

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

4 August 2010

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

10/1561/LA

**Ingleby Barwick Community Centre, Haresfield Way, Ingleby Barwick
Single storey extension to north east of community centre to provide youth cafe provision**

Expiry Date: 9 August 2010

SUMMARY

Planning permission is sought for a single storey extension to the north east of Ingleby Barwick Community Centre, Haresfield Way to provide a youth cafe facility.

A total of six letters of objection have been received in respect to the proposed development. Objections mainly relate to anti-social behaviour from local youths using the community centre, youths congregating within the community centre car park during unsocial hours, damage to their properties, litter problems, the proposed development should be relocated away from residential properties, the car park and building should be gated and fenced and this application will increase further problems for the local area.

The Acting Head of Technical Services has raised no objections to the scheme. The Council's Environmental Health Officer has requested conditions be imposed should the application be approved and no comments have been received from the Community Protection department of the Council or Cleveland Constabulary.

The proposed development is considered to be an ancillary element to the existing community centre, located within a sustainable location, within the defined limits of development and as such on this basis the principle of development is considered acceptable.

The proposed extension is considered to be in keeping with the character of the host building and taking into account the siting, layout of surrounding properties, intervening distances between properties, site levels and proposed landscape features, it is considered that the development within this location would not be unduly detrimental to the privacy or amenity of surrounding properties or to the character of the area, being in accordance with relevant Planning Policies.

RECOMMENDATION

Planning application 10/1561/LA be Approved with Conditions subject to

- 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.**

Plan Reference Number	Date on Plan
ARC 1141/100	14 June 2010
ARC 1141/101	14 June 2010
ARC 1141/102	14 June 2010
ARC 1141/103	14 June 2010
ARC 1141/104	14 June 2010
ARC 1141/105	14 June 2010

Reason: To define the consent.

02. **The external finishing materials shall match with those of the existing building.**

Reason: In the interests of visual amenity and to ensure a satisfactory form of development.

03. **No construction/building works or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.**

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

04. **In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first 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. Works shall not resume 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 and to accord with guidance contained within Stockton on Tees Core Strategy Policy 10 (CS10) -Environmental protection and enhancement.

05. **Prior to any means of enclosure being erected, details shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the details approved.**

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

06. **The landscaping shall be carried out in accordance with the details on the approved plan no. ARC1141/105 dated 14th June 2010 or details otherwise agreed in writing**

with the Local Planning Authority. The landscaping shall be carried out no later than the first planting and seeding season following the occupation of the building or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

INFORMATIVES

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies and the proposal is in keeping with the character of the host building with respects to scale, design and materials and does not involve any significant loss of privacy and amenity for the residents of the neighbouring properties or raise any highway safety concerns and there are no other material considerations which indicate a decision should be otherwise.

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

Core Strategy Policy 10 (CS10) - Environmental protection and enhancement

Supplementary Planning Document Number 3: Parking Provision for New Developments

BACKGROUND

1. Planning permission was granted for the erection of a community centre and provision of associated car parking in 1992 (app.ref 92/0885/P) and subsequent planning consent was granted for an extension to community centre and 7no. additional car parking spaces in 2004 (app.ref 04/0595/FUL).

PROPOSAL

2. Planning permission is sought for a single storey extension to the north east of the community centre to provide a youth cafe facility at Ingleby Barwick Community Centre, Haresfield Way, Ingleby Barwick.
3. The proposed extension will consist of a main hall, office, kitchen, storeroom and associated toilets. It will measure 8.35m wide x 5.0m long x 5.7m high and features a roof design, which will be subservient in nature to the host building. There will be 3no. windows within the south elevation of the extension, an access door and 2no. windows within the north east elevation and an additional entrance and 2no. windows within the north elevation.
4. The application also proposes the erection of a 400mm high retaining wall adjacent to the footpath along Beckfields Avenue, the installation of 8no. Sheffield cycle stands and relocation of bin stores to the north elevation.
5. The proposed opening hours for the youth cafe is to be from 4.00pm until 9.30pm, 6 days a week.

CONSULTATIONS

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

Cleveland Police Crime Prevention

No comments received

Head Of Community Protection

No comments received

Parish Council

No comments received

Councillors

No comments received

Environmental Health Unit

I have no objection in principle to the development, however, I do have some concerns and would recommend the conditions as detailed be imposed on the development should it be approved.

Construction Noise

All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Unexpected land contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.

Acting Head Of Technical Services

I refer to your memo dated: 16 June 2010

General Summary

Urban Design has no objections.

Highways Comments

It is considered unlikely that a significant amount of additional vehicular trips will be generated by this proposed extension; a parking survey has been submitted as part of the application that indicates that the existing parking arrangement is generally acceptable.

The development proposes 8 Sheffield type cycle stands that can accommodate 16 cycles and is an overprovision in terms of the youth café and is welcomed. The development of the youth café is situated in a position that is accessible from the surrounding cycle network with good pedestrian links and is considered a suitable site in highway terms.

The location of the bin store is acceptable and the development should not affect refuse collection.

Whilst there is currently no proposed boundary fence or gate as part of this development, it is noted that there have been comments requesting this. Should gates be included within the development, they would need to be set back from the highway in order to allow vehicles to

leave the carriageway and wait whilst they are opened and they should also not be positioned so that they reduce the existing parking provision or obstruct pedestrian movements around the site.

In summary, this development is supported as it is considered to be a sustainable location and will not have a detrimental impact on highway safety.

Landscape & Visual Comments

We support the application in principle, the landscape details are acceptable. Any fence if proposed should be of appropriate height not exceeding 2 metres and of an acceptable style.

PUBLICITY

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

B Rainford -3 Claydon Grove Ingleby Barwick

I refer to your letter of the 16 June 2010 advising me of the above application for the extension at the Ingleby Barwick community centre. Whilst I am advised that the youth cafe would be strictly supervised, I wish to object to the application on the following grounds. There is a growing trend of youths drinking on the field, and whilst they are not necessarily underage, there is a problem with noise, as the youths become more intoxicated. To overcome this I would like to see a Bye Law prohibiting the drinking of alcohol on the field.

To protect the fences which back on to the field, some years ago the council planted some bushes behind the fences. What a waste of money, as they were not cared for and have died off.

Is it possible to have the bushes re planted and for us to be advised so that we are aware they have been planted, and we can look after them so that they grow and serve the purpose they were intended for? The amount of litter on the field each morning is often a problem, and whilst someone comes round to clear it up, he does not always clear the whole field.

Overall we feel the problems would be exacerbated

Marina Dale -2 Haresfield Way Ingleby Barwick

I strongly object for the following reasons

I live directly opposite the community centre and have done for the last 15 years, we have an open plan front garden and a green area at the end of the pathway, over the years we have been totally tortured during the summer months, and school holidays.

During these months we have constant groups of youths on the green playing football, and on a night sitting on the green carrying on! How a child has not been run over is beyond me as the ball is always on Beckfield Ave, They kick it over our garden wall and either unlock the gate to retrieve it or bang on the front door.

Our front garden they just walk all over and always use as a short cut when going or coming from the shops, we constantly pick up the pizza boxes, or drink cans. A few years ago we built a very small wooded fence around our front garden to protect our plants and grass; this unfortunately you objected to and forced us to take it down. So we still have this issue and have now given up on trying to make our front garden nice and to be honest if you take a walk down Haresfield way you will note all the houses have given up on the front garden not

attractive for Ingleby but we have given up as you quietly clearly were not concerned or you would have fitted the No Ball Sign as we all requested.

Over the last 2 years we have then had the pleasure of the youths who now congregate in the community car park early hours of the morning to either practise skidding or test out their music. I have attended most of the meetings and raised this several times so we now have more community wardens in presence but these youths are certainly not bothered. Again it would appear that you are not bothered or you would have placed an access gate across the entrance of the car park as we all again requested.

Should this cafe open our lives will not be worth living on this road and it seems that all the parents of the children who attend would have lovely peaceful nights where as our hell would get worst, I believe the value of my property will go down and so have arranged for a valuation now and will arrange 1 if the cafe is passed, I will then take legal advise.

The car park where the shops are is already a total embarrassment to Ingleby and I am Aware that this is the pub's responsibility but gain should the cafe open the shops will certainly have more youth's and the litter problem will certainly get worst in the car park and on the green and on my front garden.

R Lipscomb -3 Saltram Close Ingleby Barwick

The site is located in a residential area where occupiers could reasonably expect a level of amenity concurrent with the property. The proposed extension for use as a youth cafe introduces an element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbour's residential amenity. This is clearly against Planning Policy Guidance 17: Planning for open space, sport and recreation, which states planning for such facilities should 'avoid any significant loss of amenity to residents'.

There is already a known issue with anti-social behaviour in the vicinity as recorded on multiple Town Council Meeting minutes, e.g. Oct 2009: Ingleby Barwick Community Hall - Car Park - 'Concerns were raised in respect of youths using the Community Hall car park on an evening as a meeting place. It was noted that after user groups are finished and the building is vacated, youths in cars congregate in the car park and cause a nuisance by wheel spinning, playing loud music etc'.

March 2010: 'Reference was made to the concerns raised in respect of the congregation of youths at the Community Hall car park once the Hall is closed'.

In fact, even members of the town council do not believe this site to be the best location, but have progressed it so as not to lose funding - the following extracts are from town council meetings (July 2009) 'Concerns were raised in respect of what impact the facility would have on the surrounding properties. There are already anti social behaviour problems at the present site which would probably be increased by the provision of a Youth Cafe' and (Oct 2009) ' The only option available at this point in time is to extend the Community Hall and maximise its use. In order not to risk losing the funding available to another area of the Borough, it has been agreed that S.B.C. take forward the planning of the Youth Cafe development as a possible extension to the existing Community Hall building'.

Previous visits to this location by the youth bus resulted in large numbers of youths congregating on the adjacent field and by the Beckfields pub and shops (harassing shop customers), causing not only nuisance, but excessive noise, litter and damage to residential property.

In light of the information above, I object strongly to this application and urge for it to be declined

M Patel -20 Thorington Gardens Ingleby Barwick

I am writing to you with great concern with regards to the proposed extension to the community centre to provide a youth cafe. The very thought of a youth cafe being added to the community centre concerns me, my family and my neighbourhood greatly. There are already anti-social behaviour problems in the area and the addition of a youth cafe will only increase the problem. We have young children in bed who cannot sleep when there is noise outside, and many a time my family and I have felt unsafe to go to our local One Stop shop, when there are gangs of youths hanging around outside. We have also had eggs thrown at our windows several times.

The addition of this youth cafe will only add to the problems we are already experiencing. With proposals like this being put forward, I worry about the future of this area. I am concerned for the welfare of my three young grandchildren, as well as other young children in the area.

A facility like this in my opinion should be provided away from a residential area, where we have elderly and young children residing.

We as residents strongly object to the proposed extension and urge the local council to take our views into consideration and reject the application.

Mr Needham -14 Emmetts Garden Ingleby Barwick

Summarised:

Strongly opposes to the application on the grounds of the use not being suitable within a residential area; their property has been damaged by local youths using the community centre over the years; there is an existing anti-social behaviour problem issue with the community centre by local youths congregating on the adjacent highways.

George Davies -31 Stoneacre Avenue Ingleby Barwick

Summarised:

Objects to application on grounds of existing anti-social behaviour problems with youths congregating to the rear of his property, issues of anti-social behaviour have been reported to the Police and would request some supervision put in place at closing times or ideally the site being fenced off.

PLANNING POLICY

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 Plan is the Core Strategy Development Plan Document and Stockton on Tees Local Plan (STLP)

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

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.

2. All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's

'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.

3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.

4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:

- i) The Tees Valley Metro;
- ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
- iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
- iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.

5. Improvements to the road network will be required, as follows:

- i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
- ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
- iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
- iv) To support sustainable development in Ingleby Barwick.

6. The Tees Valley Demand Management Framework will be supported through the restriction of long stay parking provision in town centres.

7. The retention of essential infrastructure that will facilitate sustainable passenger and freight movements by rail and water will be supported.

8. This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable

Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

1. All new residential developments will achieve a minimum of Level 3 of the Code for Sustainable Homes up to 2013, and thereafter a minimum of Code Level 4.

2. All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of 'very good' up to 2013 and thereafter a minimum rating of 'excellent'.

3. The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non domestic properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.

4. To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.

5. For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.

6. All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.

7. Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.

8. Additionally, in designing new development, proposals will:

_ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;

_ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;

_ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;

_ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

9. The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

Core Strategy Policy 10 (CS10) – Environmental Protection and Enhancement

10. When redevelopment of previously developed land is proposed, assessments will be required to establish:

- the risks associated with previous contaminative uses;
- the biodiversity and geological conservation value; and
- the advantages of bringing land back into more beneficial use.

SITE AND SURROUNDINGS

8. The application site is a community centre located within Beckfields Village of Ingleby Barwick. The community centre is a single storey building covering approximately 307sqm in area, adjacent to the highways of Haresfield Way (north) and Beckfields Avenue (east) with no means of enclosure to the site.

9. The associated car park to the community centre is located to the north west of the site, which faces onto open space. There are residential properties located on the opposite side of the highway of Haresfield Way (approx.52.0 metres away) and to the east on the opposite side of the highway of Beckfields Avenue, there is a defined local shopping centre, which contains a parade of shops and a public house. This area is screened by a landscaped mound of trees and shrubs.
10. To the west of the site, there is an area of large open space which is in the ownership of the Council. The community centre is sited on an orientation away from the adjacent highway of Beckfields Avenue, with an area of open space containing three trees to the north east corner of the site. There are also public footpaths which run along the adjacent highways in relation to the application site.
11. The existing opening hours of the community centre are 7.00am until 9.30pm four days a week.

MATERIAL PLANNING CONSIDERATIONS

12. The primary consideration in regard to this application is the principle of development, the impact of the alterations on the character of the building and surrounding area, street scene in terms of scale and materials; the potential impact on the amenity of neighbours; and highway safety issues.

Principle of Development:

13. The proposal relates to an existing community centre located within the defined limits of development within a sustainable location with the proposed youth café provision being an ancillary element to this existing use. The principle of development is therefore considered to be acceptable.

Character and Street Scene:

14. Given the layout of the land, the overall design being compatible with the host building, with respects to the roof design, fenestrations and materials proposed, it is considered that the proposal would not significantly alter the character of the building or have a detrimental impact on the character of the surrounding area or wider street scene and it is considered that this proposal accords with adopted Core Strategy Policy CS3.

Amenity:

15. In terms of the impact of the extension on the residential amenity of the surrounding properties with respects to loss of privacy and being overbearing, the extension and proposed windows to each side of the development are positioned a significant distance away (50 metres approx.) from the nearest residential properties to the North east along Haresfield Way and 50 metres (approx.) to the Public house to the South east, so as not to have a significant detrimental impact on these properties with respects to these matters.
16. Environmental Health were consulted and raised no objection to the application, however raised concerns with construction times and unexpected land contamination and would request relevant planning conditions be imposed to control these matters.
17. It is accepted that the proposed development may result in some noise and disturbance in the short to medium term whilst construction occurs, it is therefore considered necessary to

limit the hours of construction activity to preserve some level of amenity for the surrounding residents. This has been secured by a planning condition.

18. With respects to land contamination a planning condition has been secured so that in the event that contamination is found when carrying out the development it must be reported to the local planning authority and an investigation and risk assessment must be undertaken.
19. With the above controlling conditions and as the premise is an existing community use with no restrictive opening hours, it is considered that the proposed development would not result in a greater intrusion or have unacceptable adverse impact on the residential amenity of nearby residential properties in terms of noise and disturbance to be sufficient to warrant refusal of the application on this ground alone.

Landscaping

20. The Council's Landscape Architect considers that the application is acceptable in principle with respects to the landscaping details submitted with the application.
21. The scheme shows the development within a landscaped setting of trees and shrubs and open to the surrounding roads with no means of enclosure. Objectors consider that the areas around the building and car park should be gated and fenced to address anti-social behaviour activities within the site. The application site does not abut any residential properties, due to the adjacent highways and a means of enclosure has not been considered necessary at this time. In case this is considered necessary in the future, a planning condition is recommended to control precise details on this matter. The Council's Landscape architects advises any fencing if proposed should be of appropriate height and not exceed 2 metres and be of an acceptable style.

Highway Safety:

22. The Acting Head of Technical Services raises no objection with respects to the application, as there is sufficient current level of car parking for the site, sufficient provision for cycle parking and the relocation of the bin store is acceptable.
23. Therefore, the development does not raise any highway safety concerns.

Community Safety Implications:

24. Section 17 of the Crime and Disorder Act 1998 places a duty on the authority to consider the crime and disorder implications of the proposal. Concerns and objections have been raised by local residents, in relation to an increase in anti-social behaviour and an increase in crime and disorder within this locality. These comments are all duly noted.
25. It is noted that perception of crime and anti-social behaviour are material considerations in determining any planning application, however, there is no robust evidence that this development would lead to an increase in crime or anti-social behaviour in this locality. Issues such as these are based on assumptions not supported by evidence and should not be accorded any significant weight in the determination of a planning application.
26. Furthermore, the proposed development is for a use that is aimed at providing an additional service for local youths to encourage them to avoid crime and anti-social behaviour and the proposal is considered to be appropriate with respect to Secure by Design standards, Section 17 of the Crime and Disorder Act (1998) and the requirements of Policy CS3

Human Rights Implications:

27. The aim of the European Convention of Human Rights 1950 is to give people who live in European states a list of civil and political rights which the member states of the Council of Europe believed every person in Europe should expect to have. The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the proposed development is not considered to contravene these basic rights and freedoms which are set down in the Convention.

CONCLUSION

28. Having regard to the particular merits of this application, it is not considered that the proposed extension or use would have a significant impact upon the character of the building or surrounding area and amenity of adjacent neighbouring properties subject to controlling conditions or raise any highway safety concerns. The facility will offer a range of services and support for young people within a supervised environment and will be an ancillary element to an existing community centre and the proposal is considered to be in accordance with adopted policies CS2 and CS3 of the Core Strategy Development Plan.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Fahim Farooqui Telephone No 01642 528558**

WARD AND WARD COUNCILLORS

**Ward Ingleby Barwick East
Ward Councillor Councillor K C Faulks**

**Ward Ingleby Barwick East
Ward Councillor Councillor D C Harrington**

**Ward Ingleby Barwick East
Ward Councillor**

IMPLICATIONS

Financial Implications:
None

Environmental Implications:
As Report

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

Community Safety Implications:
The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers:
Core Strategy Development Plan Document (adopted 24 March 2010)
Supplementary Planning Document Number 3: Parking Provision for New Developments

Application ref. 92/0885/P, 04/0595/FUL

