

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
7th February 2018**

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

17/0775/OUT

Land Associated With Hunters Rest, Urlay Nook Road, Eaglescliffe

Outline planning permission with some matters reserved (appearance, landscaping, layout and scale) for the erection up to 130 dwellings, associated infrastructure including access road and public open space.

Expiry Date: 6 September 2017

As members will be aware, the application was presented to the Planning Committee on the 17th January, 2018 with a recommendation for approval.

Members deferred the application requesting the applicant to provide more information on drainage and also to wait until the rebased traffic model had been completed before determining the application. However, the applicant has now lodged an appeal on grounds of non-determination and the Authority needs to give an indication as to what its intentions would have been.

Since the Committee the Highways Transport and Design Manager as the Lead Flood Authority has provided further clarification. The Comments are below

Following on from the Deferral of the application at Planning Committee, I can confirm that a satisfactory surface water drainage scheme can be achieved and the submitted information is acceptable to allow the determination of the outline application. Should the application be approved, detailed information would be required and this can be dealt with by conditions.

Whilst it is acknowledged that the highway modelling work is ongoing and is not yet complete, as detailed in the previous report (attached at Appendix A) the Highways Transport and Design Manager raised no objections stating there is no evidence to suggest severe impact on the highway network. In absence of this, in line with the NPPF, the proposal is supported on highway related matters.

CONCLUSION AND RECOMMENDATION

The recommendation of the main report remains unchanged, which is that the application be approved with conditions and Members are recommended to be minded to approve the application.

**Director of Economic Growth and Development
Contact Officer: Mrs Elaine Atkinson
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WARD AND WARD COUNCILLORS

Ward	Eglescliffe
Ward Councillor(s)	Councillor Phillip Dennis
Ward Councillor(s)	Councillor Stefan Houghton
Ward Councillor(s)	Councillor Laura Tunney