 broken down as follows;

- £63,100 - Widening of approaches to improve A66/Elton interchange dumbbell interchange (payable on occupation of the 50th dwelling).
- £21,117 - Widening of approach to A67/Durham Lane/Tesco roundabout. (Payable on occupation of the 50th Dwelling).
- £8,500 - Provision of a £100 travel plan incentive per dwelling (to be provided at the time of each property being occupied).
- £4,765 - Provision of enhanced on road and off road cycle links towards Yarm

Open Space Contribution

A contribution of £81,967 to be spent on the development of a Multi-Use Games Area at Land to the south of Cromer Court, Egglecliffe. Payable on occupation of the 50th dwelling.

A contribution of £60,956 to be used towards built sports facilities in the locality and to be spent in association with community accessible sports provisions at Egglecliffe School. Payable on occupation of the 50th dwelling.

Or for these sums to be used in connection with the provision of alternative schemes of formal recreation in the Egglecliffe Area, subject to the written agreement with the Planning Development Services Manager and being payable on the occupation of the 50th dwelling.

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

WARD AND WARD COUNCILLORS

Ward	Egglecliffe
Ward Councillor	Councillor A L Lewis, Councillor Mrs M. Rigg, Councillor Phillip Dennis

IMPLICATIONS

As detailed in the main report