

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 20 MAY 2009

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

09/0794/LA

Holy Trinity Church Ruins, Yarm Lane, Stockton-on-Tees

Interpretation works to compliment recent landscape and stabilisation works, to include erection of 5.89m high stone pinnacle and 2.15m high interpretation feature to reflect the profile of the architectural doorway of the church.

Expiry Date 2 June 2009

SUMMARY

The application seeks planning permission for interpretation works to compliment recent landscape and stabilisation works at Holy Trinity Church, Yarm Lane.

The works proposed are the erection of 5.8m high stone pinnacle and 2.15m high wooden interpretation feature 'doorway' to reflect the profile architectural doorway of the church.

The works are considered to be acceptable and the application is recommended for approval.

RECOMMENDATION

Planning application 09/0794/LA be Approved subject to the following conditions

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

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>HTC02</i>	<i>6 April 2009</i>
<i>HTC01</i>	<i>6 April 2009</i>
<i>P186/350</i>	<i>7 April 2009</i>

Reason: To define the consent.

02. *Notwithstanding the submitted information the precise locations of the interpretation features hereby approved shall be agreed in writing with the local planning authority and implemented in accordance with the agreed details.*

Reason- in the interests of the amenity of the listed building

The application is considered to accord with policies GP1 and EN28 in that it will not adversely affect the setting of the listed church or the amenities of the wider area and It is not considered that there are any other material planning considerations which indicate that a decision should be otherwise.

BACKGROUND

1. The Church building was extensively damaged by fire in 1991. Consequently the building has been closed and fenced to the public and is owned and maintained as a controlled ruin by Stockton Borough Council.
2. The interpretation works are a second phase of landscaping works to be undertaken at Trinity Green. Stockton Borough Council have recently consolidated the ruinous structure of the grade II* listed Holy Trinity church and carried out various landscaping works within the grounds, including tree planting and new entrance features and railings.
3. This second phase of works is intended to interpret the history of the church and grounds and tell the story of the restoration project and surrounding local area.
4. A separate application for advertisement consent for interpretation banners on lamp columns within the park have also been submitted (09/0878/ADV)
5. Approval for the proposals has been obtained from the church commissioners.

PROPOSAL

6. The application seeks planning permission for the erection of 5.8m high stone pinnacle and 2.15m high interpretation feature to reflect the profile architectural doorway of the church.
7. Both features are to be located to the South West of the Church, adjacent to the tower in the landscape grounds and precise locations are to be agreed.

CONSULTATIONS

8. The following Consultations were notified and the following comments were received:

Councillors-no comments received

Urban Design Engineers- No objections

PUBLICITY

9. Neighbours were notified by letter and no comments were received

PLANNING POLICY

10. 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 is the Stockton on Tees Local Plan (STLP), Tees Valley Structure Plan (TVSP) and the Regional Spatial Strategy (RRS).

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 if likely to detract from the setting of a listed building will not be permitted.

Planning (Listed Buildings and Conservation Areas) Act 1990
Part 1 Section 66
General duty as respects listed buildings in exercise of planning functions

(1)

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

SITE AND SURROUNDINGS

11. Divorced from the main commercial area of Stockton Town Centre by Yarm Lane, Holy Trinity Church is a corner site and a main arterial route into Stockton. It stands in a prominent position bordered by Yarm Lane, Parliament Street and Parkfield Road to the South End of Stockton High Street. The surrounding green space is the setting of the original church graveyard and much is consecrated ground with surviving unmarked graves.

12. The building is set within many mature trees and a network of public footpaths and forms a 'green' gateway into Stockton Town Centre. The setting and accessibility of the site allows it to be used by the public as an informal recreation area. The church building itself although directly inaccessible to the public remains a significant architectural landscape feature within Stockton

MATERIAL PLANNING CONSIDERATIONS

13 The main material planning considerations in determining the application are the affect of the proposals on landscape and visual amenity; and the impact on the setting of the grade II* Listed church.

14. The pinnacle feature is 5.89m in height high and was a reconstruction of a central pinnacle previously in the centre of the Nave of the church. It was considered more appropriate not to reinstate this feature in the building and to utilise the carving as a landscape interpretation feature.

15. Although a tall structure it is an accurate reconstruction and will help people to understand the sheer scale of the stonework used in the construction of the building. The pinnacle will be sited in order to show it in context to its original position. Measuring approximately 1.3m x 1.3m x 5.89m high the pinnacle will be supported on a plinth foundation which has been designed by a structural engineer to ensure stability and safety.

16. The architectural doorway and panel have been designed by an artist working with local people. It will be constructed of solid oak using traditional drawbore mortise and tennon construction. Measuring 2.5m high it is intended to reflect the profile of the architectural doorway of the church and the interpretation panel will help to portray the social history of the Trinity Green Area.

17. Both structures are in context to the site, designed in traditional materials and are an appropriate size and scale in relation to the site and setting of the Listed Building.

18. The application is not considered to have any adverse impact on the amenity of the area or the setting of the listed building and the application is considered acceptable.

CONCLUSION

19. The works are considered acceptable and recommended for Approval for the reasons outlined above.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271**

WARD AND WARD COUNCILLORS

**Ward Stockton Town Centre
Ward Councillor Councillor D. W. Coleman**

**Ward Stockton Town Centre
Ward Councillor Councillor P. Kirton**