

DELEGATED

AGENDA NO
PLANNING COMMITTEE

16 DECEMBER 2015

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

15/1790/FUL

Land at Manor House Farm, Old Hall and Land South Of Back Lane and East Of Butts Lane, Eggescliffe

Redevelopment of redundant farm sites for 12 no. dwellinghouses (Use Class C3) including restoration of listed building

Expiry Date 17TH December 2015

SUMMARY

The application seeks planning permission for the creation of 12 dwellings with associated car parking and landscaping, including restoration and extension of the grade II listed Old Hall at land at Manor farm, Eggescliffe.

The main planning considerations of the 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 listed buildings and the Eggescliffe Conservation Area, highway safety, flood risk, ecology 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 significantly adversely impact on the neighbouring properties and heritage assets including listed building and the character of the conservation area, ecology, archaeology, flooding and is recommended for approval with conditions as set out below.

RECOMMENDATION

That planning application 15/1790/FUL be approved subject to the following conditions and informatives below;

- 01. The development hereby approved shall be in accordance with the following approved plans;***

Plan Reference Number
3610.10.01 Location Plan
3610.10.03 Demolition Site Plan

Date on Plan
13/07/15
14/07/15

3610.10.04 RevG1 Proposed Site Plan - GF Plans	12/11/15
3610.10.05 Proposed Site Plan - Roof Plans	14/07/15
3610.50.01 Site North - Plot 1 A1	14/07/15
3610.50.02 RevB Site North - Plot 2	04/08/15
3610.50.03 RevA Site North - Plot 3-6 Plans	30/07/15
3610.50.04 RevA Site North - Plot 3-6 Elevations	30/07/15
3610.50.05 Site South - Plot 1-2	14/07/15
3610.50.06 Site South - Plot 3	14/07/15
3610.50.07 RevB Site South - Plot 4	04/08/15
3610.50.08 Site South - Plot 5 Elevations	14/07/15
3610.50.09 Site South - Plot 5 Plans	14/07/15
3610.50.10 RevA Site South - Plot 6	30/07/15
3610.50.11 Garages	14/07/15

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 north of plot 1 (south site) 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 (including all materials) shall be submitted for the listed building, The Old Hall. The proposed works shall be agreed in writing with 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 prior to the occupation of the any of the dwellings hereby approved.

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

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

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 shall 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.**
- Details of any street furniture and lighting. Such furniture shall be erected before the development hereby approved is occupied.**

Reason: To enable the Local Planning Authority 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. 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.

10. Archaeological works

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.

Reason:- the site is of archaeological interest

11. Foul and Surface water

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

12. Construction operation hours

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.

Reason:- In the interests of the amenities of the occupiers of neighbouring residential properties.

13. Demolition and Dust Emissions

A scheme to control dust emissions as a result of demolition works, including dampening down, dust screens and wheel washers to prevent mud being deposited on the highway shall be submitted to and approved in writing with the Local Planning Authority prior to construction works commencing on site. The works shall be carried out in accordance with the approved details.

Reason: In order to safeguard the amenities of residential premises in the vicinity.

14. Ecology

The works shall be carried out in full accordance with the submitted E3 Ecology Bat report including mitigation and enhancement strategy dated October 2012 or any subsequent, superseding document.

Reason:- In the interests of any protected species that may be present on site

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 Eggescliffe conservation area

17. 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 (details to be provided within 2 weeks) 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.

18. 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

19. 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.

20. Car parking- The Grange

The car parking provision for the Grange, as shown on plan number 3610.10.04 Rev G1 shall be implemented in accordance with a scheme to be submitted and approved by the Local Planning Authority for the hard surfacing treatment and shall be carried out in complete accordance with the approved details prior to the works commencing on the existing garage block of proposed plot 2.

Reason:- to ensure satisfactory car parking provision for the dwelling the Grange in the interests of highway safety

21. Renewables

Prior to the commencement of any of the development hereby approved a written scheme shall be submitted to and approved in writing by the local planning authority which details how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment as approved shall have been installed and brought into use to the written satisfaction of the local planning authority. The approved scheme shall be maintained in perpetuity thereafter unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of promoting sustainable development in accordance with Stockton on Tees Core Strategy Policy CS3 (Sustainable living and climate change).

INFORMATIVE OF REASON FOR PLANNING APPROVAL

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 will be required from Natural England prior to undertaking any building work and the applicant should contact Natural England directly.

Informative 5: Right of Way

Egglescliffe Foot Path No. 2 which is via the present farmyard gate should have safe access to the footpath at all times during construction

BACKGROUND

Planning permission was granted in August 2015 for the development of 7 dwellings on similar sites at Manor House Farm within Egglescliffe Village, applications 14/2562/FUL & 14/2757/FUL.

The site is in multiple ownerships and the current application is submitted by a different applicant from those previously approved.

It should be noted that this is not a proposal for an additional 12 dwellings on top of the 7 already approved. The sites are interrelated therefore it would not be possible to implement both planning permissions in full, should the current application be granted.

The current application must therefore be considered on its own planning merits. However, taking into account the principle of 7 new dwellings in a similar location has already been established.

SITE AND SURROUNDINGS

The village of Egglescliffe is situated north-east of Yarm Town Centre and adjoins the settlement of Eaglescliffe to the north-west. It is separated from neighbouring Eaglescliffe to the north by Butts Lane and Yarm to the west by open fields and the River Tees. To the south, east and north east the village is surrounded by open farmland.

Whilst the village was established in the 11th Century it is the centre of the village's layout, set around a green space and mature trees, and Georgian buildings that remain largely intact that contribute substantially to its unique and special character and strong sense of place. The village is designated as a conservation area, in which there are 30 Listed Buildings.

The application site is split across two sites at Manor Farm, the remaining working farm in the village. For the purposes of the application known as Eggescliffe farm site north & south.

The Eggescliffe Farm site north

The Eggescliffe farm site north is accessed from the east end of Back Lane. The site is approximately 0.32 hectares and rectangular in shape. There is minimal level change across the site. Access to the wider farm land is currently given from the site to both the north and south. The listed building Rose Cottage is on the opposite side of the adjacent lane to the west and the listed Manor Farm house and its garden is to the south. The Grange (The farm house for Manor Farm) adjoins the site to the south and agricultural fields bound the site to the north and east.

The site currently houses two red brick agricultural buildings on the western half of the site and a more modern agricultural shed on the eastern side. All of which are used in association with Manor Farm and an outbuilding provides garaging for The Grange. A farm track runs through the middle of the site opening up into a courtyard in the centre of the site. A smaller courtyard area is located to the south between the two red brick buildings

The Eggescliffe Farm site south

The Eggescliffe farm site south is accessed from the south end of Butts Lane off The Green. The site is in two parts—the main part to the south west is approximately rectangular in shape with approximate dimensions of 95m by 60m. The site currently houses the dilapidated listed building the Old Hall, along with existing brick and metal agricultural buildings. A farm track runs along the north edge of the site.

The second part is smaller and at its north east end and has approximate dimensions of 25m by 26m, the combined area of both sites is approximately 0.59 hectares. There is an existing dilapidated brick and stone barn located on this site. There is minimal level change across the sites.

Access to the wider farm land is currently given from the site to both the east and south. Agricultural fields bound the site to the west, south and east. Grade II listed buildings Manor Farm House, Wells Cottages and Wells House are outside the site to the north facing the site.

PROPOSAL

The application seeks planning permission for the redevelopment of existing farm sites at land at the Old Hall south of back lane and east of Butts lane, all within the boundaries of Manor Farm for the creation of 12 dwellings. The works involve the restoration and extension of the listed building the Old Hall, for which a separate listed building consent application has been submitted. (Application number 15/1791/LBC)

The application is split across two sites:

Eggescliffe Farm North - conversion of 2 existing barns to form 2 no. dwellings, demolition of agricultural buildings and redevelopment for 4 no. new-build dwellings (6 units in total); and

Eggescliffe Farm South - demolition of existing agricultural buildings and redevelopment of site for 4 no. new-build dwellings, restoration of the grade II listed Old Hall for residential use and erection of single detached dwelling to the north east of Old Hall (6 units in total).

Overall the development will deliver 12 bespoke family homes comprising:

- 2 x 3 bedroom house;

- 9 x 4 bedroom house; and
- 1 x 5 bedroom house.

CONSULTATIONS

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

Spatial Plans Manager

1. Thank you for consulting the Spatial Planning team on this application. As you will be aware section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission be determined in accordance with the Development Plan unless the material considerations indicate otherwise.
2. This response focuses on the key spatial planning issues which relate to the application and emerging policies within the Regeneration and Environment Local Plan. It is also noted that the following planning applications on the site have recently been approved:
 - 14/2562/FUL- Land At The Grange, Manor Farm, Back Lane, Egglecliffe And Land Behind Village Farm, Church Road, Egglecliffe- Proposed change of use of 2.no farm buildings into dwellings, reinstate derelict old hall, 1.no detached dwelling and formation of farm road
 - 14/2757/FUL- Land At The Grange, Wells Cottages And Land East Of Manor House, Egglecliffe- Change of use application to convert 2.no barns into dwellings, construction of 2.no dwellings and farm road

The Development Plan- overview

3. The Development Plan currently comprises:
 - Stockton-on-Tees Local Plan 1997 (Saved Policies)
 - Stockton-on-Tees Local Plan Alteration Number One 2006 (Saved Policies)
 - Stockton-on-Tees Core Strategy DPD 2010
 - Tees Valley Joint Minerals and Waste LDD (September 2011)
4. You will also be aware that the Council has consulted on the Publication draft of the Regeneration and Environment Local Plan. This document identifies the site as being designated as outside the limits to development.

The National Planning Policy Framework (NPPF)

5. The NPPF is a significant material consideration in the determination of planning applications. Paragraph 14 states that at the heart of the NPPF is the presumption in favour of sustainable development which is a 'golden thread running through both plan-making and decision-taking'. For plan-making this includes local planning authorities positively seeking 'opportunities to meet the development needs of their area'. For decision-making it means:
 - approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - o 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
 - o Specific policies in this Framework indicate development should be restricted.
6. The NPPF provides that "Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing

should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.” (para 49).

The supply of deliverable housing land

7. The five year housing supply assessment for Stockton-on-Tees is updated annually using a base date of 31 March. The Council has produced a report entitled ‘Five Year Deliverable Housing Supply Final Assessment: 1st April 2015 to 31st March 2020’. The Report concludes that the Borough has a supply of deliverable housing land of 4.50 years with a 20% buffer added.
8. The Council cannot demonstrate a 5 year supply of housing land. The policies in the development plan that deal with housing supply are therefore to be considered out of date and the proposal must be assessed in relation to the presumption in favour of sustainable development and the tests set out in NPPF paragraph 14, namely that the application should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

Relationship to the NPPF and the adopted Development Plan

Limits to development

9. Saved Local Plan policy ‘EN13 - Limits to Development’ in the adopted Local Plan (1997), seeks to control development within the countryside and avoid harm to its character and appearance. The site is located within the Limits to development proposals and should be considered against Saved Local Plan policy ‘HO3- Development on unallocated sites’.

Sustainable transport and travel

10. The proposal will need to be assessed in relation to Core Strategy Policy 2 (CS2) – Sustainable Transport and Travel.

Sustainable living and climate change

11. It will be necessary to consider the impact of the proposal against Core Strategy Policy 3 (CS3) – Sustainable Living and Climate Change. The 1st bullet point of point 8 of Policy CS3 states that 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’. The case officer will need to assess whether the proposal is consistent with this policy..

Historic Environment

12. The proposal is located within Egglecliffe conservation area, adjacent to a number of listed buildings and involves the restoration of listed building. The following saved Local Plan policies are of relevance:
 - EN24- New Development in Conservation Areas
 - EN26- Listed Buildings
 - EN28- Listed Buildings
13. Paragraph 6 of the NPPF advises that “The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means

in practice for the planning system". It is therefore implicit that proposals that fail to adhere to the historic environment policies contained within the NPPF are not sustainable development.

14. With regards to the proposal put forward paragraph 132 of the NPPF is of particular relevance:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

15. Should it be considered that the proposal causes harm to designated heritage assets there is need for 'clear and convincing justification'. Should harm be considered substantial or less than substantial paragraphs 133 and 134 of the NPPF will be of relevance respectively.

Relationship to the NPPF and the emerging Development Plan

16. The Regeneration and Environment Local Plan (RELP) publication has recently been out for consultation. The RELP sets out the Council's policies and site allocations to deliver the development strategy contained in the Core Strategy, which was adopted in March 2010. It also includes a revised Housing Spatial Strategy and the policies and site allocations that will deliver it. The RELP identifies the site as being within Egglecliffe conservation area and a small section of the site within the green wedge.

Summarising comments

17. The starting point for consideration of the application is the conflict with the adopted development plan. In this regard the case officer will need to consider the proposal against policies HO3, EN24, EN26, EN28 and CS3(8)
18. The Council accepts that it is not able to demonstrate a five year supply of deliverable housing sites. Paragraph 47 of the NPPF stresses the importance the Government attaches to boosting significantly the supply of housing and paragraph 49 of the NPPF sets out that where a five year supply cannot be demonstrated, relevant policies for the supply of housing should not be considered up to date.
19. The second bullet point of paragraph 14 of the NPPF makes clear that where the development plan is absent, silent or out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.
20. The benefits of the application within a housing context are that it would contribute a number of dwellings towards the five year supply of housing. Any adverse impacts of the proposal will need to be considered and balanced against this.

Highways Transport and Environment Manager

The proposed application is for the redevelopment of redundant farm sites for 12 no. dwelling houses (Use Class C3) including restoration of listed building.

A Transport Report has been submitted in support of the application, which was considered and accepted at pre-application stage, which demonstrates that both Butts Lane and its junction with Yarm Road could accommodate additional trips associated with up to 30 executive houses.

The predicted net increase in trips associated with the residential development proposals are not considered to be severe and, as confirmed at pre-application stage, there are no reasonable grounds for an objection to the development on highway capacity grounds within the context of NPPF.

Whilst the highway impact has been demonstrated to be acceptable under NPPF, the Local Highway Authority must ensure that highway safety is not compromised. 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 condition, 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;
- remove on street car parking by the provision of a dedicated resident's car park, for approximately 3 spaces, adjacent to the Old Hall site; and

The proposed development which is shown on drawing ref. 3610-10-04 Rev G1 is split into a two distinct sites, which are Site North and Site South, and the applicant has demonstrated adequate car parking provision in accordance with SPD 3: Parking provision for Developments 2011.

The proposed layout incorporates various farm access points, within Site North and Site South, and the applicant has submitted information which demonstrates that a large farm vehicle, such as a combined harvester, can access the internal road network from both Back Lane and Butts Lane and this is considered acceptable. A Farm Accessibility Plan has also been submitted which demonstrates that, should the application be approved, farm operations would still be possible without increasing the need to move the vehicles associated with the farm via Back Lane and Butts Lane and that these movements could be accommodated by the internal access tracks.

In order to minimise the impact on the residents of Eggescliffe during the construction phase of the proposed development a Construction Management Plan should be secured by condition.

It is considered that the overall visual impact of the proposed developments will be low, and can be partially mitigated through the appropriate use of high quality new and reclaimed materials which reflect the character of the village, and undertaking appropriate soft landscaping. Any works within the village should be of high quality.

The applicant should consider appropriate boundary treatments for each of the individual developments, and hard landscape materials which enhance the village character. Any new street furniture such as street lighting columns should augment the local character. Mature trees add significantly to the character of 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. Should the application be approved details of the proposed hard and soft landscape proposals for the site should be secured by condition.

In line with Adopted Core Strategy CS(3), which deals with energy consumption minimisation, a scheme is required identifying the anticipated energy demand of the properties that demonstrates

how the predicted CO2 emissions of the development will be reduced by at least 10%. This should be secured by condition.

The proposed development is in Flood Zone 1 however, the EA's flood maps show a high risk of surface flooding in the centre of the northern redline boundary of this split site application. A flood risk assessment has been submitted in support of the application however, additional information regarding the full details of an appropriate surface water drainage solution should be provided and this information should be secured by condition.

Taking the above into account there are no reasonable grounds for an objection to the proposed development by the Highways, Transport & Environment Manager.

Detailed comments and conditions are included in Appendix 1 and Appendix 2 respectively.

The Ramblers Association

The Ramblers' Association thanks the Council for the opportunity to comment on the above planning application.

The access to Eggescliffe Foot Path No. 2 is via the present farmyard gate. Should the Council be minded to approve the application, a condition should be included to ensure safe access to FP 2 at all times.

The RA would like to see an obligation attached to the approval for the creation of additional footpaths to connect with the Teasdale Way (Eggescliffe Foot Path No. 1), form attractive circular walks and generally promote a healthy lifestyle (NPPF Section 8).

Historic England

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.

Impact on the Listed Building

The proposal to bring the 17th century hall back into its originally intended, habitable use is a positive step forward for it in principle as it has suffered from neglect in more recent years and is in a poor state of repair. It is accepted that, because of this, extensive rebuilding of the roof and floor structures may be required but historic fabric should be retained and repaired where possible so that it isn't needlessly lost. In addition, the extension will affect the appearance of the building and as the existing form already accommodates a domestic use of a reasonable size it is not clear what the justification for this extension is. Furthermore, I would advise steering clear of speculatively reinstating features such as the door canopy unless there is evidence for their existence and appearance.

New Development and Conversions

Unlike the previous application, the current application involves a considerable amount of demolition and replacement with housing that strays from the form, detailing and density of the existing buildings. As the significance of this sub-character area of the conservation area hinges on its agricultural character, the demolition of the remaining agricultural buildings is regrettable. Although the detailing of the block on site 3-6 is simpler in style and an improvement on the previous submission, it is still a large building and along with the alterations to the retained buildings and new build, the impact is an intensification of land use of an overwhelmingly domestic

character. This is exacerbated by the landscaping: where possible, formalised drives, parking spaces, turning points, garages, edging materials, tarmac, sub-division of spaces and formal planting should be avoided so that the rural feel at this end of the conservation area as it peters out into the countryside is retained. The cumulative impact is a dilution of the character of this part of the conservation area, resulting in a development that is tied more closely with the residential centre of the conservation area than its agricultural past.

The statutory requirement to have special regard to the desirability of preserving a listed building, its setting and any features of special interest (s.16, Planning (Listed Building and Conservation Areas) Act 1990) and preserving or enhancing the character or appearance of conservation areas (s.72, 1990 Act) must be taken into account by your authority when making its decision. This desirability to preserve is reflected in the Government's National Planning Policy Framework (NPPF), which states that great weight should be given to an asset's conservation and that any harm requires clear and convincing justification (para.132). Where harm has been identified, as is the case here, it needs to be weighed against the public benefit of the proposal (para.134). Conserving the historic environment, good design and place making are fundamental to creating sustainable development, as defined by the NPPF in paragraphs 7 and 17. To help achieve these core planning principles, local planning authorities should look for opportunities within the setting of heritage assets to enhance or better reveal their significance (para.137) and ensure that developments respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation (para.58, NPPF).

The restoration of the extant hall and the reuse of currently underutilised buildings will enhance their own significance and also the contribution they make to the character and appearance of the conservation area. Having said that, there are elements to the scheme that will cause harm as the domestic character of the building use, form, scale, detailing and landscaping will diminish the last discernible remnant of the settlement's agricultural past. It is for the local authority to decide whether the public benefits of the proposal are outweighed by the harm, but if you are minded to approve the application I suggest that amendments are sought to minimise the impact. The success of the scheme, especially the repairs to the hall, will rely on the close monitoring of the work as it progresses and to that end I would ask that any consent includes conditions that will ensure this.

Recommendation

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

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

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

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

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

Recording of a heritage asset through a programme of archaeological works

A) No demolition/development shall take place/commence until a programme of archaeological work/building recording including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Northumbrian Water Limited

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

Having assessed the proposed development against the context outlined above we have the following comments to make:

The planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for NWL to be able to assess our capacity to treat the flows from the development. We would therefore request the following condition:

CONDITION: Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

The Developer should develop their Surface Water Drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely:-

- Soakaway
- Watercourse, and finally
- Sewer

If sewer is the only option the developer should contact our pre-development enquiry team to arrange for a Developer Enquiry to ascertain allowable discharge points and rates.

Northern Gas Networks

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

Natural England

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

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.

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 is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for:

Green Infrastructure

The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. Natural England would encourage the incorporation of GI into this development.

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

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that '*Every public authority must, in exercising its functions, have regard, so far as is*

consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015, which came into force on 15 April 2015, has removed the requirement to consult Natural England on notified consultation zones within 2 km of a Site of Special Scientific Interest (Schedule 5, v (ii) of the 2010 DMPO). The requirement to consult Natural England on "*Development in or likely to affect a Site of Special Scientific Interest*" remains in place (Schedule 4, w). Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments *likely to affect a SSSI*. The dataset and user guidance can be accessed from the gov.uk website.

Environmental Health Unit

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

- *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.
- *Demolition and Dust Emissions*
A scheme should be provided to control dust emissions as a result of demolition works, such as dampening down, dust screens and wheel washers to prevent mud being deposited on the highway.

No comments were received from -Northern Powergrid, Councillors, Parish Council, Children, Education And Social Care, Resources and Valuation Section Tees Valley Wildlife Trust or the River Tees User Group

PUBLICITY

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

1. Mr Malcolm McArthur 2 Langdale Close Eggescliffe
2. Gilbert O Springett , 1 The Glen Eggescliffe
3. Mr Gordon Ford, 67 Grisedale Crescent Eggescliffe
4. John Levison, 11 Martindale Grove Eggescliffe
5. Mrs Hilary Reynolds, 1 - 2 Wells Cottages Eggescliffe
6. Dawn And Derek Hull, 10 Grisedale Crescent Eggescliffe
7. Mr Mark Ellis, Kirklands Church Road
8. Mrs Beryl Clare, 48 Grisedale Crescent Eggescliffe
9. Mr Robert Willis, 35 Grisedale Crescent Eggescliffe
10. Mr Kenneth walker, 45 Grisedale Crescent Eggescliffe
11. Miss Kay Greenhalgh, 25 Grisedale Crescent Eggescliffe
12. Val Hudson, 13 Dunbar Drive Eggescliffe
13. Mrs Christine Mundy, 28 Crosswell Park Ingleby Barwick
14. Mr & Mrs Bell , 7 Butts Lane Eggescliffe
15. Mr Simon Toseland, 5 Borrowdale Grove Eggescliffe
16. Mr Lawrence Rosenberg, 1 Eggescliffe Court Eggescliffe
17. Mr S & Mrs J Sellers, 2 Eggescliffe Court Eggescliffe
18. J.D.Walker, 34 Grisedale Crescent Eggescliffe
19. R M Farbridge, 11 Borrowdale Grove Eggescliffe
20. Kevin Reid, 17 Dunbar Drive Eggescliffe
21. Dr AC & Mrs J P Harrison, St Annes House The Green
22. Mr Eric Baker, 16 Grisedale Crescent Eggescliffe
23. D A And E A Inions, Church View 17 Church Road
24. Brenda Harvey, 5 Uldale Drive Eggescliffe
25. Kathie Hatfield, 5 Martindale Grove Eggescliffe
26. Janet & Richard Crouch, 7 Uldale Drive Eggescliffe
27. Mr And Mrs Vaughan, 75 Grisedale Crescent
28. Mr B Atkinson, 19 Dunbar Drive Eggescliffe
29. Jocelyn Friel 1 - 3 Cross Row Eggescliffe
30. Mr Mark Pritchard, Well House Wells Cottages
31. Mrs Anne Bunn, Ferncliffe Back Lane
32. Alan Barber, Laneside 12 Back Lane
33. David Yuill And Lydia Yuill, 1 Hawthorn Place Eggescliffe
34. Mr Carl Booth& Roosje Watson 1 The Green Eggescliffe
35. Mr Peter Bradshaw, Rose Cottage The Green
36. Mr And Mrs A J Cargill, Greenside The Green
37. Mr Malcolm Potter, 12 Eastbourne Avenue Eggescliffe
38. John Close, 11 Eastbourne Avenue Eggescliffe
39. Mr Colin Cuthbert, 9 Eastbourne Avenue Eggescliffe
40. Neil Abbott, 6 Eastbourne Avenue Eggescliffe
41. Mr Harry Meek, 4 Eastbourne Avenue Eggescliffe
42. C K Stirland, 2 Ivy Cottages The Green
43. Mr & Mrs A R Gaunt, 3 Rose Terrace Eggescliffe
44. Mrs Susan Metcalfe, Beech Croft Butts Lane
45. Mr Brian Plumb , 4 Church Road Eggescliffe
46. Daphne George, 13 The Green Eggescliffe
47. Ms June Tulley, 12 The Green Eggescliffe
48. Angela Bell, 14 Eastbourne Avenue Eggescliffe
49. Miss M Scott , 5 Ivy Cottages The Green

50. Julie Maskell, 1 Ivy Cottages The Green
51. Christine Watson, Evenwood The Green
52. Stuart Carey And Dr Caroline Smith , 4 The Green Eggescliffe
53. Mr Ian Reynolds, 1 - 2 Wells Cottages Eggescliffe
54. Mrs Brenda Henderson, 2 The Green Eggescliffe
55. Mr Tim Stokeld , Dingle House The Old Rectory Butts Lane Eggescliffe
56. Mr Roger Osborne, 6 Butts Lane Eggescliffe
57. Mr Roland Bullock, 3 The Glen Eggescliffe
58. Mr Jamie Simmons & Miss Phoebe Ryder , 5 Cromer Court Eaglescliffe
59. M G Street , 20 Church Road Eggescliffe
60. J Bustard, 1-3 Cross Row Eggescliffe
61. Mr Robin Millman, 3 Church Close
62. Dr Kate Holterman, Ivy Dene, The Green
63. R Murphy, Wayside, Butts Lane
64. P Farrage, Tees Villa Aislaby Road
65. Helen Pickering. 19 Church Road
66. Kysia Ellenger, White House Church Road
67. Robert Alexander, 18 Church Road
68. Nicholas Matthews, 4 Rose Terrace
69. Eddie & Fiona Buck, 1 Eastbourne Avenue
70. A Coates, 30 Grisedale Crescent
71. Anthony Huckwell, St Annes Cottage The Green
72. Mrs Stephens,9 Wentworth Way
73. Robert Lilly, 6 Church Road
74. Robert Waller, West End House Church Road
75. Mrs M Cook, Headteacher Eggescliffe Primary School

The full details of the objections can be viewed online at the following web address
<http://www.developmentmanagement.stockton.gov.uk/online-applications/>

The main concerns were (in summary):

- Adverse impact on the conservation area
- Overdevelopment.
- 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, conflict from parked cars and other vehicles
- 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 and vehicle conflict at present
- 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
- 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
- Concerns over precedent for further housing development, 'Trojan horse' application

- 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.
- 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.
- Concerns over access for emergency vehicle due to traffic conflict
- 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 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
- Noise issue, congestion issue, environmental issue, disruption, dust
- Why is approval of this development being linked with renovation of dilapidated buildings?
- Proposed plot 6 overlooks the garden of the Manor House
- Inaccuracies in the submitted transport report
- Open Space and light would be lost, and views would be ruined
- Impact on bats
- Support the restoration of the Old Hall
- The land and farmstead outer buildings are not redundant, but are in current use as an ongoing working farm. The loss of historic agricultural buildings and activities will diminish the traditional character of the farmstead and the village itself.
- The site is outside the limits to development, encroaches on Green Wedge land, and falls within the boundary of Tees Heritage Park
- Planning permission has already been given for development
- Concerns over farm traffic
- Impact on Green Wedge

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

National Planning Policy Framework

Paragraph 14: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

NPPF Section 7. Requiring good design

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

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

Paragraph 17

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

Paragraph 123.

Planning policies and decisions should aim to:

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

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

Paragraph 128:

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

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

Paragraph 129:

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

Local Planning Policy

The following 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.
4. The completion of neighbourhood regeneration projects at Mandale, Hardwick and Parkfield will be supported, and work undertaken to identify further areas in need of housing market restructuring within and on the fringes of the Core Area.
5. In catering for rural housing needs, priority will be given to the provision of affordable housing in sustainable locations, to meet identified need. This will be provided through a rural exception site policy.
6. A range of employment sites will be provided throughout the Borough, both to support existing industries and to encourage new enterprises. Development will be concentrated in the conurbation, with emphasis on completing the development of existing industrial estates. The main exception to this will be safeguarding of land at Seal Sands and Billingham for expansion of chemical processing industries. Initiatives which support the rural economy and rural diversification will also be encouraged.

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

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public

transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.

2. All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's 'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.
3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.
4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:
 - i) The Tees Valley Metro;
 - ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
 - iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
 - iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.
5. Improvements to the road network will be required, as follows:
 - i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
 - ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
 - iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
 - iv) To support sustainable development in Ingleby Barwick.
6. The Tees Valley Demand Management Framework will be supported through the restriction of long stay parking provision in town centres.
7. The retention of essential infrastructure that will facilitate sustainable passenger and freight movements by rail and water will be supported.
8. This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable 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.

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

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

The distribution and phasing of housing delivery to meet the Borough's housing needs will be managed through the release of land consistent with:

- i) Achieving the Regional Spatial Strategy requirement to 2024 of 11,140;
 - ii) The maintenance of a 'rolling' 5-year supply of deliverable housing land as required by Planning Policy Statement 3: Housing;
 - iii) The priority accorded to the Core Area;
 - iv) Seeking to achieve the target of 75% of dwelling completions on previously developed land.
2. No additional housing sites will be allocated before 2016 as the Regional Spatial Strategy allocation has been met through existing housing permissions. This will be kept under

review in accordance with the principles of 'plan, monitor and manage'. Planning applications that come forward for unallocated sites will be assessed in relation to the spatial strategy.

3. Areas where land will be allocated for housing in the period 2016 to 2021:
Housing Sub Area Approximate number of dwellings (net)
Core Area 500 - 700
Stockton 300 - 400
Billingham 50 - 100
Yarm, Eaglescliffe and Preston 50 - 100
4. Areas where land will be allocated for housing in the period 2021 to 2024:
Housing Sub Area Approximate number of dwellings (net)
Core Area 450 - 550
Stockton 100 - 200
5. Funding has been secured for the Tees Valley Growth Point Programme of Development and consequently the delivery of housing may be accelerated.
6. Proposals for small sites will be assessed against the Plans spatial strategy.
7. There will be no site allocations in the rural parts of the Borough

Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement

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.

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

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

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

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

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

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

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

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

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

Core Strategy Policy 11 (CS11) - Planning Obligations

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

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

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

Saved Policy H03 of the adopted Stockton on Tees Local Plan

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

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

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 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 Eggescliffe (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; Eggescliffe with Preston; Eggescliffe, 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), Eggescliffe; Yarm Road (South), Eggescliffe; 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, appearance and amenities of the area, impact on heritage assets including listed buildings, the Eggescliffe Conservation Area and archaeology, highway safety, flood risk, ecology, drainage and other material planning considerations.
2. There have been a number of neighbour objections received to the application.

Principle of development

3. The National Planning Policy Framework (NPPF) sets out the governments objectives for the planning system and in particular those for achieving sustainable development. The three dimensions of sustainable development are economic, social and environmental. The NPPF also includes a number of core planning principles one of which is the need to identify and meet housing needs as well as respond positively to wider opportunities for growth. Housing applications should be considered in the context of the presumption in favour of sustainable development.

4. Paragraph 47 of the NPPF details the importance the Government attaches to boosting significantly the supply of housing. Paragraph 49 goes further by stating that when a five year land supply cannot be demonstrated the relevant policies for housing should not be considered up-to-date. Paragraph 215 also states that weight should be given to those policies in existing development plans according to their degree of consistency with the NPPF (i.e. the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
5. 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.
6. The site is 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 proposed development is sympathetic to the character of the locality and takes account of and accommodates important features within the site; it does not result in an unacceptable loss of amenity to adjacent land users; and satisfactory arrangements have been made for access and parking.
7. Redevelopment of the sites for housing purposes is, therefore, consistent with the spatial strategy within the context of the distribution of housing, subject to all other material planning considerations.
8. Consideration is also given that the application sites benefit from planning approval for 7 dwellings in similar locations (applications 14/2757/FUL & 14/2562/FUL), although it is recognised that the approval for 7 also includes a single dwelling to the rear of Village Farm, a site which is excluded from the current application.
9. 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
10. Whilst the Council are unable to identify a five-year supply of deliverable housing sites the proposal is for 12 dwellings which will have limited impact upon addressing this issue and it is considered that this would not weigh strongly in favour of the development due to the number of dwellings proposed. However, it is still a material consideration in the determination of the application.
11. In view of these matters the principle of development is considered to be in accordance with relevant policies and guidance in that it would bring forward a small windfall site of 12 dwellings.
12. The main planning considerations of the proposal therefore relate to the scale and appearance of the proposed dwellings, the impact on the character of the surrounding area including heritage assets, impact on the amenity of neighbouring properties, highway and access considerations and ecology. These and other material considerations are considered as follows:

Egglescliffe Conservation Area

13. In terms of Policies EN24, EN25 and EN28 which deal with new development and demolition in conservation areas and safeguarding the setting of listed buildings. Key to these policies is the desirability of preserving or enhancing the character or appearance of a conservation area. Additionally, Sections 16, 66 and 72 of the Listed Buildings and Conservation Areas Act requires the Local Planning Authority to give special consideration to the desirability of preserving or enhancing the character or appearance of the Conservation area. The NPPF also has a number of core planning principles including conserving and enhancing the natural environment and conserving heritage assets.
14. The character of the Egglescliffe Conservation Area, though medieval in origin, stems primarily from the largely unchanged Georgian cottages which cluster round the village Green. Development to the east and south reflects its more functional past with less dense, agricultural development that provides a gentle transition into the rural landscape beyond. With the River Tees forming a distinct boundary to the south with the settlement of Yarm beyond the village is inward looking to the Green with limited modern infill within the historic settlement.
15. The application is accompanied by a heritage impact statement as required by paragraph 128 of the NPPF. Development decisions should accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasizes that they should be conserved in a manner appropriate to their significance. For the purposes of the NPPF the Egglescliffe Conservation Area is a designated heritage asset.
16. Historic England were consulted on the application and have provided formal comments which are set out above.
17. The sites related to this application are all existing farming sites within this historic boundary of the Village. The building groups are unique in the village being the remaining working farm and of a different rural, agricultural character to the orderly character of the prevalent Georgian properties on the Green and Church Road. Towards the end of the village the Green peters out into the more agricultural character that is seen on the existing site then the transition to the fields setting beyond.
18. The proposal must be considered in the wider context of the conservation area. The conversion and reuse of the Old Hall is of significant concern due to its dilapidated condition and the proposals across the sites would involve a relatively low quantum of development dispersed through the conservation area allowing reuse of this architecturally and historically important building.
19. The adopted Egglescliffe conservation area appraisal within 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 farm site are not considered to positively contribute to the character of the conservation area and detract from the general amenities of the conservation area including those of neighbouring residential properties.
20. Consequently taking into consideration the submitted information it is not considered that the proposal would adversely impact on the character or significance of the conservation area with the proposed dwellings relating well to existing buildings within the village envelope.

Loss of existing traditional farm buildings

21. The applicant advises that the design approach has been arrived at considering whether the existing agricultural buildings on the sites are suitable for conversion into dwellings in terms of:
 - The amount of external and internal alterations that would be needed in order to provide appropriate layouts and sufficient internal daylight appropriate for domestic use; and
 - Whether the existing structures are in a good enough state of repair to avoid the need for substantial rebuilding rather than conversion
22. Having assessed the existing buildings with these criteria in mind, the applicant states that this analysis has concluded that any development on the site should include retention and conversion of the two agricultural buildings to the north of Manor Farm and on the Old Hall itself. The remainder of the development should include demolition of the remainder of the existing agricultural buildings and new build construction.
23. The existing farm buildings at plots 3-6 of the north site and the modern agricultural buildings surrounding the Old Hall are not considered to have any architectural and historic merit, therefore their loss is not considered to adversely impact on the character of the conservation area. Whilst the loss of the remaining farm buildings may be seen as regrettable particularly the barn to the front of the Old Hall and that at plot 6 of the south site. The loss of these buildings is considered to cause a degree of harm to the conservation area through the loss of traditional buildings. Nevertheless, it is recognised that the buildings are in poor condition and their retention has been considered by the applicant. The loss of the buildings is considered to be less than substantial harm as identified in paragraph 134 of the NPPF. This requires any harm to be weighed against the public benefits of the proposal, including securing its optimum viable use.
24. The loss of these buildings therefore must be considered on balance in achieving a high quality new development within the conservation area and the economic benefits the development brings. Consideration is also given to the wider benefits of conserving the fabric of the Old Hall, bringing a long standing derelict listed building back into use and the wider resulting impact of the improvements to the south site on the character of the conservation area.
25. In this regard it is considered that the loss of these buildings is outweighed by the wider conservation and public benefit that the scheme would achieve in regards to heritage assets.

Scale and form and impact on character

26. The design has been informed by the existing agricultural character of the site the proposed development reflects the scale and massing of the existing agricultural buildings with the dwellings ranging between 1 ½ and 2 storeys. This preserves the original character of the site and ensures that the 2 ½ storey Old Hall retains prominence in the townscape. A simple palette of materials is proposed reflecting the traditional materials evident on site. These including timber boarding, slate, brick and glazed elements. The scheme incorporates traditional vernacular detailing such as duo pitched roof, ventilation slit details, brick window head and sills. The primary frontages have been carefully considered to reflect original farm buildings and replicate the high solid to void proportions but with greater fenestration to the rear elevations to enhance internal living spaces.
27. The proposed form and layout reflects a traditional linear farmstead arrangement with dwellings arranged around central courtyards. On the south site, the new-build has been set back from the Old Hall to reinstate its detached setting and open up views of the listed building and restoring its prominence within the village

28. Historic England have commented that the proposal on the north site creates a domestic character in a sub area of the conservation area which hinges on its agricultural character. However, the proposed dwellings are designed with a rural/agricultural character, simple forms, openings with appropriately simple agricultural detailing and it is considered that the general scale and form of the development is acceptable in planning terms.

North site

29. Plots 1 & 2 involve the retention and conversion of existing farm buildings. These are buildings of historic character which reflect the existing farm use and their retention and re-use is welcomed.
30. It is proposed to create a single storey extension to the existing building at plot 1. This is considered to be of an appropriate scale and form for the existing building. The proposed conversion treatment of these plots is considered acceptable and will retain the character of the buildings.
31. It is also proposed to replace the large modern shed on the eastern side of the site with a linear block of new build (plots 3-6). The removal of the existing farm shed is welcomed and these plots will be largely screened from view in the conservation area by plots 1 & 2.
32. The scale and form of the block is a large building, with historic England commenting that the design is an improvement to the previous submission of application (14/2757/FUL). They also add that the intensification of land use here creates a development which has overwhelmingly domestic character, with drives, parking spaces, garages etc.
33. It is considered that the principle of the development of a large buildings here has been accepted through approval of the previous application, which in turn was considered acceptable as the general scale and form of the building proposed was considered to be no worse than the existing agricultural building and there is appropriate screening provided by existing buildings to ensure the character of the conservation area is protected.
34. Whilst the comments of Historic England are noted and supported it is considered that the concerns raised in relation to the domestication of character can be appropriately mitigated and controlled through the use of appropriate surface treatments, detailing and landscaping to retain a rural and agricultural feel to the development as a whole.

South site

35. Whilst the groupings of agricultural buildings immediately adjacent to the Old Hall and to the north east on the edges of the village, associated with Manor House, demonstrate the rural nature of the site and its agricultural use and heritage, their location and general low architectural quality mean that they are not significant in contributing to the character of the Conservation Area, although they are positive representations of the agricultural nature of the sites
36. The proposed layout sets the new build dwellings at a distance from the Old Hall so recreating its detached setting from earlier times, yet still using built form that reflects the previous agricultural use of the site and the linear sheds on the site.
37. The setting of the linear frontages to Plots 1 and 2, with landscaped areas to their north, provide a high quality frontage to the public realm which will not only enhance the setting of the Old Hall but also of Wells Cottages and Wells House, the listed buildings to the north of the

site. Views of the Old Hall and the wider site are restricted by existing built development on the eastern side of the Green.

38. The Highways, Transport and Environment Manager concludes that the overall visual impact of the proposed developments will be low, and can be partially mitigated through the appropriate use of high quality new and reclaimed materials which reflect the character of the village, and undertaking appropriate soft landscaping. Adding that the applicant should consider appropriate boundary treatments for each of the individual developments, and hard landscape materials which enhance the village character. Any new street furniture such as street lighting columns should augment the local character. Mature trees add significantly to the character of 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. Such details can be secured by condition which will be duly applied.
39. The proposed buildings will be closely related to the existing built development of the village. Overall the proposed scale, mass, detailing and materials are considered to be appropriate to the locality and will make a positive contribution to the character and appearance of the Conservation Area.
40. It is considered to maintain the layout and character of the scheme on the wider area, that a condition removing permitted development rights for extensions/alterations and also for boundary treatments is appropriate in this instance
41. The application is therefore considered to accord with saved policy EN24 and CS3(8).

Impact on the Old Hall

42. The Old Hall is a seventeenth century, two-storey house constructed of weathered ashlar with high-pitched pantile roof. The Hall originally comprised a detached dwelling set within its own plot but the expansion of the farm gradually encroached upon the building. Its current setting is now dominated by a grouping of twentieth century agricultural buildings of varied materials and architectural value. The property is in a poor state of repair and has been vacant since the 1960s.
43. The building has been subject to severe damage including partial collapse of the roof and internal floors which has resulted in further deterioration through exposure. Supporting scaffolding has been erected to all external elevations.
44. Its heritage significance can only be conserved and enhanced through securing an optimum viable use for the building. The proposed restoration of the building is proposed by the applicant through securing a viable development on the remainder of the Manor Farm sites in order to financially support the conservation of the heritage asset. The application is not submitted as an enabling development application, however this is considered to be a significant material consideration of the development which can be secured by condition.
45. The proposed development will facilitate the restoration of the Old Hall and return it to active use as a dwelling house. Accommodation will be split over 3 floors with a single storey extension to the rear to create a 4 bedroomed property. The required remedial works are set out in an accompanying submitted Structural Report.
46. The extension is considered to be sympathetic to the listed building; it remains subservient to the original elements and will be concealed from primary views of the building. The design employs a light weight and contemporary aesthetic which contrasts with the traditional stone build and clearly the scheme also proposes demolition of the later additions of little architectural or historic interest to allow the sensitive redevelopment of the site for new-build

residential dwellings. This will open up views of the Old Hall and restore its traditional detached setting within its own large plot. Although large extension these are considered to be acceptable in terms of the form and scale of the listed building. The end result is a bespoke dwelling.

47. By creating a viable new use for the Old Hall through its sensitive restoration, conversion and extension, its current positive contribution to the local character is retained. The high quality, bespoke designs for the remainder of the development, which are generated from the site's existing characteristics and its setting, will positively add to the locality's character and distinctiveness. Any harm done by the demolition of the older brick sheds will be outweighed by the opportunity this gives to enhance the setting of the Old Hall.
48. The proposed dwellings at plots 1, 2, 3, & 4 are considered to respect the scale, form and siting of the Old Hall. It is considered that issues raised by Historic England such as the canopy detailing, character of the site boundary details etc. can all be secured by condition and via the associated listed building consent to ensure a high quality respectful restoration of the listed building and its setting.
49. Overall, the proposal will have a significant positive impact on the fabric and setting of the listed building, enable its restoration and secure its optimum viable use for the future and its long term maintenance. This represents substantial heritage benefit.
50. 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 from such a process.
51. Subject to controlling conditions regarding a full method of repair and material schedule to ensure that the significance of the building is appropriately conserved. It is considered that the proposal is acceptable and will help to preserve an at risk grade II listed building.

Impact on the setting of neighbouring listed buildings

52. The development will have no direct effect on the adjacent grade II listed buildings including Rose Cottage, Manor House and Wells Cottages. The proposed scheme is considered to enhance the wider setting of these designated heritage assets through the restoration of the Old Hall, the conversion and improvements to existing agricultural buildings on the north site and the introduction of sensitive new-build development to the south site.
53. It is therefore considered that the application accords with saved policies EN26 & EN28.

Archaeology

54. In terms of archaeology, Tees Archaeology has considered the application and recommends that archaeological monitoring and building recording takes place on the potentially sensitive archaeological areas of the development and that this is secured by a planning condition which is accordingly recommended.

Highway/traffic and parking considerations

55. The application is accompanied by a Transport Report and the Highways, Transport & Environment Manager has considered the submitted information and provided formal comments, full comments are set out in Appendix 1 & 2.

56. 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.
57. The predicted net increase in trips associated with the residential development proposals are not considered to be severe and, as confirmed at pre-application stage, there are no reasonable grounds for an objection to the development on highway capacity grounds within the context of NPPF.
58. Whilst the highway impact has been demonstrated to be acceptable under NPPF, the Local Highway Authority must ensure that highway safety is not compromised. 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 condition, 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;
 - remove on street car parking by the provision of a dedicated resident's/visitors car park, for approximately 3 spaces, adjacent to the Old Hall site;
59. The proposed development which is shown on drawing ref. 3610-10-04 Rev G1 is split into a two distinct sites, which are Site North and Site South, the applicant has demonstrated adequate car parking provision in accordance with SPD 3: Parking provision for Developments 2011.
60. 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.
61. The proposed layout incorporates various farm access points, within Site North and Site South, and the applicant has submitted information which demonstrates that a large farm vehicle, such as a combined harvester, can access the internal road network from both Back Lane and Butts Lane and this is considered acceptable. A Farm Accessibility Plan has also been submitted which demonstrates that, should the application be approved, farm operations would still be possible without increasing the need to move the vehicles associated with the farm via Back Lane and Butts Lane and that these movements could be accommodated by the internal access tracks.
62. Subject to appropriate conditions It is considered that the application is therefore acceptable in regards to car parking provision, access including farm vehicle access and general highway safety issues.

Impact on residential amenity

63. Policy CS3 (8) states that in designing new development proposals should "make a positive contribution to the local area... responding positively to local character".

64. Comments received in regards to the impact of plot 6(north site) and the relationship with the garden of Manor Farmhouse are noted. However, it is not considered that the proposed relationship between this property and the garden area of its neighbour Manor Farm would be unacceptable and no main windows are proposed towards this garden area to ensure that privacy is retained.
65. In terms of layout and residential amenity, the scheme has been designed to ensure that adequate distances are met between properties 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.

Impact on landscape

66. The Landscape quality and existing features have been assessed by Highways, Transport and Environment Manager. It is considered that the visual impact of the proposed developments will be low, and can be partially mitigated through the appropriate use of high quality new and reclaimed materials which reflect the character of the village, and undertaking appropriate soft landscaping.
67. The proposed scheme is considered to be of an appropriate, siting and scale that relates well to the existing properties within the village. The development is not considered to impact on the protected landscape areas or Tees Heritage Park to the south.
68. There are opportunities to soften the landscape impact of hard standing and garages through an appropriate landscape scheme including tree planting and appropriate boundary treatments and soft planting and no adverse comments have been received by the Highways, Transport and Environment Manager subject to the imposition of appropriate conditions which have been duly applied.
69. The proposed scheme is considered to be compatible with the adjacent land uses and the scheme is sympathetic to the character of the locality

Green wedge/fingers

70. Following a legal judgement the Green Wedges areas are now restricted to the 'green fingers' identified on the Core Strategy Key Diagram. Although the impact of a scheme on landscape character will still be applied to sites that are outside of the 'green fingers', the green wedge policy set out in policy CS10 (3) cannot be applied outside of the 'green fingers'
71. The application site is therefore no longer adjacent to a Green Wedge and the green finger shown on the core strategy key diagram is tightly drawn to the river boundary.

Ecology/bats

72. The application site is not located on or directly adjacent to any statutory or non-statutory protected sites. Natural England were consulted on the application and offer no objection, recommending that their standing advice be applied and that biodiversity enhancements be considered.
73. The property is a dilapidated structure in an area where bats are known to be present, subsequently the application is accompanied by a bat report. The bat report proposes a mitigation strategy, working method statement and Habitat Creation and Enhancements including the introduction of bat boxes, bat slates and crevice roost sites.

74. Additionally a Natural England licence will be required for the works. It is considered that subject to the works being carried out in accordance with the mitigation and enhancement strategy and in full accordance with the submitted bat report that the works are acceptable in respect of the impact on bats.

Flooding & drainage

75. A Flood Risk Assessment and drainage information has been submitted with the application. The site is located within flood Zone 1, and the area centre of the northern boundary shows a high risk of surface flooding. Northumbrian Water and the Councils Flood Risk management team raise no objection to the application subject to a controlling condition for drainage and surface water drainage which have been duly applied. It is not considered that the proposal raises any undue impacts on the risk of flooding in the surrounding area

76. Northumbrian water comments that subject to a controlling condition to consider the details of the proposed foul and surface water drainage that no objections are raised.

Rights of way

77. The Ramblers Association have provided comments in relation to the application. Requesting that access to Egglecliffe Foot Path No. 2, which is via the present farmyard gate should have safe access to the footpath at all times during construction. This can be added by way of informative.

78. Whilst the comments of the Ramblers Association in regards to additional footpath links to connect with the Teasdale Way (Egglecliffe Foot Path No. 1) to form attractive circular walks are noted. This would not meet the obligation tests due to the scale of development and is not reasonable or necessary to make the application acceptable on planning grounds, as such no obligation can be requested. The previous comments in regards to improved pedestrian links requested by the Highways and Transport Environment can however be conditioned which will improve pedestrian legibility to and from the site in general.

Other matters

Contributions

79. 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.

Economic Benefits

80. The delivery of 12 residential units will provide small scale but important economic benefits namely:

- Construction jobs both direct and indirect;
- Private Sector Capital Investment; and
- Additional Council Tax Revenue / New Homes Bonus.

81. This windfall site can make a small but meaningful contribution to local housing need, diversify the local housing stock and contribute towards the local economy. The application is therefore considered to be in accordance with the general provisions of the NPPF and economic growth.

Code 4 Code for Sustainable Homes

82. 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.

Renewables

83. In line with Adopted Core Strategy CS(3) which deals with energy consumption minimisation Highways, Transport and Environment Manager requires a scheme identifying the anticipated energy demand of the properties that demonstrates how the predicted CO2 emissions of the development will be reduced by at least 10%. This should be secured by condition.

84. As the site is in a sensitive location within the conservation area any proposals for renewal energy would have to be carefully considered and weighed against the impact on character.

85. The applicant states that a fabric first approach has informed the design of the new dwellings; the economic use of a highly insulated building shell will help reduce individual dwelling energy consumption. This influences the construction of the walls, roof and the specification of window units; together this will optimise the envelope performance.

86. The orientation and placing of the dwellings purposely avoids overheating and the elevations with south facing glazing overlook gardens and are shaded, they also have sufficient ventilation to deal with hot summer days. The proposed development will be built to the appropriate design standards and relevant building regulations.

87. Measures will be incorporated to ensure capacity for recycling and waste management and the recycling of construction and demolition waste will also be maximised.

88. It is therefore considered that this can be controlled by an appropriate planning condition.

Servicing

89. 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

90. 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.

91. 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 elsewhere on the farm which are to be retained. Additionally details have been submitted to show that appropriate access can be obtained to and between the existing farm buildings and it is not considered that the proposal would undermine the existing farm function.

Permitted development rights for barn conversion

92. Additionally 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.

Damage to properties during construction

93. Concerns are raised by neighbours that the construction traffic may cause nuisance and physically impact on neighbouring historic structures.
94. 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

95. 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 including listed buildings and archaeology, ecology, flooding/drainage 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 Eaglescliffe

Ward Councillor(s) Councillor Phillip Dennis

Ward Councillor(s) Councillor Stefan Houghton

Ward Councillor(s) Councillor Laura Tunney

IMPLICATIONS

Financial Implications: As report

Environmental Implications: As report

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Background Papers

Stockton on Tees Local Plan Adopted 1997

Core Strategy – 2010

Emerging

Regeneration and Environment Local Plan – Publication February 2015.

Supplementary Planning Documents

SPD1 – Sustainable Design Guide

SPD2 – Open Space, Recreation and Landscaping

SPD3 – Parking Provision for Developments

SPD4 – Conservation and Historic Environment Folder

SPD6 – Planning Obligations