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Helen Boston,
Principal Planning Officer,
Stockton-on-Tees Borough Council,
Dunedin House,
Columbia Drive,
Thornaby,
Stockton-on-Tees,
TS17 6BJ

13th November 2024

Dear Helen,

RE: STONEY WOOD LOCAL CENTRE, LAND WEST OF MAYNARD GROVE WYNYARD VILLAGE (LPA REF: 24/0430/REM)

Following the planning committee's decision to defer the application at the committee meeting on 6th November 2024, we are writing today to provide additional information regarding the proposals for consideration.

As you are aware, the planning committee expressed a desire for further community consultation regarding the proposals. However, the applicant considers that the proposals have been well-consulted on previously. Prior to submitting the outline application, the applicant undertook community consultation. The outline application was then consulted on by Stockton Borough Council, and this reserved matters application was also consulted on by yourselves. The applicant has reviewed all comments received and tried to address reasonable concerns where possible.

Uses

As discussed previously, no end users have been finalised and won't be until planning permission is secured. The exact mix of uses will however be confirmed prior to the occupation of the individual units, in accordance with condition 6 of the outline consent. However, it is envisaged that the units will be occupied by local businesses, such as a café/restaurant, bakery, deli, butcher, florist or similar (Use Class E), or a convenience store (Use Class F2) or potentially a takeaway (Sui Generis) use, but this will ultimately be dictated by the market.

It should also be noted that conditions 6 and 7 of the outline consent will control the uses of the individual units going forward, so a unit would not be able to change use, nor be subdivided or amalgamated without the applying for the relevant planning permission from Stockton Borough Council.

Medical Centre/GP Surgery

Whilst it is acknowledged that local residents have expressed a desire for a GP surgery, and there is a requirement for this to be delivered on the wider site under application 13/0342/EIS, the NHS were consulted on the parent outline consent to this reserved matters application, and they requested a financial contribution to be paid to improve appointment capacity in Sedgfield. Furthermore, the s.106 agreement for application reference 13/0432/EIS sets out that *"a doctors surgery shall have been constructed in accordance with a detailed design to be submitted to and approved in writing by the council as part of a Reserved Matters Application or detailed planning application PROVIDED THAT the Owners have procured approval to the construction and funding of the Doctors Surgery by the appropriate public health authority"*.

To confirm, application reference 13/0342/EIS is a separate planning consent and there is no requirement to deliver a GP surgery under outline consent 20/2408/OUT.

Gateway House, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH



The applicant does, however, provisionally have an operator lined up to provide a medical facility. Whilst this will be a private facility, this would support the delivery of NHS services to the local area and is in line with the NHS's current operating model. The facility will provide elective NHS, self-pay and insurance contracted treatments, including, but not limited to, dermatology, radiology, gynaecology, paediatric cardiology, allergy clinic, diabetes clinic, urology and neurology. This use will however be confirmed prior to occupation of the unit, in line with condition 6 of the outline planning consent.

Community Centre

The Local Centre will also include a community centre. The s.106 agreement requires this to be a minimum of 100sqm. The community centre has now been increased in size compared to what was previously presented to members through the inclusion of a first floor meeting room, bringing the total floor area to 175sqm (75% more than required by the s.106 agreement). As discussed previously, once constructed, this will be handed over to and ran by Wynyard Estates, who will be responsible for managing bookings and maintaining the facility.

Servicing

We have also listened to members concerns regarding servicing and deliveries to the local centre and are now proposing a loading bay on the site frontage, to cater for delivery vehicles. To deter other vehicles parking in the layby, a traffic regulation order (e.g. 'loading only') could be introduced, supported by the appropriate lining and signage. This is set out further in the Service and Delivery Management Plan, compliance with which can be controlled via a suitably worded planning condition.

Refuse will still be collected from the site. This will however be once a week and by a private collection, which will allow for better control over the time of collection. This will be scheduled to occur during off-peak hours, to avoid conflict with customers and peak traffic on the wider local highway network. This arrangement has been accepted previously by Highways Officer and is common practice for developments of this nature and has been accepted on other small scale local centres across the country, including elsewhere in Stockton. It is considered that this will not have an unacceptable impact on safety within the car park.

The following revised planning drawings have been submitted to pick up on the above changes:

- PL-LC-03_REVD - Proposed Site Plan;
- PL-LC-04_REVD - Hard Landscaping Plan;
- PL-LC-05_REVC -Eastern Block Floor Plan;
- PL-LC-06_REVC - Eastern Block Elevations;
- PL-LC-07_REV - Western Block Floor Plans;
- PL-LC-08_REVD - Western Block Elevations;
- PL-LC-GN-01 Rev B – General Management Plan;
- Service Management Plan 13.11.24

Conclusions

The development proposals have been updated following consideration by the comments made by planning committee. The community centre has been enlarged, taking the total floor area to 175sqm (75% more than required by the s.106 agreement), and amendments have been made to the service and delivery management plan. This illustrates the willingness of Cameron Hall Developments to work proactively with the Council to deliver a scheme that balances the needs to wider local community with the concerns raised by members at Planning Committee.



We trust this information is of assistance and allows Stockton Borough Council to now support the scheme. Should you have any queries in the meantime, please do not hesitate to get touch.

Yours sincerely,

A handwritten signature in black ink that reads 'Louise Wood'.

Louise Wood
Principal Planner