

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

3 May 2017

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

17/0464/VARY

Fairfield Garage, 318 Bishopton Road West, Stockton-on-Tees

**Section 73 application to vary condition no2 (Approved Plans) of planning approval
16/1029/FUL- Proposed extension to rear, raising of roof height, and installation of retaining
wall and 1.8m high timber fence to northern and western boundary**

Expiry Date 24 April 2017

SUMMARY

At the 12th April Planning Committee Members deferred the application to enable officers to discuss with the applicant the provision of landscaping screening.

The Highways, Transport and Design Manager has assessed the potential for planting however taking into account the constraints of the site, the presence of services within the grass verge area to the rear and the requirements for parking and manoeuvrability space within the site it is considered that planting is not feasible.

The detailed assessment from the Highways, Transport and Design Manager is contained within the consultation section of this report.

Members are now required to reconsider the application taking into account the planning policies and material planning considerations set out in the original report.

The recommendation remains as previously set out in the report made to Members at the Planning Committee on 12th April 2017 contained within Appendix 1 that the application be granted conditional Approval.

RECOMMENDATION

That planning application 17/0464/VARY be approved subject to the following conditions and informatives below;

01 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
PLAN/5/- REV C	27 February 2017
PLAN/4/- REV C	20 March 2017

Reason: To define the consent.

02. Self-Closing Doors

The proposed new pedestrian access doors within the side elevations of the building shall be fitted with self-closing mechanisms and maintained during the life of the building.

Reason: In order to protect the amenities of surrounding residents

03. The development hereby approved relates specifically to those areas detailed within the submission documentation and in no way discharges any of the conditional requirements associated with the development approved under application 16/1029/FUL.

Reason: In order to define the consent and retain the requirement in relation to previously imposed conditions.

INFORMATIVE

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application

CONSULTATIONS

The following Consultations were notified and any comments received are set out below:-

Highways, Transport and Design

This application was deferred at planning committee to enable officers to discuss landscape screening with the applicant. The Highways, Transport & Design Manager considers the proposed planting is not feasible due to the resulting reduction in incurtilage car parking as detailed below.

Landscape and Visual Comments

The plans below show the service easements of gas and water mains present on and near the site and planting as proposed at committee.

As can be seen from the service easement plans, planting can only go ahead on a limited section of council land to the north of the site (approx. 18 lin m) due to the presence of a water main easement. The remainder of the planting along the northern boundary would have to be provided within the applicant's site, the whole of the western boundary planting would have to be provided within the applicant's site. The western boundary planting will have to allow for access for vehicles via the 1.8m high gate. A minimum planting bed width of 1m has been allowed which means the parking bays will have to be moved 1m into the site and as space is tight some may have to be lost.

MATERIAL PLANNING CONSIDERATIONS

At the 12th April Planning Committee Members deferred the application to enable officers to discuss with the applicant the provision of landscaping screening.

There are a number of services present within and adjacent the site. As can be seen from the service easement plans in the consultee comments above, planting can only go ahead on a limited section of council land to the north of the site due to the presence of a water main easement. The remainder of the planting along the northern boundary would have to be provided within the applicant's site, the whole of the western boundary planting would have to be provided within the applicant's site.

The planting shown on the plan received from the Highways, Transport and Design Manager would affect the parking and turning areas for vehicles within the site. The previously approved parking plan was not to standard but was accepted only because it would be garage staff moving the cars, rather than the public.

The proposed boundary planting would push parking spaces further into the site thereby reducing the available manoeuvring space. The reduction in manoeuvring space would also mean that a recovery vehicle would not be able to turn to access the roller shutter doors. This proposal would make at least 6 of the existing spaces unusable thereby reducing the parking provision from 23 spaces to 17, a significant under provision. This is likely to result in vehicles being reversed into the forecourt area or being double parked on the forecourt which would obstruct access to the adjacent petrol filling station.

In conclusion the Highways, Transport & Design Manager considers the proposed planting is not feasible due to the resulting reduction in incurtilage car parking.

CONCLUSION

Members are now required to reconsider the application taking into account the planning policies and material planning considerations set out in the original report.

The recommendation remains as previously set out in the report made to Members at the Planning Committee on 12th April 2017 contained within Appendix 1 that the application be granted conditional Approval.

Director of Economic Growth and Development Services
Contact Officer Miss Ruth Hindmarch Telephone No 01642 526080

WARD AND WARD COUNCILLORS

Ward **Fairfield**

Ward Councillor(s) **Councillor W Woodhead**

Ward Councillor(s) **Councillor M Perry**

IMPLICATIONS

Financial Implications: N/A

Environmental Implications: As per 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

Supplementary Planning Document 3: Parking Provision for New Developments