

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE  
17<sup>th</sup> January 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**

### **UPDATE REPORT**

#### **Highways England**

Whilst raising no overall objections to the proposed scheme, the comments from Highways England as contained in the original report are not the latest comments. The latest comments are as detailed below and do not alter the recommendation as made in the main report;

#### **Highways England Comments**

*I write on behalf of Highways England in response to the Outline planning application 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, on Land Associated With Hunters Rest, Urlay Nook Road, Eaglescliffe.*

*Previously Highways England were disappointed that the Transport Assessment appeared too restricted in its scope and we noted several points that we wanted more information on. I am pleased that the developer has now responded to our comments and provided Technical Note 4 which appears to address the points made.*

*Highways England are therefore able to accept this application without objection as set out.*

#### **Mitigation at A66 Elton interchange**

To mitigate the impact of the development at the A66, a scheme is proposed to add additional flaring to three arms of the junctions. This plan is shown at Appendix 1.

It should be noted that wider improvements are sought for Elton interchange and funding options are currently being explored. Should a larger scheme be achievable then the cost of the proposed scheme of mitigation will be directed to the larger scheme.

### **CONCLUSION AND RECOMMENDATION**

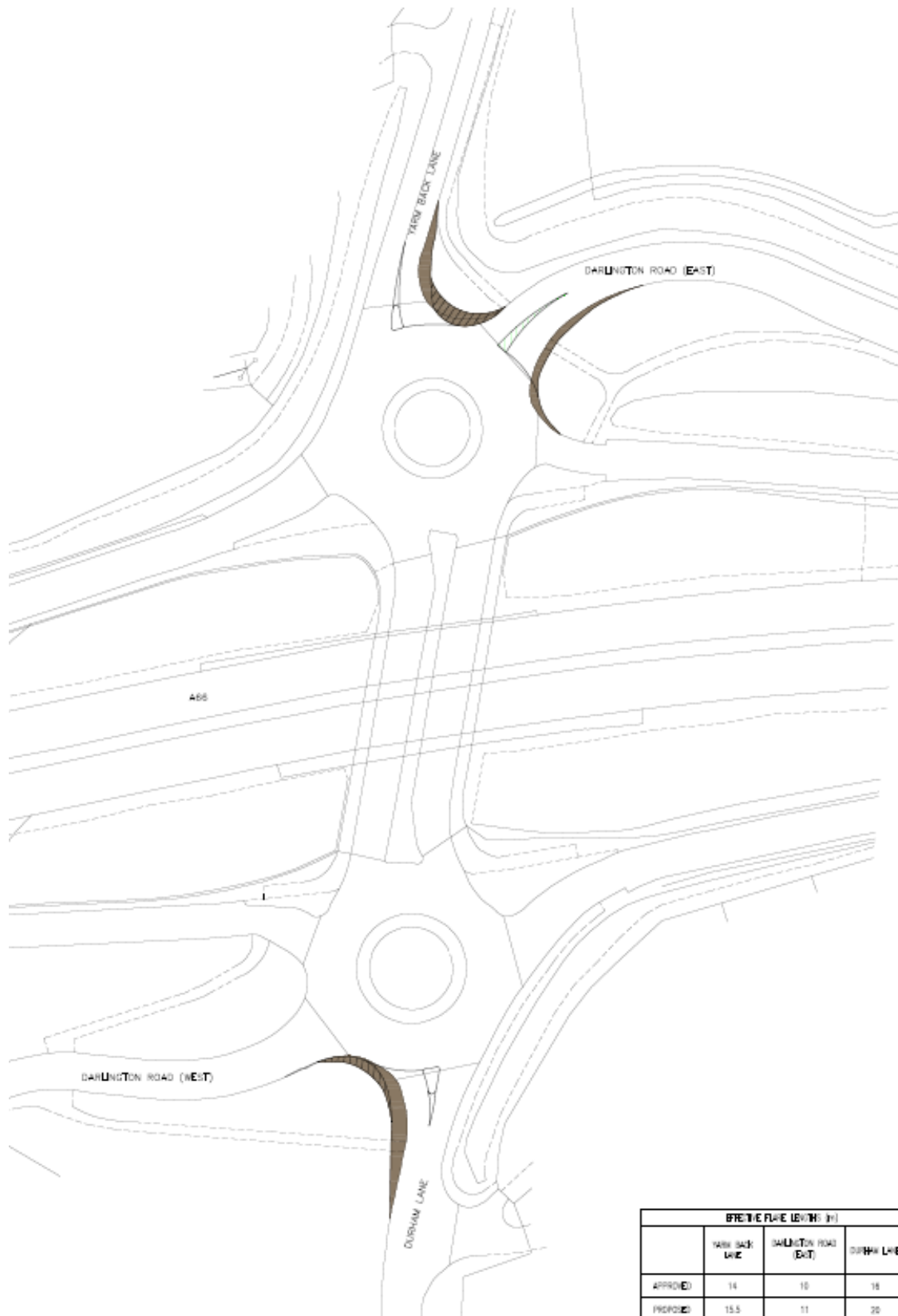
The recommendation of the main report remains unchanged, which is that the application be approved with conditions.

**Director of Economic Growth and Development  
Contact Officer Mrs Elaine Atkinson Telephone No 01642 526062**

#### **WARD AND WARD COUNCILLORS**

<b>Ward</b>	<b>Eaglescliffe</b>
<b>Ward Councillor(s)</b>	<b>Councillor Phillip Dennis</b>
<b>Ward Councillor(s)</b>	<b>Councillor Stefan Houghton</b>
<b>Ward Councillor(s)</b>	<b>Councillor Laura Tunney</b>

**Appendix 1**



BYE THE FUTURE LENGTH (M)			
	YARB BACK LANE	DARLINGTON ROAD (EAST)	DURHAM LANE
APPROX	14	10	18
PROPOSED	15.5	11	20