

DELEGATED

**AGENDA NO
PLANNING COMMITTEE
30 NOVEMBER 2016
REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES**

16/2179/REM

**Land Adjoining Approved Phase 1 Scheme, South of Kirk Hill, Carlton,
Application for reserved matters for the appearance, landscaping, layout and scale for the
erection of 25 dwellings.**

Expiry Date: 2 December 2016

SUMMARY

Members will be aware that Full planning permission was approved by the Planning Committee on the 20 August 2014 on land to the north of the application site (Phase 1) for the erection of 36 dwellings (13 affordable and 23 open market) with associated landscaping and infrastructure.

Following on from this outline planning permission was granted on land to the south of Phase 1 for the construction of 25 residential dwellings comprising 8 affordable dwellings and 17 open market dwellings, with all matters reserved except access (Application 14/3008/OUT). The application was approved by Planning Committee on the 28th July 2015 subject to conditions and a Section 106 agreement requiring the following;

- A Sustainable Transport Contribution for a period of 5 years.
- Precautionary Education Contribution to provide primary/secondary school places should they be required at the appropriate time.
- 10% Local Labour and services requirement
- Highways Agreement.

This Section 106 agreement and the planning conditions will still be required to be fully met by the developer.

As the principle of the development has been established by the outline planning permission, this application is purely concerned with the Reserved Matters details for the appearance, landscaping, layout and scale. Access is taken from Kirk Hill (which also serves Phase 1) and is in accordance with that submitted in detail and approved as part of the outline permission.

A number of objections have been raised by local residents which are considered to relate primarily to the principle of development which has already been established by the granting of outline planning permission. The issues and matters raised were fully considered and addressed as part of the original outline planning permission.

In relation to the reserved matters, the predominant scale of the dwellings is 2 storeys in height with the exception of three bungalows. The main materials will be a mixture of buff and red brick and the dwelling designs are traditional in appearance similar those approved on phase 1. A large landscape buffer is proposed on the southern boundary and the hedge/planting on the east and western boundaries will be strengthened.

The development layout scale and appearance will be similar to Phase 1 which is modern in appearance; however given the housing mix in the area with 1970's properties to the north and 1990's properties to the north-east, it is considered that this modern development will not have an adverse impact on the character in the area with the older parts of the village located around the

historic core. The proposed housing layout incorporates a mix of house types, which are traditional in design using a palette of materials chosen to reflect the appearance of Phase 1.

There are a range of house types giving a wide variety of accommodation and the proposed layout has been designed to ensure that adequate distances are met. The layout of the site and design of the houses do not lead to any overlooking and it is considered that the proposal relates well to existing development in the vicinity.

The plan provides some opportunities for landscaping which will provide a positive characteristic to the development, however to prevent small frontages being enclosed in a sporadic form which would adversely affect the character of the street scene, a condition was imposed on the outline permission removing permitted development rights for means of enclosure. In addition in order to prevent undue impacts associated with the proposed trees and hedges which are considered a fundamental part of the development and also to prevent undue impacts from the plots which just meet the required separation distances, a condition was imposed on the outline permission to remove permitted development rights for the erection of extension/alterations to the properties.

Each dwelling has the requisite car parking and there are a number of additional visitor parking spaces throughout the development

Overall it is considered that the proposed development is acceptable in terms of appearance, landscaping, layout and scale. The recommendation is to approve the application.

RECOMMENDATION

That planning application 16/2179/REM be approved subject to the following conditions and informatives;

01 Approved Plans

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

Plan Reference Number	Date on Plan
GEN-55B-014 POPLAR	19 August 2016
GEN-55B-013 SAGE	19 August 2016
GEN-55B-012 FERN	19 August 2016
GEN-55B-011 SPRUCE	19 August 2016
GEN-55B-010 SYCAMORE	19 August 2016
GEN-55B-008 ELDER	19 August 2016
GEN-55B-007 CHESTNUT	19 August 2016
GEN-55B--009 ELM	19 August 2016
200-21 REV 1	19 August 2016
GEN-55B-015 P2	19 August 2016
GEN-55B-006 P3	19 August 2016
GEN-55B-005 P6	7 November 2016
SLDS-1346-V1 REV A	7 November 2016
C-1112-02 REV J	7 November 2016

Reason: To define the consent.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions

Informative: Cleveland Wildlife Trust

Where boundary walls and fences are required, these should contain suitable holes to allow the free passage of hedgehogs between gardens and into the surrounding countryside. In order to discourage property owners from blocking these holes, they should be marked as being provided for hedgehogs.

BACKGROUND

1. Full planning permission was approved by Planning Committee on the 20 August 2014 for the erection of 36 dwellings (13 affordable and 23 open market) on land to the north of the application site (Phase 1) with associated landscaping and infrastructure. Although the proposal was out-with the limits for development, it was considered that there were no designations or circumstances which would outweigh the matters of the need for a deliverable 5 year supply of housing, the scheme would provide the affordable housing requirement for Carlton as identified in the SRHLA and the application was recommended for approval on this basis.
2. Following on from this application outline planning permission was granted for the construction of 25 residential dwellings comprising 8 affordable dwellings and 17 open market dwellings, with all matters reserved except access (Application 14/3008/OUT). The application was approved by Planning Committee on the 28th July 2015 subject to conditions and a Section 106 agreement requiring the following;
 - A Sustainable Transport Contribution for a period of 5 years.
 - Precautionary Education Contribution to provide primary/secondary school places should they be required at the appropriate time.
 - 10% Local Labour and services requirement
 - Highways Agreement.

SITE AND SURROUNDINGS

3. The application site is a field to the southwest of High Farm House in the village of Carlton and is a continuation of Phase 1 which was recently approved for 36 dwellings to the north of the site and is currently under construction.
4. The land is generally level, but the land slopes as it falls towards Letch Beck. There are residential properties to the east, including High Farm Close and Willow Bridge Close and residential properties to the North. A public right of way runs through land to the east, outside the boundaries of the site which then connects to a series of other paths.
5. Redmarshall Village is approximately 400 metres to the west of the application site with open fields separating the two villages.

PROPOSAL

6. This application is for the reserved matters relating to the appearance, landscaping, layout and scale for the erection of 25 dwellings of which 8 will be affordable.
7. Access is taken from Kirk Hill to the northern boundary (which also serves Phase 1) and is in accordance with that submitted in detail and approved as part of the outline permission.
8. The predominant scale of the dwellings is 2 storeys with the exception of three bungalows. The main materials will be a mixture of buff and red brick and the dwelling designs are traditional in appearance similar those approved on phase 1.
9. A large landscape buffer is proposed on the southern boundary and the hedge/planting on the east and western boundaries will be strengthened.

CONSULTATIONS

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

11. **Spatial Planning & Regeneration**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires an application for planning permission to be determined in accordance with the Development Plan, unless the material considerations surrounding the proposal indicate otherwise. The development plan for Stockton on Tees Borough is made up of policies from the adopted Core Strategy (2010) and saved policies from Local Plan Alteration Number One (2006). As you will be aware, the NPPF also includes a presumption in favour of sustainable development which requires proposals in accordance with the development plan to be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF, or specific policies in the NPPF indicate development should be restricted. The principle of this development was accepted under the original outline planning application. Therefore the Economic Strategy and Spatial Planning Team has no additional comments to make on the proposal.

12. **SBC Highways Transport and Environment**

Highways Comments : Layout - The highways layout and parking provision for the proposed development, as shown on Plan GEN/55B/005 Rev P4, is in accordance with the Council's Design Guide and Specification (Residential and Industrial Estates Development) and Supplementary Planning Document 3: Parking Provision for New Developments and is therefore considered to be broadly acceptable.

Landscape & Visual Comments: Soft Landscaping to site perimeter - The principles of mitigation planting were discussed and agreed during the original outline application. Plan C-1112-02 Rev H complies with these agreed principles.

Shrubs within the estate - these are acceptable.

Hard landscaping - The proposed hard landscape materials are acceptable.

Enclosure - It is considered that there are too many boundary types within the estate. On corner plots 13, 14 and 23 a combination of walling and estate railings have been used. It is recommended that only one boundary type should be used, either railings or a wall would be acceptable.

Flood Risk Management; with the information you have provided I can confirm that the proposed change to boundary fence on Plots 16 and 15 will not increase the existing flood risk in the area, therefore we would have no objections to the proposed amendments.

Updated comments: The submitted plans address all of the concerns raised in the previous memo issued on the 22nd September 2016, relating to soft landscaping, boundary treatments and street lighting. Tree species have been amended and landscaping updated to take account of the street lighting proposals. Therefore, there are no landscape and visual objections relating to this application for reserved matters.

13. **Environmental Health Unit**

I have no further comments to make.

14. **SBC Housing Services Manager**

The Strategic Housing Market Assessment (SHMA) 2012 has identified an annual affordable housing need in the borough of 560 units, with the majority of need being for smaller properties. In addition the Stockton Rural Housing Needs Assessment (SRHNA) 2013 identified an annual affordable housing need in rural locations within the borough of 132 units,

again with a majority of need being for smaller properties. Core strategy Policy 8 (CS8) Housing Mix and Affordable Housing Provision states - Affordable housing provision within a target range of 15 20% will be required on schemes of 15 dwellings or more and on development sites of 0.5 hectares or more.

Off site provision or financial contributions instead of on site provision may be made where the Council considers that there is robust evidence that the achievement of mixed communities is better serviced by making provision elsewhere. In line with the need identified in the SHMA 2012 and Policy CS8 as outlined above there is a requirement for between 15% and 20% of the total housing numbers to be provided as affordable housing across the Borough.

It is noted from the planning and compliance Statement that the applicant is now proposing - The affordable housing plots 1-6 and 23 remain as per plan RES/341Rev 7, the affordable house at plot 7, which was shown as a 2-bed house, has been changed to a 3-bed house to reflect Gentoo's analysis of market demand. The overall amount of affordable housing remains as per the outline consent and the amended plot 7 is of a similar design and scale. It is therefore considered that Condition 8 has been satisfied and confirmation of this is sought. As the overall amount of affordable remains the same and the 3-bed house is of a similar design and scale to the proposed 2-bed house, I can confirm that this amendment is acceptable. Space standards the Council would expect all affordable housing units to meet the Homes and Communities Agency's Level 1 Space Standard or such national standards prevalent at the time of the determination of the application.

15. Tees Archaeology

Thank you for the consultation on this application. All archaeological aspects of the development have been dealt with previously. I have no comments on the application for reserved matters.

16. Natural England

Natural England has no comments to make on this application. The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development. We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England.

17. Northern Gas Networks

No objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable. We enclose an extract from our mains record of the area covered by your proposals together with a comprehensive list of precautions for your guidance

18. Northumbrian Water Limited

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control. Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no comments to make on the appearance, landscaping, layout or scale of the proposed development.

19. Tees Valley Wildlife Trust

The Wildlife Trust objects to the landscaping proposal as it believes it will have an adverse impact on biodiversity priority species. Carlton Village is characterised by the large proportion of the boundaries between properties consist of hedges or various types and it is believed that these are key to the fact that the village continues to support healthy populations of hedgehogs and house sparrows. These species were once a common feature of English villages, but have suffered significant declines such that they are now listed “England Priority Species” under Section 41 of the Natural Environment and Rural Communities Act, 2006. The same Act requires planning authorities to give proper regard to the conservation of biodiversity. We had previously proposed to the developer that hedges be included in the landscape proposals for this site and note that a small number of privet hedges have been incorporated. We are disappointed at the number of walls and fences that are still proposed to make up the boundaries between properties and believe that this will have an adverse impact on biodiversity and, in particular, the conservation of England Priority Species. We ask that the Planning Authority require the development to include more hedges and to include hedges comprising native species as well as privet hedges in its landscaping scheme. Where boundary walls and fences are required, these should contain suitable holes to allow the free passage of hedgehogs between gardens and into the surrounding countryside. In order to discourage property owners from blocking these holes, they should be marked as being provided for hedgehogs.

20. Stockton Police Station - Stephen Davies
I have no concerns in relation to the layout.

21. Durham County Badger Group
No Comments Received

22. Councillors
No Comments Received

23. Parish Council
No Comments Received

24. SBC Children, Education And Social Care
No Comments Received

25. SBC Waste Management
No Comments Received

26. Redmarshall Parish Council
No Comments Received

27. SBC Private Sector Housing
No Comments Received

28. Northern Powergrid
No Comments Received

PUBLICITY

29. Neighbours were notified and the application was given wider publicity through the display of a site notice and press advertisement. A total of 10 objection letters have been received from the following addresses with the main objections summarised below. The full details of the objections can be viewed on line <http://www.developmentmanagement.stockton.gov.uk/online-applications/>

- Henry Hardy 2 West Garth Carlton
- Mr Graham Hellson 7 The Crescent Carlton

- L Z Watson 28 Green Leas Carlton
- Mr Ian Armstrong 37 Green Leas Carlton
- S J Burn 4 Garth Close Carlton
- Mrs Michele Holdsworth, Hurstleigh Carlton Village
- Mr Steven Clarkson 7 Thorpe Road Carlton
- Mr Mark Stabler 4 Willow Bridge Close Carlton
- Mrs Samantha Hellson 7 The Crescent Carlton
- Lesley Watson 28 Green Leas Carlton

30. The main objections relate to the following;
- Object to more housing which will have an impact on local services
 - Congestion and risk to the public due to increased traffic will rise.
 - Loss of greenfield in the area.
 - Flood risk due to high demand on existing systems.
 - Coalescence
 - Demand for the properties
 - The village is becoming overdeveloped.

PLANNING POLICY

31. 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.
32. 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

33. 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.

Local Planning Policy

34. The following planning policies are considered to be relevant to the consideration of this application
35. 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.

36. 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:
The Tees Valley Metro; The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;
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
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:
In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
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 alternative modes of travel

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

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

38. Core Strategy Policy 6 (CS6) - Community Facilities

1. Priority will be given to the provision of facilities that contribute towards the sustainability of communities. In particular, the needs of the growing population of Ingleby Barwick should be catered for.
2. Opportunities to widen the Borough's cultural, sport, recreation and leisure offer, particularly within the river corridor, at the Tees Barrage and within the Green Blue Heart, will be supported.
3. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.

4. Support will be given to the Borough's Building Schools for the Future Programme and Primary Capital Programme, and other education initiatives, the expansion of Durham University's Queen's Campus, and the provision of health services and facilities through Momentum: Pathways to Healthcare Programme.
5. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

39. Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement

1. In taking forward development in the plan area, particularly along the river corridor, in the North Tees Pools and Seal Sands areas, proposals will need to demonstrate that there will be no adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European sites, either alone or in combination with other plans, programmes and projects. Any proposed mitigation measures must meet the requirements of the Habitats Regulations.
2. Development throughout the Borough and particularly in the Billingham, Saltholme and Seal Sands area, will be integrated with the protection and enhancement of biodiversity, geodiversity and landscape.
3. The separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of:
 - Strategic gaps between the conurbation and the surrounding towns and villages, and between Eaglescliffe and Middleton St George.
 - Green wedges within the conurbation, including:
 - _ River Tees Valley from Surtees Bridge, Stockton to Yarm;
 - _ Leven Valley between Yarm and Ingleby Barwick;
 - _ Bassleton Beck Valley between Ingleby Barwick and Thornaby;
 - _ Stainsby Beck Valley, Thornaby;
 - _ Billingham Beck Valley;
 - _ Between North Billingham and Cowpen Lane Industrial Estate.
 - iii) Urban open space and play space.
4. The integrity of designated sites will be protected and enhanced, and the biodiversity and geodiversity of sites of local interest improved in accordance with Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM Circular 06/2005 (also known as DEFRA Circular 01/2005) and the Habitats Regulations.
5. Habitats will be created and managed in line with objectives of the Tees Valley Biodiversity Action Plan as part of development, and linked to existing wildlife corridors wherever possible.
6. Joint working with partners and developers will ensure the successful creation of an integrated network of green infrastructure.
7. Initiatives to improve the quality of the environment in key areas where this may contribute towards strengthening habitat networks, the robustness of designated wildlife sites, the tourism offer and biodiversity will be supported, including:
 - Haverton Hill and Seal Sands corridor, as an important gateway to the Teesmouth National Nature Reserve and Saltholme RSPB Nature Reserve;
 - 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.

40. 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.

41. Saved Policy EN13 of the adopted Stockton on Tees Local Plan

Development outside the limits to development may be permitted where:

- (i) It is necessary for a farming or forestry operation; or
 - (ii) It falls within policies EN20 (reuse of buildings) or Tour 4 (Hotel conversions); or
- In all the remaining cases and provided that it does not harm the character or appearance of the countryside; where:
- (iii) It contributes to the diversification of the rural economy; or
 - (iv) It is for sport or recreation; or
 - (v) It is a small scale facility for tourism.

MATERIAL PLANNING CONSIDERATIONS

42. This is a reserved matters application for residential development comprising 25 dwellings. The principle of the development has been established by the outline planning permission and this application is purely concerned with the reserved matters details required to be submitted for approval. The access was approved as part of the outline planning application and therefore the main considerations of this application relate to the appearance, layout, scale and landscaping of the development.

Appearance, Layout and Scale of the Development

43. The layout scale and appearance of the development will be similar to Phase 1 which is modern in appearance; however given the housing mix with 1970's properties to the north and 1990's properties to the north-east, it is considered that this modern development will not have an adverse impact on the character in the area with the older parts of the village located around the historic core. The proposed housing layout incorporates a mix of house types, which are traditional in design using a palette of materials chosen to compliment Phase 1.
44. The dwellings themselves consist of a range of house types and the proposed layout has been designed to ensure that adequate separation distances are met. The mix gives a wide variety of accommodation (including the agreed amount and type of affordable housing) and the internal arrangements together with the positioning of window openings have been designed to minimise any overlooking between properties.
45. The plan provides some opportunities for landscaping which will provide a positive characteristic to the development, however as with Phase 1, in order to prevent small frontages being enclosed in a sporadic form in the future which would adversely affect the character of the street scene, a condition was recommended on the outline permission removing permitted development rights for means of enclosure. This condition still stands.
46. In addition, in order to prevent undue impacts associated with the proposed trees and hedges which are considered a fundamental part of the development and also prevent undue impacts from plots which meet the minimum separation distances, a condition was recommended on the outline permission to remove permitted development rights for the erection of extensions to the properties. This condition still stands.
47. Each property has the requisite car parking and there are a number of additional visitor parking spaces throughout the development

48. Overall it is considered that the proposed development is acceptable in terms of appearance, layout and scale.

Landscaping

49. When considering the outline application the landscaping of the site was given detailed consideration even though it was indicated to be a 'reserved matter' as the ability to provide screening and landscaping was a significant consideration when determining the scheme.
50. The western edge of the proposed development is defined by the existing field hedgerow and in order to screen this edge of the development facing open countryside and to maintain the visual gap between the two villages, a landscape buffer of 3 metres is to be provided which would assist in mitigating the views of the proposed development in particular winter views following leaf fall of deciduous trees.
51. On the eastern boundary a new 3 metre wide landscape buffer is to be provided. This buffer is supplemented by mature tree planting to provide some instant screening whilst the smaller plants establish, and enhance the existing hedgerow on adjacent land.
52. The southern edge of the site faces open countryside and in order to mitigate views of the proposed housing development a wide landscape buffer is proposed along the southern boundary of the properties. This buffer is comprised of native planting.
53. The landscaping proposals have been considered in detail and are acceptable. The Highways Transport and Environment Manager therefore raised no objections to the proposed scheme.
54. Tees Valley Wildlife Trust objected to the landscaping proposals as they believe it will have an adverse impact on biodiversity priority species. Whilst no objections were received on the outline application with regards to the indicative layout or submitted ecology report accompanying the application TVWT states they had previously proposed to the developer that hedges be included in the landscape proposals for this site and note that a small number of privet hedges have been incorporated. TVWT are disappointed at the number of walls and fences that are still proposed to make up the boundaries between properties and believe that this will have an adverse impact on biodiversity and, in particular, the conservation of England Priority Species and ask that the Planning Authority require the development to include more hedges and to include hedges comprising native species as well as privet hedges in its landscaping scheme. Where boundary walls and fences are required, these should contain suitable holes to allow the free passage of hedgehogs between gardens and into the surrounding countryside. In order to discourage property owners from blocking these holes, they should be marked as being provided for hedgehogs.
55. Whilst taking this into consideration the scheme is providing a significant amount of additional landscaping and planting (including native species) to the boundaries of the development and a number of hedges throughout the site as boundary features. The only solid boundaries are shown along the rear boundaries of the site to allow maintenance and prevent the occupiers damaging the hedge and some side and rear gardens. It is considered that the use of walls/fences would not be a sufficient reason to refuse an application; given most properties have the right to erect boundary walls/fences without any permission; however an informative has been suggested for the attentions of the developer, in relation to the free passage of hedgehogs.

Other Matters

56. As part of the outline consent, the applicant entered into a Section 106 Agreement and a number of conditions were attached to the consent covering amongst others flooding, ecology, drainage, and contaminated land. These conditions will still be required to be fully met by the developer.

57. A number of objections have been raised by local residents which are summarised earlier in this report and which are considered to relate primarily to the principle of development which has already been established by the granting of outline planning permission. The issues and matters raised were fully considered and addressed as part of the original outline planning permission.

CONCLUSION

58. Overall it is considered that the proposed development is acceptable in terms of appearance, landscaping, layout and scale and it is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours. It is considered that the reserved matters are in general accordance with the National Planning Policy Framework and the Development Plan policies and therefore the recommendation is to approve the reserved matters application subject to the conditions set out in the report.

Director of Economic Growth and Development Services
Contact Officer Mrs Elaine Atkinson Telephone No 01642 526062

WARD AND WARD COUNCILLORS

Ward Western Parishes
Ward Councillor(s) Councillor Andrew Stephenson

IMPLICATIONS

Financial Implications:

There are no known financial implications in determining this application beyond those detailed in the Heads of Terms.

Legal Implications:

There are no known legal implications in determining this application.

Environmental Implications:

The proposal relates to a reserved matters housing development and its visual impacts, along with matters relating to landscaping are considered and addressed within the 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 which has included an assessment of people's representations and a weighting up of the points raised. It is considered that no existing residents would be severely affected by the proposed development sufficient to warrant refusal of the application.

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. Within this report consideration has been given to implications of increased traffic movements and the need contributions to improvements. There are no other notable impacts on community safety recognised within the assessment of the proposed development

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
Supplementary Planning Document: Open Space, Recreation and Landscaping
Supplementary Planning Document 6: Planning Obligations

Application File and Relevant Planning History as referred to in the report.