

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**DATE 23 JULY 2008**

**REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**08/1268/FUL**

**Preston Hall Museum, Preston Park, Yarm Road**

**Erection of single storey workshop block with toilets and restroom to relocate blacksmith and farrier, a two storey museum storage building to accommodate reserve collection and large exhibit items not on public display and external works including service yard and walls/gates.**

**Expiry Date 24 July 2008**

#### **SUMMARY**

- 1.0 The application seeks planning permission for a single storey workshop building and a two-storey museums storage/collections building at Preston Park.
- 1.1 The main consideration of the application is the affect of the proposal on the appearance of the listed Preston Hall and amenities of its parkland setting.
- 1.2 The structures will allow the Hall to operate more effectively as a museum through improved storage and collection provision and the proposals form part of a wider Heritage Lottery bid for the hall and park. The buildings have been designed to minimise their bulk and ensure they do not adversely impact on the character and setting of the hall or the views towards the hall from the surrounding park.
- 1.3 There is an outstanding issue concerning bats and it is recommended that the application be delegated to the Head of Planning for determination subject to confirmation from Natural England that there is no impact on bat species or appropriate conditions to mitigate any impact and the conditions set out below.

#### **RECOMMENDATION**

***Planning application 08/1268/FUL to be delegated to the head of Planning and Environment for determination subject to the outstanding issues being resolved and the following conditions:***

##### **01 APPROVED PLANS**

***The development hereby approved shall be in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.***

***Plan Reference Number Date on Plan***

<b>REPORT</b>	<b>8 July 2008</b>
<b>20-200 REV G</b>	<b>8 July 2008</b>
<b>20-204 REV A</b>	<b>8 July 2008</b>
<b>90-100 REV E</b>	<b>8 July 2008</b>
<b>BAT SCOPING SURVEY</b>	<b>16 June 2008</b>
<b>100/102</b>	<b>29 May 2008</b>
<b>90-102</b>	<b>29 May 2008</b>
<b>SBC 003</b>	<b>20<sup>th</sup> May 2008</b>
<b>20-100 REV F</b>	<b>20<sup>th</sup> May 2008</b>
<b>20-103</b>	<b>20<sup>th</sup> May 2008</b>

**Reason: To define the consent.**

**02. EXTERNAL MATERIALS**

**Notwithstanding any description of the materials in the application no development will be commenced until precise details of the materials to be used in the construction of external walls and roofs of the building(s) have been approved in writing by the local planning authority.**

**Reason-To enable the local authority to control details of the proposed development**

**03. ENCLOSURE & STREET FURNITURE**

**Notwithstanding the proposals detailed in the submitted plans**

- a) All means of enclosure including;**
  - b) Any requirement for earthwork retention;**
  - c) Any street furniture associated with the development**
- shall be submitted to and approved in writing by the Local Planning Authority before the development commences. Such means of enclosure, retention and street furniture as agreed shall be erected before the development hereby approved is occupied.**

**Reason: In the interests of the visual amenities of the locality**

**04. SCHEME FOR ILLUMINATION**

**Full details of the method of external illumination**

- a) Siting,**
- b) Angle of alignment;**
- c) Light colour**
- d) luminance of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.**

**Reason: To enable the Local Planning Authority to control details and in the interests of the amenities of the adjoining residents, Highway Safety and the protection of sensitive wildlife habitats.**

**05. EXISTING AND PROPOSED LEVELS**

**Prior to the commencement of development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any proposed mounding and or earth retention measures (including calculations where such features support the adopted highway). Such details shall have regard to existing vegetation and the surrounding landform and shall be submitted to and**

approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Attention should be given to

Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity of the area, the living conditions of nearby residents or integrity of existing natural features and habitats.

**06 LANDSCAPING – SOFTWORKS**

Notwithstanding the proposals detailed in the submitted plans, no development shall commence until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This shall be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the Local Planning Authority in writing in the first planting season following:

- a) commencement of the development
- b) or agreed phases
- c) or prior to the occupation of any part of the development

and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

**07 LANDSCAPING – HARDWORKS**

Notwithstanding the proposals detailed in the submitted plans, the development shall not commence until the means of external finishing materials of all hard landscaped areas including roads and footpaths has been submitted to and approved in writing by the LPA.

Reason: To enable the LPA to control details of the proposed development, and to improve the appearance of the site in the interests of visual amenity

**08. RETENTION OF EXISTING TREES, SHRUBS AND HEDGES**

Notwithstanding the proposals detailed in the submitted plans, no tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved plans, without the written authorisation of the Local Planning Authority. Any tree, shrub or hedge or any tree/shrub or hedge planted as a replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained.

**09. TREE PROTECTION**

Notwithstanding the proposals detailed in the submitted plans, no development shall commence until a scheme for the protection of trees (Section 7, BS 5837:2005) has been submitted to and approved in writing by the Local Planning Authority. The

requirements of Stockton-on-Tees Borough Council in relation to the British Standard are summarised in the technical note ref INFLS 1 (Tree Protection).

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality which should be appropriately maintained and protected.

## **INFORMATIVE**

### **RETAINED TREES PROHIBITED WORKS**

The following works are not allowed under any circumstances:

- No work shall commence until the approved Tree Protection Barriers are erected.
- No equipment, signage, structures, barriers, materials, components, vehicles or machinery shall be attached to or supported by a retained tree.
- No fires shall be lit or allowed to burn within 10 metres of the canopy spread of a tree of within the Root Protection Zone.
- No materials shall be stored or machinery or vehicles parked within the Root Protection Zone.
- No mixing of cement or use of other materials or substances shall take place within the Root Protection Zone or within such proximity where seepage or displacement of those materials or substances could cause them to enter the Root Protection Zone.
- No unauthorised trenches shall be dug within the Root Protection Zone.
- No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

The proposal has been considered against policies Stockton on Tees Local Plan 1997 GP1, EN28, EN7 and TOUR 1 of the local plan and it is considered that the scheme accords with these policies in that the proposal will help to create an improved visitor attraction by improving the existing museum facilities and will not adversely impact on the character or appearance on the listed hall or the amenities of the parkland setting and wider special landscape area and there are no other material considerations which indicate that a decision should be otherwise.

## **BACKGROUND**

- 2.0 The property is the grade II listed Preston Hall and associated grounds, Preston Park. The current storage sheds are listed by virtue of their age and location within the curtilage of the hall although they have no architectural or historic merit. An associated application for demolition of these buildings has been submitted (08/1269/LBD)
- 2.1 The Hall and Park is in the ownership of the Local Authority and a scheme is being developed for redevelopment of the hall and park to improve the visitor offer and to carry out repairs and alterations to the hall to restore its historic character and its landscaped setting.

## **PROPOSAL**

- 3.0 The application seeks planning permission for the erection of single storey workshop block with toilets and restroom to relocate the existing blacksmith and farrier from the period

street. A two storey museum storage building is also proposed, to accommodate reserve collection and large exhibit items not on public display and external works including service yard and walls/gates.

- 3.1 The new buildings will be of brick and slate construction. The replacement buildings will create much improved storage provision for the revitalised museum and park and a new purpose built workshop for the existing blacksmiths and tinsmith who currently operate from the end of the period street will also be created in a separate unit.

## **CONSULTATIONS**

The following Consultations were notified and any comments received are set out below:-

### **Natural England**

- 4.1 Outstanding objection, are currently reviewing the additional scoping report and information and comments are to follow.

### **Urban Design Engineers**

### **Highways Comments**

- 4.2 This application does not increase vehicle movements and there is adequate manoeuvrability for service vehicles required to gain access. The provision of cycle parking is acceptable and a disabled car parking space close to the building entrance accessed via the courtyard is also acceptable, therefore we raise no objections.

### **Landscape & Visual Comments**

- 4.3 The Proposed Site Plan drawing has been amended, relocating the new buildings further away from the mature trees adjacent to the site area, following the applicant's discussions with the council's arboricultural officer.
- 4.4 This revised layout provides a distance of approximately 8.6m from the nearest tree, which is now acceptable. Younger and trees of a lower quality are located directly adjacent to the north boundary. The application proposes to remove these trees, which is also acceptable however replacement planting should be carried out as part of the development.
- 4.5 Overall, support the application and request conditions on enclosure, street furniture, levels, hard and soft landscaping and tree protection measures.

### **British Waterways**

- 4.6 The site is located on the buffer zone identified, it has no impact on the waterway and we have no comments.

### **Northumbrian Water Limited**

- 4.7 No objections

### **Egglescliffe Parish Council**

- 4.8 Have requested an extension to the consultation period until their meeting of the 14<sup>th</sup> of July. Any comments received will be provided in an update to members at the committee meeting.

### **Environmental Health Unit**

- 4.9 No adverse comments

### **PUBLICITY**

- 5.0 Neighbours were notified by means of letter, site notice and press advert and no comments were received.

### **PLANNING POLICY**

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

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)*.

The following planning policies are considered to be relevant to the consideration of this application:-

#### **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.

**EN28-** Development which is likely to detract from the setting of a listed building will not be permitted.

#### **Policy EN7**

Development which harms the landscape value of the following special landscape area will not be permitted:-

- (a) Leven Valley
- (b) Tees Valley
- (c) Wynyard Park.

## **Policy TOUR1**

Further development of the heritage theme will be permitted at Preston Park provided that:

- (i) There will be no detrimental effect on the character and appearance of the area and amenity of neighbouring uses; and
- (ii) Adequate provision is made for vehicle access, parking and safe pedestrian movement.

## **PPS 9- Biodiversity and Geological Conservation**

### **SITE AND SURROUNDINGS**

- 6.0 The proposed development is situated towards the end of the period street situated at Preston Hall within the curtilage of the listed hall and in Preston Park.
- 6.1 The hall is used as a museum and offices for Stockton Borough council and the park is used for a variety of leisure uses.
- 6.2 The sheds are located towards the service end of the original Georgian hall, which has later Victorian extensions and associated outbuildings including a stable block which is noted to have high value in association with the early development of the hall.
- 6.3 There is a Victorian brick boundary wall to the front and rear and a mature tree belt situated to the rear of the proposed buildings.
- 6.4 The site is screened from the wider park area by mature trees, an existing service road and area of hard standing used as staff parking is located in front of the buildings.

### **MATERIAL PLANNING CONSIDERATIONS**

- 7.0 The main consideration of the application is the affect of proposed new buildings on the character and appearance of the grade II listed Preston Hall and the impact on the amenity of the parkland and wider special landscape area.
- 7.1 The existing sheds are also listed by virtue of their association with the hall and the loss of these buildings will also be considered.
- 7.2 Associated applications for Listed Building Consent for demolition of the sheds (08/1269/LBD) and an application for Listed Building Consent for internal works to the hall (08/1267/LBC) have also been submitted which are determined by the Secretary of State.
- 7.3 The applications have been submitted in support of a heritage lottery bid for the hall and park which would see multi million pound investment into the park in the next few years.
- 7.4 The current storage buildings are two large and unsightly industrial asbestos sheds approximately, 10m by 30m and 15.5m by 18m. Although serving a purpose by means of storage, these buildings do nothing to enhance the hall or root it in its setting. They undoubtedly detract from its character of the hall and its setting although are separated by the main hall by the Period Street constructed in the early 1970's.
- 7.5 A conservation statement has been provided for the hall by the North of England Civic Trust in support of a current Heritage Lottery bid which emphasises that the storage sheds have no merit and are unsympathetic additions to the park.

- 7.6 The sheds are considered unsightly structures of no historic or architectural merit and their removal and replacement with appropriate alternatives is supported in order to restore the setting of the hall. The existing buildings will be demolished and consideration given to recycling the concrete material from the demolition to provide sub-base for the new development. The asbestos cladding material will be carefully removed and disposed of by a licensed contractor prior to commencement of other works.
- 7.7 The new buildings have been designed to blend with the vernacular style of the adjacent Victorian buildings being retained with new materials and detailing chosen to match or compliment those in the period street.
- 7.8 The requirements of museums storage brings the needs to minimise daylight and ensure controlled temperatures and conditions. The buildings have therefore been designed with little window openings. They also have to be large to accommodate larger museums pieces and measure approximately 20m by 7m and 5m by 17m.
- 7.9 It is therefore appreciated that they are large structures with minimal detailing however they been orientated on site to minimise their bulk and appearance from the wider parkland and where possible appropriate detailing has been introduced to add interest.
- 8.0 A large tree belt including a mature oak and sycamore, sit behind the existing workshop building. The workshops will be situated to the rear of the new storage buildings towards the mature tree belt and the new building measuring 6m by 22m has been sited to ensure no adverse impact on these mature specimens in line with the submitted arborist's report. Several conditions will also be placed on the approval to ensure no adverse impact during works or from the new build.
- 8.1 Preston Park lies within a special landscape area; this policy seeks to protect the special landscape character of those areas. Due to the existing buildings on site being unsympathetic with the setting and the new build being more appropriate for the context and due to high levels of screening from existing mature planting it is not considered there will be an adverse impact on the designated special landscape area.
- 8.2 The buildings are not therefore considered to have any adverse impact on the setting of the hall or its outbuildings and there design is considered acceptable in terms of their end use and appearance.
- 8.3 There is presently adequate space for visitor vehicle parking and these proposals do not include any additional visitor parking. Existing staff parking adjacent to the site will be retained and an additional accessible parking space is proposed within the new courtyard to cater for staff with impaired mobility.
- 8.4 The design team have no adverse comments in relation to the proposal which is considered to be adequately served by the existing access and parking arrangements.
- 8.5 Natural England has commented that the works proposed although not affected by the demolition and new built may impact on bats roosting in the main hall. A bat scooping survey has been prepared in support of the application. This highlights that no roosts were located within these buildings however significant bats issues have been noted in the remaining buildings at Preston Park and further survey work is proposed for these areas.
- 8.6 In order to satisfy the concerns of Natural England and the requirements of the Habitats regulations 2007, the local authority is awaiting confirmation that Natural England has no objection to the works to the outbuildings.



- 8.7 Surface water drainage from the new building and courtyard will be directed to the existing water courses which discharge into the River Tees. The surface water drains in the new courtyard will discharge into the surface water courses via a petrol interceptor and Northumbrian water has no objections to the proposal.
- 8.8 Subject to resolving the concerns of Natural England it is recommended that the decision be delegated to the Head of Planning for determination.

### **CONCLUSION**

- 9.0 The application is recommended for determination by the Head of Planning with conditions for the reasons outlined above.

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Miss Fiona Short Telephone No 01642 526271**

### **WARD AND WARD COUNCILLORS**

**Ward Eaglescliffe  
Ward Councillor Councillor A L Lewis**

**Ward Eaglescliffe  
Ward Councillor Councillor J. A. Fletcher**

**Ward Eaglescliffe  
Ward Councillor Councillor Mrs M. Rigg**