

Planning Committee

A meeting of Planning Committee was held on Thursday, 8th July, 2021.

Present: Cllr Norma Stephenson O.B.E.(Chairman), Cllr Mick Stoker(Vice-Chair), Cllr Carol Clark, Cllr Dan Fagan, Cllr Lynn Hall, Cllr Eileen Johnson, Cllr Paul Kirton, Cllr Steve Matthews, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Marilyn Surtees, Cllr Steve Walmsley, Cllr Mrs Sylvia Walmsley, Cllr Bill Woodhead MBE

Officers: Julie Butcher, April Pilgrim (HR, L&C), Elaine Atkinson, Helen Boston. Martin Parker, Chris Renahan, Joanne Roberts (D&BS), Peter Bell, John Devine, Rachel Harrison, Nigel Hart, Sarah Whaley (MD).

Also in attendance: Applicants, Agents and Members of the Public

Apologies: None

P 6/21 **Declarations of Interest**

There were no declarations of interest.

P 7/21 **Draft Minutes from the Planning Committee meeting which was held 10th March 2021**

Consideration was given to the minutes of the meeting which was held on 14th April 2021 for approval and signature.

RESOLVED that the minutes be approved as a correct record.

P 8/21 **21/1223/RET 486 Thornaby Road, Thornaby, TS17 8QL Part retrospective application for the erection of two storey extension to side and single storey extension to front and application for the change of use from C3 dwelling house to C2 residential children's home (demolition of existing side extension)**

Consideration was given to planning application 21/1223/486 Thornaby Road, Thornaby, TS17 8QL. Part retrospective application for the erection of two storey extension to side and single storey extension to front and application for the change of use from C3 dwelling house to C2 residential children's home (demolition of existing side extension).

The applicant site related to an existing dwelling house, No. 486 Thornaby Road, within the defined development limits of Thornaby. Thornaby Road was characterised by a mix of various commercial uses intertwined with residential dwellings of a variety of scale and architectural styles.

The site, sat adjacent to the Thornaby Green Conservation Area, grade II listed Glebe House and grade II* listed St Peters church.

The application sought planning permission for the change of use of No. 486 Thornaby Road a dwelling house (C3 use) to a children's home (C2 use) along with the part retrospective extensions.

The site was a detached four bedroom property, with direct access taken from Thornaby Road and benefited from a large rear amenity space. The proposed children's home would provide accommodation for a maximum of four children between the ages of 8 and 18 years, with 24 hour adult support provided on a shift basis. Two members of staff would be present on the evening shift, with four members of staff during the day. There would be a staff hand over on the am and pm, resulting in six staff being present for two 1- hour periods at the premises. The property would have the same internal facilities as a family home. There would be 7No. car parking spaces, 2No. motorcycle spaces and 4No. cycle spaces provided at the Site.

Members were advised of a typing error in condition 2 which would be amended from 'three' to 'four' children.

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 Planning Officers report concluded that the application be Approved with Conditions for the reasons as specified within the main report.

Objectors attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- It was felt that correspondence from objectors highlighting their concerns had been ignored and trivialised.
- One objector highlighted that he owned a business close to a residential facility for people with problems, where he had been subject to physical and verbal abuse, burgled and suffered numerous cases of vandalism. The objector had also had to clean up drug paraphernalia and human waste within the vicinity in and around his business. The Objector did not want to have to deal with this sort of thing on his doorstep.
- The proposed development would have a detrimental impact on the landscape and character of the area as it sat between two grade II listed buildings. It was felt the Council should protect areas like this.
- Concerns were raised relating to landscaping and the loss of trees, and hedgerows.
- Questions were raised as to why the applicant would choose a property which was on a notoriously dangerous road with a history of accidents and fatalities. The property was also only a few yards from a public house known for having drug issues, putting the cared for children at risk.

- Concerns were raised in terms of additional car journeys from staff, delivery vehicles and visitors etc. and the fumes generated from this seeping into neighbouring residents' gardens.
- It was felt that should the development be approved neighbouring homes would be devalued.
- The original house started out as a two up two down, it was now double the size.
- Concerns were raised in relation to one of the windows which was 50% bigger than that of the original plans and which faced directly into a neighbouring property, impacting on privacy. A complaint had been made about this however no response had been received.
- Further questions were raised as to why the children would have access to Psychotherapists and Police, if as stated, there were to be no children homed at the proposed development with mental health issues or criminal behaviour.
- The proposed associated parking at the home would indicate there would be no garden for the children to enjoy.
- Although there had been 7 letters of support received, these had not been from local residents.
- One objector had highlighted that he had asked for cost analysis of the costs associated with the development as stated in Section 143 of the Localism Act, however had not yet received this.
- Objectors felt that Para 127. and Para 192. of the NPPF detailed within the main report, had not been adequately dealt with.
- Why was this type of children's home being outsourced and not run directly by Stockton on Tees Borough Council?
- Questions were raised as to why the Children and Young Peoples Strategy had not responded to the consultation.

The Applicant attended the meeting and was given the opportunity to make representation. Their comments could be summarised as follows:

- Children who had been exposed to negative experience in their lives needed to be accepted, valued, and given a fair chance. The community would not be at risk from the children who would be looked after at this home.
- The site would be refurbished to make sure there was adequate space inside and out.
- In terms of parking issues, access points had been amended to address those issues and spaces were now closer to the house.

- The proposed access accorded with the Local Planning Policy.
- This was not a home for children with drug or alcohol problems or mental illness.
- The Applicant was committed to working with all safeguarding partners which included Cleveland Police.
- The home would be regulated by Ofsted.
- In terms of the busy road, the children staying at the home would be educated in terms of road safety.
- Trees which had Tree Preservation Orders (TPO) would remain on the site.
- The application for the change of use was acceptable in the proposed location and accorded with the NPPF material Planning considerations.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows.

- Ward Councillor Steve Walmsley who was also the Mayor of Thornaby Town Council informed the Committee that during consideration of the proposed development at a meeting of Thornaby Town Council, Councillor Walmsley declared an interest and left the room.
- These homes were greatly needed to look after frightened vulnerable children, some of whom had been beaten. A lot of the problems associated with these children were to do with the parents and their dependencies on drugs and associated illness.
- Local Authorities across the country were being forced to outsource these types of children's services.
- Reference was made to a home in Middlesbrough which had recently been closed following inspections from CQC and Ofsted. Should the same be found at this home then Councillors could take necessary action to get the proposed home closed.
- The proposed development would be a great home for children to be looked after in. There was a similar home on Redcar Road, which had not had any issues, and neighbours got on well with the children who were living there.
- The busy road and associated traffic issues was not a consideration in terms of providing a home for looking after children.
- Questions were raised as to why permission hadn't been sought earlier for the extension?
- Concerns were raised in terms of the total number of trees and shrubs which

would be removed from the proposed site.

- Clarity was sought as to the number of trees with TPO status and what would be left if the proposal was approved and had an arborist been consulted?
- Would 7 car parking spaces be enough to accommodate, staff, visitors, delivery vehicles, pool cars etc?
- It was important that Thornaby Road did not become an overflow car park for the home.
- In terms of infrastructure Thornaby Road was not on a main bus route for shopping.
- It was hoped that the Police would not need to be involved on a regular basis.
- Good management of the Home was key for it to be successful.
- Clarity was sought as to whether the permission granted for a bungalow at a planning committee meeting held in June 2020 on the same site was still active.
- Questions were also raised in terms of, that, if the Committee had known in June 2020 about today's proposals would the Planning approval given in June still have been granted?
- It was stated that 5 young people needed to be placed in a children's home to make it viable.
- Issues raised by residents in terms of the amendment to the size of the window needed to be looked at and addressed.
- Concerns were raised in terms of the additional car journeys coming and going from the proposed development and the impact on the highway.
- There were too many unknowns to support the application.
- Some Members felt the street scene and design were not an issue.
- It was felt the current children's homes being ran in the Borough were well managed and well ran and if not, they would be subject to closure.
- In terms of traffic impact, comparisons were made to a children's home within close proximity of the Jolly Farmers Pub in Thornaby which was also on a busy road where there had been no issues in terms of the coming and goings of vehicles impacting on the highway,
- Questions were raised in terms of the lack of landscape proposals and whether this could be conditioned.

Officers were given the opportunity to respond to comments / issues raised. Their responses could be summarised as follows:

- Officers explained the 2 storey side extension was deemed acceptable.
- In terms of the change of use of the house, there was no reason why this should not be supported even if outline consent was approved for the bungalow prior to the 2 story extension.
- In terms of concerns raised relating to trees, there had been no objections raised by the Councils Landscape Architect.
- All concerns relating to Highways had been considered and all matters accorded with policy SPD3.
- The issues raised relating to the oversized window had been addressed and the size of the window would revert to the original plans.
- The outline planning permission for the bungalow was still active however it would have a 2 to 3 year deadline to be submitted for reserved matters consideration. The house was in separate ownership when outline planning permission was given for the bungalow
- The garden had been a domestic garden and to a large extent would remain so.

A vote took place and the application was approved.

RESOLVED that planning application 21/1223/RET be approved subject to the following conditions and informatives below;

01 Approved Plans;

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

Plan Reference Number Date Received

2107 / 02 4 May 2021
SBC0001 28 April 2021
2107 / 01 28 April 2021
2107 / 04 'A' 13 May 2021

02 Permitted Use;

The premises shall be used for a four person children's home and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (or any order revoking or re-enacting that order with or without modification), without planning permission being obtained from the Local Planning Authority.

03 Parking Spaces;

Prior to the occupation of the development hereby approved the additional parking spaces and associated hardstanding as demonstrated on the submitted plans (drawing No. 2107/02 received by the local planning authority on the 4 May 2021 shall either be constructed from porous/permeable materials or

provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of this premise. These shall be in place prior to occupation and shall thereafter be retained for their intended purposes.

04 Finishing Materials;

The external finishing materials shall match with those of the existing building.

INFORMATIVES 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: Effective Management

The operator is advised to work alongside Cleveland Police and other safeguarding partners to comply with the requirements of the multi-agency protocol on runaways and vulnerable people missing from home or care. Effective management, staffing and procedural arrangements should be in place to prepare for potential missing episodes and management should take all possible measures to protect those at risk and work with the police to ensure a quality early risk assessment takes place. The operator should also work with the police and their residents on effective interventions to prevent cared for residents repeatedly going missing from care.

**P
9/21**

21/0909/FUL

89-91 High Street, Stockton On Tees, TS18 1AA

Construction of a 63 space car park with associated works to include public realm improvements and landscaping.

Consideration was given to planning application 21/0909/FUL 89-91 High Street, Stockton On Tees, TS18 1AA, construction of a 63 space car park with associated works to include public realm improvements and landscaping.

The application site is the former Glam nightclub and Post Office buildings on Stockton High Street, which had now been demolished and the site was currently levelled, cleared and fenced.

Members would recall that the original intention for the site was to create an interim solution in respect of a proposed pocket park and surface level car park, which was approved at committee in 2019.

In the intervening period, wider town centre plans had been proposed and it was now the intention to demolish the existing Castlegate Centre and create a focal public park on a much larger scale. Consequently, the aspirations of this site had been revised to a surface level car park only.

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 Planning Officers report concluded that the application be Approved with Conditions for the reason(s) as specified within the main report.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows.

- The rendering could have been addressed a long time ago.
- The site used to be a car park and it was welcomed that it would return to its former use, and would be an asset to and complement the whole of the high street scheme.
- Questions were raised as to whether the 5 disabled bays out of 63 parking spaces was proportionate.
- Clarity was sought as to whether the car park was to be a temporary scheme as the site was referred to as an interim site.
- Members were aware that the TVCA were looking at electric charging point schemes however Members felt that this should be considered by the Planning Committee and Members requested that a condition be included to include electric charging points.
- Discussion took place around the provision of a pathway for pedestrians on West Row. It was understood that main access for pedestrians would be from the High Street however access with a dropped kerb would still be required on West Row.
- There had been issues raised at previous Planning Committee meetings in terms of disabled access to this site regarding access and egress.
- It was proposed that there would be planters installed however concerns relating to their maintenance was highlighted. If not maintained properly the planters could quite quickly become an eyesore and not an asset.

Officers were given the opportunity to respond to comments / issues raised. Their responses could be summarised as follows:

- Delays with rendering was due to party wall agreements.
- The site was a gap site, therefore the best use of it currently would be a car park. It could however be built on in the future if required and subject to the necessary planning permission.

- In terms of the number of disabled bays, these were usually calculated between 5% and 10%. The 5 spaces currently proposed was at the higher end of the calculation.

-Officers acknowledged the review taking place regarding electric charging points by the Tees Valley Combined Authority (TVCA) therefore if identified after the Tees Valley review, they could be provided retrospectively.

- Officers felt there was a pathway on West Row however pedestrian access would be from the High Street with vehicle access from the rear on West Row.

- In terms of planters, these had been proposed for visual impact and could be moved easier rather than a permeant structure should someone want to develop the land at a later date.

- There was a small hatched area within the plans which identified a dropped kerb.

Members requested a condition that 2 electric charging points be included should the application be approved.

Officers agreed to include the additional condition of 2 electric charging points.

A vote then took place and the application was approved with an additional condition as detailed above.

RESOLVED that planning application 21/0909/FUL be approved subject to the following conditions and informatives below;

01 Approved Plans;

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

Plan Reference Number	Date Received
SLDS-3756-1300-001 REV P1	30 March 2021
SLDS-3756-1400-001 REV P1	30 March 2021
TS10365-05-100	30 March 2021
TS10365-100-001 REV A	30 March 2021
TS10365-100-201	30 March 2021
TS10365-100-202	30 March 2021
21037-HL-DR-A-100-S2-P01	25 June 2021
21037-HL-DR-A-200-S2-P02-	25 June 2021
21037-HL-DR-A-201-S2-P02	25 June 2021
21037-HL-DR-A-202-S2-P02	25 June 2021

02. Construction Management Plan

The works shall be carried out in accordance with the submitted construction management plan dated the 14th June unless otherwise agreed in writing with the local planning authority.

03 Electric charging points

Notwithstanding the submitted details, the car park hereby approved shall be provided with two electrical charging points for the charging of electrical motor vehicles, accessible for users of patrons of the car park.

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
10/21**

21/1180/FUL

**Egglescliffe School, Uray Nook Road, Egglescliffe
Erection of three storey classroom block, demolition of 6no classroom blocks and partial demolition and refurbishment of 1no classroom block. Relocation of existing all weather pitch, reconfiguration of existing playing fields, creation of new car parking spaces and associated external alterations.**

Consideration was given to planning application 21/1180/FUL Egglescliffe School, Uray Nook Road, Egglescliffe.

The application Site was Egglescliffe School, situated within the development limits of Egglescliffe the site covered an area of 5.3h.

Planning permission was being sought for the erection of three storey classroom block, demolition of 6no classroom blocks and partial demolition and refurbishment of 1no classroom block. Relocation of existing all weather pitch, reconfiguration of existing playing fields, creation of new car parking spaces and associated external alterations. The proposed redevelopment would be phased to enable the school to carry on safely operating during the works and are expected to run from July 2021 to 2023.

The principle of development of the upgrading of existing school and sporting facilities was supported by Local and National Planning Policy. The application was supported in principle by the technical consultees subject to the imposition of the recommended 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 Planning Officers report concluded that overall, the nature and scale of the development was acceptable and parking provision and access was satisfactory. It was considered that the site could satisfactorily accommodate the

proposal without any undue impact on the amenity of any adjacent neighbours and did not conflict with policies in the Local Plan. It was recommended that the application be Approved with Conditions for the reasons as specified within the main report.

Members were provided with an update report which since the original report included additional information as follows:

- Additional information from the Local Lead Flood Authority
- An energy statement from the Applicant
- Further information relating to Residential Amenity
- Asbestos
- Odour
- Impact of boundary treatment of playing pitch relating to concerns raised by an objector.
- Updated conditions relating to, Discharge of Surface Water, Verification Report, Asbestos, Noise Assessment, Energy Statement
- An Inspector Decision Application Ref 14/2285/FUL

Full details were contained within the update report.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows.

- Concerns were raised relating to drainage, surface water, flood risk management discharge rate and the requested condition made by Northumbrian Water which was detailed within the main report. Members sought clarity as to whether all concerns had been addressed and the condition had been included to avoid any water reaching people's homes on Valley Drive.
- In terms of demolition and dust emissions, dust screens and dampening down, clarity was sought as to whether there was provision to allow for dirt and mud on the highway to be cleaned and also whether the build would run concurrently with the newly approved car park behind Yarm high street.
- Members raised concerns relating to floodlighting and whether this would shine into residents' houses

Officers were given the opportunity to respond to comments / issues raised. Their responses could be summarised as follows:

- Officers informed Members that Northumbrian Water had requested the discharge rate, and that they were satisfied that suitable drainage could be achieved on site. The update report detailed that should the development be

approved work would not commence on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme had first been submitted to and approved in writing by the Local Planning Authority.

- Members were informed that there was a construction method statement update report for further clarification in terms of wheel washing relating to addressing mud on the highway.
- Demolition and construction would take place prior to school drop off and after school pick up.
- Where concerns had been raised relating to floodlights a floodlight guide had been submitted and the floodlights would be very directional now. The location of the lights was shifting 39 metres to left, and there would be a greater separation from pitches for residents.

A vote took place and the application was approved.

RESOLVED that planning application 21/1180/FUL be approved subject to the following conditions and informatives as detailed below;

01 Approved Plans

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

Plan Reference Number	Date Received
A10919-100_A	26 April 2021
A10919-101_A sheet 1 of 2	26 April 2021
A10919-102_A Sheet 2 of 2	26 April 2021
A10919-103_A	26 April 2021
A10919-104_B	03 June 2021
A10919-105_B	24 May 2021
A10919-106_A	26 April 2021
A10919-110_A	26 April 2021
A10919-111_A	26 April 2021
A10919-112_B	30 April 2021
A10919-113_A	26 April 2021
A10919-114_A	26 April 2021
A10919-115_A	26 April 2021
A10919-120_A	26 April 2021
A10919-130_A	26 April 2021
A10919-121_A	26 April 2021
A10919-131_A	26 April 2021
EGL-BGP-01-XX-DR-C_52-01101_P03	
EGL-BGP-01-XX-DR-C_52-01130_P04	
EGL-BGP-01-XX-DR-C_52-01131_P03	
EGL-BGP-01-XX-DR-C_52-01135_P04	
EGL-BGP-01-XX-DR-C_52-01902_P04	
EGL-BGP-01-XX-DR-C_52-01903_P04	
	03 June 2021

03 June 2021
03 June 2021
03 June 2021
03 June 2021
03 June 2021
HLS2175 REV8 30 April 2021
NSES001E 26 April 2021
NSES006B 26 April 2021
NSES005A 26 April 2021
NSES004C 26 April 2021
NSES003C 26 April 2021
A10919-105 REV B 24 May 2021

02 Construction Management Plan (CMP)

Each phase of the development, hereby approved, shall be carried out in full accordance with the Construction Management Plan, including wheel washing facility, as received by the Local Planning Authority on the 26 April 2021.

03 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 submitted in writing and approval by the Local Planning Authority.

04 Submission of land contamination Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme 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.

05 Verification Report

No occupation of any part of the permitted development shall take place until a verification or validation report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met which shall include further site investigation following demolition of buildings, and testing of excavated material for asbestos. 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.

06 Demolition and Dust Emissions

A scheme should be implemented to control dust emissions as a result of demolition works, such as dampening down, dust screens and wheel washers to prevent mud being tracked onto the highway. Mobile crushing and screening equipment shall have any appropriate local authority PPC permit required and a copy of this permit available for inspection.

07 Construction/ Demolition Noise

All construction/demolition operations including delivery/removal of materials on/off site shall be restricted to 08:00 ' 18:00Hrs on weekdays, 09.00 ' 13:00Hrs on a Saturday and no Sunday or Bank Holiday working. Should works need to be undertaken outside of these hours the developer should apply for consent under Section 61 Control of Pollution Act 1974. This would involve limiting operations on site that cause noise nuisance.

08 Noise Assessment

The development hereby approved, shall be built in full accordance with the Recommendations and Mitigations of the Noise Assessment and Plant Assessment received by the Local Planning Authority 26 April 2021 and 23 June 2021 respectively and shall be maintained thereafter for the lifetime of the development.

09 Waste

Prior to the development hereby approved being brought into use there shall be provided at the premises containers for the storage and disposal of waste foods and other refuse from the premises. Those containers shall be constructed, maintained, and located so that access to them by vermin and unauthorised persons is prevented and arrangements shall be made for the regular lawful disposal of their contents.

10 Odour Abatement

Prior to the use hereby approved being brought into use an odour report shall be submitted and agreed in writing by the Local Planning Authority. The odour abatement measures outlined within the report and the approved extraction system should be in place prior to the use being operational and shall thereafter be maintained for the lifetime of the development to the satisfaction of the Local Planning Authority.

11 Community Use Agreement

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to artificial grass pitch and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

12 PD rights – Artificial Pitch

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order amending or re-enacting that order) the surface of the approved artificial grass pitch shall not be replaced until details of the replacement surface are submitted to and approved in writing by the Local Planning Authority for consideration. The assessment shall include consultation with Sport England, having regard to Sport England's guidance note on Selecting the Right Artificial Surface (or subsequent updated guidance), the relevant local authority's up to date Playing Pitch Strategy and the protection of current sporting usage of the artificial grass pitch. Works to replace the surface will be undertaken and completed in accordance with the details as approved in writing before it is brought into use. The completed works shall be retained in accordance with the approved details for the duration of the development hereby permitted.

13. Playing Field Hours

The playing field hereby approved shall not be open for use outside of the hours of 09.00am and 9.00pm weekdays, 10.00am to 5.00pm on Saturday and 11.00am to 4.00pm on Sundays and Bank Holidays

14. Source of Illumination – Playing Fields

The illumination of the lighting columns, hereby approved and as shown on drawing ref HLS2175 REV8 received by the Local Planning Authority on the 30 April 2021 shall be suitably and adequately shielded to uphold the amenity of the adjacent neighbours and well as pedestrian and vehicle safety. All illumination screening shall be maintained to the satisfaction of the Local Planning Authority for the lifetime of the development. All illumination shall be turned off within 30 mins of the operating hours of the sports facility of which it relates.

15. Drainage

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Philosophy" dated "22/04/2021". The drainage scheme shall ensure that foul and surface water flows discharge to the combined sewer at manhole 5802. The surface water discharge rate shall not exceed the available capacity of 5l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

16. Soft Landscaping

Prior to commencement of Phase Two and then every subsequent phase as set out within the submitted Design and Access Statement (received 26 April 2021) works shall not commence until full details of soft landscaping, have 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 commencement of development and prior to the occupation of any dwellings, unless development

is to be phased, in which case the planting scheme shall be completed in the first planting season following the commencement of each phase and prior to the occupation of any dwellings within each respective phase

17 Soft Landscaping Management

Prior to commencement of Phase Two and then very subsequent phase as set out within the submitted Design and Access Statement as received by the Local Planning Authority on the 26 April 2021 works shall not 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.

18. Hard Landscaping

Prior to commencement of Phase Two and then very subsequent phase as set out within the submitted Design and Access Statement as received by the Local Planning Authority on the 26 April 2021 works 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 in accordance with an agreed timetable / delivery programme. 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.

19. Tree Protection

Each phase of the development, hereby approved, shall be carried out in full accordance with the Arboricultural Constraints Survey, Impact Assessment, Protection Plan and Method Statement received by the Local Planning Authority on the 26 April 2021.

20 Ecology

All ecological mitigation measures within Chapter 7.4 of the Ecological Appraisal received by the LPA 26 April 2021 shall be implemented throughout the development in full accordance with the advice and recommendations contained within the document.

21 Discharge of Surface Water

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;

- I. Detailed design of the surface water management system; (for each phase of the development).
- II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- IV. Details of adoption responsibilities

22 Asbestos

Prior to each demolition phase, an asbestos survey shall be undertaken and the appropriate safety measures be implemented. In accordance with the contaminated land Remediation Strategy, the material must remain wet (moisture content of >15%) during transportation and construction workers should employ appropriate PPE in accordance with HSE guidelines.

23 Energy Statement

The development hereby approved, shall be built in full accordance with Energy Statement received by the Local Planning Authority 2 July 2021 and shall be maintained thereafter for the lifetime of the development.

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 gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: CL:AIRE

All materials re-used or imported to site should follow the CL:AIRE 'Code of Practice' (CoP) and Aggregate quality protocols to include an approved Material Management Plan (MMP). No material other than those classified as 'inert' should be brought onto site and are subject to these protocols. Any materials re-used on site must also be subject to WAC testing.

Informative: Sports England 1

The layout of the pitch - Dashed D lines to be painted. Red markings to be painted to ensure carpet integrity and longevity.

The construction of the surface is acceptable. As a prefabricated shockpad is

being used the regularity of the macadam needs to be consistent.

Informative: Sports England 2

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplication>

Informative: Piling and risks to groundwater

Groundwater is particularly sensitive in this location because the development site is located upon a principal aquifer.

Informative: Discharge of Surface Water

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Philosophy dated 22/04/2021 the following mitigation measures detailed within the FRA

**P
11/21**

**1. Appeal - Korri Hampton - Coppice Farm, Blakeston Lane,
Stockton-on-Tees**

20/0536/PABRE DISMISSED

**2. Appeal - Mr And Mrs Daniel And Stephanie Page - 6 West View Terrace,
Eaglescliffe**

20/2036/FUL - ALLOWED WITH CONDITIONS

3. Appeal - Daly- 5 Mainside, Redmarshall

20/2557/FUL - DISMISSED

4. Appeal - Mr & Mrs W Carter - 31 Bradbury Road, Norton

20/1261/REV - ALLOWED WITH CONDITIONS

5. Appeal - Mr Ian Cooperthwaite - 72 Whitehouse Road, Billingham

20/2723/FUL - DISMISSED

The Appeals were noted.