

DELEGATED

AGENDA NO

PLANNING COMMITTEE

16 DECEMBER 2015

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

12/2784/OUT

Land to the North of Lion Court, North Of the A689, Wynyard Park

Outline planning application for the erection of up to 400 dwellings, a potential 2 form entry primary school, a local centre of up to 250sqm (Use Classes A1 to A5), changing facilities, playing field, open space, landscaping and associated infrastructure (all matters reserved except access).

Expiry Date: 20 February 2013

SUMMARY

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 31st July 2014.

The applicant had advised that they were unable to meet this deadline and requested an extension of time in order to finalise the legal agreement. An extension of time was granted for the 31st December 2015.

The applicant has formally requested that this timescale is extended.

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 and this is demonstrated through the Bett Homes and Story Homes recently approved planning application which is currently being implemented and the housing being delivered.

It is recommended 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
Regeneration and Environment Local Plan – Publication February 2015