

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

12 AUGUST 2015

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

14/2562/FUL

**Land at The Grange, Manor Farm, Back Lane, Eggescliffe and Land behind Village Farm, Church Road, Eggescliffe,
Proposed change of use of 2.no farm buildings into dwellings, reinstate derelict old hall,
1.no detached dwelling and formation of farm road**

Expiry Date 4th April 2015

SUMMARY

Planning permission is sought for the change of use of two farm buildings into dwellings, to reinstate the derelict grade II listed Old Hall as a a dwelling and construction of a new detached dwelling to the rear of Village Farm.

In tandem with this application an application for the conversion of two existing farm buildings into residential units and construction of two new dwellings and a farm road (14/2757/FUL) on sites at the Grange and Manor Farm, Eggescliffe has been submitted.

Both schemes are submitted out of the need to secure the future of the grade II listed Old Hall.

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 the conservation area, highway safety, flood risk, ecology, archaeology and nature conservation and other material planning considerations.

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. The proposal is also considered acceptable in terms of highway safety, does not adversely impact on the neighbouring properties and character of the Conservation Area, ecological habitat, archaeology, flooding and is recommended for approval with conditions as set out below.

RECOMMENDATION

That planning application 14/2562/FUL be approved subject to the following conditions and informatives and below;

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

Plan Reference Number	Date on Plan
1436.2.2.312 B	12 December 2014
1436.2.2.302 B	12 December 2014
1436.2.2.303 B	12 December 2014
1436.2.2.309 C	12 December 2014
1436.2.2.306 D	29 July 2015

Reason: To define the consent.

02. Provision of visitor car parking

Prior to the commencement of any construction works on site a scheme for the provision of a minimum of 3 number visitor car parking spaces to serve the proposed development, on land in control of the applicant to the west of site 6 shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed details prior to the dwellings hereby approved being occupied and retained for the life of the development.

Reason:- To ensure the provision of appropriate car parking provision and in the interests of highway safety

03. Listed Building Restoration

Before the new dwellings hereby permitted are occupied, a schedule of works shall be submitted for the listed building The Old Hall and agreed in writing by the local planning authority and the old Hall shall have been repaired and restored completely in accordance with the approved plans and schedule of works.

Reason:- In the interests of the protection and restoration of the Old Hall as a designated heritage asset and building at risk.

04. Highway Works

Prior to any construction works in pursuant of the consent hereby approved details of a scheme to improve the access from the proposed development to the primary school via Church Road to make it a more attractive and safer route for pedestrians and to encourage greater usage of Stoney Bank Lane shall be submitted to and approved in writing with the local planning authority. Prior to the occupation of any of the dwellings hereby approved the approved scheme shall be implemented on site to the reasonable satisfaction of the Local Planning Authority

Reason:- to ensure a satisfactory scheme is accommodated for the development in the interests of highway and pedestrian safety.

05. 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-Having regard to the need for the external finishing material to be in keeping with the character and appearance of the Conservation Area as the precise details of materials were not submitted as part of the application

06. 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.

07. 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.

08. MEANS OF 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.

09. 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.

10. 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.

11. 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

12. 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 LPA consider to be an important visual amenity in the locality which should be appropriately maintained and protected.

13. 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.

14. Hours of work

No construction/building works shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and 9.00am and 1.00pm on Saturday and no Sunday or Bank Holiday working.

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

15. Existing and proposed levels

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

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

16. 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, including conversion of garages, 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 Egglecliffe conservation area

17. Bat mitigation/enhancement

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.

18. 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.

INFORMATIVES

Informative 1: 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 seeking a revised scheme to overcome issues 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 may be required from Natural England prior to undertaking any building work and the applicant should contact Natural England directly.

BACKGROUND

The Old Hall is a longstanding grade II listed building at risk being unoccupied since 1960's. The site is in multiple ownership. The applicant is Mr Smith who is the current farmer of Manor Farm. The condition of the Old Hall is likely to decline significantly without full restoration undertaken in the immediate future. The authority has considered appropriate enforcement action through the serving of a repairs notice to bring about the reuse of the building however would rather work proactively with the building owners to bring about resolution. Currently the farmer uses the adjoining buildings at the Old Hall for farming purposes.

The application is accompanied by a sister application for other sites in the village, application number 15/2757/FUL. 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 3, 4 6 &7.

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 have not been submitted as 'enabling' development to bring about the restoration of the Old Hall. However, the benefits of restoration of the Old Hall weighs firmly in the balance of the applications.

The restoration Old Hall can be secured and the applicant is willing to enter into a Grampian condition as part of the application to ensure this takes place; this is therefore a material planning consideration.

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 site comprises of 2 separate parcels of land firstly at the Old Hall, Wells Cottages and land to the rear of Village Farm, Eggescliffe. The application sites line within the defined limits to development, in the settlement of Eggescliffe which is accessed from Butts Lane.

The sites lie within the Eggescliffe Conservation Area and the existing farm is sporadic occupying a variety sites throughout the village and beyond.

Site 3 is the Old Hall, a grade II listed building in a derelict condition. Currently under scaffold the building has several modern and traditional farm buildings attached. The building has been at risk for some time being unoccupied since 1960's. Adjoining the Old Hall are a number of dilapidated barns, the front facing towards Wells Cottages is of some architectural and historic quality adding to the building group with other more utilitarian buildings of little architectural and historic merit.

Sites 6 & 7 are the barns currently adjacent to the Old Hall situated to the south west of this structure. To the north of sites 3,6 & 7 are the residential terrace of Wells Cottage and the former kitchen garden of Manor House. To the south are the open fields beyond and the River Tees and Yarm the area to the south of the application site is designated Green Wedge and a special landscape area.

To the West is the corner of Eggescliffe Village Green that adjoins Wells cottages and the detached cottage Rose cottage with pedestrian routes towards Church Road and Manor House running off.

PROPOSAL

This application relates to sites 3, 4, 6 & 7 which are across spilt sites within Eggescliffe Village. The specific elements of the application include:

Site 3- The Old Hall

Reinstatement of the derelict Old Hall into a residential dwelling. The old hall is currently in poor structural condition. The existing livestock housing and storage buildings which are attached will be removed and repair works informed by the submitted condition survey.

The accommodation created will include a downstairs kitchen family area, study and living room and at first floor level three bedrooms and family bathroom with an additional en-suite bedroom created in the roof space with enclose garden space and parking provision and the side and rear.

Site 6 & 7

The element of the proposal looks to change the use of 2 farm buildings into dwellings including extensions and alterations to the existing barn structures. The buildings currently comprise livestock and general purpose buildings and silage clamp. These are a mix of traditional brick buildings and modern steel clad structures.

The proposed dwellings will adjoin each other in a courtyard arrangement. The properties will have a staggered height with site 6 being single storey in height rising to 2 storeys on site 7.

Site 6- proposed as single storey in height with a simple front elevation towards Wells Cottages. Accommodation will be a four bedroom property set around a central courtyard proving a large living room, snug utility, kitchen/dining space and integral garage. Additional car parking and amenity space provision will be within the courtyard area,

Site 7- Will be a 5 bedroom property over two levels of accommodation with bedrooms and en-suites at first floor. At ground floor a living room, games room, double height kitchen/dining room, snug and integral double garage. The snug takes the form of a projecting gin-gang on the south elevation.

Site 4

Erection of an additional residential dwelling towards the rear of Village Farm and formation of a new farm Road is proposed. The property will be one and half storeys in height with rooms in the roof provided by dormers and roof lights. At first floor 3 bedrooms, 2 en-suites with a family bathroom are proposed. At ground floor a kitchen family room with utility, study, WC and an integral garage for 2 parked cars is proposed.

The rear elevation has full height glazing to the gable and submitted construction details and the applicant proposes construction in red facing brick with pantile roof and painted timber windows and doors.

Farm Road and car parking

A new farm road is to be created to the south of sites 3, 6 & 7 developments the farm track currently runs to the north of the Old Hall site.

The proposal also includes for 3 car parking spaces for visitor car parking to the north west of site 6.

CONSULTATIONS

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

Historic England

Historic England'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.

The character of the Eggescliffe 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, Eggescliffe, Eggescliffe has managed to remain distinctly separate from both and retain its identity, creating an attractive enclave with a strong sense of place.

Generally speaking I am content with the proposals for the conversion of the agricultural buildings and restoration of the hall, although details are needed about any surfacing and landscaping of the public realm and around the private residences to ensure that the informal, rural character of this part of the conservation area is not lost to urbanisation. My main reservation here is the development of site 4 and its proposed design. Infilling back plots in this age and type of settlement

can dilute their character by altering the grain and density of development, and erode the legibility of their history and evolution. The form and detailing of the house is at odds with the overarching character of buildings in the area with long blank elevations and integrated garages. As the conservation officer for the local area, you are best placed to assess what further impact building in this location will have on the significance of the conservation area, but if you find the principle acceptable I suggest you seek amendments to the design to ensure it responds to and reflects its historic surroundings and so integrates with them more successfully.

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. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Tees Archaeology

Thank you for the consultation on this planning application.

In general terms I support this application which seeks to convert The Old Hall and its associated outbuildings for residential purposes. The sites are within the core of the historic medieval settlement of Egglecliffe which is a Conservation Area.

The Old Hall (Site 3) is a significant Designated Heritage Asset and is a listed building; it has the appearance of an 18th century gentrified home but may have medieval origins. The linear arrangement of outbuildings to the south east (Sites 6 & 7) are early 19th century. 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). In the case of the listed building it might be desirable to have this information in support of the planning application but I understand that access is limited due to the structural problems noted on the plans.

The application also includes several new build elements. Site 4 is a new dwelling to the rear of Village Farm. This might have an impact on the character of the Conservation Area, which is characterized of farmsteads and cottages with direct frontage to the village green with open plots to the rear. Although there is new build to the rear of the adjacent property on the west from a conservation perspective it would be better to resist new backland development in the village.

Site 4 also has some archaeological potential, in that it is within a medieval property plot. Having said this it lies well back from the frontage in an area where we would expect to see agricultural activity, small scale industry and waste disposal, rather than structures associated with domestic use. Should the new build be acceptable in planning terms then I would recommend archaeological monitoring during development to ensure proper recording of any remains associated with the medieval settlement.

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.

Highways Transport And Environment

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 application to convert 2.no barns into dwellings, construction of 2.no dwellings and farm road (14/2757/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 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 and the sites that form application 14/2757/FUL - 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.

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 Eggescliffe and as such must be considered based on the cumulative impact of the combined development on the highway network.

The applications are for:-

- 1) 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): and
- 2) Change of use application to convert 2.no barns into dwellings, construction of 2.no dwellings and farm road (14/2757/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%

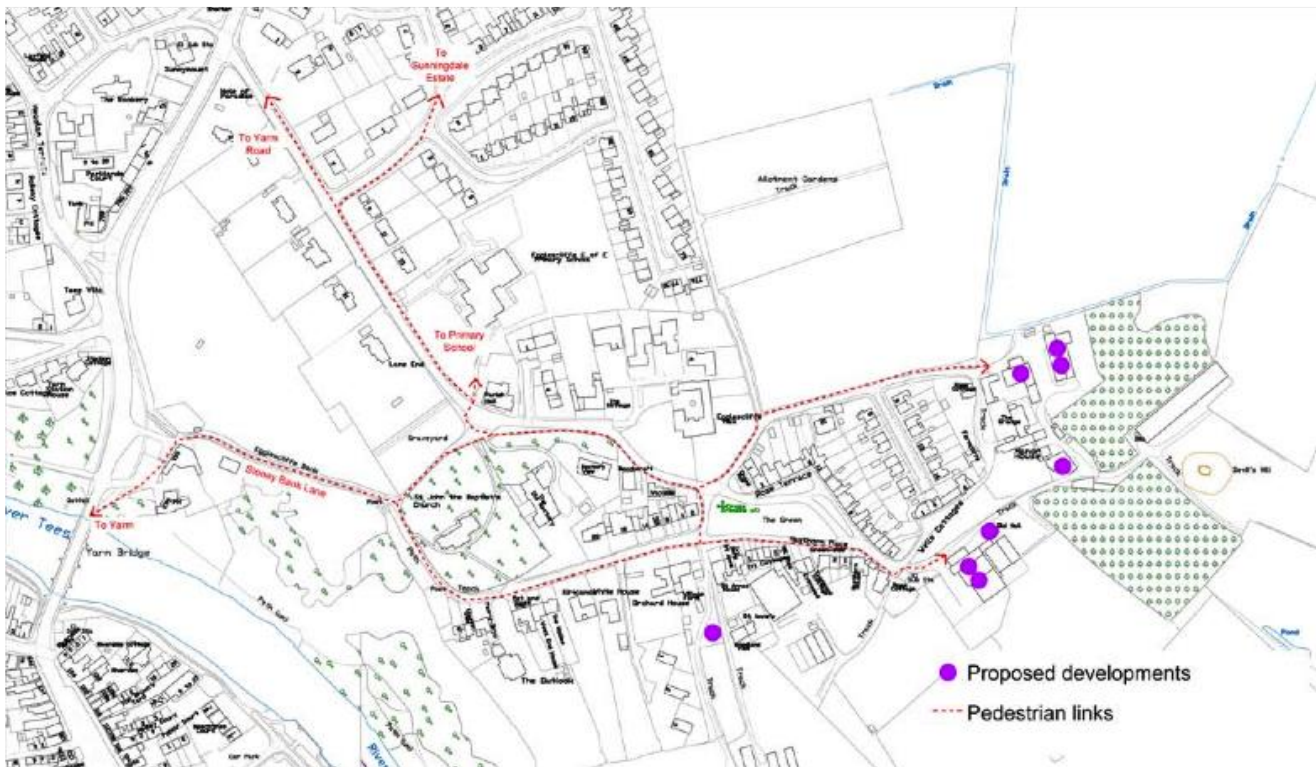
It can be seen from the Table 2 above that the predicted net increase in trips associated with the cumulative residential development proposals are less than 4% in both the AM and PM peak periods. The residual cumulative impacts of the proposed developments are therefore not considered to be severe.

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.

Site 3 – Restoration of an existing building to a residential property

Re: plan 302 B

This site will be accessed via a private drive from The Green. In accordance with SPD3: Parking provision for Developments 2011, each 4-bedroom house should provide 3 incurtilage car parking spaces. The required spaces are shown on the submitted plans and the site is acceptable.

Site 4 – New residential property on a green field site

Re: plan 303 B

This site will be accessed via a private drive from The Green. In accordance with SPD3: Parking provision for Developments 2011, each 3-bedroom house should provide 2 incurtilage car parking spaces. The required spaces are shown on the submitted plans and the site is acceptable. It is noted that the layout of the dwelling lends itself to the conversion of the garage to a habitable room; it is recommended that permitted development rights for conversion of the garage be removed in order to ensure that adequate incurtilage car parking is retained.

Sites 6 and 7 – New residential properties on the footprint of an existing farm building

Re: plan 306 B

This site will be accessed via a private drive from The Green. In accordance with SPD3: Parking provision for Developments 2011, each 4-bedroom house should provide 3 incurtilage car parking spaces and each 3-bedroom house should provide 2 spaces. It is noted that the proposed ground floor plan and key plan do not match showing different parking layouts, this should be addressed. Based on the ground floor plans adequate parking is provided.

Landscape & Visual Comments

The proposed developments are located on the eastern edge of Egglecliffe Village. The requested landscape and visual impact assessment has not been submitted. 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 3 – Restoration of an existing building to a residential property

The proposed property for renovation is located on the southern edge of the village alongside an existing farm access track, and is currently in a poor state of repair. The property is located within an area of privately owned land and is partially visible from the extreme eastern end of Hawthorn Place on the edge of the village green. The visual impacts of the development are largely confined to local residential receptors, which include neighbouring properties to the north and west. The development will also be visible from the residential developments proposed at Site 6 and 7.

The visual impact of the development at Site 3 is considered to be negligible due to minimal change from the baseline.

Site 4 – New residential property on a green field site

The proposed development is located on the southern edge of the village within a small paddock adjacent to an existing access track. The building is located on a greenfield site but within the confines of the village. There is limited visibility from the public highway, due to the existing Listed Buildings which frame the access track, and mature trees already on site. The closest public footpath is south west of the site and follows the eastern bank of the River Tees, but at a lower level. Views from the footpath will be limited by topography.

There may be some glimpsed views from residential riverside properties in Yarm, south west of the site; however screen planting of the western and southern boundaries could mitigate this visual impact.

Residential properties surrounding the site will also be impacted by the development, including Woodland View, St Anne's, and Village Farm and potentially properties on Church Close, who will view the new building from close proximity. A soft landscape scheme in keeping with the local character should be implemented to reduce the visual impact of the proposed development, in conjunction with sensitive boundary treatments and hard landscape materials.

The visual impact of the development at Site 4 is considered to be low due to the limited visibility of the site.

Site 6 and 7 – 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. The proposed residential properties will be visible from the public highway at the extreme eastern end of Hawthorn Place and the track approaching Wells Cottages. The entrance to the site is visible from the eastern end of the village green.

Residential receptors impacted by the development will include properties within the village to the north and west. There may also be more distant views from properties south east of Yarm at Denevale and Valley Drive. The development will also be visible from the residential developments proposed at Sites 2 and 3.

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 local character, 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 lighting and street furniture including gates should also augment the local character. Mature trees add significantly to the character of Eggescliffe 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.

We recommend consideration of offsite planting particularly for Sites 6 and 7 to reduce the visual impact. This may include gapping up existing hedgerows, and landscaping and entrance improvements.

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 LPA consider to be an important visual amenity in the locality which should be appropriately maintained and protected

The Ramblers Association

Eggescliffe 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. I do have some concerns and would recommend the following conditions be advisory on the development should it be approved. .

- **Construction/Demolition - Open burning**

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

- **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

Thank you for your consultation on the above dated and received by Natural England on 26 November 2014. 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. Protected species We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy. You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Impact Risk Zones for Sites of Special Scientific Interest

Natural England has recently published a set of mapped Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs). This helpful GIS tool can be used by LPAs and developers to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated.

Northern Gas Networks

No objections but there may be apparatus at risk during construction and the applicant is advised to contact directly.

Northern Powergrid

No comments received

Northumbrian Water Limited

In making our response to the local planning authority Northumbrian Water will 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.

For information only; We can inform you that a combined sewer is shown to be in close proximity to the proposed new dwelling shown at Site 4. This sewer may be affected by the proposed development and we will not permit a building over or close to our assets. We will be contacting the developer directly in order to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We will be contacting the developer/agent directly in this matter, however, for planning purposes you should note that the presence of our assets may impact upon the layout of the scheme as it stands.

Additional Comments from Daniel Woodward at Northumbrian water on the (31st July)- confirmed that the asset protection team have checked the proposals and there would be no conflict with their assets at site 4.

No comments received from: Tees Valley Wildlife Trust; River Tees User Group; Countryside and Green Space, waste Management, Children, Education and Social Care, Resources Validation section or Councillors.

PUBLICITY

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

Letters of objection from residents were received from the following addresses:

1. Mr Robert Tweedale Manor House Wells Cottages
2. Dr & Mrs A C Harrison St Annes House The Green
3. Mr And Mrs Cargill, Greenside The Green
4. Becky Jordan, 11 The Green
5. Mr & Mrs Robinson 1 Church Close
6. Mrs M McQuillen, 2 Church Close
7. Mr Robin Millman, 3 Church Close
8. Mr Raymond Willoughby, 1 Rose Terrace
9. Mrs Lynne Willoughby, 1 Rose Terrace
10. Mr & Mrs A Gaunt, 3 Rose Terrace
11. Mr Brian Plumb , 4 Church Road
12. Mrs Monica Huckwell , St Annes Cottage The Green
13. Mr Tim Stokeld ,Dingle House The Old Rectory Butts Lane
14. George Henderson, Woodland View The Green
15. Mr & Mrs Robinson, 1 Church Close Eggescliffe
16. Mrs Joanna Sellers , 2 Eggescliffe Court Eggescliffe
17. Mr Shane Sellers , 2 Eggescliffe Court Eggescliffe
18. Mr Paul Sillick , Rectory View Butts Lane
19. Mrs Lynne Willoughby, 1 Rose Terrace Eggescliffe
20. Mr M Street ,20 Church Road
21. Mrs S Street, 20 Church Road

22. C K Stirland, 2 Ivy Cottages
23. June Tulley, 12 The Green
24. Daphne George, 13 The Green
25. Neil Abbott, 6 Eastbourne Avenue
26. Harry Meek, 4 Eastbourne Avenue
27. Mr John Close, 11 Eastbourne Avenue
28. Angela Bell, 14 Eastbourne Avenue
29. Mr P Buckworth, 15 Eastbourne Avenue

The main concerns were (in summary):

- This is a Conservation Area so why are applications for additional buildings being considered.
- Overdevelopment
- Eggescliffe village retains both a community atmosphere and an old world charm, that is very rare in today's world.
- Adverse impact on the Eggescliffe Conservation Area
- Traffic Volume - Eggescliffe 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 and concerns-Eggescliffe is a cul de sac and the access is insufficient to serve the existing number of dwellings an increase would exacerbate the current situation
- Damage to the village green from vehicles
- If there is a need for housing at the farm, then the access should be via Sunningdale Estate and a road built from the farm to Sunningdale and with no vehicular access to Eggescliffe village from the farm.
- 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 Eggescliffe 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
- Speeding around the Green
- Vehicle conflict at present
- 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 proposed new build would be built on land which is several feet higher than local property and would not be in keeping with surrounding properties.

- The access to site 4 is very, very limited on a narrow road (which becomes a rough field track) and how would the large and heavy vehicles necessary for such a build would safely enter, leave and manoeuvre within this small area.
- safety of schoolchildren and residents from additional traffic
- 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.
- Any more building in the village will be ridiculous.
- It is quite obvious that the formation of a new farm road from the village would lead to further developments and expansion of the village
- Concerns over access for emergency vehicle due to traffic conflict
- The application for site 4 should be refused as the land is a number feet higher than Woodland View which it would overpower and reduce light to that property from late afternoon and overlooking would occur.
- Access to plot 4 is restricted and will cause difficulties both during the building phase and after. There is no guarantee that allowing this plot to be built on will not lead to further applications adjacent to it.
- this house is in a really silly place (plot 4) totally spoiling peoples outlook there are many other "fields" that can be developed
- 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
- The entrance to site 4 is very narrow and again one side is bordered by a grade 2 listed building (the garage of Village Farm).
- Access to site 4 at the rear of Village Farm is exceptionally narrow and would have a significant detrimental effect on residents living adjacent to its access.
- 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
- Construction vehicle traffic
- Concerns regarding stability of properties through vibration during construction
- Access to Eggescliffe 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.
- Children's Safety Issue: Size & Volume of Construction Traffic passing Eggescliffe Primary School.
- 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?
- I am very concerned that the plans submitted and the site plan show a rectangular area encroaching on the land of the Manor House garden

Letters/comments of support have been received from:

1. Mr Timothy Charles Mackfall 1 The Green Eggescliffe
2. Astrid And Richard Merritt ,Orchard House Church Road
3. Mr I Reynolds, 1-2 Wells Cottage
4. Mr Edward Smith , Helendale The Horner

5. Dr Anna Clark , Beeches Barn Newsells Village
6. Mr Roland Bullock , 3 The Glen Eggescliffe
7. Mr Andrew Smith , 135 College Road Manchester
8. Mr Roger Osbourne, 6 Butts Lane
9. Mr Eddie Buck, 1 Eastbourne Avenue
10. Mr Jonathan Greenwood , 10 Locomotion Court Eggescliffe
11. Mr Roger Osborne 6 Butts Lane Eggescliffe

The main comments of support were:

- It would be good to see this area developed (in the small scale submitted) with sympathetic landscaping and new/refurbished dwelling to fit in with the surrounding premises - to somewhere pleasure to look as - as opposed to the dilapidation we see at present.
- these plans seek to improve existing structures that have become both an eyesore and are not currently being put to good use
- Although some may object to the increase in the number of vehicles, having thought this through it really should not affect parking in the village as each property will have its own parking area.
- The old Manor is in a precarious condition and urgently requires remedial work. To reinstate it as a residence would be a welcome site in the village.
- If it can be certain that there would be no 'development creep' and existing greenbelt would be protected, maintaining the conservation area, then I find little reason to object to the renewal and enhancement of existing buildings
- no objection to the farm buildings being renovated into 2 dwellings, or the Old Hall being renovated
- These proposals will ensure that existing farm buildings currently in various states of repair and usage are restored to practical use.
- The proposals will result in a small addition to the stock of family housing in the Village thus making a useful contribution to the needs of the village. The core of the Village, i.e. round the Green, comprises terrace house which are relatively small. To enlarge these houses and make them more suitable for family life, occupants have built extensions at the rear and some of these applications for extensions have been controversial on the grounds that such extensions impact upon the amenities of nearby houses.
- The one plot which will, if permitted, result in a newly built house is well within the built envelope of the Village and appears not to detract from the amenities enjoyed by nearby properties.
- These proposals, if they proceed, could provide the funding to ensure that the Old Manor House is restored which would be a contribution to the history of the Village. They could also provide the finance to enable the farmers farming the land around the Village to erect modern farm buildings thus contributing to the efficiency of the farming enterprise.
- The restoration of old and derelict buildings is desirable and particularly for plots 3,6&7 will lead to a considerable enhancement to the appearance of this area. The proposed designs are aesthetically pleasing, will not look out of place, and without undue raising of existing rooflines.
- support the compensatory strategy proposed in the Bat Report and would suggest that as the Old Hall is a tall building consideration should also be given to the inclusion of nest boxes for swifts.
- The farm has to be a viable business. It's failure would pose a far greater threat to the village and lead to far greater pressure of development than this small development.
- As a consequence of this development, farm traffic will be re-routed this will have a positive effect for those living in close proximity as the road around the green is particularly narrow with bends difficult to negotiate for large lorries.
- the owners of the farm take their responsibilities to the local community very seriously as evidenced by their involvement in environmental and community activities over generations.

- The cost of renovating the Old Hall - a listed building to its former glory will come at a very substantial cost. In order to help in the financing of this renovation a very limited and sympathetic application for planning has been put forward by the owners of the farm
- This small number of new houses are in the main based on renovation of existing old farm buildings which are unsuitable for modern farming practices and inconsistent with animal welfare
- The scheme presents a sensible solution to restore the Old Hall, back to a habitable state, which could not be possible nor economically viable without improving the surrounding farm buildings.
- The one new built property if permitted is within the already built on village envelope and does not detract from the amenities of nearby properties.
- Whilst there is existing pressure upon parking, caused by many of the residents owning one or more cars, many of whom do not have parking spaces or garages, this scheme offers accommodation which will not place any further burden on the parking situation.
- The village community is built first and foremost around families and family life. Families need bedrooms for their children, and inevitably car parking space. Each plot in the application offers multiple car parking and more bedrooms than are generally available in the smaller terraced properties around the green. This would provide an attractive alternative for new families, with no added pressure on the constrained parking of the Village Green.
- all proposed development is within the defined development limit.

Additional letters of representation were received from:

1. Mr P Buckworth, 15 Eastbourne Avenue
2. Mr John Close, 11 Eastbourne Avenue
3. Eddie Buck, 1 Eastbourne Avenue
4. Ruth Greenwood, 16 Eastbourne Avenue

It should also be noted that there was crossover of comments in relation to support for the restoration of the Old Hall from residents and that the prevalent areas of concerns related to traffic concerns and the development of site 4.

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 [functions 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.

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..

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

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

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.

2. All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's 'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.

3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.

4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:

- i) The Tees Valley Metro;
- ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
- iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
- iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.

5. Improvements to the road network will be required, as follows:

- i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
- ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
- iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
- iv) To support sustainable development in Ingleby Barwick.

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 transport network and to increase choice and use of alternative modes of travel.

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.

Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement

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

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

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

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

ii) Green wedges within the conurbation, including:

- _ River Tees Valley from Surtees Bridge, Stockton to Yarm;
- _ Leven Valley between Yarm and Ingleby Barwick;
- _ Bassleton Beck Valley between Ingleby Barwick and Thornaby;
- _ Stainsby Beck Valley, Thornaby;
- _ Billingham Beck Valley;
- _ Between North Billingham and Cowpen Lane Industrial Estate.

iii) Urban open space and play space.

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

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

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

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

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

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

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

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

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

Core Strategy Policy 11 (CS11) - Planning Obligations

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

2. When seeking contributions, the priorities for the Borough are the provision of:
- _ highways and transport infrastructure;
 - _ affordable housing;
 - _ open space, sport and recreation facilities, with particular emphasis on the needs of young people.

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

1. The distribution and phasing of housing delivery to meet the Borough's housing needs will be managed through the release of land consistent with:
- i) Achieving the Regional Spatial Strategy requirement to 2024 of 11,140;
 - ii) The maintenance of a 'rolling' 5-year supply of deliverable housing land as required by Planning Policy Statement 3: Housing;
 - iii) The priority accorded to the Core Area;
 - iv) Seeking to achieve the target of 75% of dwelling completions on previously developed land.
2. No additional housing sites will be allocated before 2016 as the Regional Spatial Strategy allocation has been met through existing housing permissions. This will be kept under review in accordance with the principles of 'plan, monitor and manage'. Planning applications that come forward for unallocated sites will be assessed in relation to the spatial strategy.
3. Areas where land will be allocated for housing in the period 2016 to 2021:
- Housing Sub Area Approximate number of dwellings (net)
- Core Area 500 - 700
- Stockton 300 - 400
- Billingham 50 - 100
- Yarm, Eaglescliffe and Preston 50 - 100
4. Areas where land will be allocated for housing in the period 2021 to 2024:
- Housing Sub Area Approximate number of dwellings (net)
- Core Area 450 - 550
- Stockton 100 - 200
6. Proposals for small sites will be assessed against the Plans spatial strategy.
7. There will be no site allocations in the rural parts of the Borough

Core Strategy Policy 8 (CS8) - Housing Mix and Affordable Housing Provision

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of all types and tenure in line with the Strategic Housing Market Assessment (incorporating the 2008 Local Housing Assessment update).
2. A more balanced mix of housing types will be required. In particular:
- _ Proposals for 2 and 3-bedroomed bungalows will be supported throughout the Borough;
 - _ Executive housing will be supported as part of housing schemes offering a range of housing types, particularly in Eaglescliffe;
 - _ In the Core Area, the focus will be on town houses and other high density properties.
3. Developers will be expected to achieve an average density range of 30 to 50 dwellings per hectare in the Core Area and in other locations with good transport links. In locations with a particularly high level of public transport accessibility, such as Stockton, Billingham and Thornaby town centres, higher densities may be appropriate subject to considerations of character. In other locations such as parts of Yarm, Eaglescliffe and Norton, which are characterised by mature

dwellings and large gardens, a density lower than 30 dwellings per hectare may be appropriate. Higher density development will not be appropriate in Ingleby Barwick.

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

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

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

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

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

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

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

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 EN7

Development which harms the landscape value of the following special landscape area will not be permitted:-

- (a) Leven Valley
- (b) Tees Valley
- (c) Wynyard Park.

Saved Policy EN25 of the adopted Stockton on Tees Local Plan

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

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

Conditions will normally be imposed to secure the satisfactory redevelopment of the site.

Saved Policy EN26 of the adopted Stockton on Tees Local Plan

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

Saved Policy EN28 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.

Supplementary Planning Documents

Conservation and Historic Environment Folder – SPD 4 The Conservation Area Appraisal for Egglecliffe (Chapter C05 of the CaHEF)

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; Egglecliffe 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, listed buildings and the Egglescliffe conservation area, highway safety, flood risk, ecology and nature conservation 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 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. These and other material considerations are considered as follows:

Siting and design

9. All of the sites proposed for redevelopment are located within the development limits. Policy HO3 of the local plan indicates that residential development within the limits of development is acceptable provided it meets a number of criteria. The sites are within the predominantly residential settlement of Egglecliffe Village therefore consideration is given to the impact on the amenities of adjoin residential properties. The specific sites are as follows:
 - Site 3- Restoration and renovation of The Old Hall
 - Site 6 & 7- relate in close proximity to the Old Hall and involve the creation of two dwellings in the style of a courtyard development.
 - Site 4- a new residential property situated to the rear of Village Farm
10. Although there are shared issues across the sites each site raises different material planning considerations, therefore each of the sites and the specific issues in regards to that site will be discussed in turn:

Site 3- The Old Hall

11. The application is accompanied by a Planning and heritage statement as required by paragraph 128 of the NPPF . Sections 16, 66 and 72 of the Listed Buildings Act requires the LPA to give special consideration to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and to the desirability of preserving or enhancing the character or appearance of that area. Additionally, The NPPF also has a number of core planning principles including conserving and enhancing the natural environment and conserving heritage assets.
12. 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 emphasises that they should be conserved in a manner appropriate to their significance.
13. The proposal looks to reinstate the former residential use of the derelict and vacant grade II listed Old Hall. This building has been in a dilapidated condition since the 1960's and the building is of special historic and architectural interest, it is a designated heritage asset in the context of the NPPF.
14. The building is severely at risk and correspondence has taken place between the local authority and building owners to advise that enforcement action will be taken by the authority if necessary repair works are not undertaken. As a result the building is now subject to scaffold to prevent further deterioration. Nevertheless the structure is open to the elements and the building will swiftly deteriorate further unless remedial action is taken soon to address its poor and deteriorating structural condition. A structural survey of the Old Hall has been undertaken as part of the application and sets out proposals for restoration. In general these proposals are considered to be acceptable and are respectful of the historic layout and form of the listed building. The final works to the building will require listed building consent and a full schedule of repair works.
15. The Conservation Area Appraisal for Egglecliffe (Chapter C05 of the CaHEF) sets out that to the east of the conservation area there are small parcels of land that form part of the farm yard that subject to sensitively designed scheme could accommodate some built

development. The general principle of development on the farm yard has therefore been accepted through the adoption of this supplementary planning document.

16. Should planning permission and listed building consent not be forthcoming for the restoration works to the Old Hall the Local Authority may have to consider the use of statutory enforcement powers such as a repairs notice and must be mindful of the associated legal implications and costs that may also result.
17. The current application is welcomed in that it proposes a sustainable new use for this important building that will allow sympathetic redevelopment and re-use. Subject to controlling conditions regarding a full method of repair and material schedule to ensure that the significance of the building is conserved it is considered that the proposal is acceptable and will help to preserve a grade II listed building. It is therefore considered that the application accords with saved policy EN26.

Sites 6 & 7

18. Site 6 & 7 site in close proximity to the Old Hall and involve the creation of two dwellings in the style of a courtyard development in place of the existing farm buildings found on site. The redevelopment is interrelated to that of the Old Hall as redevelopment of the Old Hall makes the adjoining farm building unviable for continued farm use. The buildings will be largely on the footprint of the existing and be in the style of a rural farm development.
19. The proposal will not extend into the neighbouring green wedge or special landscape area and will be within the boundaries of the existing farm site. Views of the Old Hall and the wider site are restricted by existing built development on the eastern side of the Green. The part of the site that will be seen from wider views on the Green are sites 6 & 7. The massing of these dwellings has been staggered from single storey to one and a half storeys allowing a gradual progression of built form as it extends from the Green. The Highways, Transport and Environment Manager concludes 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 local character, and undertaking appropriate soft landscaping. They also recommend that the sites be supplemented by planting and landscape improvements. It is therefore considered that in regards to scale, siting and design that the proposed buildings relate well to the existing built development in the village.
20. It is therefore considered that the proposed dwellings at sites 6 & 7 will not have an adverse impact on the wider amenities of the area including the wider landscape setting or historic setting of the Eggescliffe Conservation Area. It is also considered that the siting scale and massing of these buildings is appropriate in regards to the relationship with the Old Hall and will not have an adverse impact on the setting of the listed building. It is considered that the proposal represents the potential to create an attractive development with a distinct sense of place to enhance the setting of the Old Hall.
21. Materials and landscaping details will be key to ensuring an appropriate form of development and resulting development on site and controlling conditions can be duly applied to any forthcoming planning approval.

Impact on the amenities of neighbouring properties

22. The proposed dwelling at the Old Hall and neighbouring plots 6 & 7 are located some distance from the neighbouring properties at Wells Cottages, Rose Cottage and the southern end of the Green. It is not considered that residential development here would have any adverse impact on the neighbouring properties in terms of outlook or privacy than

the existing farm use of the site. The loss of the farm buildings here and replacement with residential units may have a positive impact on the amenity of neighbour by sensitive restoration of the site addressing the existing dilapidated structures and improving amenity in terms of a reduction in noise and disturbance from farm practices. The relationship of the proposed dwellings with existing residential properties is therefore considered acceptable.

23. Policy CS3 (8) states that in designing new development proposals should "make a positive contribution to the local area... responding positively to local character". In terms of layout and residential amenity, the scheme has been designed to ensure that adequate distances are met and designed to minimise any overlooking and it is considered that the site could satisfactorily accommodate a residential scheme of the type and nature proposed
24. The proposals at sites 3, 6 & 7 offer opportunities to address the structural problems of the Old Hall and the wider visual impact the site has on the setting of the Eggescliffe conservation area. It is therefore considered that the proposal offers an opportunity to preserve and enhance the conservation area addressing a long term building at risk. In order to ensure the appropriate preservation of the Old Hall a controlling Grampian condition can be applied to ensure that the building is fully restored before occupation of any of the new dwelling and such a condition is welcomed by the applicant.
25. It is not considered that the proposal will have an adverse impact on the character of the Eggescliffe conservation area relating well to existing buildings within the village envelope.

Highway considerations and car parking

26. The application is accompanied by a Transport Report. The Transport, Highway and Environment manager has considered the application and states that the application has been assessed on the basis of the proposals and the cumulative impact of the application and accompanying application 14/2757/FUL.
27. 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.
28. 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.
29. 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.
30. It is considered that the requirements of the Transport, Highway and Environment manager can be delivered via Grampian conditions rather than a sec 106 should the application be approved.

31. The site is well served by public transport with bus stops, offering access to several services, conveniently located in Yarm Town Centre a 5-10 minute walk of the proposed development. Each of the individual sites will comply with the guidance of SPD 3 and will comply with these requirements for incurtilage car parking levels.
32. It is therefore considered that subject to Grampian conditions for improvements to Stoney Bank, visitor car parking provision and for pedestrian signage as required by the Transport, Highway and Environment manager to improve pedestrian connectivity with the site that the application is acceptable in regards to the impact on highway safety and car parking requirements.

Site 4

Principle of development

33. Site 4 is currently an open paddock to the rear of Village Farm. Village Farm fronts the green and is grade II listed residential property with a historic barn structure to the rear also individually listed at grade II. Access to site 4 is via an existing access from the Green between Village Farm and St Anne's house. A wall is located to the east of the access separating Village Farm and St Annes.
34. The proposed dwelling will be one and a half storeys in height with pitched roofs and dormer windows incorporating three bedrooms at first floor level. Set back from the Green behind Village Farm this plot will be located in a similar building line to the neighbouring semi-detached properties of Woodland View and St Annes, the nurseries. There have been a number of neighbour objections in relation to this property that it is outside the limits to development and on a greenfield site. The property would be located within the limits to development and although located from the rear of the Village Green in an existing Paddock would be in line with other residential properties on both its west and east boundaries. Most notably the 3 detached properties at Church Close are somewhat an anomaly in the village and step down at angles into to the rear of the conservation area, beyond the building line proposed by this property. Additionally, it is noted that there are also redundant farm/nursery buildings at the end of the Woodland view site that are already further into the open field area than the proposed dwelling. Although it is recognised that these are agricultural in form. The proposal would not intrude in isolation into this open field area and would relate physically to a group of neighbouring buildings in the village.
35. The comments of Historic England and Tees Archaeology in regards to infilling and back land development are noted. However, this proposal must be viewed in the context of the neighbouring developments that on either side of the plot at Church Close and Woodland/St Annes already have residential development. The proposal here would be no different in relationship to its host property Village Farm than the directly adjoining sites on the east and west boundaries.
36. The land to the rear of Village Farm is not viewed as an open area of greenfield and being enclosed by trees to the west and a low historic boundary wall to the east. The agricultural nursery buildings and pumping station found at the far end of the project beyond the siting of the plot proposed in the designated green wedge. Consequently by virtue of the relationships of the buildings in this area which forms the character of the area it is considered that the proposal does not harm the setting of the conservation area. It is therefore considered that on balance a single new property here would be acceptable. It is also proposed that the garden curtilage of this property could be conditioned to ensure a distinct end point to the plot that would then become a natural feature and delineate the garden boundary.

37. The concerns of Historic England are noted however this part of the conservation area is occupied by a variety of buildings styles. There is no particular building type that would be applicable to a single dwelling here and each application must be considered on its own merits. The general scale and form of the building is considered to be acceptable for the reasons set out above and It is considered that via controlling conditions in regards to appropriate materials and detailing that this property could be accommodated in its surroundings without having a significant harmful impact on the character of the conservation area.
38. It is therefore considered that the principle of development of a single dwelling here is acceptable for the reasons set out above and that the dwelling would not have an adverse impact on the setting of the Egglecliffe conservation area and would be in accordance with saved policy EN24.

Impact on neighbouring properties

39. Woodland View and St Annes are semi-detached properties with hipped roofs and will be located to the east of the proposed dwelling. These properties are screened from site 4 by a planted treed boundary towards the rear of the properties. The principle elevations of the property face towards the open fields, with the rear gardens screened from view by the properties fronting on to the Green.
40. Woodland view is the property that is considered to be potentially most affected by the development.
41. The property has a substantial garage in the rear garden. No windows are proposed on the side elevation of plot 4 towards this property. It is noted that Woodland view has a side ground floor kitchen window that will face the side elevation of plot 4. The relationship of the proposed property with the existing will be no different than a side to side relationship found in many areas in the borough and there will be a separation distance between the properties of approximately 12m.
42. The proposed dwelling would face out over the fields beyond with the main element of the building frontage largely in line with the semi-detached neighbours. There will be a front projecting gable with full glazed windows to the west of the development. Due to the orientation of the property it is not considered that there would be any undue adverse impact on the amenities of the neighbouring properties at St Annes and Woodland view in terms of overlooking of front gardens areas above and beyond the existing relationship between these properties.
43. Although dormer windows are proposed on the rear elevation of the property these will face north and west. On the west boundary there is significant screening between the proposed property and the dwellings at Church Close and Orchard House from significant mature trees to ensure the privacy and amenity of the existing and proposed property is protected. With the rear elevation facing towards Village Farm and dormers proposed at first floor level there will be a separation of some 33m between the properties and this relationship is considered acceptable to ensure the existing amenity of Village farm and that of the proposed dwelling.
44. Comments have also been provided that the land level differs here and that the proposal will overshadow Woodland view. Although a variation in level is evident from site. Due to the proposed form of the property and the existing height of the neighbouring semi-detached properties it is not considered that the variation in levels is significant to cause concern. Nevertheless as no level details have been submitted for the proposed property a

controlling condition requiring levels to be submitted can be applied to ensure an appropriate construction.

45. In general the scale and form of the property is considered to be acceptable in regards to its impact on neighbours. It is recognised that there will be an impact on amenity from these dwellings and the result of a new house here from the general comings and goings associated with the use and the perception of a new building occur rather than the current open site. However, it is not considered that this would be significantly harmful in terms of amenity to warrant refusal of the application.
46. Concerns have also been raised in regards to the access to the site, manoeuvrability within the site and access for construction vehicles. The Highways, Transport and Environment Manager has no objection to the application and considers that these arrangements are acceptable. This is an existing farm access and it is not considered that the proposal raises and additional issues in terms of amenity in regards to a single access for vehicles accessing the property and driving past Village Farm or St Annes. The driveway for the property would be situated opposite that of St Anne's and Village Farm is shielded by an existing listed barn therefore no vehicles will be passing in close confines to existing residential windows.
47. There are trees on the site and within the neighbouring boundaries. The Highways, Transport and Environment Manager recommend controlling conditions which can be applied to ensure that where necessary trees are protected and that additional trees to soften the site and to ensure an appropriate development in landscape terms can be achieved. The development is therefore considered to be acceptable in this respect.
48. There are also concerns that approval of a dwelling here would set a further precedent for development to the rear of the village. The building line to the village is very distinct and clearly further intrusion beyond established building lines may have an adverse impact on the open character and setting of the conservation area. Any subsequent applications coming forward would have to be considered on their own planning merits.

Access and parking site 4

49. This site will be accessed via a private drive from The Green. In accordance with SPD3: Parking provision for Developments 2011, each 3-bedroom house should provide 2 incurtilage car parking spaces. The required spaces are shown on the submitted plans and the site is acceptable. It is noted that the layout of the dwelling lends itself to the conversion of the garage to a habitable room; The Highways, Transport and Environment manager recommended that permitted development rights for conversion of the garage be removed in order to ensure that adequate incurtilage car parking is retained and this can be duly conditioned.
50. It is therefore considered that site 4 is acceptable in terms of the its access and car parking arrangements. The same general considerations in highway and pedestrian safety set out by the Highways, Transport and Environment Manager are applicable to the site and will be duly conditioned.

Summary

51. It is considered that the proposed residential developments are sympathetic to the character of the locality and takes account of and accommodates features within the site; do not result in an unacceptable loss of amenity to adjacent land users; and satisfactory arrangements have been made for access and parking. It is therefore considered that the proposed development will accord with Policy HO3 in respect of the above considerations.

Archaeology

52. Tees Archaeology have provided comments in relation to the application. In general terms they support the application which seeks to convert The Old Hall and its associated outbuildings for residential purposes. The sites are within the core of the historic medieval settlement of Eggescliffe which is a Conservation Area. The Old Hall (Site 3) is a significant Designated Heritage Asset and is a listed building; it has the appearance of an 18th century gentrified home but may have medieval origins. The linear arrangement of outbuildings to the south east (Sites 6 & 7) are early 19th century. 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). In the case of the listed building it might be desirable to have this information in support of the planning application but I understand that access is limited due to the structural problems noted on the plans.
53. The application also includes several new build elements. Site 4 is a new dwelling to the rear of Village Farm. This might have an impact on the character of the Conservation Area, which is characterized of farmsteads and cottages with direct frontage to the village green with open plots to the rear. Although there is new build to the rear of the adjacent property on the west from a conservation perspective it would be better to resist new backland development in the village.
54. Site 4 also has some archaeological potential, in that it is within a medieval property plot. Having said this it lies well back from the frontage in an area where we would expect to see agricultural activity, small scale industry and waste disposal, rather than structures associated with domestic use. Should the new build be acceptable in planning terms then I would recommend archaeological monitoring during development to ensure proper recording of any remains associated with the medieval settlement.
55. 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).
56. Both the historic building survey and the archaeological monitoring can be secured by use of a negative planning condition. It is therefore considered that subject to appropriate controlling conditions that the application is acceptable in regards to the impacts on archaeology and the application is in accordance with saved policy EN30.

Eggescliffe Conservation Area

57. The application site is within the boundary of the Eggescliffe conservation area. The character of the Eggescliffe 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 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.
58. The adopted Eggescliffe conservation area appraisal as part of the Conservation and Historic Environment Folder, SPD 4 makes specific reference to the Old Hall site and the

acceptability of limited new development here to facilitate the re-use of the Old Hall. The current condition of the Old Hall and the wider aesthetics of the site are not considered to add to the character of the conservation area and detract from the general amenities of the conservation area including those of neighbouring residential properties.

59. It is considered to maintain the layout and character of the building and avoid any adverse impact on the wider area, a condition has been recommended to remove permitted development rights for extensions/alterations and also for boundary treatments.
60. The proposed buildings will be closely related to the existing built development of the village and will not protrude into the neighbouring designated landscape areas beyond (Green Wedge and Special Landscape Area).
61. Consequently taking into consideration the submitted information it is not considered that the proposal would adversely impact on the significance of the conservation area as the prevalent rural character of the wider setting of the conservation area would be unaffected

Impact on amenity of area including neighbouring residential properties Green wedge/special landscape area

62. 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
63. Although the developments will be viewable from within this open landscape area. They will not project out into the green wedge and it is not considered that the new development would appear out of place being closely related to the existing built form of the village.
64. It is therefore not considered that the proposal will harm the openness of the green wedge or this special landscape character due to the siting, scale and design of the proposal.

Trees

65. 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 notable at site 4 and site 1. They request that a tree survey is carried out and that tree protection measures that may be required are implemented. Appropriate controlling conditions in this respect can therefore be applied.
66. A soft landscaping scheme is also requested to ensure an appropriate form of landscaping for the development to be created.

Public Rights of Way

67. 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

68. 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
69. As the sites contain a number of dilapidated traditionally constructed barns the application is accompanied by an ecology survey including a bat report.
70. 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.
71. The report recommends a number of mitigation measures and a compensation strategy which can be duly conditioned. It is therefore considered that the impact of the works on ecology are acceptable subject to works being undertaken in accordance with the mitigation and compensation strategy.

Drainage

72. Northumbrian Water comments that site 4 may be in close proximity to a combined sewer and they would not allow construction to affect the sewer. Additional Comments from Daniel Woodward at Northumbrian Water on the (31st July) - confirmed that the asset protection team have checked the proposals and there would be no conflict with their assets. It is therefore considered that the proposed drainage arrangements to connect to existing mains foul drainage is acceptable in this respect.

Flood risk

73. The site is located out with 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

Contributions

74. 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.

Code 4

75. 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.

Servicing

76. Northern gas networks have raised no objections to the proposal although advise that there may be apparatus in the area at risk during construction and requests the developer to contact them directly. An informative can be duly applied.

Farming Practice

77. 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.

78. The submitted design and access statement suggests that the farm buildings are to be brought together to improve working practices however no details have been submitted and these proposals are not a consideration of the current planning application. Any such proposals coming forward and requiring planning permission would be judged on their own planning merits.

79. Due to the extensive size of the farm it is not considered that the loss of the existing farm buildings would in any way make the farm unviable and the existing farm buildings to the east of plot 5 and elsewhere on the farm are to be retained.

Permitted development rights for barn conversion

80. 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.

Land ownership

81. Concerns raised by Mr Tweedale regards to a small rectangular area land north of the Old Hall he claims is out with the ownership of the application site and is in the boundary of Manor Farm is not a material consideration. No development it proposed in this area, the applicant has signed certificate B stating that he is not the sole owner of the land and also notified other land owners/interested parties in the site so the application is valid in this respect.

Damage to properties during construction

82. Concerns are raised by neighbours that the construction traffic may cause nuisance and physically impact on neighbouring historic structures. This is a civil issue and not a material planning consideration however controlling conditions such as hours of work and a construction management plan condition will be applied to ensure the amenities of neighbouring properties are appropriately protected during construction works.

CONCLUSION

83. 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 Eggescliffe 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	Eggescliffe
Ward Councillor	Councillor Phillip Dennis
Ward	Eggescliffe
Ward Councillor	Councillor Stefan Houghton
Ward	Eggescliffe
Ward Councillor	Councillor Laura Tunney

IMPLICATIONS

Financial Implications: As report potential serving of a repairs notice on the Old Hall

Environmental Implications: As report potential serving of a repairs notice on the Old Hall

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

SPD3 – Parking Provision for Developments

SPD4 – Conservation and Historic Environment Folder

SPD6 – Planning Obligations