

DELEGATED

AGENDA NO
PLANNING COMMITTEE

12 AUGUST 2015

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

14/2757/FUL

Land At The Grange, Wells Cottages And Land East Of Manor House, Eggescliffe, ,
Change of use application to convert 2.no barns into dwellings, construction of 2.no
dwellings and farm road

Expiry Date 4th April 2015

SUMMARY

Planning permission is sought for the conversion of two existing farm buildings into residential units and construction of two new dwellings and a farm road.

The application is linked with an application at the Old Hall, land at the Grange Manor Farm and land behind Village Farm Church Road for the change of use of two farm buildings into dwellings, reinstate the derelict Old Hall as a dwelling and erect a new dwelling to the rear of Village Farm.

Each application will be considered on its own planning merits.

The main considerations of the application are the effect of the works on the character and appearance of the Eggescliffe Conservation Area, the impact on the setting of neighbouring listed buildings and the amenities of adjoining properties and highway issues.

The application is considered to be acceptable in these respects and is recommended for approval with conditions

RECOMMENDATION

That planning application 14/2757/FUL be approved subject to the following conditions and informatives below;

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

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>15 October 2014</i>
<i>1436.2.2.304 C</i>	<i>2 July 2015</i>
<i>1436.2.2.300 A</i>	<i>12 December 2014</i>
<i>1436.2.2.301 A</i>	<i>12 December 2014</i>
<i>1436.2.2.307 D</i>	<i>12 December 2014</i>

Reason: To define the consent.

02. 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 agree the routing of all HGVs movements associated with the construction phases and 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.

03. LANDSCAPING - HARDWORKS

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.

04. ENCLOSURE

Prior to the commencement of the erection of any permanent boundary treatment, such as walls, fencing etc., details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

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

05. STREET FURNITURE AND LIGHTING

Prior to the commencement of the works, details of any street furniture and lighting shall be submitted to and approved in writing by the Local Planning Authority. Such furniture shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenity which contributes positively to local character of the area.

06. LANDSCAPING - SOFTWARES

Prior to the commencement of soft landscaping works full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following: commencement of the development or agreed phases or prior to the occupation of any part of the development and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

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

07. TREE ASSESSMENT

All trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations section 4.

The assessment should concur with the latest site plans and include for the following information:

A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.

A tree schedule as detailed in BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work.

Details of any ground level changes or excavations within 5 metres of the Root Protection Area of any tree to be retained including those on adjacent land.

A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.

Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007

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

08. TREE PROTECTION

No development shall commence until a scheme for the protection of trees BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations Section 5.5 and NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007 has been submitted to and approved in writing by the Local Planning Authority.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

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

09. 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/building recording 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.

This condition is derived from a model recommended to the Planning Inspectorate by the Association of Local Government Archaeology Officers.

10: Construction/Demolition Noise

I am concerned about the short-term environmental impact on the surrounding dwellings during construction/Demolition, should the development be approved. My main concerns are potential noise, vibration and dust emissions from site operations and vehicles accessing the site. I would recommend that the working hours of all Construction/Demolition operations including delivery/removal of materials on/off site shall be restricted to 08:00 - 18:00Hrs on weekdays, 09.00 - 13:00Hrs on a Saturday and no Sunday or Bank Holiday working. Should works need to be undertaken outside of these hours the developer should apply for consent under

Section 61 Control of Pollution Act 1974. This would involve limiting operations on site that cause noise nuisance

11. Removal of permitted development rights

Notwithstanding the provision of classes A,B,C,D, E & F of part 1 of the Town and Country Planning (General Permitted Development)England Order 2015 (or any order revoking or re-enacting that order) The dwellings hereby approved shall not be extended or altered in any way nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.

Reason: In order that the local planning authority may exercise further control in order to protect the character of the Eggescliffe conservation area.

12. Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

Reason: To ensure proper restoration of the site.

13. Ecology

The mitigation measures and compensation strategy set out in the submitted Naturally Wild report dated the 12th of August 2014 shall be fully adhered to prior to and during construction.

Reason:- in the interest of any protected species, bats that may be present on site.

14. External materials

Notwithstanding the submitted drawings, prior to the commencement of construction of the buildings hereby approved a full schedule of works including materials for all external finishes shall be submitted to and agreed in writing by the local planning authority; the development shall then be carried out in accordance with the agreed details and retained in the approved condition thereafter.

Reason-Because the precise details of materials have not been submitted as part of the application

INFORMATIVES

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative 2: Construction/Demolition - Open burning

No waste products derived as a result of Construction/Demolition operations hereby approved shall be burned on the site.

Informative 3: Northern gas

The developer is advised to contact Northern Gas Networks prior to any construction works as there may be apparatus in the vicinity of the development.

Informative 4: Bats

A European protected species licence will be required from Natural England prior to undertaking any building work and the applicant should contact Natural England directly.

BACKGROUND

The application is intrinsically linked to application 14/2652/FUL, and the applicant states in the design and heritage statement that the scheme will provide 8 residential units across 7 split sites through conversion, reuse and some new build. They further state that the scheme is born out of the need to secure the future of the grade II listed Old Hall. This application relates to sites 1, 2 & 5.

Whilst the conversion and re-use of the old hall and the resulting conservation of a designated heritage asset is a significant material consideration of both applications, the applications are not proposed as an enabling development.

SITE AND SURROUNDINGS

The village of Eggescliffe is situated approximately 0.5km north-east of Yarm Town Centre and adjoins the settlement of Eaglescliffe to the north-west.

The application is split over 3 separate sites at the Grange, Wells Cottages and land east of Manor House, Eggescliffe. The application site is within the defined limits to development, in the settlement of Eggescliffe which is accessed from Butts Lane. The sites lie within Eggescliffe Conservation Area and house existing farm buildings. The existing farm is sporadic occupying a variety sites throughout the village.

Site 1 is occupied by an existing traditionally constructed, two storey substantial farm building. This is a building of some character and scale which with the single storey farm building to the west (the stables) forms a pleasing courtyard arrangement. As part of this building grouping the residential Grange (the current farm house) and Manor House adjoin the site to the south.

Site 5 is set to the east of site 1 towards the edge of the village and currently houses a substantial modern steel barn. To the north of these properties are open fields with allotments gardens beyond. There are also other farm buildings found further to the east including chicken sheds and open barns.

Site 2 is located to the south east of Manor House to the north east of the grade II listed Old Hall (site 3 of application 14/2562/FUL) and is currently occupied by a dilapidated farm building of traditional construction. This building is essentially L shaped and has evidence of stonework in the predominantly brick structure, with character from the existing arrow slits.

The semi-detached residential properties of Eastbourne Avenue and the traditional properties fronting the Green and located to the west of the sites. The application sites of The Old Hall (subject to planning application 14/2562/FUL) are situated to the south with open fields and the river Tees beyond.

The farm site is currently accessible from vehicle Back Lane and an access running through the Old Hall site.

PROPOSAL

The application seeks planning permission for change of use and conversion of 2.no barns into dwellings, construction of 2.no dwellings and farm road. The specific elements of the application include:

Site 1:

Comprises an existing farm workshop, storage, tractor and machinery store with stabling and livestock feed processing.

The proposal seeks to part convert the existing store into a two-storey 4 bedroom dwelling. The existing single storey element of the building will be retained as an agricultural store.

Site 2

Is an existing general purposes storage building of traditional brick construction in a dilapidated condition.

The proposal seeks to largely demolish the existing building and erect a new two storey, 3 bedroom dwelling of a similar form on the same footprint.

Site 5

Contains a substantial modern grain drying and storage building which is in poor condition.

The proposal looks to demolish this building and erect a pair of semi-detached, 4 bedroom dwellings on site with associated garages.

CONSULTATIONS

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

Historic England

Thank you for your letter of 26 November 2014 notifying us of the application for planning permission relating to the above site. English Heritage's statutory remit here is the impact of the proposal on the significance of the conservation area. We do not wish to comment in detail, but offer the following general observations.

English Heritage Advice

The character of the Egglecliffe Conservation Area, though medieval in origin, stems primarily from the largely unchanged Georgian cottages which cluster round the village green. Development to the east and south reflects its more functional past with less dense, agricultural development that provides a gentle transition into the rural landscape beyond. Located across the river from its historically more ambitious neighbour, Yarm, and more modern neighbour, Egglecliffe, Egglecliffe has managed to remain distinctly separate from both and retain its identity, creating an attractive enclave with a strong sense of place.

Conversion of working buildings into residential is regrettable but not uncommon; however, because their design reflects their function it is often hard to successfully achieve a change of use without eroding their character. In this instance, the proposal for conversion largely follows the form, detailing and density of existing development and as such I have no objection. The design of the new build on site 5 has taken a good approach in that it has clearly taken inspiration from design elements found on agricultural buildings, but overall the building is too tall and the elevations overdesigned with features being overused or arbitrarily placed - the cart entrance style windows and the loading door, for example. In order to retain the rural feel at this end of the conservation area as it peters out into the countryside the building should relate in scale and design to the historic farm buildings rather than the modern. Likewise, details are needed about any surfacing and landscaping of the public realm and around the private residences to ensure that the area's more informal, rural character is not lost to urbanisation. I suggest you seek this additional information and amendments to the design in consultation with your in-house conservation officer as it is details like those outlined above that will ultimately dictate how well this scheme integrates with its surroundings.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Tees Archaeology

Thank you for the consultation on this planning application.

In general terms I support this application which seeks to convert two sets of historic farm outbuildings (Site 1 & 2) for residential purposes with a separate new build development on the site of existing late 20th century agricultural building (Site 5). The sites are within the core of the historic medieval settlement of Egglecliffe which is a Conservation Area.

The existing buildings at Site 1 & 2 are early 19th century (and potentially earlier in date) and relate to the listed building at Manor Farm. I presume, in the case of site 2, that large elements of the conversion will essentially be new build given the ruinous state of the building. For both of these buildings I would recommend a historic building survey prior to development, possibly complemented by exploratory opening up to reveal original features. This will create a publicly accessible archive of any features that will be lost, in whole or in part, in line with the advice given in the NPPF (para. 141).

The groundwork required for the new build should be subject to archaeological monitoring during the development, as should any similar works required for the conversions. This is in order to ensure a record is made of any underlying medieval deposits associated with the medieval settlement. Again this is in line with the advice given in the NPPF (para. 141).

Both the historic building survey and the archaeological monitoring can be secured by use of a negative planning condition, the suggested wording for which I set out below:-

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/building recording 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.

This condition is derived from a model recommended to the Planning Inspectorate by the Association of Local Government Archaeology Officers.

The Ramblers Association

Egglescliffe No 2 footpath (PRoW) runs through the farmyard, to the north of and parallel to the drain which is north and adjacent to the development site.

We have no objections to the development, but ask that safe access to the way be maintained at all times.

Environmental Health Unit

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

- o Construction/Demolition - Open burning
No waste products derived as a result of Construction/Demolition operations hereby approved shall be burned on the site.
- o Construction/Demolition Noise
I am concerned about the short-term environmental impact on the surrounding dwellings during construction/Demolition, should the development be approved. My main concerns are potential noise, vibration and dust emissions from site operations and vehicles accessing the site. I would recommend that the working hours of all Construction/Demolition operations including delivery/removal of materials on/off site shall be restricted to 08:00 - 18:00Hrs on weekdays, 09.00 - 13:00Hrs on a Saturday and no Sunday or Bank Holiday working. Should works need to be undertaken outside of these hours the developer should apply for consent under Section 61 Control of Pollution Act 1974. This would involve limiting operations on site that cause noise nuisance.

Contaminated land comments- no contaminative features of concern however would recommend an unexpected land contamination condition.

Natural England

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The Wildlife and Countryside Act 1981 (as amended) The Conservation of Habitats and Species Regulations 2010 (as amended) Natural England's comments in relation to this application are provided in the following sections. Statutory nature conservation sites no objection Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Northern Gas Networks

No objections but there may be apparatus at risk during construction and the developer should contact directly to discuss.

Northumbrian Water Limited

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

Highways Transport And Environment

I refer to your memo dated: 03/07/15

Executive Summary

The application has been assessed on the basis of the proposals and the cumulative impact and benefits of a further change of use of 2.no farm buildings into dwellings; 1.no detached dwelling the reinstatement of the derelict Old Hall, and formation of farm road (14/2562/FUL). The benefit is that these proposals are enabling development to bring the Old Hall back into usage.

There are significant inter dependencies between this application for Site 1 – Conversion of an existing farm building to a residential property, Site 2 - Conversion of an existing farm building to a residential property and Site 5 – New residential properties on the footprint of an existing farm building and the sites that form application 14/2562/FUL - Site 3 – Restoration of an existing building (The Old Hall) to a residential property, Site 4 – New residential property on a greenfield site and Sites 6 and 7 – New residential properties on the footprint of an existing farm building.

When considering both applications the Local Highway Authority must take account of the residual cumulative impact of the proposed developments but must balance this against national planning policy and other material benefits, for example bringing the Hall back into residential usage with a sensitive design that reflects its historic significance.

Taking the above into account the Highways, Transport & Environment Manager, subject to the detailed comments and conditions included below in Appendix 1 and Appendix 2 respectively, has no objection to the proposed development.

Appendix 1 - Detailed Comments

Highways Comments

This application forms one of two applications for residential development in the village of Egglecliffe and as such must be considered based on the cumulative impact of the combined development on the highway network.

The applications are for:-

- 1) Change of use application to convert 2.no barns into dwellings, construction of 2.no dwellings and farm road (14/2757/FUL); and
- 2) Proposed change of use of 2.no farm buildings into dwellings, reinstate derelict old hall, 1.no detached dwelling and formation of farm road (14/2562/FUL)

Both application sites lie within the village of Eggescliffe and are accessed via Butts Lane.

A Transport Report has been submitted in support of the application which considers the impact of the proposed development within the context of the NPPF which states that:

Plans and decisions should take account of whether:

- *the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;*
- *safe and suitable access to the site can be achieved for all people; and*
- *improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.*

The cumulative impact of additional traffic from these two applications using Butts Lane at peak periods has been assessed by Traffic surveys. The trip generation, for the cumulative impact of the development proposals, and the results of the traffic surveys are shown in Tables 1 and 2 respectively.

Table 1 - Trip Rates and Trips

	Arrivals		Departures	
	Trip Rate	Trips	Trip Rate	Trips
Weekday AM Peak Hour	0.152	1	0.415	3
Weekday PM Peak Hour	0.405	3	0.219	2

Table 2 – Exiting Vehicle Movements (into / out of Eggescliffe Village)

	Inbound		Outbound	
	Trips	Predicted Increase	Trips	Predicted Increase
Weekday AM Peak Hour	114	1.1%	123	2.7%
Weekday PM Peak Hour	89	3.6%	62	2.8%

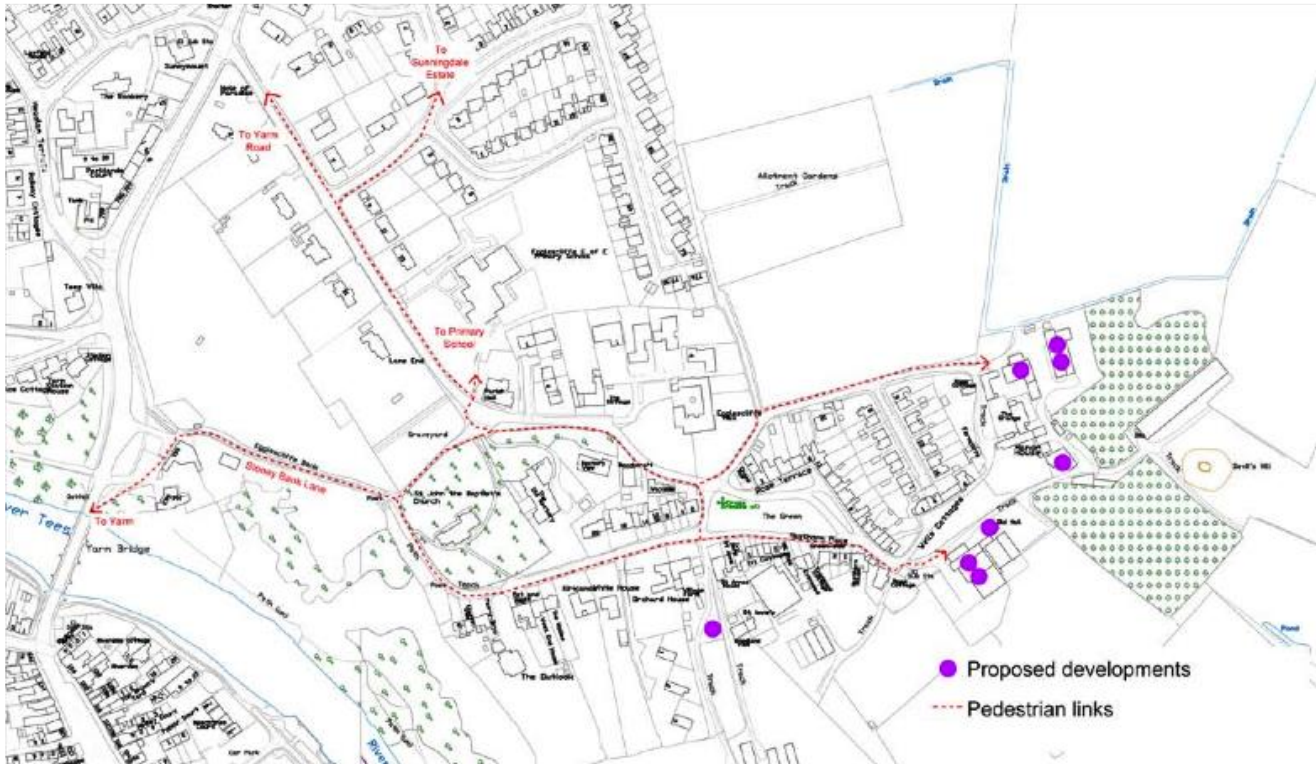
It can be seen from the Table 2 above that the predicted net increase in trips associated with the cumulative residential development proposals are less than 4% in both the AM and PM peak periods. The residual cumulative impacts of the proposed developments are therefore not considered to be severe.

Whilst the highway impact has been demonstrated to be acceptable under NPPF, the Local Highway Authority must ensure that highway safety is not compromised. Whilst Eggescliffe village benefits from strong pedestrian and cycle linkages with the Sunningdale Estate and Yarm via Stoney Bank Lane, the new dwellings will add traffic movements onto shared access routes.

In order that the proposed development does not exacerbate the existing situation it is recommended that the following highway enhancements should be provided by the applicant, and secured through a s106 Agreement, should the proposals be approved:

- make access from the proposed development to the school via Church Road a more attractive and safer route for pedestrians and noted in Figure 1. Such improvements would serve to improve the pedestrian connectivity of the existing residents and should include enhanced pedestrian signage;
- encourage greater usage of Stoney Bank Lane; and
- remove on street car parking by the provision of a dedicated resident's car park.

Figure 1 – Eggescliffe Village Pedestrian Links



The principal and costs of the highways improvements, set out above, should be agreed with the applicant prior to their inclusion in any subsequent s106 Agreement.

It should also be noted, that in order to minimise the impact on the residents of Eggescliffe during the construction phase of the proposed developments, a Construction Management Plan which takes account of the combined proposals should be secured by condition.

Minor amendments regarding incutillage car parking in accordance with SPD3: Parking Provision for Developments 2011 are also required as noted below.

Site 1 – Conversion of an existing farm building to a residential property

Re: plan 300 A - The site will be accessed via the private drive from Back Lane. In accordance with SPD3: Parking Provision for Developments 2011, each 4-bedroom house should provide 3 incutillage car parking spaces. The required 3 space are shown on the submitted plan and this site is acceptable.

Site 2 - Conversion of an existing farm building to a residential property

Re: plan 301 A - The site will be accessed via the private drive from Hawthorn Place. In accordance with SPD3: Parking Provision for Developments 2011, each 3-bedroom house should provide 2 incutillage car parking spaces. The required 3 space are shown on the submitted plan and this site is acceptable.

Site 5 – New residential properties on the footprint of an existing farm building

The site will be accessed via the private drive from Back Lane. In accordance with SPD3: Parking Provision for Developments 2011, each 4-bedroom house should provide 3 incurtilage car parking spaces. The proposed garages do not meet the minimum internal dimensions of 6m x 5.5m in order to be considered as providing 2 spaces. The southern dwelling provides a further 2 spaces adjacent to the garage and is therefore acceptable. In order to provide the requisite 3 spaces the drive for the northern dwelling should be a minimum of 4.8m for its entire length, subject to this minor amendment the site is acceptable.

Landscape & Visual Comments

Additional information has been submitted by the applicant, including revised drawings for Sites 1, 2, and 5 and updates to elevations. The submitted information has been reviewed and there are no additional landscape and visual comments, beyond our initial assessment. For completeness our original comments are included below.

The proposed developments are located on the eastern edge of Eggescliffe Village. The application was not supported by a landscape and visual impact assessment. However the submitted Design and Heritage Statement (January 15) outlines the impact on the character of the village and heritage assets, and very briefly describes the visual impacts of the proposed developments.

Site 1 – Conversion of an existing farm building to a residential property

The proposed new residential property is located within an area of privately owned land. It is not visible from the public highway, due to the existing intervening built form. A public footpath connecting to the River Tees to the east runs immediately adjacent to Site 1 along the northern side of the building. Users of the footpath would gain views of the renovated building at close proximity, however from more distant viewpoints on the path, the building will be screened by existing farm buildings and the mature trees and hedgerow along the northern boundary.

Residential receptors impacted by the proposed development of Site 1 would include the adjacent properties 'The Grange' and 'Manor House', with some potential glimpsed views of the roofline from other properties locally. The development would also be visible from the two proposed new properties at Site 5.

The visual impact of the development of Site 1 is considered to be low due to the enclosed nature of the site, and limited visibility

Site 2 - Conversion of an existing farm building to a residential property

The proposed new residential property is located within an area of privately owned land. It is not visible from the public highway, due to the existing intervening screening from trees and hedgerows. Residential receptors impacted by the development would include the adjacent properties 'The Grange' and 'Manor House', with some potential glimpsed views of the roofline from other properties locally. The development would also be visible from the two proposed new properties at Site 5, the restored Old Hall at Site 3 and new properties at Site 6 and 7.

The visual impact of the development at Site 2 is considered to be negligible due to the lack of visibility from outside the applicant's land.

Site 5 – New residential properties on the footprint of an existing farm building

The proposed new residential properties are located within an area of privately owned land. There is some limited visibility from the public highway at the eastern end of Back Lane along the private access track. The majority of the site is screened from viewpoints in the village by the existing intervening built form. A public footpath runs immediately adjacent to the site to the north west connecting to the River Tees. Users of the footpath will gain views of the new building at close proximity, however from more distant viewpoints on the path, the building will be screened by existing farm buildings and the mature trees and hedgerow along the northern boundary. Residential receptors will include the adjacent

properties 'The Grange' and 'Manor House', with some potential views of the roofline from other properties locally. More distant views of the new building may be gained by properties on the eastern edge of Ingleby Barwick and the southern edge of the Sunningdale Estate. The development will also be visible from the proposed residential property at Site 1.

The visual impact of the development at Site 5 is considered to be low due to the enclosed nature of the site, and limited visibility from the surrounding area.

In summary, it is considered that the visual impact of the proposed developments will be low, and can be partially mitigated through the appropriate use of high quality new and reclaimed materials which reflect the character of the village, and undertaking appropriate soft landscaping. Any works within the village should be of high quality and we recommend the applicant undertake further visual assessment work to inform their external works.

The applicant should consider appropriate boundary treatments for each of the individual developments, and hard landscape materials which enhance the village character. Any new street furniture such as street lighting columns should augment the local character. Mature trees add significantly to the character of Egglecliffe Village. Any existing trees and hedgerows should be retained and protected during construction, and appropriate new soft landscape proposals implemented to enhance the village setting. Details of the proposed hard and soft landscape proposals for the site are required to be submitted for approval.

Condition wording is included below.

Appendix 2 - Conditions

UDHC18b 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 agree the routing of all HGVs movements associated with the construction phases and 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.

UDLV01 LANDSCAPING - HARDWORKS

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.

UDLV03 ENCLOSURE

Prior to the commencement of the erection of any permanent boundary treatment, such as walls, fencing etc., details of the enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

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

UDLV04 STREET FURNITURE AND LIGHTING

Prior to the commencement of the works, details of any street furniture and lighting shall be submitted to and approved in writing by the Local Planning Authority. Such furniture shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenity which contributes positively to local character of the area.

UDLV06 LANDSCAPING - SOFTWORKS

Prior to the commencement of 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.

UDLV07 TREE ASSESSMENT

All trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations section 4.

The assessment should concur with the latest site plans and include for the following information:

A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.

A tree schedule as detailed in BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations

A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work.

Details of any ground level changes or excavations within 5 metres of the Root Protection Area of any tree to be retained including those on adjacent land.

A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.

Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007

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

UDLV09 TREE PROTECTION

No development shall commence until a scheme for the protection of trees BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations Section 5.5 and NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007 has been submitted to and approved in writing by the Local Planning Authority.

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.

No comments received from- Tees Valley Wildlife Trust, River Tees User Group, Countryside And Green Space, Northern Powergrid, Values or Ward Councillors.

PUBLICITY

Local residents have been individually notified of the application and it has also been advertised on site and in the local press, comments have been received from the following:

1. Mr Mark Pritchard, Well House Wells Cottage
2. Mr And Mrs Cargill, Greenside The Green
3. Becky Jordan , 11 The Green Eggescliffe
4. Mr Paul Buckworth, 15 Eastbourne Avenue Eggescliffe
5. Mr John Close, 11 Eastbourne Avenue Eggescliffe
6. Neil Abbott, 6 Eastbourne Avenue Eggescliffe
7. Mr Harry Meek, 4 Eastbourne Avenue Eggescliffe
8. Mr Nicholas Matthews, 4 Rose Terrace Eggescliffe
9. Mr & Mrs A R Gaunt, 3 Rose Terrace Eggescliffe
10. Mr Raymond Willoughby, 1 Rose Terrace Eggescliffe
11. Daphne George, 13 The Green Eggescliffe
12. June Tulley, 12 The Green Eggescliffe
13. Ruth Greenwood, 16 Eastbourne Avenue Eggescliffe
14. Angela Bell, 14 Eastbourne Avenue Eggescliffe
15. Mrs Lynne Willoughby, 1 Rose Terrace Eggescliffe
16. Dr And Mrs Harrison, St Annes House The Green
17. Mr Paul Sillick , Rectory View Butts Lane
18. Mr Robert Tweedale, Dolphin Cottage, Upper Minety

Support/comments

19. Mr Eddie Buck, 1 Eastbourne Avenue Egglecliffe
20. Mr Ian Reynolds, 1 - 2 Wells Cottages Egglecliffe
21. Dr Anna Clark, Beeches Barn Newsells Village
22. Mr Edward Smith, Helendale The Horner
23. Mr Andrew Smith, 135 College Road Manchester
24. Mr Roland bullock, 3 The Glen Egglecliffe
25. Mr Jonathan Greenwood , 10 Locomotion Court Eaglescliffe
26. Mr Timothy Charles Mackfall ,1 The Green Egglecliffe
27. Mr Osbourne 6 Butts Lane Egglecliffe

The main concerns are (in summary):

- This is a Conservation Area so why are applications for additional buildings being considered.
- Overdevelopment
- Egglecliffe village retains both a community atmosphere and a old world charm, that is very rare in today's world.
- Traffic Volume - Egglecliffe Village is already congested and even more so now that the village is used as a "Car Park" for people going to Yarm since Traffic Charges in Yarm have been introduced. The village cannot cope now with traffic volumes and access through the village to additional houses will make this even worse. Traffic can't cope now. The road around the village struggles to cope already with the road being narrow and people already drive over the green and park on the village green because of the volume of cars
- Traffic concerns-Egglecliffe is a cul de sac and the access is insufficient to serve the existing number of dwellings an increase would exacerbate the current situation
- Speeding around the Green
- Vehicle conflict at present
- Damage to the village Green from vehicles
- Children's Safety Issue: Size & Volume of Construction Traffic passing Egglecliffe Primary School
- cars now park at the old village hall on butts lane to avoid car parking charges, and walk down Stoney Bank into Yarm.
- At the bottleneck on butts lane, prior to the green, vehicles now pass on to the kerb to get past each other, this problem will be multiplied with more traffic coming into the village. The back lane ,which leads to my house is even smaller, and cars cannot pass
- Concerns over access for emergency vehicle due to traffic conflict
- Construction vehicle traffic
- Wildlife - The village has many bats, owls and other wildlife living in and around the village. The bats roost in some of the buildings earmarked for work, as bats are protected, this building work will impact on these bats. Also other wildlife will be affected
- The original conservation designation in 1971 stated that only 4 areas were suitable for infill a small amount of residential infilling would not be out of place [in] four known areas of land: on the site of the White House and its garden on Church Road, to the rear of Egglecliffe Hall in the Hall grounds, the land to the rear of 'Sunnyside', and the land adjoining Rose Cottage". Since that time three of these proposed sites have indeed been developed for domestic housing;
- The proposals would dramatically and adversely change the character of one of Teesside's most attractive visual and historic areas.
- New and modern properties on the proposed sites will affect the character of the village, spoiling a unique village with modern properties.
- Noise and disruption of farm wagons
- Concerns over precedent for further housing development

- it is a greenfield site within the conservation area and outside the current developed envelope of the village. Approval of this application will make it impossible to reject other applications on peripheral greenfield sites
- The proposed new build would be outside the footprint of the farm buildings.
- the formation of a new farm road from the village would lead to further developments and expansion of the village
- Drainage concerns
- The design of the proposed buildings are not in keeping with a conservation village
- the re instatement of dilapidated Old buildings has been linked unnecessarily to a new build
- Removal of trees
- The Old Hall is in a dangerous state and as this building is listed it should be made safe and kept in good repair by its owners and not used as a selling pitch for new development
- Concerns regarding stability of properties through vibration during construction
- Access to Egglecliffe Hall is at the pinch-point of the village where the road narrows from two lanes to one. The Hall is surrounded by a brick wall that is Grade 2 listed and can easily be damaged by the large heavy vehicles proposed to be used. This wall needs to be protected at all costs.
- Lack of consultation
- How long is the development likely to take, will all plots be developed simultaneously or will they be staggered?
- Noise issue, congestion issue, environmental issue, disruption
- Why is approval of this development being linked with renovation of dilapidated buildings?
- Stockton Borough Council's own appraisal of Egglecliffe as a Conservation Area left the door open for redevelopment by referring to the Listed Hall and associated barns as "subject to a sensitively designed scheme, could accommodate some built development."

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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
General duty as respects conservation areas in exercise of planning functions.

(1)

In the exercise, with respect to any buildings or other land in a conservation area, of any [F1functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

National Planning Policy Framework

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

For decision-taking this means:

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

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

NPPF Section 7. Requiring good design

Paragraph 56 outlines the importance of design in the built environment as it is seen as being a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 then goes on to state that planning policies and decisions should aim to ensure that developments:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion

Paragraph 17

Development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 123.

Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and

identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason

Paragraph 128:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which

development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 129:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal

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

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.

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.
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.

Saved Policy EN24 of the adopted Stockton on Tees Local Plan

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 EN28 of the adopted Stockton on Tees Local Plan

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

Saved Policy EN30 of the adopted Stockton on Tees Local Plan

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.

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.

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:

iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.

Supplementary Planning Documents

Conservation and Historic Environment Folder – SPD 4

Emerging Policy

Regeneration and Environment Local Plan –Publication draft

Policy HE2- Conserving and Enhancing Stockton's heritage assets

1. The Council will support proposals which positively respond to and enhance heritage assets.

2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment which describes the significance of the asset(s) affected, including any contribution made by their setting. Applicants are required to detail how the proposal has been informed by this assessment.

3. Development proposals will conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance.

4. The following designated heritage assets are of considerable significance:

a. Scheduled Monuments- Castle Hill; St. Thomas a Becket's Church, Grindon; Barwick Medieval Village; Round Hill Castle mound and bailey; Larberry Pastures settlement site; Newsham Deserted Medieval Village; Stockton Market Cross and Yarm Bridge;

b. Registered Parks and Gardens- Ropner Park and Wynyard Park;

c. Conservation Areas- Billingham Green; Bute Street; Cowpen Bewley; Eaglescliffe with Preston; Egglecliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm;

d. Listed Buildings

5. The Council have identified the following heritage assets as they are of local significance:

a. Character Areas- Oxbridge Lane; Junction Road; Durham Road; Darlington Road; Yarm Road, Stockton; Thornaby Airfield; Yarm Road (North), Eaglescliffe; Yarm Road (South), Eaglescliffe; The Spital/Leven Road and Leven Road;

b. Assets on the Local List.

6. Stockton to Darlington railway of 1825, the branch line to Yarm and associated structures are should be considered for their international interest.
7. Where the Council identify a building, monument, ruin, site, place, area or landscape as having significance because of its heritage interest it will be considered a heritage asset

MATERIAL PLANNING CONSIDERATIONS

1. The main planning considerations of this application are the compliance of the proposal with national and local planning policy, the impacts upon the character and appearance of the area, impact on heritage assets including archaeology, highway safety, flood risk, ecology and other material planning considerations.

Principle of development

2. The National Planning Policy Framework (NPPF) sets out the Government planning policies for England and how these are expected to be applied. Housing applications should be considered in the context of the presumption in favour of sustainable development.
3. 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. The site is located within the limits of development as defined within the saved policies of the Local Plan, in a residential area at a sustainable location, being in close proximity to a range of services.
4. Redevelopment of the sites for housing purposes is, therefore, consistent with the spatial strategy within the context of the distribution of housing
5. The council is unable to demonstrate a deliverable supply of housing and in line with government guidance the Local Planning Authority is unable to place weight on existing housing supply policies within its plan whilst the NPPF has a presumption in favour of sustainable development. In accordance with paragraph 49 of the NPPF, policies in the development plan that deal with housing supply are therefore to be considered out of date and proposals should be considered in the context of the presumption in favour of sustainable development.
6. Whilst the Council are unable to identify a five-year supply of deliverable housing sites the proposal is for 4 dwellings which will have limited impact upon addressing this issue and it is considered that this would not weigh strongly in favour of the development due to the number of dwellings proposed. However, it is still a material consideration in the determination of the application.
7. In view of these matters the principle of development is considered to be in accordance with relevant policies and guidance.
8. The main planning considerations of the proposal therefore relate to the scale and appearance of the proposed dwellings, its impact on the character of the surrounding area, the impact on the amenity of neighbouring properties, highway and access considerations and ecology. These and other material considerations are considered as follows:

Egglescliffe Conservation Area

9. The character of the Egglescliffe Conservation Area, though medieval in origin, stems primarily from the largely unchanged Georgian cottages which cluster round the village

Green. Development to the east and south reflects its more functional past with less dense, agricultural development that provides a gentle transition into the rural landscape beyond. With the River Tees forming a distinct boundary to the south with the settlement of Yarm beyond. The village is inward looking to the Green with limited modern infill within the historic settlement.

10. The application is accompanied by a Planning and heritage statement as required by paragraph 128 of the NPPF. Development decisions should accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasizes that they should be conserved in a manner appropriate to their significance. For the purposes of the NPPF the Egglecliffe Conservation Area is a designated heritage asset.
11. Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act requires the LPA to give special consideration to the desirability the desirability of preserving or enhancing the character or appearance of the Conservation area. Additionally, The NPPF also has a number of core planning principles including conserving and enhancing the natural environment and conserving heritage assets
12. The building group is unique in the village being the remaining working farm and of a very different rural character to the orderly character of the Green and Church Road. The sites related to this application are all existing farming sites within this historic boundary of the Village. The farm buildings in particular at site 1 add to the rural character of this part of the village and the retention and re-use for residential purposes is welcomed. Additional the removal of the more industrial building at site 5 is also considered of benefit to the amenities of the conservation area.
13. The proposal must be considered in the wider context of the conservation area. Although not directly part of this application the conversion and reuse of the old hall is of significant concern and the combined proposals across the site would involve a relatively low quantum of development dispersed through the conservation area allowing reuse of this architecturally and historically important building. Therefore, turning to the siting, scale and design:

Siting, design and Scale

14. The existing buildings in particular sites 1 and 2 are clustered around a courtyard grouping with the Grange, Manor House and other ancillary farm and residential buildings. Together the buildings form a discreet enclave within the village which is very different in character from that of the Green. The buildings are not particularly evident from wider views on Back Lane and Wells cottages being an enclosed site screened by existing buildings and mature trees. In principle it is considered that residential development of an appropriate siting and scale could be discreetly located here.
15. Site 2 is in a dilapidated condition and its current appearance is considered to negatively impact on the character of the conservation area. It is not considered that redevelopment of the site here in a scale and form of the existing farm building would be at odds with the prevalent character of the conservation area. Subject to appropriate materials this would be a building which relates well to the existing form and layout of the village and the historic cluster of existing farm and residential buildings around Manor Farm.
16. Site 5 is a building of a significant scale, industrial in appearance is generally at odds with the prevalent character of the conservation area which generally sees development petering out into the countryside. This building is of no historic or architectural merit and its

removal would be of benefit to the aesthetics and setting of the conservation area. The comments of Historic England are noted nevertheless it is an existing building and the proposed replacement building must be considered in the context of the existing rather than the ideal scenario of this being a traditionally scaled rural building. The Local authority must consider the resulting harm that would result to the conservation area through replacement building here.

17. It is considered that due to the proposed siting of the building and the screening afforded by the neighbouring farm buildings and other development in the vicinity that the proposed new building at site 5 would not be sufficiently harmful in terms of the impact on the amenities of the conservation area that would warrant refusal of the current application at site 5. This building will only be seen through glimpses at Back Lane and will also be viewed in context with the remaining farm buildings set behind it. The general scale and massing is therefore considered to be acceptable in this location. The garages to site 5 have also been designed to appear as ancillary rural outbuildings.
18. It is considered that the buildings as proposed would be complementary to the general farm yard setting and would not be out of place in terms of scale or massing with existing buildings on site. In particular Manor House is a significant tall building.
19. It is therefore considered that the residential uses in the area proposed are considered acceptable in this respect. The site is relatively self-contained and the new buildings will not appear incongruous or out of place in wider views of the conservation area being related well to the existing built development at The Grange and Manor House.
20. The proposal represents building on existing brownfield sites within the footprint of the village envelope and conservation area. It is considered that the use of the sites for residential purposes is acceptable for the reasons set out above and the siting and design is acceptable and will not have an adverse impact on the character, appearance or significance of the Conservation Area. The application is therefore considered to accord with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and saved policy EN24.

Impact on heritage assets

21. The proposed barns for conversion at sites 1 and 2 are considered to add to the local vernacular and character of the area. The reuse as dwellings are in principle considered acceptable to consider a sustainable new use and to ensure they are put to a productive use. The condition of the barns in particular at site 2 is extremely dilapidated and in need of obvious structural intervention and it is considered that in principle replacement of this structure will be acceptable on similar footprint. Re-use of the existing materials could also be conditioned.
22. Saved policy EN28 states that development which is likely to detract from the setting of a listed building will not be permitted.
23. Due to the siting, scale and form it is not considered that the proposals will have an adverse impact on the amenities of neighbouring designated heritage assets Rose Cottage and Manor House both of which are grade II listed buildings.
24. Tees Archaeology were consulted on the application and have provided comments noting no objection to the works and recommending a controlling condition in regards to recording of heritage assets which can be duly applied to any forthcoming approval.

25. As set out above the application is considered to accord with saved policy EN24 in that it will not adversely impact on the setting or character or appearance of the Eggescliffe conservation area.
26. It is therefore considered that the application is acceptable in regards to the impact on heritage assets and the application is considered to accord with saved policies EN28 and EN30.
27. The application is also a linked application with that at the Old Hall site which will see the restoration of this important grade II listed building. Whilst not a significant material consideration of this application being out with the site boundary the applicants states in the submitted information that the restoration of the Old Hall is a central part of the overall scheme and retention and restoration of the heritage asset is welcomed. It is therefore of benefit to the scheme as a whole.

Highway considerations and car parking

28. There have been a number of concerns raised from neighbours in regards to the impact of the developments in regards to highway and pedestrian safety. Including comments that the Green is a cul de sac and cannot cope with any additional traffic and the resulting impacts.
29. The Highways Transport and Environment manager has been consulted on the application and comments that when considering both applications the Local Highway Authority has taken into account the residual cumulative impact of the proposed developments but must balance this against national planning policy and other material benefits, for example bringing the Hall back into residential usage with a sensitive design that reflects its historic significance.
30. The cumulative impact of additional traffic from the two applications (including the 4 properties proposed through 14/2562/FUL) using Butts Lane at peak periods has been assessed by Traffic surveys. The trip generation, for the cumulative impact of the development proposals, and the results of the traffic surveys show that the predicted net increase in trips associated with the cumulative residential development proposals are less than 4% in both the AM and PM peak periods. The residual cumulative impacts of the proposed developments are therefore not considered to be severe.
31. Taking the above into account the Highways, Transport & Environment Manager, subject to the detailed comments sets out above and through controlling conditions has no objection to the proposed development.
32. Whilst the highway impact has been demonstrated to be acceptable under NPPF, the Local Highway Authority must ensure that highway safety is not compromised. Whilst Eggescliffe village benefits from strong pedestrian and cycle linkages with the Sunningdale Estate and Yarm via Stoney Bank Lane, the new dwellings will add traffic movements onto shared access routes.
33. In order that the proposed development does not exacerbate the existing situation it is recommended that the following highway enhancements should be provided by the applicant, and secured through a s106 Agreement, should the proposals be approved:

- o make access from the proposed development to the school via Church Road a more attractive and safer route for pedestrians and noted in Figure 1. Such improvements would serve to improve the pedestrian connectivity of the existing residents and should include enhanced pedestrian signage;
 - o encourage greater usage of Stoney Bank Lane; and
 - o remove on street car parking by the provision of a dedicated resident's car park.
34. The comments made in relation to the driveway width and car parking for three car parking spaces at site 5 is noted and it is considered that subject to an amendment to the shown landscaping scheme at the northern dwelling that 3 car parking spaces can be accommodated within the site and this raises no insurmountable issue that cannot be controlled by condition. It is therefore considered that each property can demonstrate sufficient car parking provision in accordance with SPD 3 parking provision for new developments
35. The submitted transport report has demonstrated that there is highway capacity to accommodate the proposed new dwellings which for this site amounts to the construction of 4 new residential properties.
36. It is therefore considered that the proposed development in regards to the impact on highway, pedestrian safety and car parking provision is acceptable subject to controlling Grampian conditions in respect of the above. As the comments relate to the combined sites the comments relating to need for provision of the residents car park will further be considered through application 14/2562/FUL.
37. Concerns have also been raised regarding construction traffic should the application be approved, this can be controlled through a construction management plan which would be duly conditioned.

Impact on amenity of neighbouring residential properties

38. Sites 1 and 5 will sit in close proximity however due to the design of the properties and orientation of principles windows and private amenity space it is not considered that the relationship between these properties and the amenities of future occupiers would be unacceptable.
39. Rose cottage which is a modest property will be separated from site 1 by the existing single storey building. Due to the intervening distances, the scale and form of the proposed building and the host property having no windows on the elevation towards site 1 and the screening proposed by the remaining stable building it is not considered that there would be any adverse impact on the amenities of the occupiers of Rose Cottage in terms of privacy or outlook as a result of the proposals.
40. The Grange is located to the south of site one and due to the proposed building arrangement and existing screening in place provided by mature trees and the window orientation of the existing and proposed property it is not considered that there would be an adverse impact in regards to the privacy or outlook of this property as the result of the development.
41. Manor house adjoins the Grange on the south boundary and is considered to be at a sufficient distance from both sites 1 and 5 to be directly impacted by the proposals. Site 2 is adjacent to the south east corner of this garden boundary however due to the orientation of the property and the scale it is not considered that there will be an adverse impact on the amenities of Manor House as a result of the development. The resulting situation will be no

worse than the existing building and although a residential property may be in greater use than the existing farm building.

42. The resulting development would be of a courtyard style development which is common place and the removal of the existing working farm buildings from directly around the Grange and Manor House is considered to improve the amenities of these properties from the general noise and nuisance which would result from general farm operations.

Green wedge/special landscape area

43. Although not within the designated Green Wedge the site boundary to the south is adjacent to the boundary of the Green wedge.. Core Strategy policy CS10.3 seeks to maintain the separation between settlements, along with the quality of the urban environment through the protection and enhancement of the openness of Green Wedges within the conurbation. The application site is situated adjacent to the River Tees Valley element of the Green Wedge separating the settlements of Egglecliffe and Yarm and is listed as a special landscape area on account of its unique landscape character.
44. Due to the development proposals being largely on the footprints of existing buildings and relating closely to the boundaries of the existing village it is not considered that the proposal will harm the openness or the purpose of the green wedge or this special landscape character due to the siting, design and appearance.

Trees

45. The council's landscape team have provided comments on the application. It is noted that there are no trees that will be directly affected as a result of the proposal. It is however noted that there are trees adjoining and in close proximity to development sites notably at site 1.
46. Appropriate controlling conditions for a tree survey and tree protection measures can therefore be duly applied.
47. A soft landscaping scheme is also requested to ensure an appropriate form of landscaping for the development to be created, which can be duly conditioned.

Public Rights of Way

48. The Ramblers association have provided comments on the application noting that the Teesdale Way which follows the line of the Tees will be unaffected by the works.

Ecology

49. The application site is not located on or directly adjacent to any statutory or non-statutory protected sites with the nearest protected area being Barwick Pond being located 1.68km to the east there are no national nature reserves within 10km of the survey site. Natural England were consulted on the application and confirm that no protected species will be impacted by the development
50. As the sites contain a number of dilapidated traditionally constructed barns the application is accompanied by an ecology survey including a bat report.
51. The survey confirms that relatively low levels of bat activity were found however a bat was found to enter a building to roost during one survey. Therefore a European protected

species licence will be required from natural England prior to undertaking any work on the building.

52. The report recommends a number of mitigation measures and a compensation strategy which can be duly condition. It is therefore considered that the impact of the works on ecology is acceptable subject to works being undertaken in accordance the mitigation and compensation strategy.

Flood risk

53. The site is located out within flood zone 1 in an area that is not known to raise any flooding issues. Northumbrian Water and the Councils Flood Risk management team raise no issues with the application and it is not considered that the proposal raises any undue impacts on the risk of flooding in the surrounding area.

Other matters

Farming Practice

54. Although reuse of these buildings for residential purposes may require the need for additional farm buildings there are already permitted development rights in place for farming purposes that are out with the control of the local authority. These would be linked to the existing farm use and may be necessary to ensure the continued function of the farm which is undoubtedly an asset of long standing in the village.

Permitted development rights for barn conversion

55. Additionally significant consideration is given to the current permitted development rights for conversion of agricultural buildings into residential purposes (Part 3 Class Q of the GDPO). Which allows in certain instances the change of use of agricultural buildings to residential use without the need for planning permission.

Contributions

56. Core Strategy Development Plan Policy Cs11 requires residential development to contribute to Open Space, Recreation and Landscaping as well as education and other such provision. Based on government guidance, this is no longer suitable to apply to developments of this size and as such no requirements have been imposed on this application.
57. Government requirements for residential developments to be built to meet level 4 of the Code for Sustainable Homes has recently been removed and as such, although Core Strategy development plan policy CS3 requires properties to be built to Code level 4, in view of this recent change, it is now recommended that such a condition is not imposed on this scheme.

CONCLUSION

58. The proposed development has been considered in the context of the consultee and consultation responses, 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 Egglecliffe Conservation Area, Heritage assets, ecological habitat, archaeology, flooding and is recommended for Approval with conditions for the reasons specified above.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Fiona Bage Telephone No 01642 526271

WARD AND WARD COUNCILLORS

Ward	Egglecliffe
Ward Councillor	Councillor Phillip Dennis
Ward	Egglecliffe
Ward Councillor	Councillor Stefan Houghton
Ward	Egglecliffe
Ward Councillor	Councillor Laura Tunney

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

Stockton on Tees Local Plan Adopted 1997

Core Strategy – 2010

Emerging

Regeneration and Environment Local Plan – Publication February 2015.

Supplementary Planning Documents

SPD1 – Sustainable Design Guide

SPD2 – Open Space, Recreation and Landscaping

SPD3 – Parking Provision for Developments

SPD4 – Conservation and Historic Environment Folder

SPD6 – Planning Obligations