

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

3 JUNE 2020

UPDATE REPORT

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

18/0195/OUT

Land Adjacent To Low Lane and Thornaby Road, Thornaby, Stockton On Tees Residential Development comprising up to 200 homes and including provision of a Neighbourhood Centre, Multi-Cultural Centre, Primary School, Open Space and Means of Access

SUMMARY

Since the original report to planning committee, a further three letters of objection have been received as detailed in the report below. No new substantive issues have been raised and the material planning considerations remain as set out in either the committee report or the original report to members on the 31st July 2019, unless otherwise addressed below;

In addition a Heads of Term missing from the Committee Report, this is in relation to bus services and bus stops, which is reflective of discussions with the agent/applicant.

RECOMMENDATION

That planning application 18/0195/OUT be approved subject to conditions, informatives and Heads of Terms outlined in the committee report and the additional Head of Terms below;

HEADS OF TERMS

- Provision of bus services and bus stops to serve the development.

PUBLICITY

An additional three letters of objection have been received to the application from those identified below;

- Mr Brian Lewis - 5 Beech Grove, Maltby, Stockton-on-Tees TS8 0BL
- Richard Daniels - Lea Close, High Lane, Maltby
- Cllr Ted Strike – Ingleby Barwick East Ward

- Increased traffic on congested network
- Reference to buses is irrelevant as no one uses them in this area
- Access should be via Thornaby Road not Low Lane
- Reduction/removal of cycle paths as Ingleby has excellent cycle pathway and additional houses should meet the same or improved standards.
- Cycling should be encouraged for students attending the two secondary schools and the leisure centre
- Need for further housing
- Potential recession leading to drop in demand for new housing

MATERIAL PLANNING CONSIDERATIONS

1. Whilst comments with regards to the loss of cycleways are noted, for clarity, the loss of the footpath is a recreational route which would not be the same as the footpath/cycleways seen elsewhere through the Ingleby Barwick settlement. Instead this is a route which would likely be an informal path which is unlikely to be suitable for the majority of cycles.
2. As detailed in the committee report the key question is whether **the lack of the footbridge makes the proposal so inherently unsustainable that it alone means the application should be refused.**
3. As detailed at para 7 of the committee report, the recreational nature of the intended connection, means it would not have been a route that would have catered for all and cannot be attributed the same weight as a typical footpath/cycleway connection.

**Director of Economic Growth and Development
Contact Officer Simon Grundy Telephone No 01642 528550**

WARD AND WARD COUNCILLORS

**Ward Ingleby Barwick East
Ward Councillor(s) Councillors Sally Ann Watson; Alan Watson; and Ted Strike**