

**DELEGATED**

**AGENDA NO**

**PLANNING COMMITTEE**

**16 DECEMBER 2016**

**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 sq.m), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved).**

**Expiry Date: 13 May 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 31<sup>st</sup> 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 31<sup>st</sup> 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 submission of the draft Section 106 Agreement which is currently being considered by Council Officers and detailed discussions on the provision of a primary school to serve existing and future residents.

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