

DELEGATED

AGENDA NO 5

PLANNING COMMITTEE

6 FEBRUARY 2019

REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES

18/2404/FUL

Land To The East Of Bridge Road, Stockton-on-Tees, TS18 3AD

Application for the erection of a food store with associated car parking and landscaping
(Demolition of existing buildings)

Expiry Date: 28 February 2019

UPDATE REPORT

SUMMARY

1. This report updates the report for agenda item 5 with regards to those conditions recommended within the original planning committee report.
2. In accordance with Section 100ZA(5) of the Town and Country Planning Act 1990, if the Local Planning Authority is minded to grant planning permission subject to pre-commencement condition(s) it may only do so with the written agreement of the applicant to the terms of the condition(s).
3. Following receipt of the consultation response from the Highways, Transport and Design Manager on the 28 January 2019, in line with the requirements of Section 100ZA(5) of the Town and Country Planning Act 1990, the recommended conditions were provided to the applicant.
4. Following consultation with the Applicant and further discussions with the Highways, Transport and Design Manager some minor revisions have been made to the following conditions. For clarity the changes have been highlighted in **BOLD** and the recommendation remains as set out within the original report unless as detailed below;

Condition 2: Surface Water Treatment.

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a **Suitable** Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- I. Detailed designed of the surface water management system;

- II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- IV. Details of adoption responsibilities.

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within Core Strategy Development Plan Policy CS10, Local Plan Policy ENV4 and the National Planning Policy Framework.

5. The applicant confirmed that they would be providing an attenuation tank based system. The Councils Drainage Engineer confirmed that a goecellular/tank system is still considered a SuDS component. However for clarity the word sustainable has been substituted by the word suitable.

Condition 04: Initial Site Access

6. This condition has been removed. The Highways, Transport and Design Manager has confirmed that the condition was a standard condition and was not in this case required as the access to the Site is existing.

Condition 06 Hard Landscaping

No development shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority.

This shall include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details **before practical completion of the store or in respect of soft landscaping completed in the first planting season following practical completion of the store**. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

7. The applicant requested that the reference to the 12 months build time be removed, in the event that delays were encountered during the construction phase. With the agreement of the Highways, Transport and Design Manager the wording has been revised to require the hard landscaping to be carried out before the practical completion and the soft landscaping in the first planting season following practical completion.

CONCLUSION

13. The minor revisions to the recommended conditions do not alter the purpose of the conditions as originally proposed or the recommendation of the main report, which is that the application be approved with conditions.

Director of Economic Growth and Development
Contact Officer Helen Boston Telephone No 01642 526080

WARD AND WARD COUNCILLORS

Ward Stockton Town Centre

Ward Councillor(s) Councillor Paul Kirton

Ward Councillor(s) Councillor Di Hewitt

IMPLICATIONS

Financial Implications:

As report.

Environmental Implications:

As 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

Supplementary Planning Documents

SPD1 – Sustainable Design Guide

SPD2 – Open Space, Recreation and Landscaping

SPD3 – Parking Provision for Developments

SPD4 – Conservation and Historic Environment Folder

SPD6 – Planning Obligations