

DELEGATED

AGENDA NO

PLANNING COMMITTEE

DATE 28 SEPTEMBER 2016

**REPORT OF CORPORATE DIRECTOR,
DIRECTOR OF ECONOMIC GROWTH AND
DEVELOPMENT SERVICES**

16/1579/COU

The Willows, Aislaby Road, Eaglescliffe' Stockton-on-Tees

Revised application for change of use from dwelling (C3) to children's home (C2).

Expiry Date: 28 September 2016

UPDATE REPORT

Since the issue of the main report additional comments have been received and are considered as follows:

Additional comments of support from Mrs Carolynn O'Donnell of 16 St Davids Grove, Ingleby Barwick are detailed below:

"As a mother of a severely autistic child I fully support this proposal and find some of the objections highly offensive and blatantly discriminatory. Surely as a community we should applaud and support a facility that helps vulnerable disabled children - not shun it. These children are no more a threat to society than any other child living in Aislaby Road, they just need someone to give them help and support perhaps some of the residents who have objected should read up on autism before being so cruelly judgemental."

A comment of objection not addressed within the main report was received from James Shearer of Highfield Manor Aislaby Road as below:

"There are toxic plants such as hog weed along Aislaby Road, therefore the site should be deemed an unsafe environment for disabled children."

Material Planning Considerations

The additional comments of support are noted and does not alter the recommendation of the main report.

The comments relating to the presence of any poisonous vegetation external to the site are considered to be a circumstance of any publicly accessible environment where a number of hazards may exist and would not raise a level of concern that would prevent the use from operating at the application site to warrant a reason for refusal of the planning application. It is considered that external hazards of this nature would fall to the responsibility of individuals.

CONCLUSION

The recommendation of the main report remains unchanged, which is that the application be approved with conditions along with the appropriate conditions as set out in the officer report.

Director of Economic Growth and Development Services
Contact Officer Mr Kieran Campbell Telephone No 01642 528551

WARD AND WARD COUNCILLORS

Ward	Eaglescliffe
Ward Councillors	Councillor Phillip Dennis
Ward Councillors	Councillor Stefan Houghton
Ward Councillors	Councillor Laura Tunney

IMPLICATIONS

Financial Implications:

There are no known financial implications in determining this application.

Environmental Implications:

The site is an existing dwelling with gardens and will remain to be a residential dwelling with gardens, albeit with different occupiers and as such, there are no notable environmental implications known to be a result of this proposal.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report. Comments received have been considered in reaching the recommendation.

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. The proposal will result in a slight intensification of the access and adequate regard has been taken to ensure no notable risk to highway safety. Issues of anti social behaviour have been considered.

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
Supplementary Planning Document 3: Parking Provision for New Developments (2011