

**DELEGATED**

**AGENDA NO**

**PLANNING COMMITTEE**

**14<sup>th</sup> JUNE 2012**

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

**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.**

**Expiry Date: 30 April 2012**

### **SUMMARY**

The application seeks 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 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, Impact on the setting of neighbouring listed buildings, flood risk, ecology and nature conservation and land contamination.

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, ecological habitat, flooding and land remediation and is recommended for approval with conditions.

### **RECOMMENDATION**

**That planning application 12/0166/FUL be approved subject to the following conditions and informatives below;**

- 01    *Approved Plans (to be agreed)*  
*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.***

**Materials**

02. **Detailed drawings, specifications, or samples of materials, as appropriate, in respect of the following, shall be submitted and approved by the Local Planning Authority in writing before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:**

- (i) Windows/ Roof lights / Doors**
- (ii) Roof coverings (samples)**
- (iii) Brick and render (samples)**
- (iv) Rain water goods**

**Reason-***In the interests of the amenities of the Norton Conservation area.*

03. **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*

4. **Construction Hours**

**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*

**5. Site Waste Management Plans**

***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.***

***Reason: To ensure a sustainable form of development and to accord with guidance contained within Stockton on Tees Core Strategy policy 3(CS3)- Sustainable living and climate change.***

**6 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 premises***

**7. Landscaping Hardworks**

***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.***

**8. 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 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.***

***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.***

**9. Enclosure**

***Notwithstanding the proposals detailed in the Design and Access Statement and/ submitted plans, prior to the erection of any permanent means of enclosure, details of the enclosures 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.***

**10. 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.***

**11. Lighting**

***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.***

***Reason: To enable the Local Planning Authority to control details and in the interests of the amenities of adjoining residents and highway safety.***

**12. Landscaping softworks**

***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**

**13. Maintenance softworks**

**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.**

**14. On site public open space**

**No development shall commence until the Local Planning Authority has approved in writing the details of the Public Open Space within the site including:**

- a) The delineation and siting of the proposed Public Open Space (POS);**
- b) The type and nature of the facilities to be provided within the POS;**
- c) The open space shall be completed in accordance with the approved scheme and any phasing arrangements as agreed ;**
- d) The arrangements the developer shall make for the future management of the POS. .Where Title Transfer is not proposed the management details shall be prepared for a minimum period of 20 years from practical completion of the POS works.**

**Reason: To enable the Local Planning Authority to satisfactorily control the development.**

**15. Removal of permitted development rights**

**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.**

***Reason- In order that the local planning authority can exercise further control in this locality in the interests of the visual amenities of the area.***

**16. 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.**

**17. Renewables**

***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 unless otherwise agreed.***

***Reason: In the interests of promoting sustainable development and to ensure that the Redhouse School redevelopment School sites result in an overall 10% reduction of CO2 emissions.***

**18. Code for sustainable homes**

***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.***

***Reason: In order to minimise energy consumption in accordance with Stockton-on-Tees Adopted Core Strategy policy CS3.***

**19. Contaminated Land**

***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.**

**Reason: Unexpected contamination may exist at the site which may pose a risk to human health and controlled waters**

**20. Surface water management**

**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.**

**Reason: To ensure the satisfactory storage of/disposal of surface water from the site.**

**21. Step off areas**

**Notwithstanding the submitted information before the development hereby approved is commenced precise details of the access road shall be submitted to and agreed in writing with the local planning authority demonstrating the provision of step off areas along the vehicle access, and provided in accordance with the approved details and retained for the life of the development.**

**Reason: In the interests of highway safety**

**22. Bat Mitigation**

**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**

**23. Renewable Energy**

**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**

**Reason : In accordance with the requirements of Policy CS4 of the Adopted Core Strategy**

**24. Recycling**

**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.**

***Reason: In the interests of visual amenity and operational requirements of the Local Planning Authority.***

### **INFORMATIVE OF REASON FOR PLANNING APPROVAL**

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

National Planning Policy Framework

Core Strategy Policies CS1, CS2, CS3, CS4; CS7, CS8, CS10 and CS11 and Local Plan saved Policies EN24, EN25, EN28, EN30 and H03

Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2010. It is an offence to deliberately capture, kill or disturb bats or to recklessly damage or destroy their breeding sites or resting places. The applicant should remind the building contractors to be vigilant for bats during the building work. If at any time bats are found or suspected then, as a legal requirement, work must cease in that area and further advice must be sought from Natural England.

Conservation of Habitats and Species Regulations 2010.

### **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 Senior School site and the Vicarage seek permission for residential development to fund the wider project.

### **SITE AND SURROUNDINGS**

3. The application site has an area of approximately 0.8 hectares. The site is almost entirely bounded by brick walls. On the eastern side of the site is an area of open space which is separated from Norton Green by a listed brick wall.
4. There is an existing gateway in the wall which acts as the vehicular access for the school. The large area of open space to the west of the listed wall contains a number of mature established trees.



5. Adjacent to the site on the northern boundary is the grade II listed former Vicarage and the churchyard of the grade I listed St Marys Church. The western boundary of the site is defined by a high brick wall with the grade II listed Staypleton House (formerly Glebe Cottage) which is constructed as part of the boundary in the northern corner and has a window overlooking the boundary of the site at ground floor level. Beyond this boundary is a public footpath and beyond are residential properties dating from the 1960's and 70's.
6. To the south of the site is a boundary wall with a group of TPO trees. Beyond the boundary is Parsons walk which leads to Staypleton House. On the southern side of the road is Ragworth Place and Glebe Farm a grade II listed dwelling.
7. The principal frontage of the site is on the eastern boundary facing Norton Green. Beyond the Green is Norton High Street.
8. Separated from the existing school site by double gates the western element of the application site is a walled garden historically associated with St Marys Vicarage . This area of the site is surrounded by high brick boundary walls and is currently overgrown with various self seeded shrubs and trees. On the north boundary lies the graveyard of St Marys Church and the church itself that is an impressive grade I listed building.
9. To the west of the site is Staypleton House (formally know as Glebe Cottage a grade II listed Building) and to the south, the private access track and beyond that the gardens of 7-9 Ragworth Place and an area of open space associated with Claymond Court.
10. In the middle of the site the existing educational buildings currently adjoin to the vicarage by a connecting covered walkway and there is associated car parking for school staff. Here adjoining the site on the southern boundary is Glebe Farm a Grade II listed house along with the rear gardens and side elevation of 26 the Green, also Grade II listed.
11. The site is accessed from the east via the Green and an area of open space currently used as playground with a line of mature trees running diagonally across the site. There is a two storey red brick and pantile building constructed in the 1970's in a similar profile to a former barn which stood on the same footprint.

## **PROPOSAL**

12. The proposed development looks to demolish the existing purpose built nursery/lower infant school buildings. The site will be redeveloped to provide 13 units 3-4 bedroomed ranging in size from 83 to 150 sq metres, comprising a mixture of 1.5 to 2 storey detached, semi-detached and terraced properties.
13. The proposed access into the site is through the existing gateway in the listed eastern boundary wall, with additional pedestrian access proposed from Parsons Walk. The line of access within the site is to be realigned, no works are proposed to the existing access point or the adjoining listed wall.
14. The existing garden wall which runs north to south will become a structure on site which defines the site as two separate areas. Parts of the wall which are currently built in modern engineering brick will be reconstructed. These walls are not listed in their own right but fall within the curtilage of the listed vicarage.

15. The east of the site facing the Green utilises the existing building line of the school building and the barn in order for the development to retain the large area of open space to the front and so that views of the vicarage are not compromised. In order to retain the large mature tree the houses to the south of the lane are stepped back from those to the north.
16. Dwellings in the eastern part of the site have been designed with simple plan forms and traditional proportions and details.
17. Four cottages front on to the Green. Two are on the footprint of the school building and have looked to recreate the existing massing of this building in respect to eaves heights.
18. Passing the cottages which front on to the Green the street scene is maintained by the use of a garage court over which the roof continues and is attached to plot 3. An opening under the roof leads to a garage court providing parking for the two properties facing the Green. Boundaries to the garage court are high brick walls to create a courtyard. Via this courtyard is also an access to the Vicarage site
19. Moving west a larger house fronts the lane this dwelling is similar to those found in the High Street and is rendered with bay windows.
20. To the west of this house is a small green designed around an existing mature tree. A further cottage is set back from the land and forms the northern boundary of this green area with mature trees as a backdrop adjoining the boundary with St Mary's churchyard.
21. The lane then cumulates in a gateway between the existing garden wall. Parts of this wall will be rebuilt due to current poor condition and areas of modern infill.
22. To the south of the gateway there are two cottages that have principal elevations upon the line of the existing wall. A pedestrian link to Parsons Walk is proposed here.
23. These cottages face onto an informal courtyard which houses the garages and car ports for a number of dwellings. A further gateway through a wall leads into the Potager.
24. The concept of the Potager is to recreate a kitchen garden with properties set around a communal garden area based around a kitchen garden with raised beds and paths between designed to be a multifunctional space. The Potager contains 5 dwellings, to the north is plot 9 built close to the existing garden wall this is designed to reflect a gardeners cottage. Leading west there is a row of three terraced dwellings to the south of a gravel drive, the frontages of these dwellings run parallel to the existing boundary wall and have punched openings to look to recreate the enclosure of the garden wall. Built in traditional materials such as brick and slate the elevations are intentionally contemporary with large areas of glazing to the rear elevations.
25. The final house adjoins the boundary with Staypleton House, is detached with large area of glazing on the south-facing gable.
26. Areas of amenity open space and structural and informal landscaping are provided. Private car parking is also proposed including some with carports in a simple design with timber posts

## **CONSULTATIONS**

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

### English Heritage (summary)

This is a very special site in Norton adjacent to the grade I listed church of St Mary and within the Norton Conservation Area. Any development on the site must reflect the special characteristics of the site; namely a walled garden and former farm.

The landscaping in particular would reflect the history of the site

The latest proposals are based on an assessment and understanding of the two sites, the former walled garden and farm have very different characteristics. We have previously advised that the open nature of the walled garden should be retained as far as possible, with development pushed to the edges to reflect small-scale garden structures and the enclosing walls easily visible. The latest proposal is better in scale and form- the dwellings more modest than previous proposals and grouped around a communal garden is positive.

The proposed redevelopment of the farm site would work well with the grain of the area. The small scale buildings would reflect the status and character of the site without vying for prominence against the vicarage. The parking areas would largely be hidden from view from the Green due to the layout of buildings further careful planting would help to enhance this. Whilst I appreciate that the eastern garden wall is to be reconstructed due to its condition, the line should follow the original wall line and provide a strong sense of enclosure to the garden. The two dwellings abutting the eastern wall appear to be accessed from within the garden but sit outside and this may affect that strong sense of enclosure and the continuity of the wall. Perhaps these two units could be turned around to face north/south, abutting the garden and with south facing gardens? The access from the east through into the walled garden needs to be kept to a minimum again, in order to retain the sense of enclosure.

I remain concerned at the loss of enclosure on the south eastern edge of the walled garden, The proposed railing would not provide the sense of enclosure provided by the existing wall (albeit that there is an existing access through to the east). If the dwellings cannot be turned to face northwards, with their flank walls providing the boundary to the walled garden, the boundaries do at least need to be solid. It would also help if the access from the east were to be framed by piers.

Recommend that the above issues are addressed and that the application be determined in accordance with national and local policy guidance and in the basis of your specialist conservation advice.

### Head of Technical Services

#### General Summary

There are no objections to this proposal subject to the comments below.

#### Highways Comments

Vehicular and pedestrian access to Site B is taken from The Green and retains the former access of the current lower infants and nursery sites. The application is supported by a Transport Statement and is acceptable in traffic terms as the proposal; combined with the other Red House sites will generate less traffic than the current use.

Exact details of the layout, surfacing materials and construction of the access road should be conditioned should the development be approved and these would subject to a S38 Agreement should the developer wish for the road to be adopted.

A Stage 1 Road Safety Audit has been submitted by the applicant and is acceptable in principle. It is, however, recommended that due to existing on street car parking on the adopted highway surrounding The Green, that a number of the existing bollards be slightly realigned to improve vehicular and pedestrian access to the site. The Audit also recommends a further minor change in respect of the access road. It is proposed that width of the access road should be slightly widened in the area of the proposed open space (which currently does not form part of the 'village green' to provide a safe passing place for pedestrians otherwise known as 'pedestrian step off' areas. These details can be controlled by the proposed condition noted above for the access road.

It is unclear however, whether a gate is indicated at the development entrance this should be clarified as it is not acceptable if the area is to be offered as adopted highway. The Section 38 Agreement will deal with the adopted highway and also contain details of planting and long term maintenance of Highway Street trees and non-essential street furniture.

The refuse collection proposals are acceptable; however the details including recyclables will form part of a Refuse Management Strategy that should be conditioned should the development be approved.

The Car parking indicated as per the revised drawing 2122-D-00-02 rev P is acceptable.

The previously identified footway is now indicated as a private footpath link to plots 1 and 2 only and is acceptable. The footway to Parsons Walk is also acceptable.

It is noted that due to the presence of the listed wall, there is a reduced width for manoeuvring vehicular space and this would require a greater level of care to be taken by drivers entering and exiting the housing development. Whilst there is a reduction in width the layout conforms to Manual for Streets Guidance.

Where gravel or unbound material is proposed then a 1.5 metre buffer strip is required in order to ensure that loose material does not spill over onto the adopted highway. This can lead to premature maintenance being required. A revised plan illustrating alternative materials on the buffer strip should be conditioned.

All garages have been confirmed by the applicant as 6 x 3 metres in accordance with SPD 3 and Manual for Streets. A revised plan noting that the garages are at this required size should be conditioned.

Should the development be approved then a Construction Management Plan should also be conditioned.

### Landscape & Visual Comments

Existing site trees referring to landscape master plan ref 726\_02\_01 rev C and to the developer's information provided by it's Consultant.

Generally it is considered that some tree quality categories have been downgraded to a category which the Local Authority consider to be incorrect for the individual trees particularly regarding the mature trees on the green frontage. Some of these would be Category A trees (high value) rather than just Category B trees (moderate value) as they contribute very highly to local character of the conservation area. The development must reflect the higher value of these trees.

There are other trees which would have to be removed to accommodate this development and comment is given as follows:

Tree Group 4 is a protected group of maturing sycamore trees which are valued for the visual group effect rather than individual character in the local area. These trees are growing very close to the listed south boundary brick wall and in time are highly likely to damage the wall and potentially push it over. Therefore the long-term retention of these trees is unsustainable. We have no objections to the removal of Tree group 4 and accept the provision of those new replacement trees in the scheme to accommodate for the losses within the open space pottage area and space just south of plot 9 within the proposed planting.

The scheme stipulates the requirement to remove Tree 115 Poplar which is too close to the proposed dwellings in the new layout. This tree is a prominent tree in the Conservation area and whilst its removal is acceptable (this large tree has a leaning stem and has an awkward visual form) a suitable larger type species replacement must be replanted in close proximity. The new tree should be located at the position just to the west of Plot 11 in the space next to the car parking area or within the garden of plot 11 in the north west corner. A root barrier is required to protect the existing wall and proposed highways and houses.

It should be noted that the Tree Preservation Order on the existing poplar and sycamore trees would need to be updated to include removed trees and transfer to the new replacement tree planting.

It should be noted that Tree 113 Sycamore must be retained within the scheme as it contributes highly to the amenity value of the site and the tree protection method statements, which are deemed acceptable must be very closely followed to retain this tree. The Construction Management Plan must include for regular inspections by the applicants arborist to ensure that protection measures are implemented for this and all the retained trees and maintained throughout the construction works.

Tree 114 Sycamore is an attractive species that contributes highly to the amenity value of the site. It was agreed at a site meeting with the Councils Historic Buildings Officer that the adjacent brick wall should be rebuilt to allow for the retention of this tree within the scheme. The method statements and tree protection plans provided regarding this are acceptable.

Existing and proposed levels are requested in relation to the existing and proposed trees. The Arboricultural Method Statement and Tree Protection Plan ref ARB/CP/582/AMS\_V2 March 2012 must be updated to reflect these ground levels.

### Soft landscaping

The general landscape strategy shown on Southern Greens landscape plan ref 726\_02\_01 rev C is broadly acceptable including the general plant species and grass type choices.

Detailed planting plans including specifications and maintenance programmes would be required to be conditioned.

Extra heavy trees should be provided on the green at the front of this development to supplement the existing planting.

Soft landscape details including the replacement tree adjacent to plot 11 should be provided as per the condition wording in the informative section. Replanting of trees is to form part of the softworks.

### Hard landscaping

No information has been provided regarding hard landscaping for this site in the design and access statement. However materials should be in line with the general concept of those on the other Red

House School Sites e.g. for application 12/165/FUL Red House Main School Site as per the following information:

The hard landscape philosophy suggested in the materials palette (page 11 of the landscape design and access statement) describes using paving that is traditional in choice matching the local character of the Norton village and this would be appropriate for this location.

Full details of all the hard landscape 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 B are acceptable but it is noted that there are details shown on this plan that do not appear to relate to this site but seem to be part of the main school site. A revised drawing showing only those enclosure details that relate to this particular site should be provided.

Traditional materials have been used to match the local area and existing listed feature brick walls retained where possible with the exception of the wall section next to Tree 114 Sycamore- see the section on existing site trees above.

The use of a low timber palisade fence as a back garden delineation is acceptable.

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

### Lighting

The traditional lighting style proposed would be acceptable for this area. Details to be conditioned as per the condition wording in the informative section.

### Frontage open space and trees

It is understood that a management plan is proposed whereby each property pays a small annual fee to a Maintenance Company to maintain all the open spaces including the boundary brick wall and mature trees within the site.

Details of establishment maintenance and long term management for a period of 25 years should be conditioned.

### Environmental Policy Comments

12 of 210W panels providing 2.52 kWp applied to each of 24 buildings.

Evidence has been submitted to show that this will meet the 10% requirements associated both with this planning application and that covered by 12/0167/FUL but that all PV will be located on the properties built on the redeveloped playing fields that fall outside the conservation area. From information provided it appears that this part of the development is covered by the separate planning application 12/0165/FUL. This should be conditioned should the development be approved.

### Flood Risk Management

The proposed development site is situated within flood zone 1. The development must not increase the risk of surface water run-off from the site or cause any increased flood risk to neighbouring sites. Any run off must not exceed pre-development rates, if this is not known then a standard green field rate of 3.5 l/s per hectare should be used. Any increase in surface water generated by

the development or existing surface water / ground water issues on the site must be alleviated by the installation of a suitable drainage system within the site. The Council supports the use of sustainable drainage systems and welcomes the pending legislation. The developer has submitted a site specific flood risk assessment. The FRA states that if a surface water connection is the only solution then surface water discharge equal to that of the current Greenfield runoff may be made available with any excess in flows to be attenuated on site. Therefore, the developer proposes to attenuate surface water runoff from additional impermeable areas of the proposed development so the current Greenfield runoff will not exacerbate the issues of flooding downstream of the development.

The developer should provide a detailed design and calculations showing how the attenuation system will perform in a 1 year, 30 year and 100 year storm event and again over the same periods with a 30% allowance for climate change. Calculations using the WinDes Software (Micro Drainage) are preferred.

### 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 1.76ha 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 recommend the conditions as detailed be imposed on the development should it be approved.

#### ' Construction Noise

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

#### ' Site Waste management Plans

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.

### Northern Gas Networks

No objections to the proposal, applicant should make contact directly to discuss any impact on apparatus in the area, should diversionary works be required these will be fully funded by the applicant.

### Tees Archaeology

The application site lies within the historic settlement of Norton which has medieval origins and good evidence for prehistoric and Anglo-Saxon activity.

The application includes an Archaeological Assessment report prepared by The Brigantia Archaeological Practice. The report concludes that Site B has the potential to include archaeological remains of the medieval period or earlier. Such remains would be considered to be heritage assets for their archaeological interest.

There is likely to be differential preservation of archaeological deposits across the site. For example the locations of the current school buildings are likely to be of very low archaeological potential given damage from the construction of the buildings in 2004 and the negative results of earlier archaeological trial trenching. However the car park area to the south of the school and the site of the New Vicarage to the west are of higher potential with previous archaeological trial trenching identifying features that were likely to be pre-medieval in date. There is also the possibility that human remains might be present in the northern part of the site, particularly if the current churchyard boundary has contracted, or if burials took place outside of consecrated ground (e.g. suicides) as has been noted elsewhere in the District.

Therefore recommend that archaeological monitoring takes place on the potentially sensitive archaeological areas of the development and that this is secured by a planning condition

### 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 (eg 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**

It should be noted that the applicant has 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 have been individually notified of the application and it has also been advertised on site and in the local press.

21 letters of objection from residents were received from the following addresses:

5 Mill Lane, 5A Mill Lane Norton, The Cottage Ragworth Place, Glebe Farm House Ragworth Place, 26 The Green Norton, 28 The Green Norton, 5 Roseberry Road Norton, 10 North Albert Road Norton, 51 The Green Norton, Windsor House, Mill Lane, 62 Thurlow Park Road, London, 14 Railway Cottages Norton, Comondale House 1A Countisbury Road, 83 Leven Road

A petition of objection was received 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

The main concerns were:-

- Traffic congestion
- Inadequate highway infrastructure
- Impact on existing drainage and water services
- Highway safety
- Enough housing already
- Impact on the character of Village Green
- The one way system and size of roads around the green are not suitable for this development.
- Increase in anti-social behaviour
- Loss of wildlife and impact on protected species
- Noise and litter
- Lack of consultation
- There should be no new housing within the Conservation Area
- loss of some registered Village Green
- no vehicular access from the Green should be permitted
- too many houses
- legally, there is no vehicular access from The Green to the school
- car parking issues
- development not suitable for the area
- loss of open space
- over development of the site
- main access too narrow to allow larger vehicles
- noise and impact on amenity
- loss of light
- dog fouling, anti social behaviour (usually alcohol/drug related), parking issues, car crime, boy racers and noise disruption
- loss of trees
- more suitable sites elsewhere in the Borough
- contrary to Core Strategy Development Plan for The Borough.
- Light pollution
- Overlooking
- no identified or demonstrable need for this sort of housing
- development in this area
- no affordable housing
- more pollution
- impact on wildlife and ecology

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

### **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

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

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.
4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:
  - i) The Tees Valley Metro;
  - ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
  - iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
  - iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.
5. Improvements to the road network will be required, as follows:
  - i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
  - ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
  - iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
  - iv) To support sustainable development in Ingleby Barwick.
6. The Tees Valley Demand Management Framework will be supported through the restriction of long stay parking provision in town centres.
7. The retention of essential infrastructure that will facilitate sustainable passenger and freight movements by rail and water will be supported.
8. This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable

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

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

2. All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of 'very good' up to 2013 and thereafter a minimum rating of 'excellent'.
3. The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non domestic properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.
4. To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.
5. For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.
6. All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.
7. Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.
8. Additionally, in designing new development, proposals will:
  - \_ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
  - \_ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
  - \_ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
  - \_ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.
9. The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

#### Core Strategy Policy 7 (CS7) - Housing Distribution and Phasing

1. The distribution and phasing of housing delivery to meet the Borough's housing needs will be managed through the release of land consistent with:
  - i) Achieving the Regional Spatial Strategy requirement to 2024 of 11,140;
  - ii) The maintenance of a 'rolling' 5-year supply of deliverable housing land as required by Planning Policy Statement 3: Housing;
  - iii) The priority accorded to the Core Area;
  - iv) Seeking to achieve the target of 75% of dwelling completions on previously developed land.

2. No additional housing sites will be allocated before 2016 as the Regional Spatial Strategy allocation has been met through existing housing permissions. This will be kept under review in accordance with the principles of 'plan, monitor and manage'. Planning applications that come forward for unallocated sites will be assessed in relation to the spatial strategy.

3. Areas where land will be allocated for housing in the period 2016 to 2021:

Housing Sub Area Approximate number of dwellings (net)

Core Area 500 - 700

Stockton 300 - 400

Billingham 50 - 100

Yarm, Eaglescliffe and Preston 50 - 100

4. Areas where land will be allocated for housing in the period 2021 to 2024:

Housing Sub Area Approximate number of dwellings (net)

Core Area 450 - 550

Stockton 100 - 200

5. Funding has been secured for the Tees Valley Growth Point Programme of Development and consequently the delivery of housing may be accelerated.

6. Proposals for small sites will be assessed against the Plans spatial strategy.

7. There will be no site allocations in the rural parts of the Borough

#### 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.

3. Developers will be expected to achieve an average density range of 30 to 50 dwellings per hectare in the Core Area and in other locations with good transport links. In locations with a particularly high level of public transport accessibility, such as Stockton, Billingham and Thornaby town centres, higher densities may be appropriate subject to considerations of character. In other locations such as parts of Yarm, Eaglescliffe and Norton, which are characterised by mature dwellings and large gardens, a density lower than 30 dwellings per hectare may be appropriate. Higher density development will not be appropriate in Ingleby Barwick.

4. The average annual target for the delivery of affordable housing is 100 affordable homes per year to 2016, 90 affordable homes per year for the period 2016 to 2021 and 80 affordable homes per year for the period 2021 to 2024. These targets are minimums, not ceilings.

5. Affordable housing provision within a target range of 15-20% will be required on schemes of 15 dwellings or more and on development sites of 0.5 hectares or more. Affordable housing provision at a rate lower than the standard target will only be acceptable where robust justification is provided. This must demonstrate that provision at the standard target would make the development economically unviable.



6. Off-site provision or financial contributions instead of on-site provision may be made where the Council considers that there is robust evidence that the achievement of mixed communities is better served by making provision elsewhere.

7. The mix of affordable housing to be provided will be 20% intermediate and 80% social rented tenures with a high priority accorded to the delivery of two and three bedroom houses and bungalows. Affordable housing provision with a tenure mix different from the standard target will only be acceptable where robust justification is provided. This must demonstrate either that provision at the standard target would make the development economically unviable or that the resultant tenure mix would be detrimental to the achievement of sustainable, mixed communities.

8. Where a development site is sub-divided into separate development parcels below the affordable housing threshold, the developer will be required to make a proportionate affordable housing contribution.

9. The requirement for affordable housing in the rural parts of the Borough will be identified through detailed assessments of rural housing need. The requirement will be met through the delivery of a 'rural exception' site or sites for people in identified housing need with a local connection. These homes will be affordable in perpetuity.

10. The Council will support proposals that address the requirements of vulnerable and special needs groups consistent with the spatial strategy.

11. Major planning applications for student accommodation will have to demonstrate how they will meet a proven need for the development, are compatible with wider social and economic regeneration objectives, and are conveniently located for access to the University and local facilities.

12. The Borough's existing housing stock will be renovated and improved where it is sustainable and viable to do so and the surrounding residential environment will be enhanced.

13. In consultation with local communities, options will be considered for demolition and redevelopment of obsolete and unsustainable stock that does not meet local housing need and aspirations.

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

1. In taking forward development in the plan area, particularly along the river corridor, in the North Tees Pools and Seal Sands areas, proposals will need to demonstrate that there will be no adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European sites, either alone or in combination with other plans, programmes and projects. Any proposed mitigation measures must meet the requirements of the Habitats Regulations.

2. Development throughout the Borough and particularly in the Billingham, Saltholme and Seal Sands area, will be integrated with the protection and enhancement of biodiversity, geodiversity and landscape.

3. The separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of:

i) Strategic gaps between the conurbation and the surrounding towns and villages, and between Eaglescliffe and Middleton St George.

ii) Green wedges within the conurbation, including:

\_ River Tees Valley from Surtees Bridge, Stockton to Yarm;

\_ Leven Valley between Yarm and Ingleby Barwick;

\_ Bassleton Beck Valley between Ingleby Barwick and Thornaby;

- \_ Stainsby Beck Valley, Thornaby;
  - \_ Billingham Beck Valley;
  - \_ Between North Billingham and Cowpen Lane Industrial Estate.
- iii) Urban open space and play space.

4. The integrity of designated sites will be protected and enhanced, and the biodiversity and geodiversity of sites of local interest improved in accordance with Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM Circular 06/2005 (also known as DEFRA Circular 01/2005) and the Habitats Regulations.

5. Habitats will be created and managed in line with objectives of the Tees Valley Biodiversity Action Plan as part of development, and linked to existing wildlife corridors wherever possible.

6. Joint working with partners and developers will ensure the successful creation of an integrated network of green infrastructure.

7. Initiatives to improve the quality of the environment in key areas where this may contribute towards strengthening habitat networks, the robustness of designated wildlife sites, the tourism offer and biodiversity will be supported, including:

- i) Haverton Hill and Seal Sands corridor, as an important gateway to the Teesmouth National Nature Reserve and Saltholme RSPB Nature Reserve;
- ii) Tees Heritage Park.

8. The enhancement of forestry and increase of tree cover will be supported where appropriate in line with the Tees Valley Biodiversity Action Plan (BAP).

9. New development will be directed towards areas of low flood risk, that is Flood Zone 1, as identified by the Borough's Strategic Flood Risk Assessment (SFRA). In considering sites elsewhere, the sequential and exceptions tests will be applied, as set out in Planning Policy Statement 25: Development and Flood Risk, and applicants will be expected to carry out a flood risk assessment.

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

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

#### Core Strategy Policy 11 (CS11) - Planning Obligations

1. All new development will be required to contribute towards the cost of providing additional infrastructure and meeting social and environmental requirements.

2. When seeking contributions, the priorities for the Borough are the provision of:

- \_ highways and transport infrastructure;
- \_ affordable housing;
- \_ open space, sport and recreation facilities, with particular emphasis on the needs of young people.

#### 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

#### Saved 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 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.

Supplementary Planning Document 3: Parking Provision for New Developments sets out the Council's standards for parking associated with new development.

Supplementary Planning Document : Open Space, Recreation and Landscaping sets out the level of Planning Obligation contributions required for new development and the circumstances in which open space will be required on site.

Supplementary Planning Document 6 : Planning Obligations sets out the Council's approach towards securing planning obligations associated with development within the Borough.

### **MATERIAL PLANNING CONSIDERATIONS**

27. 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, 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.

## Principle of development

28. The application site lies within the defined limits to development, and falls within the 'Limits to Development' as defined within the Borough Local Plan, within which, there is a presumption in favour of residential development.
29. The National Planning Policy Framework (NPPF), introduced in March 2012, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF states Housing applications should be considered in the context of the presumption in favour of sustainable development.
30. 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.
31. 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.
32. The site is located within the development limits. Saved Policy HO3 of the local plan indicates that residential development within the limits of development is acceptable provided it meets a number of criteria. The proposed development is sympathetic to the character of the locality and takes account of and accommodates important features within the site; it does not result in an unacceptable loss of amenity to adjacent land users; and satisfactory arrangements have been made for access and parking. It is therefore considered that the proposed development accords with Policy H03 in respect of the above considerations.
33. Policy CS11 relates to planning obligations and sets out requirements for new development to contribute towards the cost of providing additional infrastructure and meeting social and environmental requirements. 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. A condition has been recommended for the details of the open space provision to be agreed.
34. In terms of policy CS3 and the reference to integrating of climate change mitigation and adaptation into housing design, conditions are recommended to ensure the scheme incorporates sustainable and renewable energy features.
35. The layout has been designed to ensure that adequate distances are met and designed to negate any overlooking and it is considered that the site could satisfactorily accommodate a residential scheme of the type and nature proposed.
36. The site proposes 13 new dwellings. Core Strategy Policy 8 (CS8) states that for developments of 15 houses or more and on development sites of 0.5 hectares or more there is a requirement for affordable housing provision. As 0.3 hectares has been put

forward for Public Open Space and the number of dwellings is below the threshold there is no requirement for affordable housing provision to be provided by the development.

37. The main considerations relative to this proposal therefore relate to the design and layout of the site, its impact on the surroundings including neighbouring properties, highway safety and provisions for future occupants. These and other material planning matters are considered below.

### Site Layout

38. The design of the site has been lead by its position within the Norton Conservation Area adjacent to numerous listed buildings including the grade I listed St Mary's Church.
39. As such the area of open space to the front of the vicarage was considered sacrosanct in development terms and has been left undeveloped. The strong building line of the Green and vicarage has been respected with the design and appearance of properties of a scale and form to respect the hierarchy of properties found around the Green.
40. The distribution of properties on the site has been designed from a conservation led approach to ensure the historic character of the site is retained and the setting of neighbouring historic assets is protected. The creation of the two distinct character areas of the Potager and Farm has created a locally distinctive development, which responds to its historic context. Due to the unique and historic nature of the site parking provision and design has been arranged to reflect this context.

### Design and appearance of properties

41. The site lies within the Norton Conservation Area in a sensitive location adjacent to the Green. The site has been designed to create two distinct and separate character areas, which respond to the historic context of the site.
42. Open space to the front of the vicarage has been left undeveloped and the strong building line of the Green and vicarage has been respected with the design and appearance of properties of a scale and form to respect the hierarchy of properties found around the Green.
43. The western part of the site, known as the Potager will be distinct in character from the eastern cottages. This part of the site was once the kitchen garden for the Vicarage. The properties have been designed to reflect the character and status of the former walled garden and the landscaping within the site has been such to reflect the historic use of the site as a garden.
44. On the cottages the elevational treatments have been kept simple drawing on the specific vernacular of Norton High Street and the Green to ensure the development is locally distinctive. Details such as sash windows and varied roof heights and eaves add to the character and help the development to blend in to its surroundings.
45. Houses in the Potager are more contemporary in style designed to respond to their setting and appear as obvious modern interventions within the space. The open space and sense of enclosure of the walled garden has been retained.
46. The use of railings and brick walls will contribute to the sense of enclosure and create a high quality of public realm in keeping with the conservation area.

## Conservation issues setting of the listed buildings

47. In terms of Saved Policies EN24, EN25 and EN28 that deal with new development and demolition in conservation areas and safeguarding the setting of listed buildings, the site is located within Norton Conservation Area. Key to the policies is the desirability of preserving or enhancing the character or appearance of a conservation area. The setting of adjoining heritage assets in particular St Marys Church are also material considerations when determining the application
48. The proposal includes the retention and re-use of the walled garden and boundary walls to secure their long term future. The proposal also involves the removal of modern school extensions that add little architectural interest to the conservation area.
49. The creation of the Potager and the formation of the dwellings around this formal landscaping has helped to retain the historic feel of the walled garden. Previously this space housed a single bungalow, which was demolished within the last 10 years (approval given for the demolition in 2000).

The English Heritage guidance on the Setting of Heritage Assets 2011 states that:

*The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced*

50. The proposals have been designed specifically to respect the status, setting and views of St Marys Church and the Vicarage. The redevelopment of the farm site with small-scale buildings would reflect the status and character of the site without vying for prominence against the vicarage. The parking areas would largely be hidden from view from the Green due to the building layout. It is not considered that the significance or the setting of these assets will be adversely affected by the proposals. The eastern area of the site has been developed to continue the distinct character and grain of Norton.
51. English Heritage comments that although the eastern garden wall is to be reconstructed due to condition, this should follow the original wall line to provide a strong sense of enclosure. This wall is already in conflict with several mature trees. The mature tree canopy cover on the site is a defining characteristic of this part of the conservation area, which will be preserved and supplemented by new planting through the proposed development; therefore the minor realignment of this wall has to be weighed against potential loss of trees. It is considered that the strong sense of enclosure of the walled garden can be retained with the wall realignment at the same time preserving trees which add to the character of the site.
52. English Heritage also comments that they are concerned at the loss of enclosure on the south eastern edge of the walled garden. The proposed railing would not provide the sense of enclosure provided by the existing wall (albeit that there is an existing access through to the east). If the dwellings cannot be turned to face northwards, with their flank walls providing the boundary to the walled garden, the boundaries do at least need to be solid. It would also help if the access from the east were to be framed by piers. There is an existing opening in the wall here to Parsons Walk and it is considered that the issues raised by English Heritage can be addressed through the use of appropriate boundary treatments which will be conditioned. On balance these element of the works are considered acceptable.
53. To the west of the site is Staypleton House (formally known as Glebe Cottage and a Grade II listed Building). To the south east of the site, close to the proposed entrance is Glebe Farm (Grade II Listed). Adjoining the eastern boundary are 24-26 The Green also Grade II listed. It is

not considered that the proposed development will have any adverse impact on the setting of these listed buildings.

54. The proposed development has been designed taking into account the unique characteristics of the site and conservation area and the proposal is considered to be acceptable in its response to preserving and enhancing the character and appearance of Norton Conservation Area and also protects the setting of the neighbouring listed buildings.
- 55. In terms of archaeology, a desk-top study, geophysical survey and trial trenching has not identified any features of archaeological significance at the sites but there is the potential that human remains might be present in the northern part of the site, particularly if the current churchyard boundary has contracted, or if burials took place outside of consecrated ground. Tees Archaeology have considered the application and recommend that archaeological monitoring takes place on the potentially sensitive archaeological areas of the development and that this is secured by a planning condition, which is accordingly recommended.

#### Impact on neighbouring properties

56. Distances between properties have been kept close enough to provide an appropriate sense of enclosure in keeping with the character and grain of the conservation area, rear garden distances are greater to preserve privacy.
57. In respect of overlooking the site is overlooked to the west by Staypleton House which has a window in the boundary wall of the site. To overcoming any overlooking issues the application proposes a new boundary and a small area of land to ensure the privacy and amenity of Staypleton House is protected. The owner advises that this area of land is not practical for maintenance however access to this rear boundary will not alter from the current situation.
58. To the south of the site there is a dormer window to Glebe farm. Although plots 6 and 7 are situated close to the boundary they have been orientated to ensure no overlooking of Glebe Farm and the gardens of these plots will adjoin the northern elevation of this property is therefore considered that the amenity of Glebe Farm will be protected.
59. From the north the vicarage rear windows will overlook the site however this is an existing situation and it is not considered that there will be any undue adverse impact on the amenities of residents of the new properties from this arrangement.
60. It is therefore considered that the development is acceptable in terms of its impact on privacy and the amenities of adjoining neighbouring properties and offers sufficient privacy and amenity for residents of the new dwellings.

#### Traffic and highway related matters

61. Vehicular and pedestrian access to the site is taken from The Green and is as existing for the current lower infants and nursery sites. The application is supported by a Transport Statement and is acceptable in traffic terms as the proposal; combined with the other Red House sites will generate less traffic than the current use.
62. The proposed access into the site is through the existing gateway in the listed eastern boundary wall, with additional pedestrian access proposed from Parsons Walk. The line of access within the site is to be realigned however no works are proposed to the existing

access point or adjoining listed wall. The existing access is over an existing area of adopted highway and although issues of Village Green have been raised the development does not alter the existing arrangements.

63. A representation has been received that the proposed vehicle access crosses registered village green. With regard to the existing accesses to the junior school 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. There is therefore no conflict with village green legislation.
64. The Head of Technical services comments that proposed width of the access road into the housing development may lead to an increase in pedestrian/vehicular conflict. The access road is a shared space however there are no step off facilities for pedestrians along this section of road. Step off areas must be provided and this will be conditioned.
65. The access road will be subject to a Section 38 Agreement should the developer wish for the road to be adopted.
66. The Head of Technical Services has considered the scheme and considers that the highway layout is acceptable in that road widths, manoeuvring opportunities and parking requirements are all acceptable subject to controlling conditions.

#### Other matters

#### Flood risk, Ecology and Nature Conservation

67. A flood risk assessment accompanies the application. The site avoids a flood risk area and a Surface Water management condition has been applied.
68. 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 which concluded that bat activity on the vicarage site was limited and under the current proposals bats would not be affected. 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.

#### Land contamination

69. In terms of site contamination, the application is accompanied by a ground investigation report. The report concludes that the site has a low risk of contamination and there were no constraints to development identified. The Environment Agency and Environmental Health has no objection to the proposal subject to appropriate controlling conditions. Accordingly the proposal does not conflict with Planning Guidance in respect of contaminated land.

#### Noise

70. The applicant has investigated the likely noise impact of surrounding uses on the proposed residential development. The Environmental Health Manager has considered the proposal and raises no objection on this matter subject to a controlling condition in view of the site being a brownfield site within a residential area.



## **CONCLUSION**

71. The impacts of the proposal have been considered against national and 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 Norton Conservation Area, the setting of neighbouring listed buildings, ecological habitat, flooding and land remediation and is recommended for **Approval with Conditions** as set out in the report.

**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.

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

English Heritage guidance the Setting of Heritage Assets 2011

12/0167/FUL- Conversion of the former Vicarage, the Upper Infant School Site, to 4 residential units.

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.

12/0170/LBC- 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.