

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

13 APRIL 2016

**REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES**

16/0384/LAF

Bowesfield Primary School, Northcote Street, Stockton-on-Tees

Single storey extensions to include new classroom block, internal remodelling of existing school, main entrance and office extension, car park extension and associated landscape works (Removal of two mobile classrooms).

Expiry Date 19 May 2016

SUMMARY

This application seeks planning consent for the erection of two single storey school extensions and the erection of a canopy with associated car parking.

The largest extension would provide 8 additional class rooms, a studio and associated store rooms to the east of the existing school building. The second extension would provide an increased sized staff room facility and office accommodation and would be located to the north-west of the existing building. A canopy would also provide an external covered space for the school nursery children to the west of the school building.

The proposed extensions and alterations are required to accommodate rising pupil numbers in the area and it is proposed to increase Key Stage 1 and 2 capacities from 6 to 12 classrooms. The proposed extensions would increase the floor space of the school by approximately 1000 square metres. As a result of the increased school size, additional car parking is required and would be provided to the north-east of the site. 22 additional spaces would be provided taking the overall car parking provision at the school to 42 spaces.

Following neighbour consultation one letter of representation was received, which was of support for the development.

The proposal is considered to be in line with general planning policies set out in the National Planning Policy Framework, the Development Plan and the 2011 Ministerial Statement for School developments and it is considered that owing to the size and location of the development there would not be a significant detrimental impact on the amenity of neighbouring occupiers and it would not lead to a detrimental impact on visual amenity of the surrounding area.

RECOMMENDATION

That planning application 16/0384/LAF be approved subject to the following conditions and informative:

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

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>A10636-100 REV B</i>	<i>18 February 2016</i>
<i>A10636-106 REV B</i>	<i>18 February 2016</i>
<i>A10636-105 REV A</i>	<i>12 February 2016</i>
<i>A10636-104 REV B</i>	<i>18 February 2016</i>
<i>A10636-103 REV A</i>	<i>12 February 2016</i>
<i>A10636-102 REV A</i>	<i>12 February 2016</i>
<i>A10636-101 REV A</i>	<i>12 February 2016</i>

Reason: To define the consent.

Materials:

- 02 ***Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls and roofs of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls and roofs of the buildings.***

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

Soft landscaping works:

- 03 ***A detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development authorised or required by this permission is occupied. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.***

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

Tree Protection:

- 04 ***Details of a scheme in accordance with BS5837, 2012, to protect existing trees and vegetation shall be submitted and agreed in writing with the Local Planning Authority. Such an agreed scheme and mitigation measures shall be in place prior to construction commencing and shall be retained on site for the entire construction period, unless otherwise agreed in writing with the Local Planning Authority.***

Reason; In the interests of amenity and the maintenance of landscaping features on the site.

Hard landscape details:

- 05 ***Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. These details shall include car parkin0067; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures***

Reason: In the interests of visual amenity.

External lighting:

- 06 ***Details of all external lighting of the building and car park area, including the siting, colour and luminance shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.***

Reason: To avoid light pollution in the interests of the visual amenities of the area

Construction Management Plan

- 07 ***Notwithstanding the submitted information a Construction Management Plan shall be submitted and agreed in writing, prior to the commencement of the development with the Local Planning Authority to effectively control any potential adverse impact of the development on the amenity of the public and nearby occupiers. This shall address off adopted highway road parking of vehicles of site personnel and visitors; Delivery and storage of plant and materials; Siting and design of temporary buildings; Scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies; Details of disposal of waste arising from the construction programme, including final disposal points, the burning of waste on the site at any time is specifically precluded; Scheme to control mud on roads.***

Reason: In the interests of the occupiers of adjacent and nearby premises and highway safety..

Construction Activity:

- 08 ***No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 9.00 a.m. on Saturdays nor after 6.00 p.m. on weekdays and 1.00 p.m. on Saturdays (nor at any time on Sundays or Bank Holidays).***

Reason: To avoid excessive noise and disturbance to the occupiers of nearby premises.

Unexpected land contamination:

- 09 ***In the event that contamination is found at any time when carrying out the approved development that was not previously identified, 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 prior to resumption of the works.

Reason: To ensure proper restoration of the site.

Travel Plan

- 10** ***Prior to the commencement of the hereby approved development, an updated travel plan shall be submitted to and be approved in writing by the Local Planning Authority. The travel plan shall detail measures, actions and targets of how to reduce car travel and car dependency to and from the site. The travel plan shall be implemented in full accordance with these agreed details.***

Reason; To reduce the dependence and reliance of the private motor car in the interests of the free flow of traffic and highway safety.

Surface Water Drainage

- 11** ***Prior to the commencement of the development, or in such extended time as may be agreed in writing with the Local Planning Authority, details shall be submitted to and approved in writing by the Local Planning Authority for the implementation, maintenance and management of the sustainable drainage scheme. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, information required includes the following:-***

- I. Detailed design of the surface water management system***
- II. A build program and timetable for the provision of the critical surface water drainage infrastructure***
- III. A management plan detailing how surface water runoff from the site will be managed during construction Phase***

Reason; To prevent the increased risk of flooding.

- 12** ***All ecological mitigation measures within the 'Preliminary Ecological Appraisal Report' (page 16) shall be implemented in full in accordance with the advice and recommendations contained within the document dated 15 November 2015.***

Reason; In order to provide suitable mitigation for the impact of the proposed development and for the protection of potential Fauna within the locality.

- 13** ***Prior to the removal of shrubbery within the development area, a suitably qualified ecologist should undertake an investigation to check for any nesting behaviour. Should any nesting behaviour be discovered, works should immediately cease and a suitable buffer zone should be established with a scheme to be first submitted to and agreed with the Local Planning Authority. Works within the vicinity of the shrubbery should not commence until all birds have fledged.***

Reason; In the interests of the protection of potential Fauna within the locality of the application site.

14 The development shall secure at least 10% of its energy supply from renewable energy or low carbon sources, unless otherwise agreed in writing by the Local Planning Authority. Prior to foundations and piling an energy strategy shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed scheme shall be implemented in complete accordance with the details of the scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development which secures energy from renewable sources.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

BACKGROUND

Several Planning applications relating to the existing school in relation to classroom extensions, temporary classrooms, boundary treatment applications and other similar provisions etc

SITE AND SURROUNDINGS

The application site relates to Bowesfield Primary School, which is located at Northcote Street in Parkfield, Stockton-On-Tees. The main school building is to the north-west of the site and an area of landscaping exists both to the north and to the east of the site, whilst the school playing field is located to the south of the main school building. The school site is surrounded on all sides by residential properties with 1 to 4 Adderley Street and 60 Bowesfield Lane to the east, 8 to 25 St.Cuthbert's Road to the west, 2- 38 Northcote Street to the north and 1 to 63 Gladstone street to the south beyond the school playing field.

PROPOSAL

The application seeks planning consent for the erection of two single storey extensions. The largest of the extensions would measure approximately 35 metres in width (southern elevation) by approximately 47 metres in length (eastern elevation) with a mono pitch roof measuring approximately 4.6 metres in height. The extension would provide eight classrooms, a studio and associated store rooms. The extension would be situated to the east of the existing school building and would be connected to the existing building by a new link corridor.

The second extension would be located to the front of the school to the north-west of the existing building and would measure approximately 16 metres in width by 5 metres in projection. The extension would also be single storey and would also measure approximately 4 metres in height and would provide additional staff and office accommodation.

A small external canopy would also be erected on the west elevation of the school, which would provide an external covered space for the school nursery children. The canopy would project approximately 3.5 metres from the west elevation and would be approximately 2.6 metres high from the ground level.

The proposed extensions and alterations are required to accommodate rising pupil numbers in the area. It is proposed to increase Key Stage 1 and 2 capacities from 6 to 12 classrooms. The proposed extensions would increase the floor space of the school by approximately 1000 square metres.

As a consequence of the proposed works, additional car parking is required and would be provided to the north-east of the site and would provide an additional 22 spaces. Two existing temporary mobile classrooms would also be removed from the site as a result of the proposed works.

CONSULTATIONS

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

Highways Transport and Environment Manager

General Summary

The Highways, Transport & Environment Manager has no objections to the development.

Highways Comments

In-curtilage car parking is provided in accordance with SPD3: Parking Provision for Developments 2011. The School Travel Plan should be updated to take account of the increase in staff and pupil numbers. A construction traffic management plan should be conditioned. Details of cycle parking should be conditioned.

Subject to the above there are no highway objections.

Landscape & Visual Comments

The development is acceptable in principle and the council's Senior Urban Designer and Principal Tree officer have been involved in design process. The new tree planting proposed will offset the loss of the existing trees removed to construct the development.

Conditions are requested relating to:

- Hard Landscaping
- Soft Landscaping
- Landscape Maintenance
- Tree Protection
- Means of Enclosure
- External Lighting

Flood Risk Management

The proposed development must not increase the risk of surface water runoff from the site or cause any increased flood risk to neighbouring sites. Any increase in surface water generated by the proposed development or existing surface water / groundwater issues on the site must be alleviated by the installation of sustainable drainage system within the site.

Environmental Health Unit

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

- Construction Noise

- Unexpected land contamination

Sport England

Sport England –Statutory Role and Policy

The site is considered to constitute playing field, or land last used as playing field, therefore Sport England advises that this proposal would require statutory consultation, under the terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015, at the formal planning application stage.

Sport England considers proposals affecting playing fields in the light of the National Planning Policy Framework (NPPF) (in particular Para. 74), and its Playing Fields Policy: 'A Sporting Future for the Playing Fields of England', which can be accessed via the following link: www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply:

Assessment against Sport England Policy

The proposed extension is located (in part) on land which Sport England would define as playing field. The area of playing field in question is separated from the main body of playing field by the alignment of the school's existing playground area. As such the area of playing field is unlikely to accommodate a playing pitch or part of a playing pitch. The proposal is therefore considered to comply with exception E3 and would not encounter an objection from Sport England.

Children, Education and Social - No comments were received.

Ward Councillors - No comments were received.

Tees Valley Wildlife - No comments were received.

PUBLICITY

Neighbours were notified and a comment of support was received from Mr. William E S Burns of 13 St Cuthbert's Road Stockton-On-Tees.

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 plan 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.

Local Planning Policy

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

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.

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.

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

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.

Core Strategy Policy 6 (CS6) - Community Facilities

4. Support will be given to the Borough's Building Schools for the Future Programme and Primary Capital Programme, and other education initiatives, the expansion of Durham University's Queen's Campus, and the provision of health services and facilities through Momentum: Pathways to Healthcare Programme.

5. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

Ministerial Statement – Policy Statement for Schools development (August 2011)

It is the Governments view that the creation and development of state-funded schools is strongly in the national interest and that planning decision makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together from an early stage to help plan for state school development and to shape strong planning applications. This collaborative working would help to ensure that answer to proposals for the development of state-funded schools should be, wherever possible “yes”.

The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect;

1. There should be a presumption in favour of the development of state funded schools, as expressed in the National Planning Policy Framework.

2. Local Authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions. *The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining planning applications and appeals that come before him.*

3. Local Authorities should make use of their planning powers to support state-funded schools applications. *This should include engaging in pre-application discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help mitigate adverse impacts and help deliver development that has a positive impact on the community.*

MATERIAL PLANNING CONSIDERATIONS

1. The main planning considerations of this application are compliance with planning policy and the impacts of the proposed development on the character of the area, the amenity of neighbouring occupiers, access and highway safety, flood risk and ecological considerations.

Principle of Development;

2. The proposed larger classroom extension would be located on land that Sport England defines as playing field. The area of playing field is however separated from the main body of the playing field area to the south by the alignment of the school's existing playground area. Given that the field subject of the proposal is unlikely to accommodate a playing pitch or be part of a playing pitch, the site complies with Sport England's exception policy E3 and Sport England do not raise an objection to the Proposed works.
3. The National Planning Policy Framework (NPPF) is the Governments overarching document that sets out a variety of planning policies. The general ethos is to promote and encourage development that accords with the definition of sustainable development (made up of three components; social; economic; and environmental). Of particular relevance in this application is paragraph 72 which sets out that the Government attaches importance to ensuring that sufficient choice of school places are provided. It goes on to state that great weight should be given to the need to create, expand and alter schools. Furthermore, the Ministerial Statement for Schools development provides the view that; *“the creation and development of state-funded schools is strongly in the national interest and that planning decision makers can and should support that objective”*. As outlined within the NPPF the Ministerial Statement makes it clear that there is a presumption in favour of state school provision.

4. In view of no objection from Sport England, the requirements of the NPPF, Core Strategy policy CS6 and the fact that the Primary School is already an existing facility in use, the principle of expanding the school to provide additional school places is considered to be acceptable, subject to the material planning considerations set out below;

Character of the area;

5. The guidance set out in Paragraph 131 of the National Planning Policy Framework (NPPF) states that planning applications should be considered in terms of the 'desirability of new development making a positive contribution to local character and distinctiveness'.
6. Although the proposed extensions would significantly increase the built form within the school grounds, the extensions have been designed to be in keeping with the existing school building. As the larger classroom extension is of similar scale to the existing school and would be of a similar height as the existing single storey building, with a similar mono pitched roof and being located immediately to the east, it is considered that the school extension would successfully integrate with the existing school building. The submitted plans detail a mixture of finishing materials including cladding, brick and render, which would define the new extension from the original brick built building and it is considered that the more modern finish would make a positive contribution to the character of the school building.
7. A number of trees would need to be felled to accommodate the classroom extension however trees around the perimeter of the school would be retained. The Council's Landscape Officer has been involved in the landscaping scheme for the school grounds and subject to the imposition of a requisite landscape condition, the scheme is considered to be acceptable in this regard.

Amenity of neighbouring occupiers;

8. Given the nature of the proposed development, the main impacts of the proposal are considered to be on the residential amenity of those properties that surround the proposed larger extension to the east of the school site.
9. The proposed eastern elevation would comprise primarily glazing for the classrooms within the extension and would face onto the properties on Adderley Street. Given the single storey height and as the separation distances to these properties is in excess of 35 metres; it is considered that the proposal would not have any significant impacts in terms of loss privacy/daylight or appearing unduly overbearing onto these properties to the east. To the south east of the site are a row of commercial units known as 'Hunters Buildings' and views onto the proposed classroom extension would be achievable from these buildings. It is considered that by virtue of the scale of the proposal, the separation distance and nature of the neighbouring land use, the proposed classroom would not result in any significant loss of amenity for the commercial buildings to the south-east of the application site.
10. The southern elevation of the proposed single storey classroom extension would have a width of approximately 35 metres and views onto the extension would be achievable from the rear elevations of the properties that bound the site to the west (25 to 47 St. Cuthbert's Street) and to the south (5 to 63 Gladstone Street). Given that the residential properties and the proposed school building would be separated by the large school playing field with an approximate distance of 70 metres to the nearest properties on St. Cuthbert's Street and approximately 100 metres between the properties to the south, it is considered that the proposed extension would not result in any significant impacts in terms of loss of

privacy/daylight or appearing unduly overbearing for those neighbouring residential properties.

11. The side elevation of the classroom extension and the smaller staff room extension would front onto the properties on Northcote Street to the north. Between the extensions and the properties to the north would be an area of landscaping and the proposed car park. Given the single storey height and the respective approximate distance of 30 metres between the closest elevation of the classroom extension (side) and an approximate distance of 40 metres between the staff room extension and properties to the north, it is considered that extensions would not result in any significant impacts in terms of loss privacy/daylight or appearing unduly overbearing onto those neighbouring residential properties.
12. To the west, views of the approximate 5 metre side elevation of the staff room projection and proposed canopy would be achievable from the properties on St. Cuthbert's Road. The remodelling of the existing part of the school building attached to the extension, would also involve the installation of three windows that would serve the staff room and head teachers' office. Given the scale of the single storey extension and the separation distances from the properties to the west of approximately 27 metres, it is considered that the proposed extension and fenestration alterations would not result in any significant impacts in terms of loss of amenity for the neighbouring residential properties.
13. With reference to the projecting canopy, as the structure would only involve the projection of a roof, the visual impact would be limited and at an approximate distance of 18 metres from residential properties to the west, it is considered that the canopy would not lead to an unacceptable loss of amenity for those neighbouring residential properties.
14. Whilst the proposed extension to the school would bring about an increase in the overall pupil numbers, it is considered that the resultant impacts of the proposal would not be such that it would generate any significant increase in noise and disturbance over and above that which already occurs during term time.
15. It is recognised that there will be some short/medium term impacts during construction, particularly with regards to noise, disturbance and dust a planning condition is recommended in order that these impacts can be limited and reasonable levels of residential amenity preserved.

Access and Highway Safety

16. The proposal increases the car parking provision at the school with the addition of 22 In-curtilage spaces. The proposal is in accordance with SPD3 and The Highways Transport and Environment Manager has no objection to the proposed scheme subject to conditions relating to an updated Travel Plan, a Construction Traffic Management Plan and details of cycle parking. These conditions are recommended accordingly.

Flood Risk

17. Whilst the application site falls within Flood Zone 1 and is considered not to be a sensitive location in terms of flood risk, the size of the proposed development increases the potential for surface water run-off. The submitted Flood Risk Assessment details that the existing drainage system would be modified to include additional onsite attenuation. The Council's Flood Risk Management Team have been consulted and have commented that any surface water issues on the site must be alleviated by the installation of sustainable drainage system within the application site. A condition is recommended accordingly for the implementation, maintenance and management of such a sustainable drainage scheme.

Ecology

18. An ecological report has been submitted with the planning application, which details that no evidence of protected species or nesting birds have been found within the proposed development area. As shrubbery is to be removed within the development area within the early stages of the breeding season, it is considered that a suitably qualified ecologist should undertake appropriate checks prior to the removal of the shrubbery. Should any nesting behaviour be discovered, a suitable buffer zone should be established and works within the vicinity should be stopped until all birds have fledged. A condition is recommended accordingly.

Sustainable Construction

19. In order to fully reflect the objectives of development plan policy, the development proposals should have embedded within them a minimum of 10 percent of their energy from renewable energy sources. It is proposed to secure this through a planning condition.

CONCLUSION

20. In view of the material planning considerations identified above the proposed extensions to the existing school are considered to be acceptable in principle and will not have any adverse impacts on the character of the area, the amenity of neighbouring residents or access and highway safety. The proposed development is considered to accord with policies CS2, CS3 and CS6 of the Adopted Stockton on Tees Core Strategy, guidance within the NPPF and the ministerial statements and is recommended for approval subject to the conditions set out within this report.

Director of Economic Growth and Development Services
Contact Officer Mr Kieran Campbell Telephone No 01642 528551

WARD AND WARD COUNCILLORS

Ward Parkfield and Oxbridge
Ward Councillor(s) Councillor M Javed
Councillor Allan Mitchell

IMPLICATIONS

Financial Implications:
As Report

Environmental Implications:
As Report

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

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

Background Papers

The Town and Country Planning Act 1990.

National Planning Policy Framework

Stockton on Tees Local Plan Adopted Version June 1997

Core Strategy Development Plan Document March 2010

Supplementary Planning Document 3: Parking Provision for New Developments (2011)