

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**12 July 2022**

**REPORT OF DIRECTOR OF FINANCE,  
DEVELOPMENT AND BUSINESS SERVICES**

**22/0664/FUL**

**Land To The East Of Cleasby Way, Eaglescliffe**

**Application for a new access roads for the creation of approximately 100no vehicle spaces to include the installation of 10no electric vehicle charging station and any associated ancillary works to include 2 metre high palisade fencing.**

**Expiry Date: 6 July 2022**

**UPDATE REPORT**

Since the writing of the original report a number of conditions have been updated and the revised list of conditions are detailed below.

In addition, correspondence has been received from the Friends of Stockton and Darlington Railway and the Parish Council.

The comments received do not alter the original recommendation of approval with conditions.

**RECOMMENDATION**

**That planning application 21/0664/FUL be approved subject to the following conditions and informative:**

**Phase 1 and 2 conditions**

**01 Time Period for Commencement**

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);

<b>Plan Reference Number</b>	<b>Date Received</b>
285737-ARP-XX-XX-DR-YP-0002	21 June 2022
285737-ARP-XX-XX-DR-YP-0001	21 June 2022
285737-ARP-XX-XX-DR-CH-0501	21 June 2022
285737-ARP-XX-XX-DR-CH-0500	21 June 2022
285737-ARP-AR-XX-DR-CH-0100	21 June 2022

285737-ARP-XX-XX-SK-ZX-0001

1 April 2022

Reason: To define the consent.

**03 Phased Delivery**

Notwithstanding the submitted details, no part of the Phase 2 development for the carpark as shown on plan 285737-ARP-XX-XX-DR-YP-0002 submitted on 21 June 2022 shall commence until all conditions relating to the approval of this part of the application have been submitted to and been approved in writing by the Local Planning Authority.

Reason: To achieve a satisfactory form of development.

**04 Construction Hours**

Construction activity hours on site (including deliveries to and from the site), shall be restricted to between the hours of 08:00-18:00 on Mondays- Fridays, 09:00-13:00 on Saturdays and at no any time on Sundays or Bank holidays.

Reason: In the interests of the amenity of the occupiers of the neighbouring properties.

**05 Drainage Strategy**

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Strategy" dated "22 February 2022". The drainage scheme shall ensure that surface water discharges to the surface water sewer at manhole 0201. The surface water discharge rate shall not exceed the available capacity of 7.5 l/sec that has been identified in this sewer.

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

**06 Drainage management and maintenance plan**

Prior to completion of the car park a management and maintenance plan of the Surface Water Drainage scheme shall be submitted and approved by the local planning authority and the car park shall be managed thereafter in accordance with the submitted details

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

**07 Light Intrusion**

Details of all external lighting of car-parking areas shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority

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

**08 Construction Traffic Management Plan**

Within each phase, no development shall take place, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Traffic 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 including decorative displays 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, including dampening down, dust screens and wheel washers; Any Mobile crushing and screening equipment shall have any appropriate local authority PPC permit required and a copy of this permit available for inspection.
- 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 Traffic Management Plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and residential amenity.

#### **09 Soil Mound Retention**

Before the car park is brought into use the proposed soil mounds at the site shall be implemented in accordance with plan 285737-ARP-CP-XX-DR-CH-0100 submitted on 21 June 2022 and shall be retained for the lifetime of the development.

Reason: In the interests of the visual amenities of the area.

#### **10 Breeding Birds**

No vegetation or trees shall be removed within the bird breeding season (1<sup>st</sup> March – 31<sup>st</sup> August) unless a survey for breeding birds, completed by a competent ecologist, has first been carried out and those findings are submitted to and approved by the Local Planning Authority.

Reason: In the interests of protected species.

#### **11 Archaeology**

Within each phase, no development shall take place, until an Archaeology Management Plan has been submitted to, and approved in writing by, the local planning authority. The Archaeology Management Plan shall provide details of the measures to protect existing and potential heritage assets on site including:

- i) The establishment of a membrane covering areas of well-preserved earthworks prior to the relocation of spoil heaps
- ii) A specified vehicle route for the temporary access track

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

Reason: To preserve archaeological remains.

#### **12 Landscape Management Plan**

Prior to the implementation of any landscaping or the mounds, full details of the 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, replacement programme for all landscape areas including retained vegetation, maintenance access routes to demonstrate operations can be undertaken from publicly accessible land, special measures relating to the time of year such as protected species and their habitat, management of trees within close proximity of private properties etc. This information shall be submitted to and approved in writing by the Local Planning Authority.

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.

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

### **Phase 2 Conditions:**

#### **13 Phase 2 layout plan**

Notwithstanding the submitted plans, prior to the commencement of Phase 2 of the development, a detailed site layout plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and secure the phased delivery of the proposed works.

#### **14 No-dig construction**

Prior to the commencement of Phase 2 of the development, all no-dig construction methods for hard surfacing shall be submitted to and approved in writing by The Local Planning Authority. The development shall be carried out in full accordance with those agreed details.

Reason: To protect the ground and any tree roots around the site.

#### **15 Preliminary Risk Assessment**

No development, within Phase 2 shall take place until a scheme including the following information is submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

This must be undertaken in accordance with the Environment Agencies "Land Contamination Risk Management" Guidance (2020). Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water and land pollution.

**16 Arboricultural Method Statement and Tree Protection Plan**

Work shall be undertaken in accordance with the Arboricultural Report, Impact Assessment and Method Statement (V1.0 Issue Date: July 2022 Report Ref: 19294). The scheme shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality that should be appropriately maintained and protected.

**17 Boundary Treatment**

Prior to the commencement of Phase 2 of the development, full details of all associated boundary treatments and means of enclosure shall be submitted to and be approved in writing by the Local Planning Authority. Phase 2 shall be constructed in full accordance with those agreed details thereafter.

Reason: In the interests of visual amenity.

**18 Bat Survey and Inspections**

Prior to the commencement of Phase 2 of the development, a bat survey, including a tree climbing inspection, shall be completed by a competent ecologist on all affected trees as defined within the Preliminary Ecological Appraisal submitted by Argus Ecology on 6 April 2022. The findings of both the bat activity survey and tree climbing inspection shall be submitted to and approved in writing by the Local Planning Authority.

Should any bat roosts be found then a full mitigation strategy for the phase 2 works shall be submitted to the Local Planning Authority for approval and the development shall be carried out in full accordance with any agreed mitigation strategy thereafter.

Reason: In the interests of protected species.

**ADDITIONAL COMMENTS RECEIVED**

**The Friends of Stockton and Darlington Railway** –Revised drawings have been submitted removing a section of pathway linking the Car Park and Wass Way. The Friends of Stockton and Darlington Railway were not supportive of the removal of the pathway, however, there is still a general support for the scheme.

**Parish Council**

Support the views of Friends of SDR and would like to see the provision of the footpath link

**MATERIAL PLANNING CONSIDERATIONS**

Revised plans have been submitted showing the removal of a pathway which would have provided a pedestrianised link from the car park to Wass Way to the south of the site. The Friends of Stockton

and Darlington Railway were not supportive of its removal. However, pathway was removed from the plans due to third party land ownership and timescales relating to the delivery of the scheme (the access road is required this year to enable the footbridge to be implemented).

The Councils Project Team are working towards providing footpath link in the future once the land is secured and should form part of the phase 2 layout (as required by condition 13).

## **CONCLUSION**

Overall, it is considered that the additional comments will not affect the recommendation of the scheme and the application is recommended for approval subject to the conditions outlined earlier in this report.