

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
3 JUNE 2020
REPORT OF DIRECTOR,
ECONOMIC GROWTH AND
DEVELOPMENT**

18/1459/REM

**Land Off Roundhill Avenue, Ingleby Barwick, Stockton-on-Tees
Reserved matters application for a residential development comprising of 65 houses
and associated access and landscaping.**

Expiry Date 5 June 2020

UPDATE REPORT

Following on from the original report additional comments have been received which are addressed below. In addition, there is a suggested change to the ecology condition so that it ties in with the condition on the outline permission and an additional condition to allow hedgehog friendly fencing to be installed.

Change to Condition 4

Ecological Checking Survey

Prior to the commencement of any site works, a checking survey for the presence of protected species and suitable habitat shall be undertaken and appropriate mitigation measures, if different from the original survey, shall be submitted to and approved in writing by the local planning authority. Site works shall be carried out in complete accordance with the updated survey unless otherwise agreed in writing by the local planning authority.

Additional Condition

Hedgehogs Fencing;

Notwithstanding the submitted information, prior to the erection of any fencing details of the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs shall be submitted to and be approved in writing by the Local Planning Authority. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

Additional Objectors

Letters of objection have been received from the following residents which relate mainly to the loss of the open space. All comments raised have been addressed in the main report or at outline stage and do not change the recommendation.

Mr Steven Barugh 37 Summerfield Grove, Thornaby, Stockton-on-Tees TS17 0JW
Mr Adam Kearney 23 Sennybridge Grove, Ingleby Barwick, Stockton-on-Tees TS17 5HJ
Mrs Hannah Kearney 23 Sennybridge Grove, Ingleby Barwick, Stockton-on-Tees TS17 5HJ
Mrs Melissa Davies 47 Marchlyn Crescent, Ingleby Barwick, Stockton-on-Tees TS17 5DP
Mr Ian Taylor 16 Rowen Close, Ingleby Barwick, Stockton-on-Tees TS17 5DX
Mrs Claire Stones 29 Thirlwall Drive, Ingleby Barwick, Stockton-on-Tees TS17 0GG

Pumping Station

Comments have been received in relation to the pumping station and associated pipework. The applicant has confirmed that the rising main is a cast iron twin rising main. The locations have been surveyed accurately using GIS surveying, the proposed site layout ensures no dwellings are within the easement of the rising main and it does not need relocating.

The applicants do not know the pressure within the rising main, however regardless of what this pressure is they do not expect any changes. The rising main is staying in situ and will not be altered. The levels around the pumping station are being retained with only some topsoil for landscaping outside of the easement area being added. The pumping station is staying within the ownership of NWL who have undertaken a condition survey on the rising main to confirm it is acceptable to construct dwellings nearby.

In terms of noise, this was considered at outline stage and there is a low level noise exerted at the pumping station itself, this is currently audible when stood adjacent the pumping station with no background noise however, not to any level which would cause concern. Once you move away from the pumping station to the location of the proposed housing, the pumping station cannot be heard. This is even more prevalent from the ground levels of the pumping station being substantially lower than the proposed housing.

Overall it is not considered the pumping station or pipework is a constraint to the development as proposed and appropriate measures will be taken by the applicant and Northumbrian Water to ensure the infrastructure is protected.

Dropped Kerbs

The provision of dropped kerbs at crossing / appropriate locations will be considered through the Section 38 Agreement with the local highways authority.