

DELEGATED

AGENDA NO.

PLANNING COMMITTEE
6th DECEMBER 2006

REPORT OF CORPORATE DIRECTOR
OF DEVELOPMENT AND
NEIGHBOURHOOD SERVICES.

06/2593/OUT

Land at Low Lane, Ingleby Barwick, Stockton on Tees

Outline application for mixed use including family pub, playbarn, lodge and children's nursery

Expiry date: 12th December 2006

Summary:

The application site lies to the southeast of the existing settlement of Ingleby Barwick and is currently an open field bounded by hedgerows. The site lies adjacent to Low Lane to the south with a small collection of residential and commercial properties opposite. A small farm, known as 'Little Maltby Farm' and residential property 'Leven Lea' also lie to the northeast/east of the site respectively.

The site has previous planning history in that originally this area was envisaged as being village 7 of Ingleby Barwick. This was later removed from the masterplan and more recently the site has gained approval for an 18-hole golf course and driving range, although the latest consent recently expired in September 2006.

This application seeks outline planning consent for a mixed-use development on the site. The proposal is to provide approximately 4,700 sq.m of floor space and include provision for a family pub, playbarn, lodge and children's nursery.

Recommendations:

Planning application 06/2593/OUT to be refused for the following reasons:

- 01. The proposed development would result in the loss of a greenfield site, which would be contrary to National Planning Policies, the Regional Spatial Strategy and the Tees Valley structure Plan in which the promotion of previously developed land is encouraged in order to minimise the amount of greenfield land to be taken for development.***
- 02. In the opinion of the Local Planning Authority, the development of the site for commercial purposes, because of the close proximity of an existing residential use, would be unsatisfactory and inappropriate and would result in lower amenity standards prevailing in the area, contrary to policy GP1 of the adopted Stockton on Tees Local Plan.***
- 03. The proposed development within an area designated as Green wedge in the adopted Stockton on Tees Local Plan would be***

contrary to the provisions of Policy EN14 of the adopted Local Plan and ENV14 of the Tees Valley Structure Plan which states that development will not be permitted which detracts from the open nature of the landscape so as to threaten, by itself or cumulatively, the local identity of the areas separated by the green wedge.

- 04. *In the opinion of the Local Planning Authority the proposed development would be detrimental to the open character of the site, harming the visual amenities of the locality and is contrary to policies GP1 and EN14 of the adopted Stockton on Tees Local Plan.***
- 05. *In the opinion of the Local Planning Authority the applicants have failed to satisfactorily demonstrate through submitting an Archaeological Evaluation that the proposed development would not have a detrimental impact on archaeological remains in the area, contrary to policy EN30 of the adopted Stockton on Tees Local Plan and ENV10 of the adopted Tees Valley Structure Plan. .***

Policies GP1, EN11, EN14, EN30, EN32a and REC9 of the adopted Stockton-on-Tees Local Plan, Planning Policy Guidance 4: Industrial, commercial development and small firms, Planning Policy Guidance No. 16: Archaeology and planning, Planning Policy Guidance No. 25: Development and Flood Risk, Planning policy Statement 1: Creating Sustainable Communities and Planning Policy Statement No.6: Planning For Town Centres.

Background;

1. Originally this area was envisaged as being village 7 of the current residential settlement that is Ingleby Barwick; this was later removed from the masterplan and the development of Ingleby Barwick as a whole.
2. More recently the site has gained approval for an 18-hole golf course and driving range; originally approved in 1992 the planning consent was re-established in 1997 and renewed in 2000 and 2003, although the latest consent has recently expired in September 2006.

The Proposal;

3. The application site lies to the southeast of the existing settlement of Ingleby Barwick and is currently used as an open field bounded by hedgerows. The site lies adjacent to Low Lane to the south with a small collection of residential and commercial properties opposite. A small farm, known as 'Little Maltby Farm' and residential property 'Leven Lea' also lie to the north-east/east of the site.
4. Outline planning consent is sought to establish the principle of a mixed-use development on the site. The proposal is to provide approximately 4,700 sq.m of floor space and include provision for a family pub, playbarn, lodge and children's nursery. The applicants wish only for the access and layout of the proposal to be considered, with all other matter reserved for a future application.

Consultations

5. The following Consultees were notified and any comments they made are below

Local Ward Councillor – David Harrington

I have received a number of concerns about this application from residents living in High Leven, Hilton, Maltby and Ingleby Barwick. The main concern expressed is the further loss of green wedge and its immediate impact on High Leven and Maltby as, if this application was approved by SBC, Ingleby Barwick would move further towards these communities.

The second main concern relates to the impact on the local area by the additional traffic caused as a direct result of this development. Although a protected right-turn is provided on the plans, without adequate safeguards in place, residents cannot understand how traffic leaving the development turning right onto Low Lane (heading towards Ingleby Barwick and Yarm) can proceed across the highway in a safe manner. The proposed junction is opposite an entrance to a row of houses at High Leven and near to the already expanded Spar Shop/Petrol Station.

Together with the letters already submitted to SBC by residents and other interested parties, I hope these comments will be taken into consideration when determining the application.

The Head of integrated Transport and Environmental Policy

The growth factors used assumed for 2004 - 2008 appear to be low for a location such as Ingleby Barwick.

Junction capacities should be checked for a future design year of 2018, 10 years after the opening of the development.

A more robust trip rate prediction should be made through the production of 85th %ile trip rates for the public house, hotel and nursery.

Low Lane / Barwick Way has not been accurately modelled. Maximum queue lengths in the am peak are ten times greater than those predicted in the Arcady model.

Traffic surveys used for the basis of the TA are inaccurate because since they were carried out there has been further development which will have resulted in an increase in traffic flows through the Low Lane / Barwick Way roundabout. There is also committed development in Ingleby Barwick, which should also be considered within the TA. Travel patterns have also changed on local roads due to the relocation of Ingleby Mill School to a site just North West of the Low Lane / Barwick Way roundabout.

Sustainable transport has not been adequately covered within the TA; further information is required on existing public transport and cycleway infrastructure.

The proposed access is in close proximity to a minor road dwelling access opposite, which is not acceptable.

The geometry of the ghost right turn facility is not acceptable and should be in line with TD42/95.

Provision of features should also be considered in order to prevent overtaking manoeuvres past the new access.

It is for the reasons stated above that I cannot support the outline proposal.

The Environmental Health Unit

Further to your memorandum regarding the above, I have no objection in principle to the developments at this outline planning stage. However at a more detailed stage it may be necessary to recommend conditions to: -

1. Restrict possible noise/odour nuisance.
2. Prevent disturbance to adjacent residential premises during construction by dealing with this matter through a Prior Consent under the Control of Pollution Act 1974.
3. Prevent light disturbance by ensuring lighting provided be arranged so as not to shine directly towards any dwelling, being shielded to prevent light spillage beyond the boundary of the property.
4. Carry out a site investigation for past contaminative uses and put forward a scheme to deal with any contamination, which is approved by the Local Planning Authority.
5. Ensure adequacy of drainage given the public sewer is some distance away from the development at present.

Ingleby Barwick Parish Council

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

A development of this nature on this site would be contrary to the adopted Stockton on Tees Local Plan, as the site is designated as Green Wedge Local Plan Policy EN14.

Local Plan Environment Implementation Objective 4 to control the expansion of built up areas.

1. Control of development outside the limits to development, and within green wedges.

Local Plan Glossary Green Wedge

Tracts of open land extending from the open countryside into the urban area, maintaining separation between specific settlements and communities and contributing to amenity and wildlife protection.

Development on this site would extend the urban sprawl into the open countryside and is therefore totally inappropriate, as it does not comply with the regulations for Green Wedge.

It is essential that the separation is maintained between specific settlements in order that surrounding villages are able to maintain their rural identity.

The sheer scale of the proposed development on the size of the site is another issue in itself. This proposal would be much more suited to a town rather than a rural area.

This application if approved would increase the traffic problems on Low Lane, which is already heavily congested and has a number of black spots. There is provision for 180 car parking spaces, which would indicate that the developers expect a significant flow of traffic in and out of the site.

There are a number of accesses within close proximity of the site, including the entrance to a busy veterinary surgery and the new filling station with Spar supermarket which already causes hold ups on the approach to the Low Lane/Barwick Way roundabout.

This proposal would increase the amount of traffic going through an already congested Ingleby Barwick and will generate even more cars within the proximity of the new Ingleby Mill Primary School. Also, there a

Northern Gas Networks

No objections but require the developer to contact them to discuss their requirements, as there may be apparatus in the area.

Northumbrian Water Limited

A trunk main may be located within the site; the trunk main must be accurately located before work starts on the site and protected during and after construction work. Northumbrian water will object to any new buildings, structures, tree planting or alteration of the land within at least 7 metres of the main.

Foul and surface water must be on separate systems; all connections to public sewers must be carried out by Northumbrian Water

NEDL

No objections but refer the developer to the Health and Safety Executives publications on working with and in and around electricity.

The Environment Agency

The Environment Agency are satisfied that the additional information is satisfactory and removes their initial objection, providing the following condition is included within any planning approval.

Condition: No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding.

It is noted in the information provided that SUDS schemes will be looked into as a first option. If a SUDS scheme is viable then we strongly recommend that this takes precedence as the drainage option.

Highways Agency

PTI has produced a transport statement to support a planning application for development of land adjacent to Low lane, Ingleby Barwick in Stockton-on-Tees. However, there are some issues within the transportation statement which require further consideration before the application is deemed to be acceptable on highway and transportation grounds. These are as follows:

- * To supply 85th percentile trip rates instead of average trip rates for those uses that need to be recalculated. To include the TRICS output data in Appendix D.
- * To produce a materiality assessment
- * Details of how calculations for the play barn traffic generation have been determined from TRICS
- * Produce a travel plan and assess alternative modes of transport to the site.
- * Produce a gravity model from traffic generation.

Tees Archaeology

This area of Ingleby Barwick has a rich archaeological heritage. The area to the immediate north was subject to archaeological evaluation in 1997 as part of a planning application for a golf course. This identified a Bronze Age settlement (HER 4027) site with evidence of human burial in the form of a cremation (HER 4028). In addition the new school site to the immediate west was also found to contain important archaeological remains in a predetermination evaluation in 2003. These remains consisted of an Iron Age building (HER 4985) with a later Anglo-Saxon cemetery (HER 4986).

I am surprised that the applicant has not considered the impact of the proposal upon archaeological remains when assessing the site and advise that the council request an archaeological evaluation in support of the planning application. The evaluation should take the form of an archaeological field assessment of the site which would involve both non-invasive and invasive archaeological techniques including geophysical survey followed by trial trenching. The results of such an exercise would allow the council to take an informed decision of the impact of the proposal on archaeological remains and allow a reasonable planning decision to be made. This is in line with the advice given in PPG 16 'Archaeology and Planning' and the Stockton-on-Tees Local Plan.

I would be happy to provide a brief for this work along with a list of archaeological contractors who are able to tender for the works.

English Nature

Thank you for consulting Natural England on the above proposal. Your letter was received by this office 18 September with no supporting ecological survey or mitigation proposals. Natural England is therefore unable to provide informed and substantive advice regarding this proposal.

Development Plans Officer

It is understood the applicant seeks outline planning permission for the development of a family pub, playbarn, lodge and children's nursery at Low lane, Ingleby Barwick. This would result in a mix of A4 and D1 uses. The site is outside Ingleby Barwick Local Centre, and part of an area allocated as a green wedge and a recreation area.

PPS6 paragraph 1.8 identifies "Town Centre uses". Part of this definition includes D1 and D2 uses with the statement expressing those included within the definition as being, "leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, health and fitness centres, indoor bowling centres and bingo halls)". The Government's key objectives for town centres are to promote their vitality and viability by planning for their growth and promoting/enhancing existing centres, an objective that is shared by the recently adopted Stockton Borough Council Alteration No.1

Policy S1 in Alteration No.1 lists Myton Way, Ingleby Barwick as a Local Centre, together with Neighbourhood Centres at the Beckfields Centre, and the Lowfields Centre. The policy seeks "to direct new retail development and other town centre uses within the centres" in a town, district, local and neighbourhood centre hierarchy, "in order to protect and enhance their vitality and viability".

The proposed location is in an area designated as a 'Green Wedge', which are open spaces allocated to maintain the separation of communities within the built up area, and to improve its appearance. The Local Plan suggests they may be suitable to accommodate outdoor sport and recreation uses.

The fact that the proposed site is outside the defined Local Centre, within the Green Wedge, and within an area designated as a country park, there are a number of objections on policy grounds. Similarly, the development would contradict national and local guidance that seeks a sequential approach to development.

Landscape Officer

The site is a large area of gently undulating grassland bounded by mature hedgerows. The hedges, particularly along the south boundary, are significant and should be retained in their entirety. There is an extensive visibility splay and highway alterations indicated on the site plan. This extension in width to the highway will require the removal of large sections of the existing hedgerows to both sides of the proposed entrance. This removal is not acceptable.

Additionally, the site is located within the Green Wedge, as highlighted within the Local Plan and the purpose is to ensure the open aspect of the land is maintained. The site has also been identified in the council's emerging open space audit and as such has been established as green corridor.

I object to the application for the reasons as mentioned above.

If however consent is granted for the scheme, full landscape details should be provided to the following minimum standard:

- A. A detailed landscape plan for hard construction indicating materials and construction methods.
- B. Full boundary treatment details.
- C. A detailed planting plan indicating soil depths, plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management.
- D. Detailed tree / hedge survey of the site and land adjacent to the site.
- E. Full details of the hedge protection measures should be submitted for approval and should be erected, to the satisfaction of the council, prior to any

works commencing on site. Details should include the type of fencing and should also confirm the precise alignment on the Site Plan.

I trust you find this in order. However should you have any queries please do not hesitate to contact me.

6. The application has been advertised on site and in the Local Press as well as individual letters being sent to neighbouring residents. The neighbour consultation period expired on the 26th October 2006. 53 letters of objection have been received to the proposed development.

The main issues raised in the letters of objection are detailed below:

- Loss of green wedge/contrary to policy EN14
- Increase traffic/worsen existing problems
- Loss of the open nature of the site
- Impact on privacy
- Increase in pollution
- Would create noise and disturbance
- Impact on property value
- Similar facilities located nearby
- Should be located within community not on the periphery
- Attract anti-social behaviour
- Offers no enhancement to the area
- Loss of wildlife habitat

Planning Policy Considerations

7. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans are the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP).
8. The following planning policies are considered to be relevant to the consideration of this application:

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 EN11

The planting of trees, of locally appropriate species, will be encouraged within the area indicated on the proposals map as community forest. In considering applications for planning permission in the community forest area, the Local Planning Authority will give weight to the degree to which the applicant has demonstrated that full account has been taken of existing trees on site, together with an appraisal of the possibilities of creating new woodland or undertaking additional tree planting. In the light of the appraisal the Local Planning Authority will require a landscaping scheme to be agreed which makes a contribution to the community forest.

Policy EN 14

Within the following green wedges, development will not be permitted which detracts from the open nature of the landscape so as to threaten, by itself or cumulatively; the local identity of the areas separated by the green wedge.

- (A.) River Tees floodplain from Surtees Bridge, Stockton, to Yarm;
- (B.) Leven Valley between Yarm and Ingleby Barwick;
- (C.) Bassleton Beck Valley between Ingleby Barwick and Thornaby;
- (D.) Stainsby Beck Valley, Thornaby;
- (E.) Billingham Beck Valley;
- (F.) Between north Billingham and Cowpen Lane Industrial Estate.

Policy EN 30

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 situ'. 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 EN32a

Proposals for new development will not be permitted within Flood Zones 2 or 3 as shown on the Proposals Map, or other areas identified as at risk of flooding, unless the applicant can demonstrate by means of a Flood Risk Assessment and sequential tests that: -

- i) There is no alternative site at no risk or at lower risk of flooding; and
- ii) There will be no increased risk of flooding to the development; and
- iii) There will be no increase in risk of flooding elsewhere as a result of the development.

Where permission is granted for development in flood risk areas, or for development that would increase the risk of flooding, appropriate flood alleviation or mitigation measures, to be funded by the developer, must be undertaken.

Policy REC9

Outdoor recreational developments will be permitted in the green wedges and in the countryside provided that:

- i.) they do not result in the irreversible loss of grade 1, 2 or 3a agricultural land; and

- ii.) Buildings are sited, designed and landscaped to complement the surroundings; and
- iii.) There is no undue disturbance to occupiers of nearby properties or other countryside users; and
- iv.) The road network is capable of accommodating the Development

The following planning policy documents are also considered to be relevant to this decision:

Planning Policy Guidance 4: Industrial, commercial development and small firms
Planning Policy Guidance No. 16: Archaeology and planning
Planning Policy Guidance No. 25: Development and Flood Risk
Planning policy Statement 1: Creating Sustainable Communities
Planning Policy Statement No.6: Planning For Town Centres

Material Planning Considerations

9. The main planning considerations of this application are the impacts on planning policy, the character of the area, amenity of neighbouring properties, access and highway safety, flood risk and archaeological features.

Principle of Development;

10. The application site lies within the defined limits to development and is situated on land allocated as green wedge under policy EN14c of the adopted Local Plan. The application is subject to national planning guidance, the Regional Spatial Strategy (RSS), the Tees Valley Structure Plan and Local Plan policies GP1, EN11, EN14, EN30, EN32a and REC9.
11. Planning Policy Statement 1: Creating Sustainable Communities (PPS1), Planning Policy Statement 6: Planning For Town Centres (PPS6) and the Regional Spatial Strategy (RSS) outline the need for achieving sustainable forms of development and detail an emphasis on encouraging town centre uses within defined centres, enhancing the vitality and viability of Town Centres and maximising the opportunity to use modes of transport other than the car. PPS6 and the RSS specifically outline the requirement for adopting a sequential approach to site selection.
12. Policy SUS2 of the Tees Valley Structure Plan highlights criteria for sustainable development and encourages Tees Valley authorities through their local plans and development control decisions to encourage development in locations which minimise the need for travel, maintain and enhance the vitality and viability of town and district centres and re-use vacant land.
13. Given that the application site is a greenfield site formally used as agricultural land, is located out of centre and it would be situated away from easily accessible modes of public transport, the proposed development is viewed to be located in a sequential poor site and is viewed to be contrary to national and regional planning guidance and policy SUS2 of the Tees Valley Structure Plan.
14. In terms of the Stockton on Tees Local Plan the proposed development lies within an area designated as 'green wedge' and community forest. Policy EN14(c) of the Stockton on Tees Local Plan and also policy ENV14 (x) of the

adopted Tees Valley Structure Plan seek to maintain the separation of existing communities and development that detracts from the open nature of the site will not be permitted. It is considered that the proposed development would narrow the existing break between Teesside Industrial Estate and the Ingleby Barwick and High Leven settlements detracting from the open nature of the site and thereby threatening the individual identity of each of these communities, particularly Ingleby Barwick and High Leven. The development is therefore judged to be contrary to policy EN14 of the Local Plan and policy ENV14 of the Tees Valley Structure Plan.

Character of the Area;

15. At present the site is laid to grass and is well screened by hedgerows and retains an open and agricultural character. Whilst the recent residential development of Ingleby Barwick may encroach onto the existing open character of the site and surrounding fields, it is considered that the development of the site would intensify the level of built development in the area, harming the existing visual break between Ingleby barwick and High Leven.

16. Although no elevations have been provided to demonstrate the appearance of the proposed development, the overall level of built form is highlighted on the submitted layout and is asked to be considered at this stage. It is considered that the existing break between Ingleby Barwick and High Leven is now an established part of the character of the area and helps to soften the built developments neighbouring the application site. It is considered that the level of development proposed and associated parking significantly detracts from the existing character of the site and would be detrimental to the visual amenities of the locality as a whole and therefore is contrary to policy GP1 of the adopted Stockton on Tees Local Plan

Amenity of the Neighbouring Properties;

17. The proposed development would be situated in excess of 100 metres from the properties on Regency Park, in excess of 50 metres to properties of High Leven and approximately 20 metres to Leven Lea. On the whole it is considered that the residents of these properties will not suffer any significant loss of privacy. However, a service yard is proposed to be situated adjacent to Leven Lea. Given the type of vehicles utilising the service yard and the close proximity to this residential property the implications from noise and disturbance from commercial operations is such that it would have a detrimental impact on the residents of this property and is therefore contrary to policy GP1 of the Local Plan.

18. Many objectors have also raised the issue of noise and disturbance caused by the development, it is accepted that a development of this nature may have some implications of noise and disturbance both during construction and once the development has been established. Although planning conditions restricting the hours of construction and hours of operation of the site would sufficiently address any potential impacts on the amenity of the majority of the neighbouring premises, the relationship and impacts between the proposed development and Leven Lea would not be addressed sufficiently.

Access and Highway Safety;

19. Although the applicants have provided a transport assessment to support the application both the Head of Integrated Transport and Environmental Policy and The Highways Agency have stated that additional information is required in order to fully assess any impact. The requirements have been passed to the applicants and a revised statement has been submitted. Although no formal response has been received from either consultee on this information at present, any objections/concerns may result in an additional reason for refusal of the application on highway safety grounds.
20. Many objections have been received in relation to the impact the proposed development may have on traffic congestion and highway safety in the locality, these concerns are appreciated and without formal responses on the revised information it is difficult to determine whether or not the development would have a detrimental impact on highway safety.

Flood Risk;

21. The Environmental Agency have received additional information in relation to the surface water run off and have now removed their objection to the scheme, subject to a planning condition being imposed on any approval given. It is considered that there are therefore no significant impacts on flood risk and the development accords with policy EN32a of the Local Plan.

Archaeological Features;

22. Tees Archaeology has commented that they require an archaeological assessment of the site. The applicant has been advised of this issue although no assessment has yet been provided. As the application currently stands the applicant has failed to satisfactorily demonstrate that the proposed scheme would adversely impact on archaeological features/remains on the site and is considered to be contrary to policy EN30 of the Stockton on Tees Local Plan and Policy ENV10 of the Tees Valley Structure Plan.

Other Issues;

23. Many of the objectors have questioned the need for another public house in the area, as there are several situated nearby. It is not the role of the Local Planning Authority however, to limit competition and question the need for the development proposed.
24. The concerns over the impact on property prices are appreciated although this is not a material planning consideration and cannot therefore be considered as part of this application.

Conclusion

25. In conclusion it is considered that the proposed development would harm the visual amenities of the area, threaten the open nature of the site and threaten the separation between Ingleby Barwick, High Leven and Thornaby. The applicants have also failed to demonstrate that the proposal will not harm existing archaeological features. The proposal is therefore considered to be contrary to policies GP1, EN14, and EN30 of the Local Plan and is recommended for refusal.

Contact Officer: Simon Grundy
01642 528550

Financial Implications

As report.

Environmental Implications

As Report

Community Safety Implications

N/A

Human Rights Implications

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

Background Papers

Stockton-on-Tees Local Plan

Planning Policy Guidance 4: Industrial, commercial development and small firms

Planning Policy Guidance No. 16: Archaeology and planning

Planning Policy Guidance No. 25: Development and Flood Risk

Planning Policy Statement No.6: Planning For Town Centres

Ward and Ward Councillors

Ingleby Barwick East Ward

Councillors K Faulks, D Harrington and A Larkin