

DELEGATED

AGENDA NO
PLANNING COMMITTEE
7 February 2018
REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT

17/0224/FUL

24 Forest Lane, Kirklevington, Yarm

Erection of 19 residential dwellings, including new access, landscaping and infrastructure (Demolition of 24 Forest Lane).

Expiry Date: 16.11.2017

SUMMARY

Members will recall that this application was considered at the 16 August Planning Committee where Members resolved to approve planning permission subject to the applicant entering into a Section 106 Agreement and the target date for signing the agreement was 16 February 2018.

Due to the technicalities of the highway mitigation required and on-going negotiations in relation to the triggers, the Applicant has been unable to meet this deadline.

The Applicant has requested the Local Authority prepare the Section 106 Agreement which is currently being prepared which clearly demonstrates a clear commitment to ensure that the principle of development supported by the Planning Committee on the planning application is taken forward swiftly to ensure housing delivery within Stockton Borough Council.

It should be noted that deadlines for the signing of Section 106 Agreements are generally set to ensure that planning applications are determined within the target date or to ensure that the housing is delivered. Given the complexities of this case, a further six month extension is sought for the Section 106 to be completed and signed and it is recommended that the resolution to grant planning permission should stand until the Section 106 Agreement is completed.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Elaine Atkinson
Telephone No 01642 526062

WARD AND WARD COUNCILLORS

Ward	Yarm
Ward Councillor(s)	Councillor Ben Houchen
Ward Councillor(s)	Councillor Elsi Hampton
Ward Councillor(s)	Councillor Julia Whitehill

IMPLICATIONS

Financial Implications: There are no known financial implications in determining this application

Legal Implications: There are no known legal implications in determining this application.

Environmental Implications: The assessment of the application has taken into account the impacts on drainage, ecology, the general character and appearance of the area as well as impacts on adjoining properties and the landscaping. It is considered that there would be no undue impacts on these receptors. Detailed considerations are listed within the 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 which has included an assessment of people's representations and a weighting up of the points raised. It is considered that no existing residents would be severely affected by the proposed development sufficient to warrant refusal of the application.

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. Within this report consideration has been given to implications of increased traffic movements and the need contributions to improvements. There are no other notable impacts on community safety recognised within the assessment of the proposed development

Background Papers

*Stockton on Tees Local Plan Adopted 1997
Alteration Number 1 to the Adopted Local Plan – 2006
Core Strategy – 2010
Application File*

Supplementary Planning Documents

*SPD1 – Sustainable Design Guide
SPD2 – Open Space, Recreation and Landscaping
SPD3 – Parking Provision for Developments
SPD6 – Planning Obligations*