

DELEGATED

AGENDA NO

PLANNING COMMITTEE

28th September 2022

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

22/1181/COU

**Application for change of use from residential annexe to 1no holiday cottage with associated car parking and access
North Cottage, Trafford Hill, Aislaby Road, Eaglescliffe, Stockton-on-Tees TS16 0QT**

SUMMARY

The application site relates to an already established residential annexe within the curtilage of North Cottage in Trafford Hill off Aislaby Road.

The application is for the change of use from a residential annexe 1no holiday cottage with associated parking and access.

Seven objections have been received and the main concerns raised from objectors relate to the impact on the amenity of neighbouring properties in Trafford Hill, highway safety, anti-social behaviour, sustainability of the business, impact on property values, overdevelopment of the site, and non-compliance with the existing permission.

The main considerations are the principle of the development, and impacts on the character and appearance of the area, amenity of neighbouring occupiers and highway safety.

As detailed within the main body of the report, the proposal is considered to represent an acceptable form of development and would not have an adverse impact on the character or amenities of the area or highway safety. No objections were received from technical consultees.

The proposed development is considered to represent an acceptable form of development within the context of the site, wider area and in so far as not resulting in a significant adverse impact on highways safety or residential amenity. The application is therefore recommended for approval subject to conditions as set out below.

RECOMMENDATION

Planning application 22/1181/COU be approved subject to the following conditions and informatives:

Commencement of development

- 01 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).

Approved plans

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

Plan Reference Number	Date Received
001A	3 August 2022

Reason: To define the consent.

Use of the building

03. The development hereby approved must comply with the following requirements:

- (i) the annex accommodation shall be occupied for holiday purposes only or as a residential annex to the occupiers of the property known currently as North Cottage, Trafford Hill, Aislaby Road.
- (ii) the owners/operators shall maintain an up to- date register of the names of all owners/occupiers of the accommodation, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the use of the accommodation is sustainable and supporting the rural economy in accordance with Policy SD4 and Policy EG7 of the Local Plan.

Parking

04 Car Parking for the holiday accommodation shall be provided in accordance with the submitted drawing 001A received 3rd August 2022 and the parking shall remain available for sole use of the holiday accommodation or annexe at all times and be retained for the life of the development.

Reason: In the interests of highway safety.

Waste Collection

04 Prior to the occupation of the holiday cottage hereby approved, 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.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the neighbouring occupiers.

INFORMATIVES

Informative: Working Practices

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

BACKGROUND

1. The below is the relevant planning history for this application site:
2. The building was originally approved on 23 May 2018 reference: 17/3060/FUL for use as a residential annexe.
3. The replacement dwelling of North Cottage was approved on 14 March 2012 reference: 12/0332/FUL

SITE AND SURROUNDINGS

4. The application site relates to a detached building within the grounds of North Cottage a two storey detached property situated on Trafford Hill, Aislaby Road. Access to the property is off Aislaby Road and to the south of the site is West Cottage and East Cottage. To the north and east are open fields.

PROPOSAL

5. The proposal is for the application for change of use from residential annexe to 1no holiday cottage with associated car parking and access.
6. The building was approved under permission 17/3060/FUL for the use a residential annexe, and at the time of the site visit, the building had been almost completed.

CONSULTATIONS

7. The following Consultations were notified and any comments received are set out below (in summary):-

Highways Transport & Design Manager – No comments

Environmental Health - no grounds for objection and do not think that conditions need to be imposed.

PUBLICITY

8. Local residents have been individually notified of the application. Letters of objection were received from the following addresses and a summary of the comments received are set out below. 7 objections were received in total.

3 The Courtyard, Trafford Hill

The Smithy, Trafford Hill, Eaglescliffe TS16 0QT

Waverley, Trafford Hill, Aislaby Road, Eaglescliffe Ts16 0QT

1 Courtyard, TS16 0QE

Trafford hill, Aislaby Road, Eaglescliffe, Stockton-on-Tees TS16 0QT

2 Courtyard, Trafford Hill, Aislaby Road, Eaglescliffe, TS16 0QE

East Cottage, Trafford Hill, Eaglescliffe, TS16 0QT

9. The main concerns raised are: -
 - Highway safety/increased traffic
 - Sustainability of proposed business
 - Overdevelopment of the site
 - Impact on property values

- Set a precedent for further holiday lets
- Anti-social behaviour/damage to property
- Safety of the area
- Not compliance with conditions of original permission

PLANNING POLICY

10. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.
11. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

12. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
13. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
 - approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
14. Paragraph 84. Planning policies and decisions should enable:
 - a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
15. Paragraph 85: Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond

existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

16. **Paragraph 130.** Planning policies and decisions should ensure that developments:
- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Planning Policy

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

Policy SD1 - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:
 - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
 - Specific policies in that Framework indicate that development should be restricted.

Policy SD4 - Economic Growth Strategy

1. Economic development needs will be directed to appropriate locations within the Borough to ensure the delivery of sustainable economic growth.

The Council will support appropriate economic growth development within the countryside that cannot be located within the limits to development, or is of an appropriate scale and does not harm the character and appearance of the countryside; where it:

- a. Is necessary for a farming or forestry operation; or
- b. Provides opportunities for farm diversification; or
- c. Provides opportunities for equestrian activity; or
- d. Is a tourism proposal requiring a rural location; or
- e. Is a site for new and existing land based rural businesses/enterprises.

Policy SD5 - Natural, Built and Historic Environment

- e. Supporting development of an appropriate scale within the countryside where it does not harm its character and appearance, and provides for sport and recreation or development identified within Policies SD3 and SD4.
- f. Ensuring any new development within the countryside retains the physical identity and character of individual settlements.
- g. Directing appropriate new development within the countryside towards existing underused buildings on a site for re-use or conversion in the first instance. Only where it has been demonstrated to the satisfaction of the local planning authority that existing underused buildings would not be appropriate for the intended use should new buildings be considered.
- h. Supporting the conversion and re-use of buildings in the countryside where it provides development identified within Policies SD3 and SD4, and meets the following criteria:
 - i. The proposed use can largely be accommodated within the existing building, without significant demolition and rebuilding;
 - ii. Any alterations or extensions are limited in scale;
 - iii. The proposed use does not result in the fragmentation and/or severance of an agricultural land holding creating a non-viable agricultural unit; and
 - iv. Any associated outbuildings/structures are of an appropriate design and scale.

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:
 - a. Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.

Policy EG7 – Supporting Rural Economic Development

1. The Council will support and promote the sustainable growth and expansion of both new and existing rural land-based businesses and enterprises, both through the conversion of existing buildings and well-designed new buildings which are well related to existing development and respect the character of the countryside.
2. Support will be given to farm, agricultural and land based diversification schemes, rural leisure and tourism developments which build on the unique assets of the Borough, the introduction and improvement of information communications technology (ICT) networks to help support local businesses, including the expansion of high-speed broadband.
3. Support will be given to retail development associated with farm shops and horticultural nurseries where proposals are small in scale and ancillary to the main use of the farm/ nursery and do not cause significant harm to the vitality and viability of local centres.
4. Proposals for farm diversification must be accompanied by a comprehensive whole farm diversification plan, which establishes how the proposed changes will assist in retaining the viability of a farm and its agricultural enterprise.
5. The Council will support and promote the retention and development of local services and community facilities in villages, which meet the day to day needs of rural communities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Proposals which involve the re-use or redevelopment of existing land or buildings

where the last use was for community purposes or providing community facilities will be considered against Policy TI2.

Policy SD4 - Economic Growth Strategy

Economic development needs will be directed to appropriate locations within the Borough to ensure the delivery of sustainable economic growth.

17. Support will be given to sustainable tourism proposals in the Borough's main town centres, tourist attractions, main parks and country parks, as well as enhancing the River Tees as a leisure, recreation and water sports destination. Out of centre proposals should be clearly related to activity in these areas and be of an appropriate scale, having regard to the intrinsic character of the countryside, in particular the desire to protect and enhance the tranquil River Tees, Leven and Bassleton Beck corridors as represented by the green wedge.

18. The Council will support appropriate economic growth development within the countryside that cannot be located within the limits to development, or is of an appropriate scale and does not harm the character and appearance of the countryside; where it:

- a. Is necessary for a farming or forestry operation; or
- b. Provides opportunities for farm diversification; or
- c. Provides opportunities for equestrian activity; or
- d. Is a tourism proposal requiring a rural location; or
- e. Is a site for new and existing land based rural businesses/enterprises.

Policy SD5 - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:
 - a. Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.
 - e. Supporting development of an appropriate scale within the countryside where it does not harm its character and appearance, and provides for sport and recreation or development identified within Policies SD3 and SD4.
 - f. Ensuring any new development within the countryside retains the physical identity and character of individual settlements.
 - g. Directing appropriate new development within the countryside towards existing underused buildings on a site for re-use or conversion in the first instance. Only where it has been demonstrated to the satisfaction of the local planning authority that existing underused buildings would not be appropriate for the intended use should new buildings be considered.
 - h. Supporting the conversion and re-use of buildings in the countryside where it provides development identified within Policies SD3 and SD4, and meets the following criteria:
 - i. The proposed use can largely be accommodated within the existing building, without significant demolition and rebuilding;
 - ii. Any alterations or extensions are limited in scale;
 - iii. The proposed use does not result in the fragmentation and/or severance of an agricultural land holding creating a non-viable agricultural unit; and
 - iv. Any associated outbuildings/structures are of an appropriate design and scale.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

- a) The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
 - i) Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;

- ii) Landscape character of the area, including the contribution made by existing trees and landscaping;
 - iii) Need to protect and enhance ecological and green infrastructure networks and assets;
 - iv) Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - v) Privacy and amenity of all existing and future occupants of land and buildings;
 - vi) Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - vii) Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - viii) Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
- b) New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
 - c) All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
 - d) New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

MATERIAL PLANNING CONSIDERATIONS

18. The main planning considerations of this application are the principle of the development, impacts on the character and appearance of the area, amenity of neighbouring occupiers and highway safety.

Principle of the development

19. The application site is outside the limits to the development however would make use of an existing permitted building within the curtilage of North Cottage.
20. However, both National and Local Planning Policy highlight the social and economic benefits that tourism has, which is particularly true in respect of the benefits it can bring to the rural economy. The NPPF also supports the sustainable growth and expansion of all types of business in rural areas through conversion of buildings and sustainable rural tourism and leisure developments which respect the character of the countryside. This proposal is considered to comply with those principles as it would utilise an annexe.
21. Policy SD4 supports appropriate economic growth development within the countryside that cannot be located within the limits to development, or is of an appropriate scale and does not harm the character and appearance of the countryside; where it is a tourism proposal requiring a rural location or is a site for new and existing land based rural businesses/enterprises. Additionally, Local Plan Policy EG7 also supports sustainable growth and expansion of both new and existing rural land-based businesses and enterprises both through the conversion of existing buildings and well-designed new buildings which are well related to existing development and respect the character of the countryside.
22. The proposal is an existing building, the design of which (with the exception of some alterations) was approved under previous applications. The proposal would provide tourist accommodation close to the services and attractions of Yarm and Eaglescliffe, and it is broadly recognised that additional overnight accommodation would contribute to the wider economy as a base for visiting local facilities and attractions, thereby making a positive contribution to the local economy.

23. A Visitor Economy Strategy and Destination Management Plan for Stockton-on-Tees 2019 - 2025 is still in Draft format and therefore is given little weight in consideration of this application. However, it is noted that the strategy recognises the attraction of the River Tees in terms of drawing people to the area , it also sets out that the lack of non-resident visitors and overnight stays have been identified as a weakness. It is also accepted that day visitor spend less in the economy than those overnight visitors.
24. Notwithstanding that, tourist accommodation is a widely accepted form of development outside of limits to development which offers a contribution to the rural economy with visitors providing associated spend within the local area through leisure and recreation facilities.
25. Objectors have raised concerns regarding the sustainability of the proposal. In line with paragraph 85 of the NPPF, there is a recognition that not all forms of development related to the rural economy can be contained within the development limits and be served well by public transport links.
26. The application site is accessed via a private road leading from Aislaby Road, which is a narrow country road with several blind bends and a 60mph speed limit. There are no footpaths and the grass verges are often narrow, and therefore it is reasonable to suggest that the nature of the road would discourage use by pedestrians but could be used by cyclists. Nevertheless, the proposed development is situated close to PRoW which provides access to a network of public footpaths to explore the surrounding countryside and provide access to Yarm. It is acknowledged that there would inevitably be a reliance upon private vehicles in this instance, to both access the site and to travel to travel further afield. However, the type of accommodation proposed would be low key in its scale, only providing one holiday unit and all associated trips would tend to be limited with associated day trips etc... and overall would largely conform to the policy aims of the NPPF, policies SD4, SD5, and EG7 of the local plan.
27. In light of the above, the principle of the development is considered established, with the impacts of the character and appearance of the area considered in more detail below.

Character and appearance of the area

28. The application site is within open countryside but is not within any sensitive landscape designations. The development would utilise an existing building which gained approval as a residential annexe in connection with North Cottage. Some objectors raise concerns that the proposal represents an overdevelopment of the site, however, the building is relatively modest in size in the context of the large amount of external space available at the property, and appears as subordinate to North Cottage. The building is partially screened by existing landscaping and trees, although it is more visible from some public vantage points including the footpath which runs along the southern boundary of the site. The proposed alterations to the existing building are minor and do not significantly alter its appearance that would cause a detrimental impact on the character and appearance of the area.
29. Beyond the physical aspect, it is recognised that the impact on the character of an area is not something which is purely about the visual appearance, it is also about the nature of development. The proposal is for one holiday cottage with two bedrooms and external areas for seating i.e. patio.
30. It is recognised that a holiday cottage would be introduced to this small isolated community, accommodation, whilst it is accepted that it would be more transient in its nature, as there are likely to be different guests staying there frequently throughout the year. However, overall it would not be a fundamentally different level of activity to that which would typically be associated with a residential dwelling. Therefore, given that the proposal is only for one holiday cottage, it is not considered that the proposal at this scale would cause a detrimental impact

on the character of the area and would be in accordance with policy SD4, SD5 and EG7 of the local plan.

Amenity

31. The nearest residential properties to the proposed development are situated to the south and west of the application site (Waverley and East and West Cottage respectively), and the garden of East Cottage runs adjacent to the shared southern boundary with a public right of way between the two. The building is sited away from the main dwelling of east cottage by approximately 23m and approximately 19m from the main dwelling of Waverley.
32. The existing building has a lawful use as a residential annexe, but the change of use to a holiday cottage may have an increased impact on neighbours due to the nature of the development and regular changeover of occupiers although much would ultimately depend on the frequency of visits. Neighbouring residents have raised concerns in respect of potential noise and anti-social of guests. Although a holiday cottage may create an increased level of activity and noise, taking into account the separation distances, the addition of one holiday let is not considered to cause a significant impact over and above any likely disturbances from the host dwelling or the use of the building as an annexe.
33. With regard to the safety impacts and anti-social behaviour impacts on this rural community, whilst it is possible that guests may cause anti-social behaviour, this could be the case with anyone who moves into an area, although it is acknowledged that as guests would change more frequently than if it was permanent accommodation. Nevertheless, any instances of anti-social behaviour would be a matter for relevant authorities such as the Police. Effective management of the property is often key to preventing such matters and with no firm evidence to link this type of development to increases anti-social behaviour or crime it is considered insufficient to justify a refusal of the application.
34. With regard to fenestration, the only changes from the previously approved annexe is the replacement of a garage door with a window to the proposed living room, however this window would not directly overlook any neighbouring dwelling or amenity space, and would therefore not cause a significant loss of privacy or amenity.
35. The Environmental Health Unit was consulted on the application who did not object and did not think that any conditions were needed from an environmental health perspective.

Highway safety

36. No alterations are proposed to the existing access and parking would be provided in accordance with SPD3: Parking Provision for Developments 2011 which is shown on the submitted drawing., Whilst the proposal may marginally increase vehicle movements to and from the site, as it is only one holiday cottage it is not considered that this would cause a significant impact on highway safety over what is currently created from the existing dwelling and annexe. The Highways Transport and Design Manager was consulted on the application and did not object.

Nutrient Neutrality

37. Natural England have advised that development that does not involve an increase in the amount of overnight accommodation is generally not in scope of Nutrient Neutrality, based on an average occupancy rate of 2.4. In this instance, as there would only be an increase of 1 bedroom, it is not considered that the change of use to a holiday cottage would be materially different than an annexe.

Other Matters

38. The neighbour objections have raised concerns over impact on house prices. This is not considered to be a material consideration in the determination of the planning application.
39. Neighbour objections have raised concerns that the proposal would breach restrictive covenants of the property, this is a civil matter and not a planning consideration which is relevant in the determination of this planning application.
40. Objectors have raised concerns that the application was set a precedent for further holiday accommodation on site. Any further development planned to be carried out may be subject to planning approval and any application would be assessed on its own merits.
41. Objectors have raised concerns that the applicant has not complied with conditions of the previous permission namely condition 3(control of annexe) and condition 4 (construction working hours). In terms of the control of the annexe users, it has been checked with council's legal department and the new conditions, if approved, would override that permission. In regard to condition 4, this is an enforcement issue related to the previous permission rather than a consideration of this application which is assessing the change of use of the previously permitted building.
42. Several objectors have raised the issue of the ownership/ red line plan being inaccurate, the applicant has since amended the blue line to reflect the ownership although this was not incorrect on the site location plan, there were discrepancies between the location plan and site plan which have now been rectified.

CONCLUSION

43. Overall it is considered that the proposed development accords with the NPPF and local planning policy and would be acceptable in principle. It is also considered that there would be no adverse impacts on the character of the area, the amenity of neighbouring properties or highway safety.
44. In view of the above, it is therefore recommended that the application be approved subject to those conditions set out within the report.

Director of Finance, Development and Business Services
Contact Officer David Richards Telephone No 01642 526058

WARD AND WARD COUNCILLORS

Ward Eaglescliffe
Ward Councillors jacky bright
Stefan Houghton
Laura Tunney

IMPLICATIONS

Financial Implications: None

Environmental Implications: Matters relating to visual impacts and noise/disturbance have been considered in the report above, In this instance, there are not significant harmful implications.

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

Community Safety Implications:

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

Background Papers

The Town and Country Planning Act 1990.

National Planning Policy Framework

Stockton-on-Tees Local Plan