

Planning Committee

A meeting of Planning Committee was held on Wednesday, 31st July, 2019.

Present: Cllr Norma Stephenson O.B.E (Chair); Cllr Carol Clark, Cllr Chris Clough, Cllr Lynn Hall, Cllr Tony Hampton, Cllr Eileen Johnson, Cllr Paul Kirton, Cllr Jean O'Donnell (Substitute for Cllr Marilyn Surtees), Cllr Tony Riordan, Cllr Andrew Sherris, , Cllr Mick Stoker, Cllr Steve Walmsley and Cllr Mrs Sylvia Walmsley.

Officers: Elaine Atkinson, Simon Grundy, Peter Shovlin, Joanne Roberts (EG&DS), Julie Butcher (HR, L&C), Peter Bell (DCE).

Also in attendance: Applicants, Agents, Councillor Luke Frost and Members of the Public.

Apologies: Cllr Jackie Bright and Cllr Marilyn Surtees.

P 19/19 Evacuation Procedure

The Chair welcomed everyone to the meeting and the evacuation procedure was noted.

P 20/19 Declarations of Interest

Councillor Andrew Sherris declared a personal interest in respect of agenda item 8 - 17/2694/REM - Land Off Busby Way, Mount Leven, Yarm - Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 14 dwelling houses as in 2014 he was involved with a residents campaign that objected to the application. As it could be deemed that he could be pre-determined he would not vote on the application but he may contribute to the discussion.

In the interest of openness Councillor Norma Stephenson reported that with regard to agenda item 7 - 18/2696/FUL - Thorpe Beck Farm, Durham Road, Thorpe Thewles - Application for the erection of 31 dwellings with associated means of access, parking, landscaping and open space she had received correspondence from the local MP regarding the application but she was in no way pre-determined so she would play a full part in the decision.

In the interest of openness the Chair (Councillor Norma Stephenson) reported that with regard to agenda item 7 - 19/1109/FUL - 89-92 High Street, Stockton-on-Tees - Demolition of existing GLAM night club and Post Office buildings. Creation of new car park and pocket park the Council owned the properties but all Planning Committee Members were exempt from any interests.

P 21/19 Protocol

The Planning Protocol was noted.

P 22/19 Minutes from the Planning Committee meeting which was held on 3rd July 2019.

Consideration was given to the minutes of the Planning Committee held on 3

July 2019.

RESOLVED that the minutes of the meeting held on 3 July 2019 be confirmed and signed as a correct record.

P 18/0195/OUT
23/19 Land Adjacent To Low Lane And Thornaby Road, Thornaby, Stockton On Tees
Residential Development comprising up to 200 homes and including provision of a Neighbourhood Centre, Multi-Cultural Centre, Primary School, Open Space and Means of Access

Consideration was given to a report on planning application 18/0195/OUT - Land Adjacent To Low Lane And Thornaby Road, Thornaby, Stockton On Tees - Residential Development comprising up to 200 homes and including provision of a Neighbourhood Centre, Multi-Cultural Centre, Primary School, Open Space and Means of Access.

The application site itself had been subject to an earlier outline planning application for up to 550 homes (ref; 14/0208/OUT) but was replaced but a smaller scheme for 200 dwellings following the appeal against the first scheme being withdrawn. In addition various neighbouring sites had also been given planning approval for housing development including sites to the immediate west (Tiviot Way), south (Lowfield Farm) and on the opposite side of Low Lane (Returnable Packing). The overall context of the surrounding area was therefore one which was changing to residential.

Following the adoption of the Local Plan, the application site was in effect one of four sites which would create one large housing site to the south of the existing settlement of Ingleby Barwick, these form the IB3 housing commitment within the Local plan.

This proposal was originally submitted prior to the adoption of the Local Plan and originally sought consent for 400 dwellings across a larger site. However, following the adoption of the Local Plan it was revised and now sought outline planning permission for a residential development of up to 200 homes. The proposal also included the means of access, allows for community facilities including neighbourhood centre, community centre and open space. All matters except for the means of access were reserved for future consideration.

Neighbours had been notified and wider publicity had been given via a press advert and site notice. A total of 34 objections, 1 letter of representation and 1 letter of support had been received and these were summarised within the main report below.

As above, under the new local plan the site was shown as a housing commitment under policy H1(2) as part of a wider consent for housing development (site IB3), which reflected its previous outline approval. The proposal would also need to provide a mix of housing, although these details would not be known until the reserved matters stage.

Whilst it was noted that there were some shortcomings of the site with respect to an 'accessible' connection to the wider area, sufficient facilities were provided within the development to serve future residents and meet an element of their day-to-day needs. The provision of these facilities also made it materially different from the previous consent for 200 dwellings. In considering all of these factors and given the access to other community facilities on the site, the 'sustainability' of this site was not considered to be substantially different from other areas of Ingleby Barwick or neighbouring housing developments and therefore this site was considered to be a sustainable location to support a housing development.

In all other respects the site can satisfactorily accommodate a residential scheme and did not impact significantly on significant highway safety or traffic impacts. Planning conditions and planning obligations were recommended to control any outstanding issues although some aspects would fall to the reserved matters application for future consideration.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

Members were presented with an update report that outlined that since the original report to Committee, it had been noted that some heads of terms from the earlier appeal decision had been omitted and the update report sought to add them to the Heads of Terms. This would bring them in line with and replicate those previously agreed as part of the original planning appeal decision.

Councillor Luke Frost was in attendance at the meeting and was given the opportunity to make representation. His comments could be summarised as follows:-

- Many concerns about the application and most are detailed at section 8 on page 19 of the report.
- The Council is being taken for a ride when developers are deliberately seeking to add value to their agricultural land.
- For many years land such as this has been put before this Committee and approved only to see the application date expire. This is causing an impact on the long term ambition and aspirations of Stockton-on-Tees Borough Council.
- It is almost impossible to comment on the potential traffic impact, environmental issues and impact on the wider network due to applications that have been given permission but have yet to materialise. Therefore the application should be deferred until progress has been made against land around the application site.

The agent for the applicant was in attendance at the meeting and was given the opportunity to make representation. His comments could be summarised as follows:-

- The application site has a complex planning history that is detailed within the report.
- The Beckfields shops are overtrading so the area needs a new facilities that are provided within this application.
- The number of tree planting has doubled to help screen the development.
- Works is on-going with the Cook family for the work that needs doing around Maltby Cricket Club.
- The development doesn't affect any woodland contrary to the Forestry Commissions comments.
- There are no technical objections to the proposals.

Officers were given the opportunity to respond to comments that had been raised:-

- With regard to the land value much of the merits of that have been considered by the previous appeal and the land is now identified within the Local Plan for housing development.
- The potential traffic impact has been considered by officers.

Members were then given the opportunity to ask questions and make comments on the application. Their comments could be summarised as follows:-

- The application site is within Thornaby and not Ingleby Barwick and therefore the correct consultation hasn't taken place.
- Stockton-on-Tees Council has continued to depart from the Local Plan.
- Thornaby is a Yorkshire town within the Borough of Stockton-on-Tees and the boundary stretches from the old river Tees to Stainsby Beck in the East and west as far south as Low Lane. Basselton Beck Valley is recognised as the separation point for Thornaby and Ingleby Barwick.
- This application encroaches into Thornaby and there is already an amount coalescence between Thornaby and Ingleby Barwick.
- There are a lot of inconsistencies within the application.
- It doesn't matter how many applications are approved officers always report that there are no traffic impact problems.
- The applications should be deferred to allow proper consultation with Thornaby Town Council.
- Can we have a condition relating to hedgehog highways?

Officers were given the opportunity to respond to comments / questions that had been raised:-

- Under the new Local Plan the site is out-with the green wedge.
- The principal of housing has already been established for this site.
- With regard to any highways concerns, this site came forward before a lot of the other sites came forward. The site was looked at prior to the previous

application that went to appeal, the site was tested using highway modelling which includes all the extent permissions and also potential sites that are in the planning system. The inspector found that the proposed mitigation proposed by the applicant i.e. the dedicated left hand filter into Ingleby Barwick was sufficient to mitigate the impact of the application and the Head of Terms reflect that and they are required for this development.

- The application site is within H1 IB3 of the Local Plan and is therefore consistent with the Local Plan.
- The Planning Inspector has said that the gap between was enough separation between Ingleby Barwick and Thornaby.
- A hedgehog highway could be include within this application but would probably be better considered with reserved matters.

Moved by Councillor Steve Walmsley, seconded by Councillor Sylvia Walmsley that the application be deferred to enable meaningful consultation to be carried out.

A vote took place and the motion was not carried.

A vote then took place on the officer's recommendations and the application was approved.

RESOLVED that planning application 18/0195/OUT be approved subject to the following conditions and informative and subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below;

Approved plans;

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

Plan Reference Number	Date on Plan
LTP-2691-TS-06-01-B	23 May 2019
5755_200	26 January 2018
5755_201_C	5 February 2019

Reserved matters;

02 Details of the appearance, landscaping, layout, and scale of each phase of the development (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before development of the phase concerned begins, and the development shall be carried out as approved.

Time limit for submission of the reserved matters;

03 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Time limit for commencement;

04 The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matters to be approved.

Phasing programme;

05 No development shall take place until a Phasing Programme for the development hereby permitted has been submitted to and approved in writing by the local planning authority. This shall identify the phasing of infrastructure, landscaping, public open space (in accordance with the Open Space Strategy), accesses, associated community facilities and residential areas within the development permitted herein. Development shall be carried out in accordance with the approved Phasing Programme.

Open Space Strategy;

06 No development shall take place until an open space strategy has been submitted to and approved in writing by the Local Planning Authority. This shall identify the extent, location, phasing and design of public open space within the development permitted herein. Development shall be carried out in accordance with the approved open space strategy.

Dwelling numbers;

07 The total number of dwellings authorised by this permission shall not exceed 200

Energy efficiency;

08 No development shall take place until an Energy Statement identifying the predicted energy consumption and associated CO2 emissions of the development and detailing how the housing in that particular phase of the development will achieve a 10% reduction in CO2 emissions over and above current building regulations through the energy hierarchy has been submitted to and been approved in writing by the Local Planning Authority. Where this is not achieved, it must be demonstrated that at least 10% of the total predicted energy requirements of the development must be provided from renewable energy sources either on site or in the locality of the development. Thereafter the development shall be carried out in full accordance with the approved details.

Construction Method Statement;

09 No development shall take place until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority relevant to that element of the development hereby approved. The approved CMS shall be adhered to throughout the construction period relating to that element of the development and shall provide details of:

- i. Construction access;
- ii. Parking of vehicles of site operatives and visitors;
- iii. Loading and unloading of plant and materials;
- iv. Storage of plant and materials used in constructing the development;
- v. The erection and maintenance of security hoarding including decorative displays and facilities to public viewing, where appropriate;
- vi. Wheel washing facilities; measures to control and monitor the omission of dust and dirt during construction;
- vii. A Site Waste Management Plan;
- viii. Details of the routing of associated HGVs;
- ix. Measures to protect existing footpaths and verges; and a means of

communication with local residents.

10 Construction activity;

No construction activity or deliveries shall take place except between the hours of 0800 and 1800 on Monday to Friday and 0900 and 1300 on Saturdays. There shall be no construction activity on Sundays or Bank Holidays.

Ecological Survey;

11 No development in a particular phase shall take place until a timetable for the implementation of the ecological mitigation measures within that phase as set out within the submitted Ecological Impact Assessment (Naturally Wild, January 2018) has been submitted to and been approved in writing by the local planning authority. The ecological mitigation measures shall be implemented in accordance with the approved timetable.

Restrictions on retail provision

12 Notwithstanding the information submitted as part of the application the neighbourhood centre (including the community centre) and any associated landscaping and parking provision shall not exceed a total site area of 0.3 hectares. The maximum net retail floor space of any retail unit shall also not exceed 280sqm.

Noise protection – traffic and commercial noise

13 No development shall take place on any particular phase until a scheme for the protection of habitable rooms within the dwellings on that phase from the effects of traffic noise and neighbouring commercial uses has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained as such thereafter

Drainage

14 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. Such details shall be in accordance with the submitted "Flood Risk Assessment and Surface Water Management Strategy" and include;

- a) Detailed design of the foul water management system
- b) Detailed design of the surface water management system
- c) A build program and timetable for the provision of the critical surface water drainage infrastructure
- d) A management plan detailing how surface water runoff from the site will be managed during construction phase
- e) The arrangements for the future maintenance and management of the SuDS elements of the surface water system, including:
 - I. Identification of those areas to be adopted and
 - II. Arrangements to secure the future operation of the system throughout its lifetime

Thereafter the development shall take place in accordance with the approved details.

Unexpected land contamination

15 If during the course of development of any particular phase of the development, contamination not previously identified is found to be present, then no further development on that phase shall be carried out until the developer has submitted to, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be carried out as approved.

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.

HEADS OF TERMS

- Provision of access to serve the development
- The provision of a dedicated and segregated left turn lane on the Ingleby Way approach to the A1044 Thornaby Road / Ingleby Way / Stockwell Avenue roundabout
- Provision of 20% affordable housing
- To dedicate a parcel of land (0.8 ha) on the western boundary for the purposes of a primary school
- A contribution towards secondary education provision in line with the Council formula
- Provision for a scheme for open space and its future management
- Provision of a footway access to Thornaby Road;
- Provision of a footway access to Low Lane
- Provision of a footway to Bassleton Beck woods linking to Chalfield Close and Beckfields Avenue
- Provision of a scheme for open space and its future management, including the arrangements for transfer to a Management Company or the Council or another person or organisation;
- Provision of a Travel Plan and associated incentives

P 18/2696/FUL
24/19 Thorpe Beck Farm, Durham Road, Thorpe Thewles.
Application for the erection of 31 dwellings with associated means of access, parking, landscaping and open space.

Consideration was given to a report on planning application 18/2696/FUL - Thorpe Beck Farm, Durham Road, Thorpe Thewles - Application for the erection of 31 dwellings with associated means of access, parking, landscaping and open space.

The application site was located to the south-east of existing residential

properties within Thorpe Thewles Village, with Durham Road (running north-south) immediately to the west. To the east of the site lay the former Castle Eden railway line, now a walkway. The residential properties of Wynyard Court and Durham Road lie to the north with the Hamilton Russell Public House to the north-west, these sit in an elevated position from the application site.

The site itself was broadly triangular with a large hedgerow on the western boundary. It was set on slightly lower ground than Durham Road and generally followed the topography of the area sloping from north to south.

Planning consent was sought for a residential development of up to 31 dwellings, including 6 affordable homes.

A total of 8 objection letters had been received. The main objections to the proposal were the increase in numbers, sustainability within Thorpe Thewles; impact on highway safety; and that the proposal would adversely affect the character of the village.

The site was allocated for housing in the local plan and had an outline approval for 24 houses and therefore the principle of development had been established. All other matters were considered to be acceptable and there were no sustainable planning reasons to refuse the application.

In view of the planning merits of the case, the proposal was therefore considered to be acceptable and was recommended for approval subject to conditions.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The agent for the applicant was in attendance at the meeting and was given the opportunity to make representation. His comments could be summarised as follows:-

- The application site is within the local plan for development.
- Outline consent has already been granted for the site.
- A revised access arrangement has improved the site and has provided an opportunity for 31 houses in a simpler layout.
- The affordable homes has gone from 4 to 6 with the revised plans.
- There is now a broader mix of houses.
- There are footpaths linking to Wynyard Woods.
- The Section 106 Agreement will be signed and Homes by Carlton will be on-site this year.

Members were then given the opportunity to ask questions and make comments

on the application. Their comments could be summarised as follows:-

- Will the SUDS scheme have an adverse impact on the local beck?
- More houses have been squeezed on the site.
- What mitigation will there be to the highway and footpath and will the footpath have drop kerbs?
- Will the development include a hedgehog highway?

Officers were given the opportunity to respond to comments / questions that had been raised:-

- The SUDS scheme has been fully assessed and is viable.
- 31 provides a better mix of housing on the site.
- The highway has been fully assessed and a fully adoptable footpath will be provided and apply to all regulations with drop kerbs.
- The hedgehog highway will be looked at.

A vote took place and the application was approved.

RESOLVED that planning application 18/2696/FUL be approved subject to the following conditions and informatives and subject to a Section 106 agreement as detailed below;

01 Time Limit

The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

02 Approved Plans

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

Plan Reference Number	Date on Plan
SBC0006A	9 July 2019
SBC001A	9 July 2019
SBC0012A	9 July 2019
SBC0003A	9 July 2019
SBC0002A	9 July 2019
SBC0010A	9 July 2019
SBC0007A	9 July 2019
SBC0005A	9 July 2019
SBC0004A	9 July 2019
SBC0013	20 November 2018
SBC0014	20 November 2018
002 REV Q	9 July 2019
003 REV H	18 July 2019
101	9 July 2019

100 9 July 2019

03. Materials

Prior to the completion of the foundations of the hereby approved development, details of the materials to be used in the construction of the external walls and roof of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

04. Landscaping

No development shall commence until full details of Soft Landscaping has been 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 in the first planting season following:

- (i) Commencement of the development;
- (ii) or agreed phases;
- (iii) 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.

05 Protection of Highway Verge

No development shall take place until full details of measures to be implemented to protect the highway from future root damage have been provided and agreed in writing by the local authority.

06 Landscaping Management Plan

No development shall commence until full details of proposed soft landscape management has been submitted to and approved in writing by the Local Planning Authority. The soft landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens, and shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plan prior to the occupation of the development or approved phases. Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

07 Protection of the Ecological Buffer

Notwithstanding the proposals detailed in the Design and Access Statement/

submitted plans no development shall commence until a plan of fencing to protect the ecological buffer during construction has been agreed 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.

08 Entrance to Castle Eden Walkway

Notwithstanding the submitted information, no development shall commence until a detailed scheme for a pedestrian linkage to the Castle Eden Walkway has been submitted to and been agreed in writing with the Local Planning Authority. Such a scheme shall allow for a suitable pedestrian route and appropriate connections to the existing route; route signage; entrance features; and, a specific timetable (including any phasing) for the agreed works. The agreed scheme shall be implemented in full accordance with those agreed details.

09 Ecological mitigation;

All ecological mitigation measures shall be carried out in accordance with the submitted ecological appraisal & bat survey report prepared by QUANTS environmental Ltd unless updated by the addendum prepared by Naturally Wild.

10 Ecology Survey

If work does not commence within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on site a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

11 Site and floor levels;

Notwithstanding the information submitted details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The development shall be carried out in accordance with these approved details.

12 10% Renewable energy requirement;

Prior to the commencement of development an 'Energy Statement' detailing the predicted energy consumption and associated CO2 emissions of the development shall be submitted and approved in writing by the local planning authority. The report shall demonstrate how:

- a. The energy hierarchy has been applied to the development
- b. A minimum 10% reduction in CO2 emissions from the development, over and above current Building Regulations Part L requirements, will be achieved
- c. A minimum of 10% of the total predicted energy requirements of the development will be generated from renewable energy sources, but only if it is demonstrated that the 10% reduction in CO2 emissions cannot be achieved
- d. The feasibility of, and connection to, decentralised energy networks for heat and power has been investigated

The development shall be carried out in accordance with these approved details

and be maintained in perpetuity thereafter unless otherwise agreed in writing by the local planning authority.

13 Sustainable Surface Water Drainage

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- a) Detailed design of the surface water management system;
- b) A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- c) A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- d) Details of adoption responsibilities.

14 Surface water management

The buildings hereby approved shall not be brought into use until:-

- a) Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve
- b) As built drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity
- c) A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

15 Site construction access

No development shall take place (except for the purposes of constructing the initial site access) until that part of the access extending 15 metres into the site from the carriageway of the existing highway has been made up and surfaced in accordance with the Councils Design Guide and Specification.

16 Construction Management Plan;

No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- (i) the site construction access(es)
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,
- (vi) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site;
- (vii) measures to control and monitor the emission of dust and dirt during

construction;

- (viii) a Site Waste Management Plan;
- (ix) details of the routing of associated HGVs;
- (x) measures to protect existing footpaths and verges; and a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

17 Land contamination

Potential risks as identified in the submitted Phase 2 Plan should be further investigated and completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- a survey of the extent, scale and nature of contamination;
- an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwater and surface waters, ecological systems, archaeological sites and ancient monuments;
- an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

18 Possible contamination from an old landfill site ' gas emissions

Prior to the development commencing, further gas monitoring should be undertaken in accordance and results provided together with a gas risk assessment report with recommendations for gas protection measures for the proposed new structures. The NHBC (March 2007) requires at least six ground gas-monitoring rounds over a three-month period. The report should be submitted in writing to the local authority and approved prior to work commencing. The site investigation and risk assessment report shall be carried out in accordance with Guidance on Evaluation of Development proposals on sites where methane and carbon dioxide are present [NHBC March 2007] and CIRIA document C659. The monitoring wells should be protected from damage during re-development works such as site clearance or demolition in order to verify the results obtained upon completion of the works.

19 Submission of land contamination Remediation Scheme

Before work commences on eh approved development, a remediation scheme shall be submitted and approved in writing by the local planning authority and must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development (other than that required to carry out remediation) unless

otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

20 Implementation of Approved Remediation Scheme and Verification Report.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. The verification report shall include results of sampling and monitoring carried out in accordance with the approved remediation plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

21 Lighting

Prior to the commencement of development full details of the method of external LED illumination including the siting; angle of alignment; light colour; and luminance of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

22 Unexpected land contamination

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. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

23 Internet Connectivity

Open access ducting to facilitate fibre and internet connectivity shall be provided from the homes to the public highway

24 Construction activity;

No construction activity or deliveries shall take place except between the hours of 0800 and 1800 on Monday to Friday and 0900 and 1300 on Saturdays. There shall be no construction activity on Sundays or Bank Holidays.

25 Permitted Development Rights

Notwithstanding the provisions of Classes A, B, C, and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2015 (or any order revoking and re-enacting that Order) the buildings hereby approved shall not be extended or altered in any way unless otherwise agreed in writing by the Local Planning

Authority.

26 Open Plan

Notwithstanding the provisions of class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) and unless shown on approved plan 454-003-H dated 18th July 2019, there shall be no walls, fences, railings or other form of boundary enclosures erected between any point taken in line with the properties front elevation and the highway unless otherwise agreed in writing by the Local Planning Authority.

27 Garage Conversions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order) no integral garages or detached garages shall be converted into part of the house or used as ancillary domestic accommodation without the prior written consent of the local planning authority.

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: Northumbrian Water

Public sewers cross the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus. NWA will work with the developer to establish the exact location of assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. Further information is available at <https://www.nwl.co.uk/developers.aspx>.

HEADS OF TERMS

The applicant will be required to enter into a section 106 agreement to cover the following aspects;

- Contribution towards primary and secondary education
- Contribution of £110,528.70 for off-site open space
- Local Labour agreement
- Agreement to pay costs in relation to works and the Traffic Regulation Order to extend the 30mph speed limit along Durham Road, Thorpe Thewles
- Affordable Housing

**P
25/19**

17/2694/REM

Land Off Busby Way, Mount Leven, Yarm

Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 14 dwelling houses.

Consideration was given to a report on 17/2694/REM - Land Off Busby Way, Mount Leven, Yarm - Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 14 dwelling houses.

Outline planning consent was granted on appeal on 19 January 2015 for 14 residential units with associated access from Busby Way (14/0807/OUT).

A Section 106 agreement accompanying the application stipulated that the proposed development should not begin until the adjacent Mount Leven development had commenced. With respect to the neighbouring Mount Leven proposal, all of the pre-commencement conditions associated with the adjacent planning approval had been discharged, the roundabout constructed and groundworks for the associated highways had begun, the development of that site has therefore commenced.

13 representation comments had been received as a result of the consultation process. A number of objections had been raised by local residents which were considered to relate mainly to the principle of development which had 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.

As the principle of the development had been established by the outline planning permission, this application was purely concerned with the Reserved Matters details for the appearance, landscaping, layout and scale.

The proposed dwellings were two storey in height and include two affordable units to meet the requirements of the affordable housing condition of the original outline planning consent.

Landscaping was proposed both internal and external to the application site and the Council's Landscape Officer raised no objections to the proposal in this respect. The proposed dwellings were considered to have adequate separation distances between existing and proposed residential properties and the amenities of existing and future occupiers were safeguarded.

The Highways Transport and Design Manager had no objections in terms of the proposed access and manoeuvrability and each dwelling benefits from the requisite vehicular parking.

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

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to

the consideration of the application were contained within the main report.

The agent for the applicant was in attendance at the meeting and was given the opportunity to make representation. His comments could be summarised as follows:-

- The scheme is for 14 dwellings.
- The dwellings will be of traditional appearance.
- It will be an attractive development with generous gardens.
- Landscaping will be entirely acceptable.

Members were then given the opportunity to ask questions and make comments on the application. Their comments could be summarised as follows:-

- If this scheme had not been granted on appeal I would be voting against it.
- Can we have more detail on the fencing?
- Pleased the affordable houses have not been tucked away into a corner.
- Will there be a hedgehog highway?

Officers were given the opportunity to respond to comments / questions that had been raised:-

- The landscaping scheme has been agreed in full.
- The fencing details have been conditioned.
- Yes there will be a hedgehog highway as part of the fence design.

A vote took place and the application was approved.

RESOLVED that planning application 17/2694/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 plans;

Plan Reference Number	Date on Plan
1336-13-101 REV O	18 July 2019
1336-13-114 REV E	18 July 2019
2868/2 REV B	18 July 2019
H76264-D-001 K	18 July 2019
H76264-D-002 H	
2868/1 REV E	18 July 2019
27 June 2019	
1336-13-106	27 September 2018
1336-13-107	27 September 2018
1336-13-108	27 September 2018
1336-13-109	27 September 2018

1336-13-102 27 September 2018
1336-13-103 27 September 2018
1336-13-104 27 September 2018
1336-13-105 27 September 2018
1336-13-110 27 September 2018
1336-13-111 27 September 2018

02 Materials

Notwithstanding the submitted details in the application, the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the hereby approved dwellings have been approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved detail.

03 Soft Landscaping

The proposed development shall be carried out in accordance with the submitted and approved detailed landscape proposals plan 2868/1 Rev E. The works shall be carried out within the first planting season following the completion of the development. Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

04 Means of Enclosure

Notwithstanding those details submitted as part of this application, the means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be agreed with the Local Planning Authority before such fencing is erected. Such means of enclosure as agreed shall be erected before the development hereby approved is occupied.

05 Hard Landscaping

Notwithstanding any description contained within this application, prior to the first 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 parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (e.g. incidental buildings and street furniture).

06 Highway Protection from Root Damage

No development shall take place until full details have been provided and agreed in writing by the Local Planning Authority of the measures to be implemented to protect the highway from future root damage.

07 Lighting

Full details of all street lighting for the development along with the siting, colour and luminance levels shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. The lighting shall be installed

in accordance with the agreed details and be in place prior to the first occupation of the corresponding phase of the development.

08 Drainage Strategy

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Strategy" dated "February 2018". The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 6301 and ensure that surface water discharges to the surface water sewer at manhole 6303. The surface water discharge rate shall not exceed the available capacity of 5.0 l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

09 Construction Management Plan

No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. on site routing of all HGVs movements
- v. Control of dust emissions including wheel cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents.

10 Hours of Construction Activity

No construction/building works or deliveries shall be carried out except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and between 9.00 am and 1.00 pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

11 Removal of PD Rights - All Householder

Notwithstanding the provisions of classes A, B, C, D & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (No.2) (England) Order 2015 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.

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: Section 278 Agreement

Commitment by the applicant to enter into a Section 278 Agreement for the

alterations to the highway on Busby Way.

P 18/2563/FUL
26/19 All Saints Church Of England Academy, Blair Avenue, Ingleby Barwick
Erection of 2no. two storey extensions to north-east elevation and
south-east elevation comprising 7no. classrooms, drama studio and other
ancillary spaces.

Consideration was given to a report on planning application 18/2563/FUL - All Saints Church Of England Academy, Blair Avenue, Ingleby Barwick - Erection of 2no. two storey extensions to north-east elevation and south-east elevation comprising 7no. classrooms, drama studio and other ancillary spaces.

The application sought full planning permission for the erection of two storey and first floor extensions comprising 7 classrooms, a drama studio, a science laboratory and toilet and storage facilities.

Externally the building would be constructed from a combination of facing brick and through coloured render. The two storey building would have a mono-pitched and flat roof design and would be of a scale which would complement the appearance of the existing school building.

The development was required to support the need for secondary school provision within the wider surrounding area.

The principle of the development was supported by Local and National Planning Policy. Whilst the development would result in a loss of land designated as playing field Sports England had not raised any objection to the proposed development. No objections had been received from any Technical Consultees.

The proposed extension was considered to be an appropriate form of development in terms of character, form, scale and siting. The development would be seen within the wider context of an existing educational facility when viewed from the surrounding area.

It was considered that due to the size and location of the developments there would not be a significant detrimental impact on the amenity of neighbouring occupiers or the visual amenity of the area. The proposal was therefore considered to be in line with general planning policies set out on the Development Plan.

Members were therefore recommended to approve the application in line with the recommended conditions and informative.

The consultees that had been notified and the comments that had been received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

Councillor Ross Patterson was in attendance at the meeting and was given the opportunity to make representation. His comments could be summarised as follows:-

- This will be the last piece of the jigsaw for Ingleby Barwick Secondary Schools.
- Fully support the application.
- People of Ingleby Barwick have worked together to get schools places at Ingleby Barwick.

A vote took place and the application was approved.

RESOLVED that planning application 18/2563/FUL be approved subject to the following conditions and informative:

01 Commencement of Development

The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

02 Approved Plans

The development hereby approved shall be in accordance with the following approved plans:

Plan Reference Number	Date on Plan
A10857-100A	5 November 2018
A10857-108A	5 November 2018
A10857-105A	5 November 2018
A10857-106A	5 November 2018
A10857-107A	5 November 2018
A10857-109A	
A10857-111A	5 November 2018
	15 March 2019

03 Materials

Notwithstanding any description, samples of the exact colour of the through render finish hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall be carried out in accordance with the approved details.

04 Tree Protection Measures

The proposed development shall be carried out throughout the construction period in full accordance with the submitted and approved tree protection measures for the duration of the construction period.

05 Construction Management Plan

The proposed development shall be carried out throughout the construction

period in full accordance with the submitted and approved Construction Management Plan (A10857 / 109 Rev A Submitted 05 November 2018).

06 Construction/Demolition

No construction/demolition works or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

07 Potential Contamination

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. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

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.

P 19/1109/FUL
27/19 89-92 High Street, Stockton-On-Tees
Demolition of existing GLAM night club and Post Office buildings.
Creation of new car park and pocket park

Consideration was given to a report on planning application 19/1109/FUL - 89-92 High Street, Stockton-On-Tees - Demolition of existing GLAM night club and Post Office buildings. Creation of new car park and pocket park.

Town Centres nationally faced an unprecedented threat with changing retail habits leaving them with an unsustainable reliance on traditional retail and an over provision of retail floor space. Whilst the many initiatives and investment from the Council and its partners across the Borough's Town Centres had meant that the impact of these drastic changes had been offset in part, there remained a need for radical intervention if they were to thrive in the future.

The future of Stockton Town Centre relied on a fundamental repurposing and reshaping programme. There were emerging opportunities for the Council to make strategic acquisitions of commercial and retail property which would enable further control. The former Glam nightclub and Post Office buildings were such acquisitions now in the control of Stockton Borough Council. These buildings offer significant floor space and bring with them substantial financial obligations in respect of upkeep and business rates.

Due to the poor architectural interest of the buildings and long standing vacancies, these buildings were no longer considered necessary for retention. It was intended to demolish the buildings and create an interim solution in respect of a proposed pocket park and surface level car park.

There were no objections to the application, the proposals were considered to be acceptable in respect of the impacts on the character and appearance of the area; the Stockton Town Centre Conservation Area and wider aspirations for regeneration of the town centre; the amenities of neighbouring properties; archaeology and highway implications and is recommended for approval with condition.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Members were then given the opportunity to ask questions and make comments on the application. Their comments could be summarised as follows:-

- A concern would be that we will be opening the site and what that would mean.
- Will there be access from the rear?
- In April 2018 Cabinet agreed a report about disabled parking. It was agreed that the design of the car parks would be agreed by an external organisation such as DM UK to make sure the design of the car park was correct from a usage point of view.
- This is a really prominent site in a troublesome area so I'm concerned about demolition before we know what we are going to do with the site.
- The site could become a hotspot for anti-social behaviour and litter.

Officers were given the opportunity to respond to comments / questions that had been raised:-

- A variety of options will be considered to mitigate to the opening of the site, including artwork / intelligent lighting or screening.
- We do recognise that it is a prominent site and it is a good interim solution while we pause to see what is needed on the High Street.
- The site is covered by CCTV to ensure it doesn't become a magnet for anti-social behaviour and will have bins.
- The car park will have disabled parking and the design has yet to be finalised. The design of the disabled parking will be checked by an external organisation.

A vote took place and the application was approved.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

RESOLVED that planning application 19/1109/FUL be approved subject to the following conditions and informative below;

Approved Plans;

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

Plan Reference Number	Date on Plan
TS10365-100-001 A	28 May 2019
TS10365-100-004 A	28 May 2019
TS10365-100-002 A	16 May 2019

02. Construction Management Plan

Within each phase, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- (i) the site construction access(es)
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials including any restrictions on delivery times;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding and facilities for public viewing,
- (vi) measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
- (vii) measures to control and monitor the emission of dust and dirt during construction;
- (viii) a Site Waste Management Plan;
- (ix) details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- (x) measures to protect existing footpaths and verges; and
- (xi) a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

03. Landscaping Hardworks

Construction of the car park and park areas hereby approved shall not commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with 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.

04. Street Furniture

Prior to the commencement of the car park and park areas hereby approved,

details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is brought into use.

05. Scheme for Illumination

Prior to the commencement of development of the car ark and park area hereby approved full details of the method of any external LED illumination:

- (i) Siting;
- (ii) Angle of alignment;
- (iii) Light colour; and
- (iv) Luminance.

of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority. The lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

06. Landscaping Softworks

Prior to the commencement of development of the car park and park hereby approved full details of all Soft Landscaping proposed 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 in the first planting season following:

- (i) Commencement of the development;
- (ii) or agreed phases;
- (iii) 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.

07. Maintenance Softworks

Prior to the commencement of development of the car park and park hereby approved full details of a proposed soft landscape management shall be submitted to and approved in writing by the Local Planning Authority. The soft landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plan prior to the occupation of the:

- (i) Development;
- (ii) or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting

season.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved

08. Recording of a heritage asset through a programme of archaeological works

No development shall take place/commence until a programme of archaeological work 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 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.

Boundary treatments;

09. Notwithstanding the submitted details, full details of the proposed methods of boundary treatment/means of enclosure to surround the car park and public park hereby approved shall be submitted to and approved in writing with the local planning authority before the approved scheme is brought into use. The agreed measures shall be retained for the life of the development unless otherwise agreed.

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.

P **1. Appeal - Miss Jill Moody - 90 The Glebe, Norton, TS20 1RL**
28/19 **18/1718/RET - DISMISSED**

The Appeal was noted.

