

**DELEGATED**

**AGENDA NO 6**

**PLANNING COMMITTEE**

**23 October 19**

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

**19/0678/OUT**

**Myton House Farm, Ingleby Way, Ingleby Barwick**

**Application for outline planning permission with some matters (appearance, landscaping, layout and scale) reserved for the erection of five units for A1/A2/A3/A5 and D1 use and ancillary development on land adjacent to Myton House Farm, Ingleby Way, Stockton-on-Tees.**

**Expiry Date: 28 October 2019**

**UPDATE REPORT**

**SUMMARY**

1. This report updates the report for agenda item 6.

**Petition**

2. Since the publication of the Agenda the Local Planning Authority have been in receipt of a Petition against the proposed development, the petition contains 1915 signatures. Members are advised that Under the Councils Scheme of Delegation a petition constitutes one letter of objection.

**Crime Prevention and Architectural Liaison Officer – Consultation Response**

3. No Objection, however some concerns have been raised. The Officer has requested that consideration is given to the final design in respect of the position and layout of the proposed units to increase natural surveillance. In response to the known anti-social behaviour issues within the area the Officer has requested that the developer work with them through the design stage to adopt the principles of Secured by Design. It is proposed that the following condition be imposed, should Members be minded to approve the application;

*Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Crime Prevention & Architectural Liaison. Once approved, the development shall be carried out in accordance with the agreed details.*

*Reason: In the interest of ensuring a suitable level of amenity.*

### **Proposed Re Wording of Condition 05**

5. A number of typos have been noted within the wording of Condition 05. The revised condition has been included below;

*No more than a total of two units at any one time shall fall within use classes A3 and/or A5 as defined by the Town and Country Planning Use Classes Order 2015. Notwithstanding the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order) no use within any class other than A1, A2, A3, A5 or D1 shall be permitted.*

*Reason: To define the consent and in the interests of controlling the extent of retailing provision and controlling the use within the extent of the retail impact assessment and sequential assessment.*

### **CONCLUSION**

6. No new matters have been raised as a result of the petition that have not already been addressed within the Officers Report.

7. 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**

<b>Ward</b>	<b>Ingleby Barwick West</b>
<b>Ward Councillor</b>	<b>Councillor Ken Dixon</b>
<b>Ward Councillor</b>	<b>Councillor Ross Patterson</b>
<b>Ward Councillor</b>	<b>Councillor Kevin Faulks</b>

### **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  
SPD3 – Parking Provision for Developments  
SPD7 - Shop Front and Advertisement Design Guide

