

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

UPDATE REPORT

10th February 2021

**REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES**

20/0191/EIS

**Land To The East Of Yarm Back Lane, Stockton-on-Tees,
Hybrid planning application comprising of 1) full application for the erection of 969 dwellings with associated infrastructure, access, landscaping, open space, SUDS and 2) Outline application for proposed primary school with all other matters reserved.**

SUMMARY

Since the original report to the Committee, 2 letters have been received and summarised in the report below. Additionally, comments from one of the neighbouring Ward Councillors (David Minchella) have also been received and these are detailed below also.

Whilst the new comments received are noted it is considered that no fundamental new issues have been raised and therefore the material planning considerations remain as outlined in the original committee report to Members

In addition, further discussions have taken place with the applicants over the Heads of Terms and associated implications should the Council not secure the Housing Infrastructure Fund (HIF). Therefore, some additional wording is included to clarify that the agreed overall contributions are predicated on the Council being successful in securing the HIF funding. Additional changes are included to the overall contribution due to a typing error and an area of clarity for the overall S.106 offer. To help identify those changes to the Heads of Terms, they are denoted by an underline in the relevant section below;

RECOMMENDATION

That planning application 20/0191/EIS be approved subject to those conditions and informatives included within the original committee report (unless otherwise identified below) and the applicant entering into a Section 106 Agreement in accordance with the updated Heads of Terms detailed below;

HEADS OF TERMS

The developer is required to enter into a section 106 agreement in accordance with the terms highlighted within West Stockton Strategic Urban Extension (SUE) Masterplan and policy and subject to those terms identified below being dependant on the Council securing the Housing Infrastructure Fund (HIF).

- To contribute the sum of approximately £9.6M towards the proportionate share of required infrastructure in broad accordance with the West Stockton Masterplan
- Provide land to the value of £1,700,000 to deliver the primary school and Elton Interchange works
- Affordable Housing provision at 12.4% (120 Units)
- Local labour agreement

With the detailed breakdown of such terms and contributions to be delegated to the Director of Finance, Development and Business and Services for final agreement. In the event that HIF is not secured the Director has authority to vary the section 106 agreement accordingly to ensure appropriate contributions are made in broad accordance with the SUE masterplan and policy.

N.B The proportionate share may be used to prioritise and bring forward any key piece(s) of infrastructure in line with the requirements of the West Stockton Masterplan.

PUBLICITY

A further two letters of objection have been received from Christine Flanders 28 Ravensworth Grove and Sally Bennett 286 Surbition Road. Both objectors have previously written in objection of the application and comments are considered in the body of the report. In summary the concerns raised within the latest objections include;

- Proposed boundary treatment;
- Highway safety;
- Highway Capacity
- Loss of rural Land
- Impact on wildlife.

It is considered that the above concerns have been addressed within the Committee Report and through the recommended conditions.

Local Ward Councillor David Minchella

I have the following objections.

- 1) I have particular reservations about the additional vehicle movements during peak rush hour times that would place an undue strain on the present road infrastructure. The junctions of Darlington Back Lane, Darlington Lane and Harrowgate Lane in particular.
- 2) The above increase would then be expected to create a back pressure, encouraging traffic movement into and through Felton Lane and Marske Lane.
- 3) Increased traffic along Harrowgate Lane will lead to an increase in air pollution and noise pollution for residents living along Harrowgate Lane and partially in Leam Lane and Marske Lane. Additionally, increased air pollution has shown to have a negative effect on childrens' mental and physically wellbeing and thus pupils at Outwood Academy would also be negatively affected.
- 4) At present pedestrians attempting to cross Harrowgate Lane and access Mitre Public House must cross two lanes of vehicular traffic. An increase in traffic will only increase the barriers of access for elderly and vulnerable individuals in the community.

Director of Finance, Development and Business Services
Contact Officers Fiona Bage/Helen Boston

WARD AND WARD COUNCILLORS

Ward	Fairfield
Ward Councillor	Councillor Bill Woodhead MBE
Ward Councillor	Councillor Maurice Perry