

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

14th JUNE 2012

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

12/0167/FUL

The Old Vicarage, The Green, Norton

Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units.

Expiry Date 26 March 2012

SUMMARY

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

This application relates 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 this application are whether it satisfies 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 have been considered against national, local planning guidance and the development as proposed is considered to be in line with general planning policies set out in the Development Plan, is acceptable in terms of highway safety, does not adversely impact on the neighbouring properties and character of the area and is recommended for approval with conditions

RECOMMENDATION

That planning application 12/0167/FUL be approved subject to the following conditions and informatives below;

Accordance with Approved Plans

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

Plan Reference Number Date on Plan

Reason: To define the consent.

Landscaping Hardworks

02. ***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.***

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

03. **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.

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

04. **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.

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

05. **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.

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

06. 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.

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

07. 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

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

08. 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.

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

09. 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.

Reason- In the interests of the amenities of the occupiers of neighbouring properties

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.

Reason-In the interests of the amenities of the occupiers of neighbouring properties

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.

Reason: To conserve protected species and their habitat

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.

Reason: In the interests of the occupiers of adjacent and nearby properties

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.

Reason- The site may be of archaeological interest

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.

Reason-To ensure materials compatible with the existing building

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

BACKGROUND

1. Red House School is an independent coeducational school providing education from nursery (2 year plus) to GCSE level (16 years). The applicant states that the school has now outgrown its current site. To enable it to expand and to provide new state of the art teaching and sports facilities for children up to the age of 18 (including the provisions of a Sixth Form), the School is proposing to relocate to a new site in Wynyard, Stockton-on-

Tees. A planning application (12/0067/FUL) for the development of the new school has recently been granted planning permission.

2. To facilitate the relocation for the School, three separate planning applications (and associated conservation area consent/listed building consent applications) have been submitted - This application, along with accompanying applications for the site of the Junior School site and the Senior School site seek permission for residential development to fund the wider project.

SITE AND SURROUNDINGS

3. The application site is the former Vicarage building situated within the Norton Conservation Area the building is grade II listed and is the former Vicarage associated with St Marys Church. The building is currently used for educational purposes associated with the nursery and infant school element of Redhouse School. The vicarage itself is largely intact and there are several modern school extensions to the building, which are of no historic and little architectural interest.
4. To the north and west of the site lies St Marys Church (Grade I listed) and its associated grounds and structures. The site is bound to the east by open space associated with the use of the school, beyond which lies the church wall (Grade II listed). To its immediate north is a tarmac drive together with a small patch of grass, which creates a turning circle. This access from the Green serves both the vicarage and the church. To the immediate east is a large area of lawn with several mature trees. To the west is a small area of hard standing enclosed by a palisade fence and brick wall in its western side and bricks walls to the north and south. Two small out houses are located in the North West and south west corners of the hard standing. An open covered walkway creates a covered link to the modern classrooms, which lie outside the site boundary to the south.
5. The site is bounded to the east by the open space associated with the use of the school, beyond which lies the church wall (grade II listed). To the south of the site lie the purpose built nursery and lower infant school buildings (site B). To the South of the site is Darlington Lane and Norton High Street.

PROPOSAL

6. The application seeks change of use of the former 3 storey Vicarage for the conversion and subdivision of the vicarage into 4 residential units. The conversion comprises one town house (4 bedrooms) and 3 apartments (two 3 bed apartments and one 2 bed roomed apartments) This involves minimum internal alterations. The eastern side of the building will be converted into a single larger dwelling (the townhouse) and the western part will be converted into three apartments.
7. To the south a private garden will be created to the rear of the townhouse and a communal garden will be created to the rear of the apartments.
8. There will be no alterations to the front (north) elevation of the building with the exception of the removal of 3 holly trees and the insertion of 3 sash windows at ground floor level in a later two storey extension to replace an existing door way and garage door.

9. The existing vehicular access will be retained and gated area to the west will be retained in its existing configuration. The outhouse in the northwest corner shall be re-used as a refuse store; the outhouse to the south west is also retained.
10. A short section of wall attached to the southern elevation of the vicarage would be removed to allow vehicle access to a new car parking court to the rear of the gardens. The bricks will be reused to create a garden boundary separating the private town house from the communal garden.
11. The application includes areas of shared and private amenity space as well as the erection of a double garage for the town house and a parking courtyard for the apartments along with visitor parking provision.

CONSULTATIONS

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

Spatial Plans Manager

This spatial planning response is to the applications associated with the proposed redevelopment of land at Red House School in Norton, Stockton-on-Tees. The following provides a summary of the three areas of land proposed for development:

Site A: 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. This includes the retention of the frontage of the main school building and its conversion to 8 residential units (Full Planning Application and Conservation Area Consent);

Site B: Redevelopment of the Nursery and Lower Infant School site including car parking and former walled garden area for 13 residential units, including access, car parking and landscaping (Full Planning and Listed Building Consent); and,

Site C: Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units (Full Planning and Listed Building Consent).

A combined response is considered appropriate as the proposals are intrinsically linked to the School's relocation strategy which is reliant on the capital receipt from the proposed development. A planning application (12/0067/FUL) for the relocated school at Wynyard has been submitted.

NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF), adopted March 2012, sets out the Government's planning policies for England and how these are expected to be applied. The two elements of the NPPF which are of most relevance to this application are:

Housing applications should be considered in the context of the presumption in favour of sustainable development.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Consideration of section 12 of the NPPF 'Conserving and enhancing the historic environment' will also be of relevance to this application

LOCAL CONTEXT

The following provides a summary of the main policy considerations with regards to the proposed developments.

All policies contained with Stockton-on-Tees Core Strategy Development Plan Document are of particular relevance to this application with the exception of CS4 'Economic Regeneration', CS5 'Town Centres' and CS9 'Provision for Gypsies and Travellers and Travelling Showpeople'.

Local Plan policies of particular relevance are summarised as:

Policies EN24 and EN25 relate to new development and the demolition of existing buildings within Conservation Areas.

Policy EN26 relates to the conversion of Listed Buildings.

Policy EN28 states that development which is likely to detract from the setting of a Listed Building will not be permitted.

Policy EN30 seeks to protect sites of archaeological interest from the adverse impacts of new development.

Policy HO3 relates to development on unallocated sites.

Policy REC1 relates to outdoor playing spaces.

The spatial strategy and planning for housing

Core Strategy Policy 1 (CS1) – The Spatial Strategy, states that priority will be given to previously developed land in the Core Area to meet the Borough's housing requirement. Particular emphasis will be given to projects that will help to deliver the Stockton Middlesbrough Initiative and support Stockton Town Centre. The remainder of housing development will be located elsewhere within the conurbation with priority given to sites that support the regeneration of Stockton, Billingham and Thornaby.

The proposal is to redevelop a site in Norton, which forms part of the Stockton housing sub-division. Although the site is not a regeneration site, it is a highly sustainable location in respect of proximity to services; redevelopment of the site would represent a positive use of previously developed land and the Stockton housing sub division is identified for housing distribution in Policy CS1. The proposed housing development is, therefore, broadly consistent with the spatial strategy within the context of the distribution of housing.

The sports pitches at Red House School are identified as greenfield; the policy consideration regarding the relocation of pitches and redevelopment of this part of the site is considered below.

Affordable housing provision

Core Strategy Policy 8 (CS8) – Housing Mix and Affordable Housing Provision, states that affordable housing provision within a target range of 15-20% will be required on schemes of 15 dwellings or more. The applicant has submitted an affordable housing statement which includes a summary of an economic viability appraisal undertaken for the site. The submitted affordable housing statement contends that the 'requirement for affordable housing provision at the application site would remove the finance available to provide the new school thereby rendering the relocation proposals unviable'. The viability evidence submitted to support this contention will need to be rigorously assessed by the Council.

Provision of community facilities

Core Strategy Policy 6 (CS6) – Community Facilities, states that priority will be given to the provision of facilities that contribute towards the sustainability of communities. It is relevant in this context that the proposal would facilitate the re-location of the School to Wynyard which would make a contribution to re-dressing the currently poor performance of that settlement in terms of access to services and facilities.

Provision of open space, sport and recreation

The redevelopment of Site A includes the sports pitches and tennis courts associated with Red House School. In this regard the main policies of consideration are Local Plan policy REC1 and Core Strategy policy CS6.

Policy REC1 prevents the development of land designated as Outdoor Playing Space unless:

Sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site, or
Alternative provision of equivalent community benefit is made available, or
The land is not required to satisfy known local needs.

Core Strategy Policy CS6 seeks to protect and enhance open space, sport and recreation facilities in the Borough. This approach broadly reiterates current national policy contained within NPPF. Policy CS6 is supported by the Open Space, Recreation and Landscaping SPD which provides guidance on standards for open space based on a PPG17 assessment of open spaces and built facilities in the Borough.

With regards to REC1 the proposal to provide pitches with the relocated school at Wynyard would meet the second test 'alternative provision of equivalent community benefit is made available'. As set out within the Planning Statement (at table 5.1) in support of the application the relocated site will provide significant additional provision in terms of quantity and quality which unlike the existing school will provide formal and informal public access. The assessment of rural villages within the PPG17 assessment identifies that Wynyard does not have access to any outdoor or indoor sports facilities. NPPF does state that loss resulting from the proposed development be replaced by equivalent of better in terms of quantity and quality in a suitable location.

The councils PPG17 assessment identifies the sports pitches and tennis courts associated with Red House School as an 'outdoor sports facility'. The Open Space, Recreation and Landscaping SPD identifies that Stockton East meets the quantity standards for outdoor sports facilities. The relocation of the school to Wynyard and development of the existing sports pitches will not reduce the quantity of 'outdoor sports facilities' within Stockton East below the quantity standard of 1.76 ha per 1000 people.

Should the proposal to relocate the school and pitches to Wynyard (being considered as a separate application) not be acceptable the proposal to redevelop the sports pitches at Red House School would be contrary to policy CS6, REC1 and the NPPF.

In accordance with policy CS11 a contribution towards open space, sport and recreation facilities may be required. SPD2 'Open Space, Recreation and Landscaping provides guidance on standards and the level of contribution required. It should be noted that as part of the proposals an area of open space (part of site B) totalling 0.3 ha will be made available for public use; thus forming an extension of the village green.

Heritage and Design

The majority of the sites proposed for development are located within Norton Conservation Area in whole or part and the former vicarage is a Grade II Listed building (including the former garden wall). In this context NPPF, Core Strategy CS3 and Local Plan policies EN24, EN26, EN28 are of particular relevance.

Summary

In summary, the principal of development is generally considered to conform with the Spatial Strategy (Core Strategy policy CS1). The relocation of playing pitches is generally accepted; however consideration is needed regarding whether replacement pitches will be 'at least accessible to current and potential users'.

Environmental Health Unit

No objection in principle to the development and would recommend the conditions as detailed be imposed on the development should it be approved.

' 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.

' 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.

Head of Technical Services

General Summary

Technical Services comment below regarding this application.

Highways Comments

The proposal is for conversion of the existing Vicarage from school use to 4 residential dwellings that is not significant in traffic terms. It is however included within the overall Transport Statement for the Red House School sites.

It is noted that two accesses to the site are proposed, whilst this is not normally supported, in this instance it is not sufficient to substantiate a highway objection to the proposal, as it has been indicated that the primary access is via site B which is preferable. It is noted that additional car parking has been provided and is acceptable.

The development is remote from the adopted highway, information submitted in support of the application indicates that refuse will be collected from the access road of Site B; this is acceptable as the storage area is within the maximum distance from the adopted highway.

It is noted that the previously identified adopted footway has been removed and is indicated as a private link only, this is acceptable.

Should the development be approved it will be necessary for a Construction Management Plan to be conditioned that needs to take particular account of the adjacent Church use.

Landscape & Visual Comments

Tree removal

The development involves the removal of three small trees, three Hollies T101, T102 and T123 and a Privet T124 but as these have a low amenity value and their removal is acceptable.

Sycamore Tree 125 is near the development but is likely to be unaffected as existing brick walls restrict its root spread from entering areas where work will be carried out.

The information in the tree report on the impact of the development of the attractive mature trees within the church yard to the north notably the Sycamores T103 and 104 is acceptable.

Soft landscaping

The general landscape strategy shown on landscape plan ref 726_03_01 rev A and described in the landscape design and access statement are broadly acceptable including the general plant species and turf type choices. The garden spaces are acceptable in principle.

Detailed planting plans including specifications and maintenance programmes are requested.

Soft landscape details should be provided as per the condition wording in the informative section.

Hard landscaping

The hard landscape philosophy described in the landscape design and access statement using paving that is traditional in choice matching the local character of the local area would be appropriate for this location.

Hard landscape details should be provided as per the condition wording in the informative section.

Enclosure

Generally the enclosure boundaries shown on boundary treatment plan ref 726_01_02 rev A are acceptable and most of those facing the open green are existing wall boundaries.

Full details of all the enclosures should be provided as per the condition wording in the informative section below at the end of the memo.

Lighting

The traditional lighting style proposed would be acceptable for this area – other details to be conditioned.

Natural England (Summary)

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species.

Natural England's advice is as follows:

Our Standing Advice Species Sheet: Bats provides advice to planners on deciding if there is a reasonable likelihood of bats being present. It also provides advice on survey and mitigation

requirements.

The protected species survey has identified that bats, a European protected species may be affected by this application. We have not assessed the survey for badgers, barn owls and breeding birds, water voles or white-clawed crayfish. These are all species protected by domestic legislation and you should use our standing advice to assess the impact on these species.

How we used our standing advice to assess this bat survey and mitigation strategy

We used the flowchart on page 10 of our Standing Advice Species Sheet: Bats beginning at box (i) and came to the following conclusion:

Box (i) - Using Nature on the Map we determined that No, the application is not within/close to a SSSI or SAC notified for bats. This took us to Box (v).

Box (v) - We looked at the survey report and determined that Yes, it did highlight that there are suitable features for roosting within the application site (e.g. buildings, trees or other structures) that are to be impacted by the proposal. This took us to Box (iv).

Box (iv) We determined that No, detailed visual inspections (internal and external where appropriate) had not been undertaken and no evidence of a roost was found. This took us to Box (vii).

Box (vii) We determined that No, the application does not involve a medium or high risk building as defined in our standing advice. This took us to Box (iii).

Box (iii) advises the authority that Permission could be granted (subject to other constraints) and that the authority should consider requesting enhancements.

PUBLICITY

Neighbours were notified by means of letter, site notice and press advert and representations were received from the following addresses:

5A Mill Lane Norton, Dr Edward J Restall, 5 Mill Lane Norton, Helen Bailey, R Bailey 51 The Green, J Maloney Windsor House, I Witham 16 Harpers Green

Petition from: 22 Siskin Close Norton, A Fox; 22 Siskin Close Norton, N.P Fox; 2 Redwing Lane Norton, N J Miller; 10 Fulmar Road Norton, J Moodie & 15 Falcon Lane Norton, E Moodie, 10 North Albert Road Norton, Mr A Wintersgill, 62 Thurlow Park Road, London, Mr Peter Stage, 51 The Green Norton, Rosemary Bailey, 1 Darlington lane, Robert Cameron Northfield House Mill Lane, Mr Chaffer.

Letters of support were received from 5 Abbey Close, S Ragan and 10 Gunners Vale, Wynyard

Reasons for objection

Impact on character of the conservation area

Residential amenity value

Noise nuisance and light pollution

Loss of green space

No need for new housing in the area

Not in keeping with the character of Norton

Cramped, high density development It is overbearing compared with the existing housing developments in the locale.

Traffic and parking concerns

Access points inadequate for the volume of traffic created

No affordable housing

Felling of established trees

Damage to the Green

Lack of consultation

Objects to relocation of the school to Wynyard and associated issues that may arise such as potential hike in fees, congestion on the A19

Socially the school is part of village life and its relocation will lose an element that makes it unique
Will impact adversely economically on local businesses

The comments received are material planning considerations however most of the points relate to the wider redevelopment of the Junior School and Senior school sites and will be considered accordingly.

There have been no specific objections to the conversion of the Vicarage in principle.

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 saved policies of the Stockton on Tees Local Plan (STLP)

Section 143 of the Localism Act came into force on the 15 Jan 2012 and requires 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 requires that special attention shall 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 following planning policies are considered to be relevant to the consideration of this application:-

National Planning Policy Framework

Paragraph 14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking;

For decision-taking this means:

approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or-
-specific policies in this Framework indicate development should be restricted.

Core Strategy Policy 1 (CS1) - The Spatial Strategy

1. The regeneration of Stockton will support the development of the Tees Valley City Region, as set out in Policies 6 and 10 of the Regional Spatial Strategy 4, acting as a focus for jobs, services and facilities to serve the wider area, and providing city-scale facilities consistent with its role as part of the Teesside conurbation. In general, new development will be located within the conurbation, to assist with reducing the need to travel.

2. Priority will be given to previously developed land in the Core Area to meet the Borough's housing requirement. Particular emphasis will be given to projects that will help to deliver the Stockton Middlesbrough Initiative and support Stockton Town Centre.

3. The remainder of housing development will be located elsewhere within the conurbation, with priority given to sites that support the regeneration of Stockton, Billingham and Thornaby. The role of Yarm as a historic town and a destination for more specialist shopping needs will be protected.

4. The completion of neighbourhood regeneration projects at Mandale, Hardwick and Parkfield will be supported, and work undertaken to identify further areas in need of housing market restructuring within and on the fringes of the Core Area.

5. In catering for rural housing needs, priority will be given to the provision of affordable housing in sustainable locations, to meet identified need. This will be provided through a rural exception site policy.

6. A range of employment sites will be provided throughout the Borough, both to support existing industries and to encourage new enterprises. Development will be concentrated in the conurbation, with emphasis on completing the development of existing industrial estates. The main exception to this will be safeguarding of land at Seal Sands and Billingham for expansion of chemical processing industries. Initiatives which support the rural economy and rural diversification will also be encouraged.

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.

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.

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.

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 8 (CS8) - Housing Mix and Affordable Housing Provision

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of all types and tenure in line with the Strategic Housing Market Assessment (incorporating the 2008 Local Housing Assessment update).

2. A more balanced mix of housing types will be required. In particular:

- _ Proposals for 2 and 3-bedroomed bungalows will be supported throughout the Borough;
- _ Executive housing will be supported as part of housing schemes offering a range of housing types, particularly in Eaglescliffe;
- _ In the Core Area, the focus will be on town houses and other high density properties.

Saved Policy EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

Policy EN25

The demolition of buildings and other structures which require consent for demolition within conservation areas will not be permitted unless:

- (i) It can be shown that the loss is not detrimental to the character or appearance of the conservation area; or
- (ii) The structural condition renders it unsafe; or
- (iii) The structure is beyond reasonable economic repair.

Saved Policy EN26

Alterations, extensions and changes of use to listed buildings will be permitted where the proposals are in keeping with the character and appearance of the original building and its architectural or historic interest is not adversely affected.

Saved Policy EN28

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

Saved Policy EN30

Development, which affects sites of archaeological interest, will not be permitted unless:

- (i) An investigation of the site has been undertaken; and
- (ii) An assessment has been made of the impact of the development upon the remains; and where appropriate;
- (iii) Provision has been made for preservation 'in site'.

Where preservation is not appropriate, the Local Planning Authority will require the applicant to make proper provision for the investigation and recording of the site before and during development.

Saved Policy HO3

Within the limits of development, residential development may be permitted provided that:

- (i) The land is not specifically allocated for another use; and
- (ii) The land is not underneath electricity lines; and
- (iii) It does not result in the loss of a site which is used for recreational purposes; and
- (iv) It is sympathetic to the character of the locality and takes account of and accommodates important features within the site; and
- (v) It does not result in an unacceptable loss of amenity to adjacent land users; and
- (vi) Satisfactory arrangements can be made for access and parking.

MATERIAL PLANNING CONSIDERATIONS

12. The main considerations of the application are the policies of the development plan, the impact on the amenities of adjoining properties, the impact on the significance of the listed building and the wider amenities of the Norton Conservation Area.

Principle of Development

13. Site C lies within the defined limits to development in the residential suburb of Norton as defined within the Core Strategy. Although the site is not a regeneration site, it is a highly sustainable location in respect of proximity to services; redevelopment of the site would represent a positive use of previously developed land and the Stockton housing sub division is identified for housing distribution in Policy CS1. The proposed housing development is, therefore, broadly consistent with the spatial strategy within the context of the distribution of housing
14. The site is considered to be in a sustainable location within walking distance of the local services in Norton High Street, which benefits from good public transport links to shops services and facilities in the wider area. As such the conversion of the building to residential purposes is acceptable in principle.

Highways and Parking

15. The proposal is for conversion of the existing Vicarage from school use to 4 residential dwellings that is not considered significant in traffic terms. It is however included within the overall Transport Statement for the Red House School sites.
16. It is noted that two accesses to the site are proposed, whilst this is not normally supported, in this instance it is not sufficient to substantiate a highway objection to the proposal, as it has been indicated that the primary access is via site B which is preferable in highway terms. The other access from the Green to the front of the Vicarage will remain. This is a shared access with St Marys and the Church can control its use.
17. The Head of Technical Services has considered the scheme following the changes and considers that the highway layout is acceptable in that access, manoeuvring opportunities and parking provision are all acceptable.
18. The development is remote from the adopted highway, information submitted in support of the application indicates that refuse will be collected from the access road of Site B, this is acceptable as the storage area is within the maximum distance from the adopted highway.

Impact on neighbours

19. The proposed conversion works are a relatively minor proposal in terms of the context of the wider redevelopment proposal and the immediate area around the application site.
20. It is not considered that the proposed residential use will have any additional impact on the amenities of neighbouring uses than the current school use.

Conservation Area

21. The vicarage lies within the Norton Conservation area Saved Policy EN24 states that new development within conservation areas will be permitted where:
 - (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
 - (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area
22. The works involve little changes to the exterior of the vicarage and it is not considered that the proposal will have an adverse impact on the character of the conservation area. It is considered that removal of the later extensions will help to re-establish the context of the building in its surroundings. Returning the building to its former use as residential is also acceptable in principle as its historic original use.

Impact on Listed Building

23. The conversion works have been designed to respect the historic character of the building and are not considered to adversely affect on the historic or architectural significance of the listed building.
24. The full physical works proposed to the building will be considered in more detail through the accompanying planning application for listed building consent for the conversion (application number 12/0172/LBC)

Saved policy EN26 states that:

Alterations, extensions and changes of use to listed buildings will be permitted where the proposals are in keeping with the character and appearance of the original building and its architectural or historic interest is not adversely affected.

25. The use of the original central staircase and modern fire escape stair within the building will be used to enable the vicarage to be divided into one 3 storey town house to the east and 3 apartments to the west.
26. Minimal internal alterations are required to accommodate four dwellings within the vicarage. The principal spaces are retained with the removal of one or two original doors, the blocking up of some openings and the installation of some partitions. The staircase will be retained and all historic timber panelling, skirting and cornicing will be retained within the refurbished building.
27. The design for the conversion has been mindful to retain as many of the existing structures as possible. The rooms arranged to make the best use of existing walls, staircases and changes in level. Due to the large proportions of some of the existing rooms there has been a degree of subdivision in order to provide the necessary accommodation. However this is not considered to adversely impact on the character of the building
28. It is not considered that any of the works proposed will adversely impact on the character of the listed Vicarage and the works are considered to be in accordance with EN26 and the NPPF.

Other matters

29. It is understood that there is currently a covenant on the Vicarage that it can only be used for school purposes or as one dwelling. This is a legal covenant and not a material planning consideration of the application.

Bats

30. The application is accompanied by a Phase 1 Habitat survey which confirms there are no habitats within the site that are suitable for reptile species, great crested newts, brown hare, otter, red squirrel, water vole, harvest mouse or pine martin. The proposals will not therefore affect these species. The application was also subject to a separate bat survey report. □ Natural England has examined the proposal and advises that the proposal is unlikely to have an adverse effect on protected species subject to the imposition of conditions to provide the control sought by Natural England.

Village Green

31. Concern has been raised by a resident that the proposed accesses cross registered village Green. With regard to the existing accesses to the junior school/vicarage site, to be utilised by the proposed development, these are adopted highway and are also not part of the village green – they take advantage of the gaps between the registered Village Green. It is therefore considered that there is no conflict with village Green legislation..

CONCLUSION

32. It is considered that the application accords with National and Local Planning policies. It is therefore recommended that the application be **Approved with Conditions** 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 Norton North
Ward Councillor Councillor S I Nelson**

**Ward Norton North
Ward Councillor Councillor Mrs K. F. Nelson**

IMPLICATIONS

Financial Implications: As report

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:

The Town and Country Planning Act 1990.
Planning Listed Buildings and Conservation Areas Act 1990
Stockton on Tees Local Plan Adopted Version June 1997
Core Strategy Development Plan Document March 2010
Supplementary Planning Document 3: Parking Provision for New Developments
Supplementary Planning Document : Open Space, Recreation and Landscaping
Supplementary Planning Document 6 : Planning Obligations
The National Planning Policy Framework

12/0166/FUL 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.

12/0172/LBC 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.