

DELEGATED

AGENDA NO 6

PLANNING COMMITTEE

UPDATE REPORT

1 JULY 2015

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

15/0515/FUL

Allensway, Thornaby

Erection of an Aldi foodstore with associated vehicular, pedestrian and cycle access, car parking and landscaping

Expiry Date 9 June 2015

SUMMARY

Since the original report to members of the Planning committee, discussions have been held between officers and the applicant regarding the wording of several planning conditions. Any such changes to the previously recommended conditions are therefore set out below and supersede those within the original committee report or are stated where deleted.

In addition there is a typo within the final sentence on Para 37, which should read... *The proposed access arrangements will also result in the relocation of some of the existing car parking provision for the Adult Training centre providing a net gain of 2 spaces, (12 new spaces are being provided).*

It is not considered that these aspects alter the material planning considerations, and they remain as set out within the original report to members of planning committee.

RECOMMENDATION

That planning application 15/0515/FUL be approved subject to the following conditions and informative;

- Hard Landscaping:**
- 08 ***All hard landscaping works shall be installed in full accordance with drawing 0296-AL(0)04 B. The development shall be undertaken in accordance with the approved scheme and implemented in full prior to the development being brought into use.***

Reason: To enable the Local Planning Authority to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

- Opening times:**
- 12 ***The hereby approved retail store shall not be open for business outside the hours 08:00 - 22:00 Monday to Saturday and 10:00 to 16:00 on Sundays.***

Reason: In the interests of the amenity of the neighbouring residential premises.

Servicing Arrangements:

- 13 ***Before the development hereby approved is completed and occupied, details of a scheme for the servicing and receiving of deliveries shall be submitted to and approved in writing with the Local Planning Authority. Thereafter all servicing or deliveries to the store shall be in accordance with the agreed scheme unless otherwise agreed in writing with the Local Planning Authority.***

Reason: In order to prevent noise and disturbance to the surrounding properties from vehicles servicing the premises at unsocial hours, thereby safeguarding residential amenity.

Removal of condition 14 as there is a storage area within the delivery bay area

INFORMATIVES

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the id

The report is generally accurate and gives a fair assessment of the local area in accordance with current guidance. The viewpoint selection and description of views from each location is very brief and needs further development and explanation, if the application progresses further. We would also require some photomontages to demonstrate the most significant visual effects.

Review of the proposals and submitted information

The valley of the River Leven has a rural character, and acts as a green wedge physically and visually separating the settlements of Ingleby Barwick and Yarm. The proposal to add 4 large houses introduces a permanent and urban feature within the rural setting, and is effectively an extension of Ingleby Barwick into the valley. The valley currently supports a number of scattered residential properties and the small concentration of houses at Bridgewater, but has a 'very low' capacity for any further built development as described in the Stockton Borough Council Landscape Character Assessment.

The location of the development within the valley does limit the visual impact of the proposals to a very small area, as indicated in the submitted report. The proposed screen planting indicated on the layout plan would provide partial screening of the development in the long term. The report indicates at 10 years post development, there is potential for first floors to be screened, however it will be 20 years plus before upper stories and roof lines are screened. Also, the steep slope will make it very difficult to screen views from the west and particularly the valley bottom, as planting will be below the level of each house. It is also likely that significant ground works and retaining structures will be required to form the access road and platform for each house, limiting the available space for planting to develop into a dense, healthy, thriving screen. The submitted layout plan does not outline individual property boundaries, but it appears that the screen planting shown is within the control of individual properties, and therefore there is no guarantee that this would be maintained as a screen, or even retained. The screen planting is likely to come under pressure as trees reach maturity and begin to shade gardens and properties.

As the report points out, the consented development for 34 chalets, (and the Bridgewater development) has eroded the landscape character of the Leven Valley, since the SBC Landscape Character Assessment was undertaken, and also impacted upon visual amenity. However, the Chalet development, whilst not supported by Council Officers during the planning process, does at least have some informal/rural character and a temporary feel to it. Generally this sort of chalet

style property is associated with a rural landscape, and is more appropriate to this location than a residential development.

In our opinion the chalets have a less significant impact than a residential development. Therefore we do not support this development based upon the impact on landscape character and visual amenity.