

DELEGATED

AGENDA NO
PLANNING COMMITTEE

DATE 21st June 2006

REPORT OF CORPORATE DIRECTOR OF
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

06/0766/OUT

JASMINE FIELD, FOREST LANE, KIRKLEVINGTON
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
Expiry Date 11th July 2006

SUMMARY

Outline planning permission is sought for a residential development at Jasmine Fields Kirk Levington. The details submitted initially related to the access and siting for the site, however, the applicant has amended the application to relate only to the principle of the development and the access, leaving siting, design, external appearance and landscaping to be considered under reserved matter applications.

The proposed development is served off a recently completed development of 12 dwellings.

The application submission is supported with the submission of a Protected Species Report a Flood Risk Assessment and a Traffic Assessment.

A total of 69 letters of objection from residents have been received in respect to the proposal. Objections to the application are mainly based on traffic concerns relating to inadequate junctions onto Forest Lane and the A67, increased traffic levels, pedestrian safety, the nature of the highway network, the development of a greenfield site, the impact on the character of the village, sustainability and impact on privacy and amenity.

The proposal relates to the development of a designated housing site within Kirklevington village. It is considered the proposed development can achieve adequate access to the site for such use whilst makes provision for the implementation of a road safety scheme considered to be required as an impact of further residential development within this area. Sufficient survey information has been submitted to consider the flood risk element of the proposal whilst consideration of the ecological survey remains outstanding.

Subject to adequate information and detail being submitted to meet the requirements of the recommended conditions it is considered that the proposed development is in accordance with policies GP1, HO2c, HO3, EN30 and TR9 of the Stockton on Tees Local Plan.

Recommendations:

It is recommended that application 06/0766/FUL be conditionally approved subject to the applicant entering into a Section 106 agreement for a commuted lump sum for the provision of an off site road safety scheme.

- 01. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.
Drawing Number(s): - SBC0001, SBC0005**

Reason: To define the consent.

- 02. Application for the approval of reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission.**

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

- 03. Approval of the details of the siting, design and external appearance of the building(s), and landscaping of the site, shall be in accordance with the details of a scheme to be submitted to, and approved in writing by the Local Planning Authority, before development commences.**

Reason: To reserve the rights of the Local Planning Authority with regard to these matters.

- 04. No development shall take place on the site until a phased programme of archaeological work has been completed in accordance with a written scheme of investigation, which is first to be submitted to and approved in writing with the Local Planning Authority.**

Reason: As the land is of historic significance the specified record is required to mitigate impact.

- 05. Full details of the proposed means of disposal of surface water and foul drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted and shall be provided in accordance with the approved details before the development is brought into use.**

Reason: To achieve a satisfactory form of development.

- 06. No trees or landscaping on the site shall be lopped, topped, pruned or felled until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall indicate those areas of landscaping to be retained and a scheme for their protection in accordance with BS5837.**

Reason: In the interests of visual amenity.

- 07. During construction of the scheme hereby approved there shall be no operation of plant outside the hours of 8.00a.m. - 6.00p.m. Weekdays, 8.00a.m. - 1.00p.m. Saturdays and at no times on Sundays or bank holidays.**

Reason: To avoid excessive noise and disturbance to the occupants of nearby properties.

- 08. During the construction phase of the development there shall be no burning of waste on the site.**

Reason: To protect the amenity of the occupants of nearby properties.

- 09. Prior to works commencing on site a scheme for a temporary car park to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented on site and brought into use**

during the initial construction phase to provide in curtilage parking for persons working on the site.

Reason: In the interests of highway safety

- 10. No development shall be commenced until details of all the means of enclosure on the site have been submitted to and approved by the Local Authority. Such means of enclosure as agreed shall be erected before the development hereby approved is occupied.**

Reason: In the interests of a visual amenity.

- 11. Notwithstanding details shown on the plans hereby approved, prior to any works commencing on site, a scheme of ground levels and finished floor levels for all properties within the development shall be submitted to and approved in writing by the Local Planning Authority. The dwellings shall be built in accordance with these approved details.**

Reason: To ensure the proposed development takes into account the levels of the surrounding residential properties.

- 12. No Development hereby approved shall commence on site until a Phase 1a+b desk study investigation to involve hazard identification and assessment has been carried out, submitted to and approved in writing by the Local Planning Authority. The study must identify industry and geologically based contaminants and include a conceptual model of the site. If it is likely that contamination is present a further Phase 2 site investigation scheme involving risk estimation shall be carried out, submitted to and approved in writing by the Local Planning Authority prior to any development hereby approved commences on site.**

Reason: To ensure the proper restoration of the site.

- 13. No development hereby approved shall commence on site until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. No Development hereby approved shall commence until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.**

Reason: To ensure the proper restoration of the site.

HEADS OF TERMS

A commuted lump sum of £55,000 is required for the provision of off site highway safety scheme on the A67.

THE PROPOSAL

- 1. Outline planning permission is sought for the principle of residential development and its associated access. The site lies on the northern edge of Kirk Levington, behind properties fronting Forest Lane and adjacent to a recently constructed development of 12 dwellings. The access is to be taken from the turning head of the recently completed development.**

2. The initial submission had indicated the siting of properties and the internal highway layout, although this element has now been removed from the scheme, with the intention of dealing with this as a reserved matter.

CONSULTATIONS

The following Consultations were notified and any comments they made are below: _

Councillors

Parish Council

Summarised:

The Parish Council objects to the proposed development on the following grounds

- The proposed development would take place on a greenfield site in a rural village,
- It is noted that at the time the Local Plan was last updated an excess of 275 dwellings had received planning consent over and above the requirement of 6700 for the duration of the plan. As such, there is no demonstrable need for the development.
- The development will increase traffic volumes leading to further congestion and use of the Forest Lane / A67 junction which has already been cause of significant concern, resulting in several serious accidents in the last twelve months.
- The access is in close proximity to the pre school playgroup, which has no safe permanent crossing, and to the primary school. This is a material concern in view of the increased traffic and construction traffic, which would occur.
- Safety of residents is already compromised by the pavements along Forest Lane, which are already too narrow. This is a problem, which will be exacerbated by the development.
- The submitted ecological survey identifies the development could have an effect on Great Crested Newts, Bats, Nesting birds and badgers.
- The proposed development will be adjacent to existing dwellings in Forest Lane and will in places directly overlook those dwellings. This will have an impact upon the amenity and enjoyment of those residents and represent an intrusion in their privacy.

Environmental Health Unit

Has no objection in principle to the development, however, has concerns regarding environmental issues and would recommend conditions be imposed on the development should it be approved which relate to contaminated land study and remediation works and construction hours on site.

Engineers And Transportation

The proposed development will need to be designed and constructed in accordance with the Council's Design Guide and Specification (Residential & Industrial Estates Development) current Edition and to that end I would comment as follows;

The proposal is for an additional 15 dwellings served from an existing junction on Forest Lane, which currently serves 12 dwellings. The visibility available from the Jasmine Fields junction with the proposed build outs is acceptable given prevailing vehicle speeds and the number of properties proposed to be served.

A 5.5m road width on Forest Lane is acceptable given the HGV prohibition and one-way loop bus service operating through Kirklevington.

The Transport Statement's conclusion with respect to pedestrian links in the village is acceptable.

The Transport Statement's summary with regard to Road Safety is acceptable.

A safety scheme on the A67 Thirsk Road is proposed; the scheme will involve a reduction in the speed limit, associated signing, road markings and street lighting. It is considered appropriate for a contribution of £55k to be paid by the developer towards the scheme by means of a section 106 agreement.

The Council has no specific information regarding any flooding of this site. The applicant is advised to make local inquiries.

Development Plans Officer

Landscape Officer

Summarised:

Screen planting will be required along the boundaries of the site, particularly along the southern boundary and a continuation of the hedge along the north boundary. This should be in the form of native hedgerows and tree planting.

Public open space provision is a requirement for this site. The open space indicated on the drawings cannot be accessed from the proposed adopted highway therefore I presume that the area is to be managed privately. If it is the intention of the applicant that the open space is to be considered for title transfer, then the following requirements should be addressed:

The open space is of insufficient area to successfully support active recreation. The applicant should therefore illustrate how ball games are to be deterred.

Alternatively, a strong landscape buffer should be provided between the open space and the private dwellings, along with enclosure of the frontages of the dwellings.

The area should be easily accessible from the adopted highway.

The existing hedgerows are an important feature of the site and they should be protected in accordance with BS 5837: 2005 (recommendations) Trees in relation to Construction and the applicant should note that:

No changes in levels within the branch spread of the hedge will be allowed.

Where roots are encountered only hand digging will be allowed.

Compaction to the root spread must be avoided and protective fencing should be erected.

Overall, I have no objection to the application in principle. However confirmation of the areas for title transfer are required.

Northumbrian Water Limited

Have given a standard response in respect to surface water and foul drainage discharges, connections of such and information relating to adoption of sewers. It is also indicated that there is a public sewer running through the site and an easement will be required for this.

Northern Gas Networks

English Nature

English Nature objects to the proposal as insufficient information has been provided with the application to demonstrate whether or not the development would have an adverse effect on species especially protected by law. Our concerns relate to Great crested newts but assessment is also required for other protected and BAP species and habitats.

The Environment Agency

The Agency has no objections to the proposed development but wishes to make the following comments:

It is unclear from the application as to the number of parking spaces, therefore should there be more than 20, the Agency would request trapped gullies are installed. Alternatively, the applicant may wish to consider the use of a more sustainable method of drainage surface water from the development. The use of soak aways, grassed swales or permeable pavements would remove the need to install oil interceptors or trap gullies, providing the drainage arrangements will not result in pollution on controlled waters. Further details can be obtained from the local Environment Agency Office, the Environment Agency website at www.environment-agency.gov.uk or CIRIA Report C522.

This operational development is proposed is within Flood Zone 1. Due to the size and nature of the proposal the Agency has standard advice for this planning application consultation. As this is the case the proposal falls within the Flood Risk Standing Advice Matrix issued to your Authority. These are the formal comments of the Agency in relation to this application. Further information regarding the matrix and guidance can be found at www.pipernetworking.com

This advice clearly recommends that a Flood Risk Assessment (FRA) is required for this development in line with Planning Policy Guidance Note 25. The Agency recommends that the LPA should be satisfied that the FRA fully considers the impact of surface water drainage from the site.

Cleveland Archaeologist Section

Consider there to be archaeological remains at the site and require a condition to be attached, which requires necessary archaeological works to be undertaken prior to development commencing.

Care For Your Area

Neighbours were notified and any comments received are below (if applicable): -

A total of 69 letters of objection have been received in respect of the proposal. Objections have been received from residents of the following areas of Kirklevington,

Ash Grove, Braeside, Field House Lane, Forest Lane, Grove Bank, Hall Moor Close, Jasmine Fields, Manor Garth, Penders Lane, Pump Lane, St. Martins Way, Strathmore Drive, The Green, Town End Close, Westlands,

Objections are summarised as follows;

Highways related objections

- Forest Lane is little more than a country lane and cannot cope with additional traffic and congestion, particularly when school traffic is at its busiest.
- The pavements are inadequate along Forest Lane along which lies the school, playgroup, play area and village hall. Pedestrians are vulnerable because of this.
- The access from the development site onto Forest Lane is inadequate to carry this amount of traffic whilst the existing speed humps along Forest Lane are ineffective.
- Traffic in the village has been made worse over recent years through a one-way system being implemented in Pump Lane and as a result of other developments within the village and surrounding area.
- Commuters use the village as a short cut route to the A19.
- Although the numbers are reduced from the earlier proposal, the size of properties is increased and as such numbers of vehicles per property is likely to be more. Therefore it is unlikely that there will be a reduction in vehicles using the site as a result in the reduced number of dwellings being proposed.

- The junction of Forest Lane with the A67 is accepted as a dangerous spot where extreme caution is required in the interests of safety. There have been 8 accidents at the junction of forest Lane since last Christmas and 11 since Christmas 2004.
- There is inadequate visibility for vehicles at both the Jasmine Fields / Forest Lane junction and the Forest Lane / A67 junction.
- Young pedestrians, cyclists and horse riders use Forest lane and the adjoining road network all of whom will be put at risk as a result of the development.
- The existing access to the site is downhill and vehicles will have difficulty in controlling their speed, particularly in icy conditions. Furthermore, this road is not conducive to use by construction traffic and will compromise the safety of residents and users of the street.
- There should be a separate access for construction traffic.

Privacy and amenity issues

- 2 and 3 storey houses will be overlooking no's 26 and 28 Forest Lane.
- The development will be un-neighbourly
- The development will result in a loss of light and privacy to adjoining properties.

General issues

- Archaeological interest in the area should not be disturbed or destroyed.
- The development will generate more children who currently hang around the streets with nothing to do.
- The Local Authority refused planning permission for 4 houses at 42 Forest Lane in 1989. Clearly any development of Jasmine Fields will cause more traffic than that created by 4 properties.
- The proposed site is subject to frequent flooding in the winter.
- The village has reached its capacity in terms of development whilst there is no shortage of properties within the village.
- There is no demonstrated need for further housing in Kirklevington.
- The drainage system in the area is inadequate and currently omits noxious gasses. This will be made worse as a result of the proposal.
- Why develop an idyllic greenfield site, which is vital habitat to many animals and plants when there are perfectly acceptable brownfield sites in the Borough.
- Detrimental impact on character of the area
- Government policy dictates greenfield sites should not be developed while brownfield sites are available
- There has been significant developments elsewhere in the village some of which have not been sold yet.
- It will threaten the natural environment, destroying wildlife.
- The development will not interact with the remainder of the village.
- Construction traffic resulting in congestion and safety issues, blocking the highway, leaving mud on the roads.
- Kirklevington will become a large commuter estate
- The site is not sustainable as there are no local services such as shops or Post Offices and therefore there is a reliance on motor vehicles.
- The destruction of ancient hedgerows and woodlands should not be permitted.
- To permit an established community to expand by over a third in a short time without any increase in amenities or with regard to outdated infrastructure jeopardises the whole fabric of the village.
- Development should halt in the village to retain its essential character.

PLANNING POLICY CONSIDERATION

Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be

determined in accordance with the Plan, unless material planning considerations indicate otherwise.

The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

Policy HO2c

Residential development is proposed on the following new sites:

Position	No. Dwellings	Area (HA)	1997
BILLINGHAM			
(a.) HIGH GRANGE AVENUE	30	1.2	30
HILTON			
(b.) FALCON WALK	15	1.2	15
KIRKLEVINGTON			
(c.) FOREST LANE	25	2.3	25

Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

Policy EN30

Development, which affects sites of archaeological interest, will not be permitted unless:

- (i) An investigation of the site has been undertaken; and
- (ii) An assessment has been made of the impact of the development upon the remains; and where appropriate;
- (iii) Provision has been made for preservation 'in site'.

Where preservation is not appropriate, the Local Planning Authority will require the applicant to make proper provision for the investigation and recording of the site before and during development.

Policy EN6

Development proposals likely to result in harm to a protected plant or animal species or its habitat will not be permitted unless satisfactory provisions for these species have been made.

Policy TR9

New developments for housing, employment, shopping or community facilities should be located and designed to enable the provision and convenient use of public transport services.

MATERIAL PLANNING CONSIDERATIONS

3. The key issues to consider in determining the proposal relate to the principle of residential development on the site, the access and highway implications associated with the proposal, likely impacts on wildlife and other general matters.
4. Objection has been raised in respect to affects on privacy and amenity, overlooking, dominance and the proposal not being in keeping with the existing properties. In view of this being an outline application seeking permission only for the principle and the means of access, it is considered impacts on elements such as privacy and amenity cannot be considered under this application.

The application is considered as follows;

Principle of development

5. The site is currently in agricultural use, falls within the limits to development as defined within the Stockton on Tees Local Plan, whilst is designated within the Local Plan as a housing site. As such, the principle of developing the site is considered to accord with Policies HO2c and HO3 of the Borough Local Plan.
6. Objection has been raised, suggesting the land is a greenfield windfall site where there would not necessarily be a presumption in favour of residential development. Windfall sites are those, which amongst other things, have not been designated within the Local Plan. As such, it is considered this site cannot be considered as a green field windfall site.

Access and highway implications

7. The proposed development would be served via the turning head of an existing access off Forest Lane. This road currently serves the recently developed properties at the jasmine fields site.
8. Significant numbers of objections have been received in respect highway safety implications mainly with regard to visibility splays associated with the Forest Lane and A67 Junctions as well as the nature of Forest lane itself as a highway, having either narrow or non existent pavements in places. Objectors consider these elements to be inadequate for the purpose of serving additional development whilst consider allowing the development would place pedestrians, including children, at risk of accident, particularly as there is a play group and primary school within the immediate vicinity. It is further stated by objectors that there have been several vehicle related accidents within recent years.
9. The Head of Integrated Transport and Environmental Policy has produced a report to show that at the junction of Forest Lane and the A67 only 2 slight accidents have occurred since May 2003. It is advised however that this figure relates only to injury accidents as against damage only accidents.

10. A Transport Assessment has been submitted with the application which has been considered by the Head of Integrated Transport and Environmental Policy. Amongst other elements, the assessment considers the junction with Forest Lane and with the A67, the achievable visibility splays and the impact of the proposed traffic. Having considered this submission the Head of Integrated Transport and Environmental Policy considers that the additional development as proposed by this application would be acceptable subject to the provision of a highway safety scheme to be undertaken on the A67. The applicant has accepted this requirement and has agreed to enter into a S.106 agreement for the payment of a commuted sum of £55,000, which will allow the scheme to be undertaken.
11. Objections are raised in relation to the duration of the construction period and the associated construction traffic, the potential road safety issues this will raise as well as impacts such as mud left on the highways. Objection is also raised that there is only one access for construction traffic, indicating that there should be two. Although these matters are clearly issues which raise concern for the local residents, they are accepted impacts of any construction site and it is considered these elements should not adversely affect the determination of the proposal.

Protected species

12. Additional information has been submitted by the applicant in respect to the ecological survey work undertaken. English Nature has been consulted on this information and their response is pending. It is expected that no objection will be raised from English Nature subject to mitigation work being undertaken in respect to the protection of any protected species. This matter will be reported to committee within an update report.

Impact on area in general

13. Kirklevington is a village with a significant cross section of housing types and designs, ranging from the limited historic core of houses, to the more modern housing developments, which have been undertaken over previous years. As such, it is considered that there is no specific vernacular design of architecture, which would be required from a scheme on this site, and development within this area should be achievable without having any significant impacts on the surrounding area.

Flood risk

14. The site falls within a Flood Risk Zone 1 area. The Environment Agency have raised no objection to the proposed development indicating that the developer should install trapped gullies or alternatively consider a more sustainable method of draining the surface water from the development. The Environment agency have also advised that a Flood Risk assessment is required, and it is the Local Planning Authority that should be satisfied that the Flood Risk Assessment fully considers the impact of surface water drainage.
15. The Environment Agency do not respond in respect to Zone 1 Flood Risk Assessments whilst Northumbrian Water have advised they would not wish to comment specifically in respect to the flood risk assessment.
16. The applicant submitted a flood risk assessment in respect to the previous application, which they have advised, would relate for this proposal as it relates to the same geographical area. The findings of the assessment indicate that the site will produce an increase in surface water run off over and above the natural greenfield rate. It is indicated that the watercourse should be protected from this through the provision of a surface water storm tank (storage container), which has a capacity of approximately 85 cubic metres. This should offer protection against flooding during a 1 in 100 year storm event. The outfall for the tank is intended to utilise the existing outfall associated with the adjoining development at Jasmine fields.

17. Local residents have made comment in respect to flooding of the site and have submitted photographs, which show waterlogged areas within the site. However, in view of the findings of the Flood Risk Assessment and subject to an adequate drainage scheme and surface water attenuation scheme being designed in detail and implemented in accordance with conditions attached, it is considered the issue of flooding will be adequately addressed.

Archaeology

18. The site falls within an area of Archaeological Significance as defined within the Borough Local Plan. Tees Archaeology has indicated their acceptance of the findings of an earlier archaeological survey carried out on the site. This survey indicates medieval features survived in the southern section of the site which are fragile remains and which would be destroyed by the proposed development. However, Tees Archaeology advise that the remains should not preclude the redevelopment of the site although in order to ensure adequate recording takes place it is suggested a condition is attached which requires a full archaeological record to be made of the southern part of the site prior to the development commencing. Subject to meeting the requirements of this condition it is considered the proposal would accord with the requirements of Policy EN30 of the Borough Local Plan relating to archaeological remains.

Sustainability

19. Objection is raised in respect to the limited services and provisions the village has to offer, suggesting that residents would have a reliance on the motorcar.
20. The site falls within a village where there is a school, a playgroup, public house, village hall, vehicle repair garage and which has public transport connections to the wider area. These afford the village with a degree of sustainability, although elements such as leisure, employment and shopping are lacking. As such, Kirklevington could not be considered to be a highly sustainable area and would undoubtedly require any new residents to travel for some of their daily demands and requirements, although as stated there is a bus service within the village. In view of this it is considered the proposal would generally accord with Policy TR9 of the Borough Local Plan.
21. This is the last remaining designated housing site within Kirklevington whilst further development other than small-scale infill is unlikely to be achievable within the defined limits of development without demolition taking place. In view of the site being a designated housing site within the local plan and there being a degree of provision and service within the village it is considered that the limited sustainability of the village would not be sufficient reason to justify refusal of the proposal.

Drainage

22. Objection has been raised based on the existing inadequacies of the drainage system in the area indicating that smells already emit from this. It is considered by objectors that the system is already at capacity.
23. Northumbrian water have not raised any issues with the capacity levels of the drainage systems or any objection to the proposal other than to advise there is an existing public sewer within the site which will require a 3m easement either side. It is considered this can be achieved within the layout of the site, which would be considered at reserved matters stage.
24. In view of their being no objection to the proposal from Northumbrian Water it is considered the proposed development should not have any adverse impacts on drainage in the area subject to an appropriate scheme of surface water and foul drainage being submitted. This has been conditioned accordingly.

Previous appeals decisions

25. Objectors make reference to appeal decisions within the village relating to proposals for development dating back by some 15 years or more. In view of the timescales involved and the change in Policies as a result of the adoption of the current Local Plan as well as changes in highways related guidance it is considered this proposal should be assessed on its own merits and against the current guidance as relevant.

CONCLUSION

26. The proposal relates to the development of a designated housing site within Kirklevington village. It is considered the proposed development can achieve adequate access to the site for such use whilst makes provision for the implementation of a road safety scheme considered to be required as an impact of further residential development within this area.
27. Sufficient survey information has been submitted to consider the flood risk element of the proposal whilst consideration of the ecological survey remains outstanding.
28. Subject to adequate information and detail being submitted to meet the requirements of the recommended conditions it is considered that the proposed development is in accordance with policies GP1, HO2c, HO3, TR9 and EN30 of the Stockton on Tees Local Plan.

Corporate Director of Development and Neighbourhood Services

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Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Ward

Ward Councillor

Ward Councillor

Ward Councillor

Yarm

Councillor B Jones

Councillor Mrs J. Beaumont,

Councillor A B L Sherris

Appendix Reference 1 – Site Location Plan

