

Planning Committee

A meeting of Planning Committee was held on Thursday, 14th June, 2012.

Present: Cllr Robert Gibson (Chair); Cllr Jim Beall, Cllr Mark Chatburn, Cllr David Coleman (Vice Cllr Paul Kirton), Cllr Gillian Corr, Cllr Jean Kirby, Cllr Alan Lewis, Cllr Ray McCall (Vice Cllr David Rose), Cllr Michael Smith, Cllr Mick Stoker, Cllr Steve Walmsley and Cllr David Wilburn (Vice Cllr Norma Stephenson).

Officers: C Straughan, G Archer, R McGuckin, J Roberts H Smith, P Shovlin, J Hutchcraft (DNS); J Butcher and P K Bell (LD).

Also in attendance: Cllr Steve Nelson (Ward Cllr for Norton North), Cllr Derrick Brown, Agents, Objectors, Members of the Public.

Apologies: Cllr John Gardner, Cllr Paul Kirton, Cllr David Rose, Cllr Andrew Sherris and Cllr Norma Stephenson.

P 16/12 **Declarations of Interest**

Councillor Nelson declared a personal non prejudicial interest in respect of agenda items 3, 4, 5, 6, 7 and 8 as he was Ward Councillor for Norton North and had been involved in the consultation process and lived in close proximity to the application site.

P 17/12 **12/0165/FUL Site A, Red House School, The Green Norton Redevelopment of the Senior and Preparatory School ("Main School Site"), together with associated playing fields and hard surfaced tennis courts for 68 residential units, including access, car parking and landscaping.**

Consideration was given to a report on planning application 12/0165/FUL - Site A, Red House School, The Green Norton -Redevelopment of the Senior and Preparatory School ("Main School Site"), together with associated playing fields and hard surfaced tennis courts for 68 residential units, including access, car parking and landscaping.

The application sought full planning permission for the redevelopment of the site for 68 residential units and associated access, car parking and landscaping.

The proposed development comprised the retention of the frontage of the main school building and conversion to provide 8 residential units and redevelopment of the remainder of the site for 60 residential units ranging from 2 to 3 storey detached, semi detached and terraced properties containing 3 and 4 bedrooms.

Vehicular access to the site was from Marmaduke Place and The Green with pedestrian linkages also provided as part of the development proposal.

The main considerations of the application were whether it satisfied the requirements of National and Local Plan Policies, the impact of the proposed development on the locality in terms of residential amenity, vehicular access and traffic impact and highway safety, impact on Norton Conservation Area, flood risk, ecology and nature conservation and land contamination.

The consultees that had been notified and the comments that had been received were detailed within the report.

With regard to publicity it was noted that that the applicant had undertaken consultation in accordance with the adopted Statement of Community Involvement. This involved a public consultation event held at Red House School which was advertised by a leaflet drop to approximately 2,100 households in the local area.

Local residents had been individually notified of the application and it had also been advertised on site and in the local press.

44 letters of objection had been received from local residents and their main concerns were detailed within the report.

There were also 3 Letters of support in addition to the letter from Red House School and Petitioners with 30 letters of support attached.

Red house School had submitted a petition in support of the application with 74 signatures (staff and parents) 7 addresses in Norton.

There were two letters making General Comments.

With regard to planning policy where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required 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 was the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan (STLP)

Section 143 of the Localism Act came into force on the 15 January 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

The planning policies that were considered to be relevant to the consideration of the application were detailed within the report.

The Planning Officers report concluded that the impacts of the proposal had been considered against national and local planning guidance and the development as proposed was considered to be in line with general planning policies set out in the Development Plan, was acceptable in terms of highway safety, does not adversely impact on the neighbouring properties and character of the Conservation Area, ecological habitat, flooding and land remediation and was recommended for approval with conditions and Heads of Terms as set out within the report.

Councillor Nelson (Ward Councillor for Norton North), the agent for the applicant, the Head Teacher of Red House School and objectors were in

attendance at the meeting and were given the opportunity to make representation.

The objectors comments could be summarised as follows:-

- * The development will have a detrimental impact on the area
- * Norton Green will suffer as a result of the development
- * The area is very attractive at the moment and the development will spoil it
- * More housing is not needed in the area
- * The access is poor to the development
- * The development will affect the safety of children playing on Norton Green
- * Red House have been very good neighbours
- * Norton Green should remain as it is
- * Marmaduke place is just a track not a road
- * Concerns that some sort of development will happen on Norton Green

Alex Taylor (Head of Teacher of Red House School) made the following comments:-

- * The school needs to move to new accommodation
- * The school is a not for profit organisation and has worked in the Norton community for many years
- * There has been wide spread consultation with the local community and there is not a lot of objection to the application

Mr Graham (Planning Consultant for the application) outlined the following:-

- * The key planning issues have been covered in the report
- * There has been new planning guidance that supports the application

Councillor Nelson (Ward Councillor for Norton North) made the following comments:-

- * There are problems with traffic currently when children are dropped off and picked up around the school site
- * There has been no blanket opposition to the proposal
- * The developer has consulted with local residents and very few residents had raised concerns with Councillor Nelson
- * There had been some misinformation with regard to the development
- * There could be some traffic concerns in the area and why is there no access to the development to the ring road
- * Officers have outlined that there will actually be less traffic in the area and could this be confirmed

Members were then given the opportunity to ask questions and make comments on the application. Members spoke both in favour and against the application. Their comments / questions could be summarised as follows:-

- * There is a deficit of affordable housing within the development and this needs to be addressed
- * The affordable housing policy has been decided by Council and should be adhered to
- * Members should only be minded to approve the application and an extra

recommendation should be included to included 15% affordable housing

- * The development is too high in density
- * This a departure from the local plans
- * The development will cause traffic problems

Officers then responded to some of issues that had been raised:-

- * The development will generally generate less traffic on the network than there is currently during peak traffic periods
- * The traffic movements will be more steady throughout the day rather than as it is now at school drop off and pick up times
- * There are no proposals for any development actually on Norton Village Green
- * The developer could not be asked to build an access on to the ring road as the development will actually generate less traffic than there is currently during peak traffic periods
- * There is currently on street parking occurring on Marmaduke Place, it has however been demonstrated that refuse access can be achieved and it currently occurs now
- * Highway safety has been considered and the relocation of the school and associated on-street car parking is likely to improve highway safety in this vicinity

It was moved and agreed that the recommendation be amended to approved the application subject to the imposition of a condition or Section 106 Agreement as deemed appropriate by the Head of Planning to require 15% affordable housing. To be agreed within 2 calendar months of the date of this meeting.

RESOLVED that planning application 12/0165/FUL be approved subject to the imposition of a condition or Section 106 Agreement as deemed appropriate by the Head of Planning to require 15% affordable housing. To be agreed within 2 calendar months of the date of the Committee and the following conditions and subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below and the following conditions and informatives:-

SECTION 106 AGREEMENT

Heads of Terms

Education Contribution

1. The rate of contribution required from developers for school places would be £8,000 x 0.26 = £2,080 per family home. (i.e. homes with two or more bedrooms).

Payment of developer contributions should be made at the commencement of development.

The calculation to reflect a discount of £8,000 per vacant place in Norton Primary and St Joseph's RC VA Primary Schools as recorded within the Annual School Census current at the time payment is due, subject to a pro-rata allocation of this discount amongst other planned development within the local

area (Planned developments being proposed residential developments which have at least reached the planning application stage). Local Authority to provide within one month of a request being made its confirmation of the applicable discount by reference to the Annual School Census and specific details of other developments to benefit from the discount.

Contribution to be held in an interest-bearing account. Payment to be used for the purposes identified within 5 years of payment being made or otherwise returned together with the interest accrued.

CONDITIONS

1. The development hereby approved shall be in accordance with the following approved plan(s); (to be agreed)

Plan Reference Number Date on Plan

2. A) No demolition / development shall take place / commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons / organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition / development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

3. All ecological mitigation measures within the 'Bat Survey Report, Red House School, Norton, Naturally Wild 09/12/2011 shall be implemented in full in accordance with the advice and recommendations contained within the document.

4. No development shall be undertaken on the application site playing fields until the playing fields associated with approval number 12/0067/FUL have been established and brought into use.

5. The sound insulation works to the proposed dwellings as identified in the noise impact assessment must be implemented for the protection of this proposed accommodation from road traffic noise before the dwellings are brought into use.
6. Notwithstanding the proposals detailed in the Design and Access Statement / submitted plans, prior to the erection of any permanent enclosure, details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.
7. Notwithstanding the proposals detailed in the Design and Access Statement / submitted plans, Prior to the commencement of the installation of street furniture, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority Such street furniture as agreed shall be erected before the development hereby approved is occupied.
8. Notwithstanding the proposals detailed in the Design and Access Statement / submitted plans full details of the method of external illumination, siting, angle of alignment; light colour, 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 prior to commencement of external lighting and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.
9. No development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.
10. No Development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the setting out of the open spaces and tree areas as part of the development, and such arrangements shall address and contain the arrangements the developer shall make to ensure that the open space and tree areas are laid out and completed during the course of the development; the arrangements the developer shall make for the future maintenance of the open space and tree areas and long term management aims for the areas for a period of 25 years. The open space and tree areas shall be completed in accordance with the approved scheme and phasing arrangements as agreed by the local planning authority.
11. Notwithstanding the submitted plans no hard landscaping works (excluding base course for access roads and car park) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the

Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

12. Notwithstanding the submitted plans 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) shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. Attention should be given to existing vegetation and surrounding landform.

13. Notwithstanding the proposals detailed in the Design and Access Statement / submitted plans, prior to the commencement of any soft landscaping works, full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will 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 the approved plans. 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 LPA in writing in the first planting season following: commencement of the development or agreed phases 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.

14. Notwithstanding the submitted plans, a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic garden delete as required shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

15. 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.

16. 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.

17. Any part of the development which is to be used for residential purposes shall achieve a minimum of Level 3 of the Code for Sustainable Homes if commenced before 1 January 2013 and thereafter a minimum of Code Level 4 unless otherwise agreed in writing with the Local Planning Authority or any other equivalent Building Regulation rating at the time of the submission of the application for reserved matters.

18. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

19. A Construction Management Plan shall be submitted and agreed, prior to the commencement of development on each phase, with the Local Planning Authority to effectively control dust emissions from the site remediation works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents.

20. No development shall commence within any phase until a site waste management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The site waste management plan shall be prepared in accordance with Non-statutory guidance for site waste management plans April 2008 [DEFRA]. Thereafter, the site waste management plan shall be updated and implemented in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

21. The development hereby permitted shall not be commenced until such time as a scheme for surface water management has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

22. A minimum of 10% of the available jobs during the construction of the

Development; and 20% of the available operational jobs once the Development is operational shall be made available to residents of Stockton and the Tees Valley and a minimum of 10% of total net value of the services and materials used in the construction of the Development is to be provided by businesses within Stockton and the Tees Valley unless otherwise agreed in writing by the local planning authority

23. No development shall take place until details of the means and location for the storage and disposal of refuse including recyclables for each unit have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved scheme, unless otherwise agreed in writing with the Local Planning Authority.

24. No gates shall open out onto the adopted highway or shared drives.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted development) Order 1995 (or any order revoking or re-enacting that order) the buildings hereby approved shall not be extended or altered in any way without the prior written approval of the Local Planning Authority.

INFORMATIVES

The proposal has been considered against the policies below and it is considered that there are no material considerations that indicate a decision should be otherwise.

National Planning Policy Framework

Core Strategy Policies CS1, CS2, CS3, CS4, CS6, CS7, CS8, CS10 and CS11 and Local Plan Policy EN24, EN25, EN28, EN30, HO3 and REC1.

P **12/0169/CON**
18/12 **Site A, Red House School, The Green**
Demolition of educational buildings to rear of Main School and Caretaker's house to enable redevelopment of site for 68 residential units.

Consideration was given to a report on planning application 12/0169/CON - Site A, Red House School, The Green - Demolition of educational buildings to rear of Main School and Caretaker's house to enable redevelopment of site for 68 residential units.

The application sought Conservation Area Consent for demolition of educational buildings to rear of Main School and demolition of the Caretaker's house.

The main considerations of the application were whether it satisfied the requirements of National and Local Plan Policies, the impact of the proposed development on the locality in terms of the impact on Norton Conservation Area and the setting of neighbouring listed buildings.

The consultees that had been notified and the comments that had been received were detailed within the report.

With regard to publicity neighbour responses had been received and their addresses and main concerns were detailed within the report.

With regard to planning policy where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan was the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan

Section 143 of the Localism Act came into force on the 15 January 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

Section 72 of the Listed Buildings and Conservation Area Act 1990 required that special attention should be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area when determining an application for demolition of buildings within a conservation area.

The planning policies that were considered to be relevant to the consideration of the application were detailed within the report.

The impacts of the proposal had been considered against national, local planning guidance and the development as proposed was considered to be in line with general planning policies set out in the Development Plan, was acceptable and did not adversely impact on the character of the Norton Conservation area and was recommended for approval with conditions.

A vote then took place and the application was approved.

RESOLVED that planning application 12/0169/CON be approved subject to the following conditions and informative below:-

1. Approved Plans

The development hereby approved shall be in accordance with the approved plan(s).

2. Demolition Noise

All demolition operations including delivery of materials / equipment 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.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The proposal has been considered against the policies below and it is considered that there are no material considerations that indicate a decision

should be otherwise.

National Planning Policy Framework

Core Strategy Policies CS3, and Local Plan saved Policies EN24, EN25, EN28, EN30 and H03

P 12/0167/FUL
19/12 The Old Vicarage, The Green, Norton
Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units.

Consideration was given to a report on planning application - 12/0167/FUL - The Old Vicarage, The Green, Norton - Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units.

The application was one of several relating to the Red House School site in Norton Green. The intention was to redevelop the existing sites used by the School and for the school to relocate to a single new site in Wynyard.

The application related to the change of use for conversion of the former Vicarage at the infant school site into 4 residential units comprising a Town House and 3 apartments.

The main considerations of the application were whether it satisfied the requirements of National and Local Plan Policies, the impact of the proposed development on the locality in terms of residential amenity, vehicular access and traffic impact and highway safety, impact on Norton Conservation Area and the impact on the character of the Grade II listed vicarage.

The impacts of the proposal had been considered against national, local planning guidance and the development as proposed was considered to be in line with general planning policies set out in the Development Plan, was acceptable in terms of highway safety, did not adversely impact on the neighbouring properties and character of the area and was recommended for approval with conditions.

A vote then took place and the application was approved.

RESOLVED that planning application 12/0167/FUL be approved subject to the following conditions and informatives below:-

Accordance with Approved Plans

1. The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number Date on Plan

Landscaping Hardworks

2. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no hard landscaping works (excluding base course for access roads and car park) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

3. Existing and proposed levels

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans Prior to the commencement of development, details of the existing and proposed levels of the site including the finished floor levels of the garage to be erected and any proposed mounding and or earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. Attention should be given to existing vegetation and surrounding landform.

4. Enclosure

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the erection of any permanent fencing, details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

5. Street Furniture

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, Prior to the commencement of the installation of street furniture, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority Such street furniture as agreed shall be erected before the development hereby approved is occupied.

6. Landscaping soft works

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to the commencement of any soft landscaping works, full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will 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 the approved plans. 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 LPA in writing in the first planting season following: commencement of the development or agreed phases 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.

7. Maintenance soft works

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, a soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic garden delete as required shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

8. Tree Protection

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.

9. Open burning

No waste products derived as a result of clearing the land shall be burned on the site except in a properly constructed appliance of a type and design previously approved by the Local Planning Authority.

10. 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.

11. Bats

All ecological mitigation and enhancement measures within the 'Bat Survey Report, Red House School, Norton, Naturally Wild 09/12/2011 shall be implemented in full in accordance with the advice and recommendations contained within the document.

12. Construction Management Plan

A Construction Management Plan shall be submitted and agreed, prior to the commencement of development on each phase, with the Local Planning Authority to effectively control dust emissions from the site remediation works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents.

13. Archaeological Monitoring

Recording of a heritage asset through a programme of archaeological works:

A) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

14. Brickwork

All new facing brickwork shall match the original historic adjacent brickwork in respect of colour, texture, face bond and pointing, unless shown otherwise on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

INFORMATIVES

The proposal has been considered against the policies below and it is considered that there are no material considerations that indicate a decision should be otherwise.

National Planning Policy Framework

Core Strategy Policies CS1, CS2, CS3 and Local Plan Policy EN24, EN25, EN28, EN30 and HO3

**P
20/12**

12/0172/LBC

The Old Vicarage, The Green, Norton

Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units. Internal and external alterations to the former vicarage to enable its conversion to 4 residential units. Demolition of existing school buildings, footway canopy and associated footpaths and dwarf walls to enable redevelopment of the site.

Consideration was given a report on planning application 12/0172/LBC -The Old Vicarage, The Green, Norton - Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units. Internal and external alterations to the former vicarage to enable its conversion to 4 residential units. Demolition of existing school buildings, footway canopy and associated footpaths and dwarf walls to enable redevelopment of the site.

The application was one of several relating to the Red House School site in Norton Green. The intention was to redevelop the existing sites occupied by the School and to the school to relocate to a single new site in Wynyard.

The application solely looked at the Listed Building Consent for the conversion of the former Vicarage and only the impact on the significance of the listed building could be considered through the application.

The consultees that had been notified and the comments that had been received were detailed within the report.

With regard to publicity neighbours had been notified and the comments that had been received were detailed within the report.

With regard to planning policy the proposal had been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and the National Planning Policy Framework, 2012.

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990 provided that in considering whether to grant permission for development which affects a listed building or its setting, the decision maker should pay special regard to the desirability of preserving the building or its setting on any special architectural or historic interest which it possesses.

The application was considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework in that there would be no adverse impact on the significance of the listed Vicarage and was recommended for approval.

A vote then took place and the application was approved.

RESOLVED that planning application 12/0172/LBC be approved subject to the following conditions and informatives below:-

1. Approved Plans

The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number Date on Plan

2. Brickwork

All new facing brickwork shall match the original historic adjacent brickwork in respect of colour, texture, face bond and pointing, unless shown otherwise on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

3. Joinery

The new joinery shall be of painted timber and match the existing joinery adjacent in respect of materials, dimensions and profiles, unless otherwise shown on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

4. Rainwater Goods

All new external rain water goods and soil pipes on the visible elevations shall be of cast iron, painted black.

5. 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.

INFORMATIVES

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and the National Planning Policy Framework. It is considered that the scheme accords with the act and national planning policy framework and will not have an adverse impact on the character appearance and significance of the grade II listed building and there are no other material planning considerations which indicate that a decision should be otherwise.

**P
21/12**

12/0166/FUL

**Site B, The Old Vicarage, The Green
Redevelopment of the Nursery and Lower Infant School site including car park and former walled garden area for 13 residential units, including access, car parking and landscaping.**

Consideration was given to a report on planning application 12/0166/FUL - Site B, The Old Vicarage, The Green - Redevelopment of the Nursery and Lower Infant School site including car park and former walled garden area for 13 residential units, including access, car parking and landscaping.

The application sought planning permission for the erection of 13 residential units on site B, the former walled garden and farm of the Old Vicarage, Norton.

The main considerations of the application were whether it satisfied the requirements of National and Local Plan Policies, the impact of the proposed development on the locality in terms of residential amenity, vehicular access and traffic impact and highway safety, impact on Norton Conservation Area, Impact on the setting of neighbouring listed buildings, flood risk, ecology and nature conservation and land contamination.

The consultees that had been notified and the comments that had been received were detailed within the report.

With regard to publicity it was be noted that the applicant had undertaken consultation in accordance with the adopted Statement of Community Involvement. This involved a public consultation event held at Red House School which was advertised by a leaflet drop to approximately 2,100 households in the local area.

Local residents had been individually notified of the application and it had also been advertised on site and in the local press.

21 letters of objection from residents had been received and their addresses and main concerns were detailed within the report.

32 Individual letters of support had been submitted and a petition of support with 74 signatures of parents and staff of Red House School was also received supporting the relocation.

With regard to planning policy where an adopted or approved development plan contained relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 required that an application for planning permissions should be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan was the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan

Section 143 of the Localism Act came into force on the 15 Jan 2012 and required the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority should have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

The planning policies that were considered to be relevant to the consideration of the application were detailed within the report.

The impacts of the proposal had been considered against national, local planning guidance and the development as proposed was considered to be in line with general planning policies set out in the Development Plan, was acceptable in terms of highway safety, did not adversely impact on the neighbouring properties and character of the area, ecological habitat, flooding and land remediation and was recommended for approval with conditions.

Two local residents were in attendance at the meeting and were given the

opportunity to make representation. Their objections / comments could be summarised as follows:-

- * Not against the development in principle.
- * Concerns over windows overlooking property.
- * The development is next to a grade 1 listed building.

Ward Councillor Nelson then spoke and made the following points:-

- * No residents had approached him regarding the development.
- * Hopeful that the concerns that a local resident has regarding the overlooking windows can be resolved.
- * Some of the site will become public open space

The Planning Officer then reported that with regard to the windows overlooking one of the properties, the scheme had been designed to negate any issues of overlooking in that there is an oblique angle that would overlook on to garages.

A vote then took place and the application was approved.

RESOLVED that planning application 12/0172/LBC be approved subject to the following conditions and informatives below:-

1. Approved Plans

The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date on Plan
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2. Brickwork

All new facing brickwork shall match the original historic adjacent brickwork in respect of colour, texture, face bond and pointing, unless shown otherwise on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

3. Joinery

The new joinery shall be of painted timber and match the existing joinery adjacent in respect of materials, dimensions and profiles, unless otherwise shown on the approved drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

4. Rainwater Goods

All new external rain water goods and soil pipes on the visible elevations shall be of cast iron, painted black.

5. 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.

INFORMATIVES

The proposal has been considered in line with the Planning Listed Buildings and

Conservation Areas Act 1990 and the National Planning Policy Framework. It is considered that the scheme accords with the act and national planning policy framework and will not have an adverse impact on the character appearance and significance of the grade II listed building and there are no other material planning considerations which indicate that a decision should be otherwise.

**P
22/12**

12/0170/LBC

The Old Vicarage, The Green, Norton

Demolition of existing modern school buildings, footway canopy and associated footpaths and dwarf walls together with sections of walling within the site (to be rebuilt). This will enable redevelopment of the site for 13 residential units.

Consideration was given to a report on planning application 12/0170/LBC - The Old Vicarage, The Green, Norton - Demolition of existing modern school buildings, footway canopy and associated footpaths and dwarf walls together with sections of walling within the site (to be rebuilt). This will enable redevelopment of the site for 13 residential units.

The application was one of several relating to the Red House School site in Norton. The intention was to redevelop the existing sites currently occupied by the School and for the school to relocate to a single new site in Wynyard.

This application solely looked at the Listed Building Consent for the demolition of existing modern school buildings, footway canopy and associated footpaths and dwarf walls together with sections of walling within the existing junior school site.

Only the impact of the loss of the structures proposed to be demolished and the resulting impact on the significance of the listed Vicarage building could be considered through the application.

Consultees had been notified and the comments received were detailed within the report.

With regard to publicity neighbours had been notified and the comments that had been received were detailed with the report.

The application was considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework in that there would be no adverse impact on the significance of the listed Vicarage and was recommended for approval.

A vote then took place and the application was approved.

RESOLVED That planning application 12/0170/LBC be approved subject to the following conditions and informative below:-

1. The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number Date on Plan

INFORMATIVE OF REASON FOR PLANNING APPROVAL

The proposal has been considered in line with the Planning Listed Buildings and Conservation Areas Act 1990 and the NPPF. It is considered that the scheme accords with the act and National Planning Policy Framework and will not have an adverse impact on the character appearance and significance of the grade II listed building and there are no other material planning considerations which indicate that a decision should be otherwise