

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**25 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 3<sup>rd</sup> May Planning Committee Members deferred the application to enable officers to discuss with the applicant the provision of higher fencing for screening to the rear of the site.

The Highways, Transport and Design Manager has provided a sketch of a higher fence that could be erected to provide better screening of the development. It is envisaged this could be erected together with some climbers (on council land) for further screening.

The sketch and financial requirements have been sent to the applicant who has agreed with the request.

Members are now required to reconsider the application taking into account the planning policies and material planning considerations set out in the original report together with the additional condition requiring the higher fencing and climbers as per the comments received from the Highways, Transport and Design Manager.

The recommendation remains as 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 subject to the additional condition for the fencing.

**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);**

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

**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. Prior to occupation of the development hereby approved a fence shall be erected along the rear boundary of the site. The fence shall consist of a 2.0m high close boarded fence with trellis above (total height of 2.7m). The fence shall be retained and maintained thereafter for the lifetime of the development.**

**Reason: To provide screening for the development in the interest of visual amenity**

**04. 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

Informative: Planting

The Council is to provide planting in the form of climbers on the rear boundary fence. The cost of which is to be covered by the applicant.

Informative: Indemnity

The applicant is to provide written confirmation indemnifying the council from any damage the planting may cause to the rear boundary fence.

**CONSULTATIONS**

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

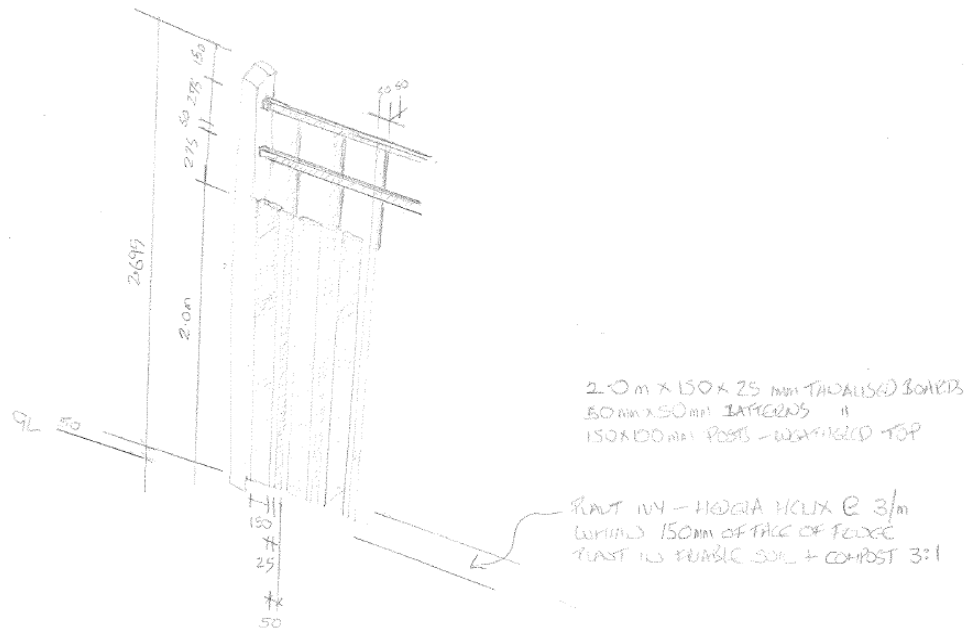
**Highways, Transport and Design**

Below is a sketch of a higher fence that could add a degree of screening, especially if covered in climbers.

Should climbers be planted on the Councils land then we would require the applicant to indemnify us for any damage that could occur to the fence due to the climbers. This indemnity could take the form of a letter.

In addition the applicant would have to pay for the planting. Approximate costs of planting would be £15/ 1m (based on 3 Ivy plants supplied and planted per liner metre (1m)).

Also maintenance under our standard title transfer rates would have to be applied for grass edging and weed control along the new planting strip. Such maintenance has to be costed over 25 year period. Again approximate costs would be £15/ per 1m (costs including edging and herbicide application). This cost being the extra over above the usual grass strimming along fence lines. As climbers are envisaged to be used no cost is quoted for pruning.



## **MATERIAL PLANNING CONSIDERATIONS**

At the 3<sup>rd</sup> May Planning Committee Members deferred the application to enable officers to discuss with the applicant the provision of a higher fence for screening to the rear.

The Highways, Transport and Design Manager has provided a sketch showing details of a proposed higher level fence together with some planting details and financial requirements from the applicant.

These details have been forwarded to the applicant who has agreed to erect the fence and make the financial contributions required for climbers to be planted and maintained. The exact figures will be confirmed and agreed with the applicant prior to the planning committee meeting.

As the council is providing the planting on council land the applicant is also required to indemnify the council for any damage the planting may cause to the proposed rear boundary fence. The applicant is aware of this and will provide written confirmation of this.

An appropriate condition and informatives have been added to cover the above.

## **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 together with the provision of the higher fencing and climber planting to the rear.

The recommendation remains as previously set out in the original report (Appendix 1) with the addition of the condition and informatives regarding fencing and planting.

**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