

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE  
26<sup>th</sup> JUNE 2014  
REPORT OF CORPORATE DIRECTOR,  
DEVELOPMENT AND NEIGHBOURHOOD  
SERVICES**

**14/1183/LAF**

**Northfield School and Sports College Marsh House Avenue Site, Marsh House Avenue, Billingham. Proposed detached single storey teaching building for 16 to 19 year old students.**

**Expiry Date: 1 July 2014**

**SUMMARY**

Under the adopted scheme of delegation this Local Authority application falls within the category to be determined by the Planning Committee.

This application seeks full planning permission for the erection of a new teaching building to be used predominantly to teach 16 to 19 year old students. The facility will provide an environment which will focus on teaching English and Maths subjects to young people of this age group.

The building will be situated within the former Northfield School campus and located adjacent to other existing buildings which are not now part of the school which no longer operates from this site and have moved elsewhere (See Appendix 1 – Site Location Plan).

The proposed building is single storey and the internal layout consists of 2 ‘wings’ with 4 classrooms in each, giving a total of 8 teaching classes. Centrally there are social areas together with ICT and dining spaces, offices and other ancillary accommodation (See Appendix 2 – Site layout Plan).

The building has been designed in accordance with current relevant standards, and provides facilities on the ground floor level which are fully accessible. A new accessible toilet has been provided within the building.

Sustainability measures have been included in the building. These include roof mounted photovoltaic panels, increased thermal insulation values, efficient mechanical and electrical installations including boiler equipment and also natural ventilation systems which remove the need for electrically operated systems but also provide fresh air into the occupied rooms.

Externally there is facing brickwork and render which is finished with a parapet up stand and trim around a flat roof. To enhance the building the front façade height has been increased and a cantilevered coloured canopy has been included at the main entrance. Full height curtain walling windows have been provided around the social spaces to provide additional daylight to create a bright and welcoming environment (See Appendix 3 – Elevations).

Access to the site is via the existing roadway from Marsh House Avenue. There are also footpaths alongside this road giving full pedestrian access. A new car park is also proposed.

Three existing buildings are due to remain adjacent to the site. To the south west is a teaching building for a limited number of secondary school pupils and to the west is a teaching building for primary school pupils. To the north west of the site is an existing sports block facility. Existing hard standing areas are located around the site.

The facility will provide a new build English and Maths block for 16-19 year old students. It will be a safe structured environment to promote engagement and learning, with additional space for young people who do not manage in large college type provision.

The facility will be part of a collaborative model and will endeavour to maximise existing facilities on the same site, including the adjacent SRC Bede site. It will compliment and support transition and provide progression routes, focusing on English and Maths, but also providing some softer vocational provision with English and Maths embedded throughout.

The new facility will support increased participation. It will support early drop out at Colleges and also be of benefit to other young people who may be accessing higher levels of learning who may find their current college environments challenging, and utilised by those young people already in education, training and employment who have not achieved English and Maths who may access the base on a part time basis.

The proposal is considered to be in line with general planning policies set out in the Development Plan.

## **RECOMMENDATION**

***That planning application 14/1183/LAF be approved subject to the following conditions and informative;***

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

<b><i>Plan Reference Number</i></b>	<b><i>Date on Plan</i></b>
<b><i>ARC1277-100 A</i></b>	<b><i>6 May 2014</i></b>
<b><i>ARC1277-101 A</i></b>	<b><i>6 May 2014</i></b>
<b><i>ARC1277/102 A</i></b>	<b><i>6 May 2014</i></b>
<b><i>ARC1277-103 A</i></b>	<b><i>6 May 2014</i></b>
<b><i>ARC1277-104 A</i></b>	<b><i>6 May 2014</i></b>

***Reason: To define the consent.***

***2. 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.***

***03. No construction/building works or deliveries shall be carried out except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and between 9.00 am and 1.00 pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.***

***Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.***

***04. Notwithstanding any description of the materials in the application the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building have been approved in writing by the Local Planning Authority.***

***Reason: To enable the Local Planning Authority to control details of the proposed development.***

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

***The Local Planning Authority has implemented the requirements of the National Planning Policy Framework.***

### **BACKGROUND**

1. The new teaching building is being provided by the Council and will predominantly be used to teach 16 to 19 year old students. The facility will provide a new build English and Maths block for 16-19 year old students. It will be a safe structured environment to promote engagement and learning, with additional space for young people who do not manage in large college type provision.
2. The facility will be part of a collaborative model and will endeavour to maximise existing facilities on the same site, including the adjacent SRC Bede site. It will compliment and support transition and provide progression routes, focusing on English and Maths, but also providing some softer vocational provision with English and Maths embedded throughout.
3. The new facility will support increased participation. It will support early drop out at Colleges and also be of benefit to other young people who may be accessing higher levels of learning who may find their current college environments challenging, and utilised by those young people already in education, training and employment who have not achieved English and Maths who may access the base on a part time basis.

### **SITE AND SURROUNDINGS**

4. The site is situated within the former Northfield School campus and located adjacent to other existing buildings which are not now part of the school. The school no longer operates from this site and have moved elsewhere.

5. The area of the application site is 4613 sq.m. (0.4613 hectares). There are currently construction works happening on or around the site which involves demolition of two existing multi storey school buildings.

6. Three existing buildings are due to remain adjacent to the site. To the south west is a teaching building for a limited number of secondary school pupils and to the west is a teaching building for primary school pupils. To the north west of the site is an existing sports block facility. Existing hard standing areas are located around the site.

7. Access to the site is gained via an existing tarmac roadway which leads from Marsh House Avenue to the site.

## **PROPOSAL**

8. Planning approval is sought for a single storey detached teaching building, with associated car parking.

9. The application site will consist of the new building, external paving and grassed areas and a new car park.

10. The new building is single storey. The internal layout consists of 2 'wings' with 4 classrooms in each, giving a total of 8 teaching classes. Centrally there are social areas together with ICT and dining spaces, offices and other ancillary accommodation. A small bin store to the rear is also proposed.

11. The building has been designed in accordance with current relevant standards, and provides facilities on the ground floor level which are fully accessible. A new accessible toilet has been provided within the building.

12. Sustainability measures have been included in the building. These include roof mounted photovoltaic panels, increased thermal insulation values, efficient mechanical and electrical installations including boiler equipment and also natural ventilation systems which remove the need for electrically operated systems but also provide fresh air into the occupied rooms.

13. Externally there is facing brickwork and render which is finished with a parapet upstand and trim around a flat roof. To enhance the building the front façade height has been increased and a cantilevered coloured canopy has been included at the main entrance. Full height curtain walling windows have been provided around the social spaces to provide additional daylight to create a bright and welcoming environment.

14. Access to the site is via the existing roadway from Marsh House Avenue. There are also footpaths alongside this road giving full pedestrian access.

15 A new car park is proposed for 28 spaces of which 2 will be disabled bays. There will be 16 full time staff and 2 part time staff proposed in the building. There will also be a maximum of 160 students who might use the building. Cycle parking spaces will be provided.

16. As the site area is under 1 hectare a Flood Risk assessment is not required and the application site is not within an area at 'Risk of Flooding'.

## **CONSULTATIONS**

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

## 18. Head of Technical Services

### General Summary

The Head of Technical Services supports the application as detailed in the comments below.

### Highways Comments

The proposed building will be accessed via an existing entrance and car parking is provided in accordance with SDP3: Parking Provision for Developments 2011, there is sufficient space within the site to accommodate all construction traffic and parking. There are no highway objections.

### Landscape & Visual Comments

The new build lies within an existing school complex and is on the site of a former school building and therefore there are no major issues in landscape and visual terms. All the existing footpaths and hard standing connected with the previous building should be removed and the area's top soiled and seeded with 150mm depth of topsoil. The existing trees which are shown on the drawing ref ARC1277/102 rev A should be fully protected during the construction work in line with the British Standard BS 5837:2012 Trees in relation to design, demolition and construction

## 19. Environmental Health Unit

I have no objection in principle to the development, however, I do have some concerns and would recommend the advisory condition 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.

## 20. Northumbrian Water Limited

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make.

## 21. Northern Gas Networks

No objection and standard mains record shown.

## 22. Health and Safety Executive

HSE does not advise, on safety grounds, against the granting of planning permission.

## **PUBLICITY**

23. Neighbours were notified and comments received are set out below:-

24. Mr Gary Alexander, 37 Sherburn Avenue, Billingham

I have just viewed your map of the new building proposed for development on the site of Northfield School. My boundary fence backs onto the tennis courts, but I have no idea where the new building is to be situated as there is no reference to any other existing building or boundary fence.

Your help would be gratefully appreciated in this matter.

(Mr Alexander was contacted and assisted in locating the relevant information and no further comments have been received).

25. Joseph Cass, 23 Sherburn Avenue, Billingham

I support the application to build a single storey teaching building. I request that trees be planted to screen from view the rear of the building where utilities such as outbuildings, yards, rubbish skips will be situated. The original plan might not show such outbuildings and skips compounds but they will surely arrive in future years. Thank you.

26. Mr George Holmes, 5 Sherburn Avenue, Billingham

Excellent proposal for use of land.

However the amount of litter that was left on the fields was horrendous when it was Northfield school, made worse by the grass cutter just chewing it up and spreading it all over.

Suggest keeping the entrance on Marsh House Ave only and not the back gate leading onto the fields adjacent to Neasham Ave, where the litter problem was.

27. Mrs S Alexander, 37 Sherburn Avenue, Billingham

As a neighbouring resident I have received a letter regarding planning permission for a single storey teaching building on the Northfield site.

Are you able to advise whether this will be an extension of Northfield's teaching premises or is it a separate training provider?

We have heard rumours told that a Pupil Referral Unit is to be situated on the site. Is this part of it?

(Mrs Alexander was contacted and informed of the nature of the facility and no further comments have been received).

## **PLANNING POLICY**

28. 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.

#### Stockton on Tees Local Plan Saved Policy REC1

Development which would result in the permanent loss of playing space will not be permitted unless:

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

#### 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 6 (CS6) - Community Facilities

1. Priority will be given to the provision of facilities that contribute towards the sustainability of communities. In particular, the needs of the growing population of Ingleby Barwick should be catered for.
2. Opportunities to widen the Borough's cultural, sport, recreation and leisure offer, particularly within the river corridor, at the Tees Barrage and within the Green Blue Heart, will be supported.
3. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.
4. Support will be given to the Borough's Building Schools for the Future Programme and Primary Capital Programme, and other education initiatives, the expansion of Durham University's Queen's Campus, and the provision of health services and facilities through Momentum: Pathways to Healthcare Programme.
5. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

#### 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.

Supplementary Planning Document 3: Parking Provision for New Developments sets out the

Council's standards for parking associated with new development.

### **MATERIAL PLANNING CONSIDERATIONS**

29. The main considerations of this application relate to the impact of the proposed development on the locality in terms of residential amenity, vehicular access and highway safety and other material planning considerations and whether it satisfies the requirements of the Local Plan Policies.

Site Characteristics, Detailed Design and Residential Amenity

30. The proposed building is separated from residential properties either by substantial open space or vehicular carriageway and the proposed works are on the previously developed area of the now demolished former school building. It is considered that the siting and design of the building and car park seeks to minimise any potential impact on the amenity of neighbouring properties through loss of privacy, noise pollution etc. The main building has been located well away from the residential properties.

31. In terms of the scale and appearance of the building, it is single storey and appropriate in scale within the context of the surrounding area and creates a simple building form which gives presence and a sense of place. It is therefore considered that the proposed layout has been designed with adequate distances and designed to negate any overlooking and would not be visually intrusive or overbearing.

32. In respect of the materials and design, it is considered that the proposal would create a contemporary building fit for the modern operational function of a contemporary educational facility. A number of sustainable building measures are incorporated into the design of the building. These include roof mounted photovoltaic panels, increased thermal insulation values, efficient mechanical and electrical installations including boiler equipment and also natural ventilation systems which remove the need for electrically operated systems but also provide fresh air into the occupied rooms.

33. The Environmental Health Manager has considered the proposal and raises no objection subject to conditions.

34. As the site area is under one hectare a flood risk assessment is not required and the application site does not fall within any zone at risk to flooding.

35. The proposed building has been situated in the most appropriate location within the site and will enhance the area, and also have no detrimental impact on any of the surrounding buildings.

36. The proposed works have been designed sympathetically to the site whilst enhancing the existing environment. It is considered that the proposals are in keeping with the immediate area in terms of style, proportion and materials and will not have a detrimental impact in terms of overbearing, loss of light and loss of privacy for surrounding residents

#### Means of Access, Parking and Traffic Issues

37. The proposed building will be accessed via an existing entrance from Marsh House Avenue. There are also footpaths alongside this road giving full pedestrian access. Car parking is provided in accordance with SDP3: Parking Provision for Developments 2011 and there is sufficient space within the site to accommodate all construction traffic and parking. Cycle storage will also be provided.

38. The Head of Technical Services has considered the proposal and raises no objection on highway grounds to the proposed development.

#### **CONCLUSION**

39. Overall the nature and scale of the development is acceptable and parking provision and access is satisfactory. It is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and does not conflict with policies in the Development Plan and it is recommended that the application be Approved with Conditions for the reasons specified above.

**Corporate Director of Development and Neighbourhood Services  
Contact Officer Mr Gregory Archer Telephone No 01642 526052**

**WARD AND WARD COUNCILLORS**

**Ward Billingham East  
Ward Councillor Councillor M. N. Stoker**

**Ward Billingham East  
Ward Councillor Councillor Evaline Cunningham**

**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.

National Planning Policy Framework

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