

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
23 May 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).

REPORT

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 recently extended to 16 August 2018 and negotiations are well advanced.

The Application is a detailed application and was approved with a number of conditions, one of which was to ensure the development did not commence until the approved 'Jomast' site (15/1643/OUT) for 145 dwellings had commenced. The condition is detailed below;

Work shall not commence on the hereby approved development until the first dwelling on the "Jomast/Story Homes Site" (Outline Application reference 15/1643/OUT) has commenced.

This condition was to ensure that the daily bus service to be funded by the approved development for a 5 year period to allow sustainable transport options was secured. The bus service was considered to be an important factor when considering the sustainability of a location for residential development.

Stockton Borough Council are now operating a 2 day a week bus service which meets the needs of current demand, and it is considered that the scale of the application under consideration for 19 dwellings would not require a more comprehensive service to allow the development to proceed.

It should be noted that the housebuilder for the Jomast Site has submitted the reserved matters application for consideration and the Section 106 has already been signed which includes the requirements for the delivery of the bus service which is a good indication that the site will be developed.

The other applications for the Village were submitted in outline and refused by Planning Committee (St Martins Way (Banks) and 18A Braeside). The appeals are currently with the Planning Inspector for consideration.

The Banks application has a clause in the section 106 to include provision for the bus service should it not be delivered through application 15/1643/OUT.

18A Braeside has the same requirement imposed by condition not to commence until Jomast has commenced and a Planning Inspector will consider whether this is necessary.

Should these appeals be allowed, reserved matters application will need to be submitted for consideration (usually within 3 years from the date of the outline permission being granted).

The Agreement of Members is sought for the removal of the condition preventing the commencement of the development for the 19 dwellings and the decision notice to be amended accordingly.

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