

Planning Committee

A meeting of Planning Committee was held on Wednesday, 24th November, 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 Bill Woodhead MBE

Site Visit 23rd November 2021

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

Officers: Julie Butcher, (HR, L&C), Stephanie Landles (DA&H), Joanne Roberts (D o CS&T), Elaine Atkinson, Simon Grundy, (D o F,D&BS), Sarah Whaley (MD)

Site Visit 23rd November 2021

Julie Butcher, (HR, L&C), Helen Boston, Simon Grundy (D o F,D&BS)

Also in attendance: Applicants Agents and Members of the Public

Apologies: Cllr Steve Walmsley, Cllr Mrs Sylvia Walmsley,

P **Evacuation Procedure** **30/21**

The Evacuation Procedure was noted.

P **Declarations of Interest** **31/21**

Cllr Andrew Sherris indicated that he had predetermined his decision relating to item 21/0156/FUL, Land to the West of St Martins Way, Kirklevington. Cllr Sherris had made public comments via the press relating to the proposed construction access to the proposed site. Councillor Sherris stated that he would speak but would not vote on the item.

P **Draft minutes from the Planning Committee meeting which was held on** **32/21** **1st September 2021**

Consideration was given to the Planning committee minutes which were held on 1st September 2021 for approval and signature.

RESOLVED that the minutes be approved and signed by the Chair as a correct record.

P **21/0156/FUL** **33/21** **Land To The West Of St Martins Way, Kirklevington,** **Erection of 97no dwellings to include landscaping, drainage infrastructure** **and associated works and access** **from St Martins Way**

Consideration was given to planning application 21/0156/FUL Land to the West of St Martins Way, Kirklevington. Erection of 97 dwellings to include landscaping drainage infrastructure and associated works and access from St Martins Way.

Planning permission was sought for a proposed residential development of 97

dwellings with associated parking, landscaping, and open space at land south west of the existing village of Kirklevington with access taken from St Martins Way.

Notwithstanding the objections received, the principle of residential development (for up to 90 dwellings) had previously been accepted on the site by the Planning Inspector with the proposed access from St Martins Way agreed.

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 development had an extant permission and was an allocated site in the local plan. It was considered that there were material benefits arising from the proposed development and there were not any adverse impacts from the proposed development that would significantly or demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole.

Other material considerations had been considered in detail and the development as proposed was considered to be acceptable in terms of visual impact and highway safety, it did not adversely impact on neighbouring properties, archaeology or the ecological habitat and flooding.

For the reasons stated above and detailed within the main report it was recommended that the application be Approved with Conditions and subject to the completion of a Section 106 Agreement as detailed within the Heads of Terms.

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

The Chair agreed that photographic information provided by local residents at the meeting could be distributed to Committee Members for consideration which consisted of the following:

- Aerial and Google Maps Satellite view of the proposed construction site.
- A picture comparing the site access routes between Story Homes and Taylor Wimpey.
- Banks statement on construction vehicle movements dated 21st March 2021.
- Pictures detailing approved site access from St Martins Way 1,2 and 3.
- Pictures of The Green & St Martins Way "T" Junction – Site Access to right/West.

- Pedestrian Safety Hazards on Forest Lane.
- East bound traffic data – recorded at Forest Lane / Pump Lane Junction.
- Various photographs of the A67 in various locations during the daytime and night-time.
- Green Lane crossing point – distance to Crossway's roundabout.
- Controlled crossing proximity to Low Lane roundabout.
- Bungalow distribution in existing village.
- Green corridor, Story Homes v Taylor Wimpey comparison.
- No green corridor – Moor Close.
- Energy use by sector – The Way Forward.
- Stockton Council Plan – ENV1
- Concerns were raised relating to the proposed construction access to be used by heavy construction vehicles and the potential danger to children in terms of road safety. Information was provided that there was an alternative access route available through private land adjacent to the development which would provide safe access for construction vehicles onto the proposed site. It was stated that the landowner was willing to negotiate with the developer to enable them to use the safer access on his land.
- Dangers to children commuting from Kirklevington to Green Lane in Yarm were highlighted if construction access was to be allowed through residential streets, quite recently a child was hit by a commercial vehicle whilst he was walking along a path.
- It was requested that consideration be given to children walking to the local secondary school along the A67 particularly when it was dark which was considered unusable without a torch. There was a lot of speeding traffic along that stretch of the A67 and the pedestrian walkways were narrow, cycling was also considered extremely dangerous.
- Appropriate pathways and cycleways were needed as well as the need for traffic and foot flow surveys.
- It was requested that prior to the commencement of the development a safe crossing be provided at the Shell filling station situated at the corner of Green Lane and Thirsk Road.
- It was felt that a more varied range of homes, particularly bungalows were needed.
- A statement was made that the ecology report was merely an appraisal. There was no bio-diversity enhancement, and a better offer should be given by the

developer in terms of landscaping than that which was currently proposed.

- There was no provision of a green buffer zone.
- Residents on Hall Moor Close would suffer much disturbance during construction, which on the successful appeal, the Planning Inspector had asked that the developer take this into account, however the developer had since added an extra 7 properties to the original application, 5 of which were adjacent to residents of Hall Moor Close.
- A request was made that Taylor Wimpey either remove or move the 2 closest proposed dwellings to Hall Moor Close and comply to the Planning Inspectors suggestion.
- Comparisons were made to the Story Homes development in Kirklevington where a buffer zone was to be provided for those residents on St Martins Way. Taylor Wimpey's buffer zone was closer to farm buildings not residential homes.
- Reference was made to page 107 of Stockton Councils Local Plan which referred to 'Energy Efficiency, Renewable Energy and Low Carbon, Residents felt the Councils aspirations were out of date and the Council should not abdicate environmental policy to developers.
- A deferral was requested to further investigate negotiations with the landowner who could possibly provide a safer construction access site through his land which was adjacent to the development.

The Applicants Agent attended the meeting. His comments could be summarised as follows:

- Outline planning had been long established.
- The scheme would provide 97 quality homes and formed part of the Councils 5-year housing supply.
- There were no technical issues in terms of concerns raised relating to the additional 7 houses.
- Separation distances were in excess of the council's requirements.
- Resident's objections had been noted and a number of concerns had been addressed.
- In terms of surface water, there was improved drainage from existing land to the north of the site.
- The Agent confirmed that the landowner who had land adjacent to the construction site was not able to assist in providing alternative construction vehicle access.
- Construction vehicles would not pass St Martins Way or Forest Lane during school drop off or pick up.

- There were no objections from Stockton's Highway Department.
- There were no ecological / technical objections from Stockton Borough Council Officers.
- There was significant areas of open space.
- Financial contributions to the Crathorne Interchange would be made and there would be an increase in employment and council tax revenue.

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

- Officers informed the Committee that during the appeal the Planning Inspector stated that the proposed construction vehicle access was acceptable with a Construction Management Plan. Officers also explained that the developer had discussed using the alternative construction vehicle access with the landowner, however the landowner had stated this was not an option. Officers had seen an e mail to confirm that this was the case.
- The house types proposed were compliant with policy, with a number of homes changed to be M4 compliant (accessible and adaptable and wheel chair user) and were considered to be lifetime homes.
- The Taylor Wimpey site buffer allowed for public right of way and there were links to the entrance of the Storey Homes development. Separation distances were also acceptable and well in excess of the minimum.
- Policy ENV1 was compliant in terms of climate change.
- There was a safe route to walk / cycle to the local secondary school. A safe route audit had been undertaken and updated in October 2021, which was deemed safe with good visibility.

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

- Would the education contribution under the S106 agreement be allocated to the local primary school which was near to full capacity, or would it be lost within the Borough?
- Over the last 9 years 1100 houses had been built, only 13 of them were bungalows!
- It was believed that there was still a willingness from the landowner to negotiate further the alternative construction vehicle access. Members were urged not to take the word of the developer as there was a duty of care to local residents.
- Although there were conditions stopping construction vehicles passing St Martins Way and Forest Lane during school drop off or pick up, Members had experience of drivers parking up and waiting until they could unload outside of these times.

- More information was required regarding the construction access as it was felt that further discussions regarding the construction access needed to be had with the landowner.
- Council Tax Revenue was not a material planning consideration
- Kirklevington Primary School attracted children from the wider area who would be dropped off and picked up by their parents in cars along Kirklevington's narrow roads.
- Clarity was sought as to whether the safe route audit was carried out in the October half term.
- Members requested that the developer consider reducing the application to 95 dwellings to remove the 2 proposed dwellings that impinged on Hall Moor Close.
- Requests were made that lighting be introduced to the A67 to make it safer as it was particularly dark at night.
- Brief discussion was had around drainage and whether what was proposed was satisfactory.

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

- There was no requirement to provide bungalows. 62 homes were accessible and adaptable and 7 M4(3) wheelchair accessible homes would be provided which complied with policy.
- Officers reiterated that they had seen an email confirming that the landowner could not assist with an alternative access for construction vehicles and that the proposed access had already been accepted.
- In terms of construction vehicle drivers parking up during school drop off and pick up, Officers stated they could not control where they parked, however could serve a breach of condition if they delivered during those times.
- S106 education contributions would be allocated to schools that were affected by the development, e.g. If pupils were displaced to other schools due to the development.
- Council Tax was not a material planning consideration but was an economic benefit.
- The updated route to school audit was undertaken a week prior to half term.
- The lack of lighting on the A67 was due to it being classed as a rural road.
- Officers were satisfied that a suitable drainage solution had been proposed.

A motion was proposed and seconded that the application be deferred to a

future meeting of the Planning Committee to further investigate the possibility of opening up negotiations with the landowner to use his land adjacent to the development site to provide alternative construction vehicle access.

A vote took place, and the motion was carried.

RESOLVED that planning application 21/0156/FUL Land To The West Of St Martins Way, Kirklevington be deferred to a future meeting of the Planning Committee for discussions to take place between the landowner over construction access.

**P
34/21**

20/2408/OUT

Land West Of Maynard Grove, Wynyard, TS22 5SP

Application for outline planning application with all matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works.

Consideration was given to outline planning application 20/2408/OUT, Land West of Maynard Grove, Wynyard, TS22 5SP with all matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works.

The application site extended to approx. 13.5ha and comprised of a mix of agricultural land and mature coniferous plantations lying north west of Wynyard Hall. The site was within the defined development limits and was included within the red line edge of application ref 13/0342/EIS which gained consent for up to 500 houses, primary school (inc. sport facilities) and nursery, retail units (up to 500 sqm), doctors' surgery and community facilities. The principle of residential development within this location had therefore been established.

The application was for up to 130 dwellings, in addition to the already approved 500 homes under commitment W1 of Policy H1. It also included the provision of a local centre up to 1000 sqm.

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 proposed development would represent a sustainable form of development within the defined development limits, making a valuable contribution through not only the supply of housing but would deliver out valuable services through on site provision and off-site contributions to current and future residents of Wynyard and the wider borough of Stockton. It is therefore recommended that the application be Approved with Conditions subject to National Highways removing their holding direction for the reasons specified within the main report.

The Planning Services Manager informed Members that should the application be approved outstanding conditions to be agreed with National Highways would be delegated to him and that the Applicant would enter into a Section 106 (S106) Agreement.

The Applicants Agent attended the meeting and given the opportunity to make representation. His comments could be summarised as detailed below;

- The Applicants Agent fully endorsed the Officers recommendation.
- The proposed development formed part of the 5-year housing supply, and the principal of development had already been established.
- The development would provide many services, such as a new local centre with shops, professional services, and a local community centre.
- The proposed homes would be of an executive type with the site benefitting from open spaces and S106 contributions.
- There had been no objections raised by regulatory bodies.
- The Applicant had addressed objections raised by local residents.

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

- Questions were raised relating to the objections which had been raised by National Highways, particularly the A689 highways improvements and whether these improvements would be part of the proposed development.
- Clarity was sought in terms of the 130 houses proposed which would take the total number of dwellings in Wynyard Village to 630 and which appeared to contradict Policy H1.2.W1 and H1.2.W2 which stated that there would be 544 dwellings at Wynyard Village. If the total was to be 630 dwellings this would further impact highways and infrastructure.
- Members queried the need for a Grampian condition

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

- In terms of concerns raised relating to the highway's improvements, Officers explained that mitigation had been secured from previous developments. The Planning Services Manager had the authority to tweak conditions in terms of triggers and the number of houses required to trigger the commencement of road improvement works.
- Where clarity was sought relating to the total number of houses in Wynyard Village, it was confirmed that the total number of 630 dwellings would effectively be beyond the limits of the Local Plan, however Officers had assessed and considered the impact of the additional homes and in planning terms the proposal was acceptable. It was also felt the highway mitigation would accommodate the additional traffic; Officers were just waiting final confirmation

from National Highways that they were happy with the road network improvements.

- The Councils Chief Solicitor for Planning explained that the Grampian condition was generally used when land was not within the applicants control and which would prevent them building out prior to other works being brought forward.

A vote took place, and the application was approved.

RESOLVED that planning application 20/2408/OUT be approved subject to withdrawal of the holding objection from National Highways and that the delegation to agree conditions with National Highways be delegated to the Planning Services Manager and that the applicant entering into a Section 106 Agreement, in accordance with the conditions, informatives and Heads of Terms as detailed below;

01 Approved Plans

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

Plan Reference Number	Date Received
112 D3	
D-1001 Rev B	28 October 2021
28 October 2021	

02 Time Limits

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

03 Reserved Matters – Time Period for submission

Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

04 Reserved Matters

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.

05 Phasing and Delivery Schedule

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to commencement of development a Phasing Programme shall be submitted to and approved in writing by the Local Planning Authority which shall identify the phasing of infrastructure, dwellings, landscaping, public open space, accesses and landscaping to the residential

areas of the development hereby approved. Thereafter the development shall be undertaken in accordance with the Phasing Programme.

06 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;
- 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.

07 FRA and Drainage Strategy

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Surface Water Management Strategy Rev B dated 19th August 2020 and the following mitigation measures detailed within the FRA;

- . Discharge to watercourse restricted to 43.82l/s
- . 5197m³ storage volume included

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

08 Surface Water Management

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

- i. 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 said building
- ii. 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
- iii. 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

09 Highway Works

No more than 50 dwellings shall be occupied prior to:

. the “Highway Works” as defined in a section 106 agreement dated 27 January 2017 in relation to application 13/0342/EIS, having been secured in their entirety via a s278 Agreement and / or

. none repayable external funding having been secured to deliver the “Highway Works” as defined in a section 106 agreement dated 27 January 2017 in relation to application 13/0342/EIS in their entirety, and the works having commenced on site.

whichever is the sooner.

10 Bridge

No dwellings shall be occupied until:

• the “Bridge” as defined in a section 106 agreement dated 27 January 2017 in relation to application 13/0342/EIS, has been secured in its entirety via a s278 Agreement and / or

• none repayable external funding having been secured to deliver the “Bridge” as defined in a section 106 agreement dated 27 January 2017 in relation to application 13/0342/EIS in its entirety, and the works having commenced on site.

whichever is the sooner.

11 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 including decorative displays and facilities for public viewing,
 - i. 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;
 - ii. measures to control and monitor the emission of dust and dirt during construction;
 - iii. a Site Waste Management Plan;

- iv. details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- v. measures to protect existing footpaths and verges; and
- vi. a means of communication with local residents.

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

12 Travel Plan

Prior to the development being brought into use, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

- i the appointment of a travel co-ordinator with roles, responsibilities, timescales to be in place (minimum 5 years) and contact details
- ii Modal split targets and measures to achieve these targets, which must be SMART: Specific Measurable, Achievable, Realistic and Timebound;
- iii Details of when the Travel Plan is to be monitored and reviewed including timescales for when travel surveys are to be carried out.
- iv Details of an exit strategy of how the Travel Plan will be continued once the TPC has left the site (e.g. a community travel plan forum/group established) and a partnership approach to influence travel behaviour
- v measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site
- vi provision of up-to-date details of public transport services
- vii continual appraisal of travel patterns and measures provided through the travel plan
- viii improved safety for vulnerable road users
- ix a reduction in all vehicle trips and mileage
- x a programme for the implementation of such measures and any proposed physical works
- xi procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The approved Travel Plan shall be implemented, and the development shall thereafter be carried out and operated in accordance with the approved Travel Plan.

13 Landscape Buffer

No development shall commence until full details of a soft landscape buffer have been submitted to and approved in writing by the Local Planning Authority.

The buffer shall be a minimum width of 15m. This should include a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type.

All works shall be undertaken in accordance with the approved plans, and completed in the first planting season following commencement of the development and to the satisfaction of the Local Planning Authority.

14 Tree Removals

Notwithstanding the proposals detailed in the submitted plans no vegetation or tree removals shall be undertaken anywhere on site until a detailed scheme has been agreed in writing with the Local Authority.

15 Tree Protection

Notwithstanding the proposals detailed in the submitted plans an Arboricultural Survey, Impact Assessment, Arboricultural Method Statement and Tree Protection Plan Must be provided as part of any Reserved Matters application. This must be in close accordance with:

1. BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations

2. NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007

The report should cover all trees within 10m of the centre line of 'The Racecourse' with a diameter greater than 250mm DBH unless otherwise agreed with the Principal Tree and Woodlands Officer.

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.

16 Site Levels

Prior to the commencement of the school development, details of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

17 Soil Management

No development shall be commenced until the Local Planning Authority has approved in writing the details of a soil management plan. The plan shall indicate how and where soils will be stripped, and their temporary storage during the works. Details shall describe the height, width, length and location on site of all such mounding together with any temporary seeding.

18 Contaminated Land Risk Assessment

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site, have been submitted and approved in writing, by the local planning authority:

- A 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.
- 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.
- 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.
- 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), CIRIA C665 and BS87576: Guidance in investigations for ground gases.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

19 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.

20 Air Quality Report

Prior to commencement of any phase of development hereby approved, an assessment of the impact on air quality on receptors and the local area should be undertaken during all stages of the development in accordance with Technical Guidance (16) and guidance on local use and development control: planning for air quality (LAQM, Jan 2017). The Report should include a baseline

of the existing air quality using agreed monitoring locations, predict the future air quality without the development in place, and predict the future air quality with the development in place. The second phase of the development ought to describe the construction phase impacts, which relate to dust emissions, and the cumulative impacts and effects.

The Report should detail the mitigation measures required and shall be agreed (in writing) by the Local Planning Authority. The agreed measures shall be implemented prior to use of the site, and upon completion of the work a verification report must be submitted in writing and approval by the Local Planning Authority.

21 Construction Hours

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.

22 Dust Emissions

A scheme should be provided to control dust emissions, 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.

23 Odour nuisance – Commercial Units

Before development commences details of a ventilation and fume extraction system, including a full technical specification by a suitably qualified technical professional person, specifying the position of ventilation, fume or flue outlet points and the type of filtration or other odour treatment which shall be installed and used at the premises in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the development is brought into use and thereafter be retained in full accordance with the approved details. The approved ventilation and extract system shall be operated and maintained in accordance with the manufacturer's recommendations, including the frequency of replacement of any filters.

24 Waste Collection - Commercial Units

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.

25 Noise

A noise report shall be submitted prior to any dwellings or commercial units becoming occupied. The noise report is to protect the future occupants of the residential properties from noise from the commercial units. Condition titled

'Sound proofing Noise Condition' relates to any residential property situated above the commercial units.

26 Noise disturbance from New Plant - Commercial Units

The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5dB (A) between the hours of 0700-2300 (taken as a 1 hour LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300- 0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

27 Noise disturbance between living accommodation and commercial premises

A noise report shall be submitted by a suitably qualified Noise Consultant. The Report shall detail a scheme for the protection of noise from the commercial units (including any music/ airborne noise breakout and structure noises). The Report shall be submitted to and approved in writing by the Local Planning Authority. All works, which form a part of such a scheme, shall be completed before any of the permitted dwellings are occupied.

28 Sound Proofing Noise Condition

A soundproofing scheme shall be submitted to the local authority which complies with document Part E: Resistance to the Passage of Sound of The Building Regulations (2010). This requires that converted properties meet certain acoustic requirements to protect against other parts of the building.

The scheme should ensure that the noise criteria outlined in the World Health Organization (WHO) Guidelines on night time noise is achieved which are 30 dB in bedrooms between 23.00-07.00 hrs, and 35 dB during the daytime and evening. The scheme may include internal acoustic insulation, acoustic double-glazing and mechanical ventilation bedrooms. All works, which form a part of such a scheme, shall be completed before any of the permitted dwellings are occupied.

29 Energy Efficiency

No above ground construction on the residential and commercial buildings shall take place until details of how they will contribute to the greenhouse gas emission reduction, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

30 BREEAM Very Good

The commercial units hereby approved shall be built to achieve a minimum of

BREEAM rating 'very good' or other equivalent alternative rating criteria which meets with the general sustainable construction aims and principles of BREEAM very good', such details shall be approved in writing by the Local Planning Authority prior to commencement of above ground construction the commercial building (s). Development shall be carried out in accordance with the approved details.

31 ESPL License

Prior to the commencement of any works on site a copy of the Natural England License shall be submitted to the Local planning Authority. There after the works shall be carried out in full compliance with the license.

32 Ecology mitigation

All ecological mitigation measures within the submitted contained within the Ecological Appraisal and Great Crested Newt Survey received by the Local Planning Authority on the 28 October 2020 shall be implemented throughout the development in full accordance with the advice and recommendations. Should the Reserved Matters application be received after 3 years of the date of this decision, a new Preliminary Ecology Survey shall be submitted in support of the Reserved Matters application.

33 Biodiversity Gain

Notwithstanding the submitted plans prior to the commencement of the development hereby permitted the developer shall submit to and approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and the site's pre- and post- development biodiversity value and how these gains will be incorporated within the landscaping scheme (a reserved matter). The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

34 Walkover Survey

A maximum of three months before works commencing on site for each phase of development 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 to and approved in writing by the Local Planning Authority and any identified additional or revised mitigation measures required shall be implemented wholly in accordance with the approved details prior to the commencement of the respective phase.

35 Construction Environment Management Plan

Prior to the commencement of the development hereby approved, a detailed site- specific Construction Environmental Management Plan for each phase is to be submitted and agreed in writing by the Local Planning Authority. This shall include details of all proposed excavations, piling, construction, machinery used (including location) and associated mitigations should be submitted in accordance with BS 5228:1997. This should also include all measures to be

undertaken to protect habitats and wildlife during the construction phase of the development identified in the submitted Ecological Appraisal and Great Crested Newt Survey received by the Local Planning Authority on the 28 October 2020, or any superseding report. Once approved the CEMP Plan shall be adhered to throughout the construction period.

36 Bins / Refuse

Prior to the occupation of the dwellings hereby approved each plot should be provided with the appropriate means of waste and recycling provision in accordance with the applicable Council standards

37 Open Access

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

38 Use Classes

Prior to the above ground construction, the exact mix of uses of the hereby approved commercial units shall be submitted to and agreed in writing by the local planning Authority and shall therefore be retained as such, notwithstanding, the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order).

39 No subdivision/ Amalgamation

The premises shall not be sub-divided or combined into independent units. without the prior written consent of Local Planning Authority and shall therefore be retained as such notwithstanding, the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order).

40 Opening Hours

The hereby approved units shall not be open for business outside the hours 08:00 - 22:00 Monday to Saturday including Bank Holidays and 10:00 -18:00 on Sunday.

41 Secure by Design

Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Crime Prevention & Architectural Liaison. Once approved, the development shall be carried out in accordance with the agreed details.

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.

HEADS OF TERMS

- . Delivery of the local centre (maximum 1000 sqm)
- . Community Centre 100m2 useable floor space to be provided and made available

- . Highways Infrastructure
- . £28,256 NHS Contribution
- . £1,510,600 offsite contribution to the provision of 26 affordable housing units elsewhere in the Stockton Borough.
- . Onsite provision of 0.6ha of Public Open Space
- . Primary School contribution, £311,480 (maximum) less discounted surplus places
- . Secondary School contribution, £388,180 (maximum) less discounted surplus places
- . Local Labour Agreement

**P
35/21**

21/2240/FUL

**Land At Urlay Nook Road , Eaglescliffe , Stockton-On-Tees
Erection of B2/B8 warehouse with ancillary attached office
accommodation and 3no. B2/B8 hybrid blocks
(comprising 19no. individual units) to include associated access, works,
and landscaping.**

Consideration was given to planning application 21/2240/FUL, Land at Urlay Nook Road, Eaglescliffe, Stockton On Tees.

The application site was an area of land to the south of Urlay Nook Road and north of the A67 and west of the Police Tactical Training Centre and a separate office block. The site formed part of a site which had been approved for industrial development and had extant consent. To the east was a residential development.

The proposed development comprised a large B2/B8 warehouse with associated office block and 19 units for general industrial use (B2/B8 use). Access to the wider highway network was via a new access onto Urlay Nook Road.

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 principle of development had been established on the site and the proposed scheme was considered to be acceptable for the reasons as detailed within the main report and it was therefore recommended that the application be approved with conditions.

-Members were presented with an update which since the original report, the applicant had updated the drainage strategy and the Lead Local Flood Authority had revised and amended their comments as detailed below;

‘The LLFA are now satisfied that the applicant has provided sufficient information to satisfy the Local Lead Flood Authority that a surface water runoff solution can be achieved without increasing existing flood risk to the site or the

surrounding area. However, the applicant has not provided a detailed design for the management of surface water runoff from the proposed development and this information should be secured by condition’.

Condition 19 and 20 detailed within the main report would remain unchanged however two additional conditions were proposed, full details of which were set out within the update report.

The Applicants Agent attended the meeting and given the opportunity to make representation. His comments could be summarised as follows:

- The Application had extant permission.
- A Sustainable drainage scheme could now be achieved. The drainage scheme was now going southwards.
- The proposal provided numerous benefits in line with the NPPF. The site would support economic growth within the Borough from the hybrid units and support local businesses.
- In terms of access to the site this could be done safely from Urlay Nook road Car Park.
- There had been no objections from any Technical Services or the Police Tactical Training Centre.
- The Client had taken steps to ensure that the Tactical Training Centre would not be overlooked.
- Residents objections had been noted and the Applicant had kept residents informed, however their objections were not relevant to this application as the principal of development had already been approved.

A vote then took place, and the application was approved.

RESOLVED that planning application 21/2240/FUL be approved subject to the following conditions and informatives and subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below;

01 Time Limit

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

02 Approved Plans

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

Plan Reference Number	Date Received
21-21/P100A	2 November 2021
21-21/002B	24 August 2021
21-21/003A	24 August 2021
21-21/004A	24 August 2021
21-21/005B	24 August 2021

21-21/006B 24 August 2021
21-21/007 24 August 2021
21-21/008 24 August 2021
21-21/011 31 August 2021
C-GA-02 24 August 2021
20-21/010C 11 November 2021
20-21/009E 11 November 2021

03 Materials

Notwithstanding the submitted details, 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 materials for the staircase of the office shall not be visually permeable on the western elevation and shall remain in situ for the life of the building unless replaced with another similar material that prevents overlooking to the west. The development shall be carried out in accordance with these approved details.

04 Means of Enclosure

Prior to installation, details of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

05 Soft Landscaping

Notwithstanding the submitted plans, no built 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.

06 Tree Protection

No development shall commence until an Arboricultural Method Statement and Tree Protection Plan is approved in writing by the Local Planning Authority. This must be in close accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations and NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007. 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.

07 Maintenance – Softworks

Prior to occupation of the first unit/building full details of proposed soft landscape management shall be submitted to and approved in writing by the Local Planning Authority. The soft landscape management plan shall include maintenance access routes to demonstrate operations can be undertaken from publicly accessible land, 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 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

08 Construction Management Plan

Prior to the commencement of development, a Construction Management Plan shall be submitted and agreed in writing with the Local Planning Authority and shall provide details of the routing of all HGVs movements associated with the construction phases and to effectively control dust emissions from the site works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents. Work shall be undertaken in accordance with the agreed details.

09 Travel Plan

Prior to the development being brought into use, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This shall include:

i)the appointment of a travel co-ordinator with roles, responsibilities, timescales to be in place (minimum 5 years) and contact details

ii)Modal split targets and measures to achieve these targets, which must be SMART: Specific Measurable, Achievable, Realistic and Timebound;

iii)Details of when the Travel Plan is to be monitored and reviewed including timescales for when travel surveys are to be carried out.

iv)Details of an exit strategy of how the Travel Plan will be continued once the TPC has left the site (e.g., a community travel plan forum/group established) and a partnership approach to influence travel behaviour

v)measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site

vi)provision of up-to-date details of public transport services

vii) continual appraisal of travel patterns and measures provided through the travel plan

viii) improved safety for vulnerable road users

ix) a reduction in all vehicle trips and mileage

x) a programme for the implementation of such measures and any proposed physical works

xi) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance.

The approved Travel Plan shall be implemented, and the development shall thereafter be carried out and operated in accordance with the approved Travel Plan.

10 Cycle Storage

Prior to the occupation of each building/block, a scheme for cycle parking, in broad accordance with SPD3 (Parking Provision for New developments) shall be submitted and approved in writing by the local planning authority. The scheme shall be implemented in full and retained for the life of the development.

11 Electric Vehicle Charging

Notwithstanding the submitted details, a scheme for the provision of electrical charging points for the charging of electrical motor vehicles, shall be submitted and approved in writing by the local planning authority. The charging points shall be in place prior to the occupation of the buildings.

12 Bin Storage

Prior to the occupation of each building/unit, a scheme for secure refuse storage shall be submitted and approved in writing by the local planning authority. The scheme shall be implemented in full and retained for the life of the development.

13 Lighting

Details of the external appearance of all external lighting of the building and car park area, including colour and luminance 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 occupation of the hereby approved car park.

14 Energy Efficiency

Prior to the erection of any buildings, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall identify the predicted energy consumption, the associated CO₂ emissions and how the energy hierarchy has been applied to the development, including an investigation into the feasibility and viability of connection to decentralised energy networks for heat and power and the achievement of a "Very Good" BREEAM rating for the scheme. The statement shall set out the feasibility and viability of achieving a minimum 10% reduction in CO₂ emissions from the development, over and above current Building Regulations Part L requirements, or a minimum of 10% of the total predicted energy requirements of the development will be generated from renewable energy sources. Development shall be carried out thereafter in a manner that incorporates any feasible and

viable measures identified.

15 Noise disturbance from New Plant

Prior to the installation of any plant/machinery, a BS4142 noise assessment shall be undertaken demonstrating that the rating level of sound emitted from any fixed plant and/or machinery associated with the development or industrial activities at the use hereby approved shall not exceed background sound levels by more than 5dB (A) between the hours of 0700-2300 (taken as a 1 hour LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

16 Paint Spraying

No paint spraying equipment shall be used in any of the units hereby approved, unless in a properly constructed part of any building to which suitable filtration equipment has been fitted to the satisfaction of the Local Planning Authority.

17 Use of Solvents

No engine cleaning using solvents shall take place in any of the approved units unless an extraction system is in place in accordance with a scheme to be agreed in writing with the Local Planning Authority. The agreed scheme shall be retained thereafter for the life of the use to which the extraction system is required.

18 Deliveries

No deliveries shall take place outside the hours of 7.00 – 23.00. Should any unit require deliveries between 23:00 - 07:00hrs then a BS4142 noise assessment should be submitted in writing and approved by the Local Planning Authority. The assessment should demonstrate that the noise created does not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.

Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

19 Foul and Surface Water

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 in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved

details.

20 Sustainable Surface Water Drainage Scheme

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;
- 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
- V. A management and maintenance plan of Surface Water Drainage scheme, this should include the funding arrangements of the development.

21 Recording of a heritage asset through a programme of archaeological works

A. No demolition/development shall take place/commence until a phased 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.

A)No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

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.

22 Preliminary Ecological Appraisal

The development hereby approved shall only be undertaken on site in accordance with the recommendations and mitigation as detailed in section 5 of the Preliminary Ecological Appraisal (Ref No: 210668/2 Date: 8th November 2021)

23 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

24 Contaminated Land Risk Assessment

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site, have been submitted and approved in writing, by the local planning authority:

- a site investigation scheme, based on the Desk Top Study (Ref: 180615.R.001, July 2008) should be submitted to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include 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.
- The results of the site investigation and detailed risk assessment referred to
- 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), CIRIA C665 and BS87576: Guidance in investigations for ground gases. A minimum number of boreholes(no less than 3) and rounds of gas monitoring must be carried out based on the guidance CIRIA C665: "Assessing Risks Posed By Hazardous Ground Gases To Buildings" with a minimum of at least two sets of readings as low and falling atmospheric pressure. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

25 Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development, 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 and works shall not be resumed until a remediation scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

26 Restriction on Use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), any office use as part of this development will be ancillary to the B2/B8 warehouse use hereby approved.

27 Obscure Glazing / Screen Wall

The windows on the western elevation of the office block hereby approved (and detailed on plan 20-21/010C received 11 November 2021) shall be fixed and of a minimum opacity level four. The screen wall to the external roof terrace and the glazing shall be retained in accordance with these details for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority.

28 Employment and Training

A minimum of 30% of the available jobs during the construction of the Development; and 30% of the available operational jobs once the Development is operational shall be made available to residents of Stockton and the Tees Valley and a minimum of 30% of total net value of the services and materials used in the construction of the buildings and surfaces is to be provided by businesses within Stockton and the Tees Valley.

29 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 Strategy Report Rev 02 dated 23rd November 2021 and the following mitigation measures detailed within the FRA

-Discharge to Nelly Burdons Beck restricted to 5.4 l/s

30 Discharge of Surface Water

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

I. 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 said buildings

II. The 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

III. 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.

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: Police Tactical raining Centre

The Applicants should contact the Police Tactical Training Centre prior to commencing works to engage with this neighbour who has may have specific requirements during construction.

Informative: NWL

A strategic water main crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to the apparatus and will work with the developer to establish the exact location of the assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We include this informative so that awareness is given to the presence of assets on site. Further information is available at <https://www.nwl.co.uk/services/developers/>

HEADS OF TERMS

The applicant will enter into a Section 106 to provide identified improvements at A67/Durham Lane roundabout

P 21/0650/FUL
36/21 123 High Street, Yarm, TS15 9BB
Application for change of use of part of ground floor from Residential (C3) to Retail (E) to include alterations to existing dwelling and outbuildings to create ancillary residential accommodation. Conversion of rear outbuilding to residential annexe to include first floor elevated terrace.

Prior to the meeting Members visited the site.

The Chairman of the Planning Committee agreed to hear the officers report, public representations, and member debate in relation to items 21/0650/FUL and 21/0651/LBC, as one, as both items related to the same development.

Members originally considered both applications at the Planning Committee meeting which was held on the 27th October 2021 however both applications were deferred for a committee site visit to take place. In addition, supplementary information had been included within the supporting appendices relating to the refused balcony at 10 Low Church Wynd.

The application sought planning permission for the change of use of part of ground floor from Residential (C3) to Retail (E) to include alterations to existing dwelling and outbuildings to create ancillary residential accommodation. Conversion of rear outbuilding to residential annexe to include first floor elevated terrace. The application was considered alongside the listed building consent application, ref 21/0651/LBC.

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 recommended for approval with conditions for the reasons as specified within the main report.

Objectors attended the meeting and given the opportunity to make

representation. Their comments could be summarised as follows:

- The Annex and balcony were the main concerns.
- Questions were raised as to whether the applicant would be able to rent the Annex as a Bed and Breakfast facility?
- Reference was made to paragraph 28 of the material planning considerations contained within the main report, which stated that the outbuilding was an existing building used as accommodation, however one objector stated that the building had never been used for accommodation purposes.
- The auxiliary grade 2 listed building had never had a balcony previously, therefore objectors failed to see how adding a balcony would be in keeping with or enhance the building.
- Although the balcony would be screened, objectors felt that the applicant would still be able to see into their properties and gardens from the balcony, as they could see the balcony and garden of the proposed site from their properties. Concerns were also raised in terms of night time when the balcony could be lit up and more visible.
- Clarity was sought as to the type of trees that would be used for the screening, would they be saplings or mature trees. If they were to be mature trees would this be a suggestion, or would it be conditioned?
- Objections were also raised relating to the rear car park as it was not clear what the car park was to be used for.
- Light and noise pollution could not be ruled out.
- The garden plan at the proposed property was not to scale.

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

- The general condition of the property and outbuilding was quite dilapidated, and the applicant wanted to restore the property to a high standard without demolishing anything.
- The Applicant explained that they too wanted a private area with privacy and also wanted the same for their neighbours.
- The application had been modified to address neighbours' concerns.
- The Applicant was willing to invest in mature trees to achieve additional privacy and was also prepared to extend the privacy wall by 2 to 3 feet.

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

- Officers explained that condition 4 contained within the main report meant that the annex could only be used as ancillary accommodation to the use of the

main residential. This building would form and remain as part of the curtilage of the main dwelling as a single planning unit and should only be used by members of the family or persons associated with occupiers of the main dwelling and not be used for any commercial activity.

- It was agreed that from certain vantage points you could still see some neighbouring properties. The wall could be extended by approximately 1 metre to prevent people from looking around the wall from the balcony.

- In terms of privacy the applicant could plant mature trees and extend the wall and if Members were minded to add those as conditions they could do so, however Officers were happy with the application as it stood.

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

- Clarity was sought in relation to the car park behind the annex, the drawing showed that the car park was only against the outbuilding not the garden wall.

- The Applicant was happy to condition landscaping down the wall and use mature landscaping.

- During the site visit, some Members had stood where the balcony was proposed and stated they were not able to see into any neighbouring properties.

- Many properties were overlooked from balconies and extensions, with much shorter separation distances than that of the proposed property and its neighbours.

- Some Members felt the balcony was not necessary to enjoy the garden.

- Concerns were raised relating to the Applicants intention to create a home brewery. Questions were raised as to why this needed to be included in the application if it was purely home brew for owner consumption only.

- It was felt that if the balcony screen was further out and mature trees planted then this would alleviate the majority of concerns.

- A question was raised as to the need for landscaping if the wall was extended?

- Questions were raised as to whether there was permission for a shop to open, due to the main building still having a shop front?

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

- Officers briefly explained the difference between balconies and extensions when considering them on planning applications. Officers accepted there were limited views from the balcony therefore mitigation was implemented to make sure others were not overlooked.

- Extending the wall by a metre would protect privacy and amenity.

-The extension would be out over and could be overlooked from side window but opaque glass could be requested.

- Confirmation was given that the home brewery was for domestic use only and if it was used as a commercial brewery enforcement would be used to stop commercial activity, this condition would safeguard neighbours.

- Officers felt the scheme was acceptable, although improvements could be made for the benefit of neighbours to alleviate privacy concerns, however this was for the Committee to decide.

- Condition 2 contained within the main report limited the commercial use of the main building, if the use went beyond the limitations then the condition could be enforced.

A motion was proposed and seconded for the additional requirement of a condition for details over an extended privacy screen wall.

A vote took place, and the motion was carried.

A vote took place, and the application was approved as the recommendation with the additional requirement of a condition for details over an extended privacy screen wall.

RESOLVED that planning application 21/0650/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 plans;

Plan Reference Number	Date Received
L018123-001 REV A	23 March 2021
L018123 - 016 Rev D	1 July 2021
L018123 - 010 Rev D	1 July 2021
L018123 - 015 Rev B	1 July 2021
L018123 - 017 Rev E	1 July 2021
L018123 - 018 Rev C	1 July 2021
L018123 - 020 Rev B	1 July 2021

02 Extent of Commercial Use

The hereby approved retail use shall be restricted to the area denoted on plan ref L018123 - 010 REV D as received by the Local Planning Authority on the 1 July 2021 and no other area of the site outlined in red on plan ref L018123-001 REV A.

03 Residential Use

With the exception of the retail area, the remainder of the host building, two outbuildings and amenity space shall form part of a singular C3 planning unit and shall not form part of any commercial activity.

04 Annex

The hereby approved annex shall be used as ancillary accommodation to the use of the main residential dwelling known presently as 123 High Street, Yarm, Stockton on Tees. This building shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only by members of the family or persons associated with occupiers of this main dwelling.

05 Flood Risk

The development shall be carried out in accordance with the submitted flood risk assessment (reference: Flood Risk Assessment for 123 High Street, Yarm, October 2021) and shall ensure the extra flood resistance and resilience measures as set within the Preparing a flood risk assessment: standing advice.

06 Deliveries

No deliveries to the commercial premises shall be taken at or be dispatched from the site outside the hours of 07:00Hrs and 19:00Hrs.

07 Hours of Use

The commercial premises hereby approved shall not be open for customers outside the hours of 7am and 9pm Monday to Sunday.

08 Invasive Plants

Prior to commencement of development a detailed method statement for removing or the long-term management of invasive plant identified in the ecology report on the site shall be submitted to and approved in writing by the local planning authority.

The method statement shall include measures that will be used to prevent the spread of the identified invasive plant during any operations e.g., mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended.

09 Archaeology

Recording of a heritage asset through a programme of historic building recording

A) No demolition/development shall take place until a programme of historic building recording 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.

A) No demolition/development shall take place other than in accordance with

the Written Scheme of Investigation approved under condition (A).

A) The development shall not be occupied until the historic building recording 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.

10 Waste

There shall be provided at the premises containers for the storage and disposal of waste foods and other refuse from the commercial 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

11 Ecology

The development shall be carried out in accordance with the recommendations set out at Section 5 of the Ecological Impact Assessment carried out by Naturally Wild as received by the Local Planning Authority 1 July 2021.

12 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.

13 Construction Hours

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.

14. Privacy Wall

Notwithstanding the submitted details prior to the erection of the hereby approved balcony, full details of the extended privacy wall shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved development shall be carried out in full compliance with the agreed details and shall be retained 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 seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

Informative: Northern Gas

The developer is advised to contact Northern Gas Networks prior to any construction works as there may be apparatus in the vicinity of the development

Informative: Signing Up for Environment Agency Flood Warnings

The applicant is advised that the Environment Agency offer additional flood risk support and advice. The applicant/occupants should phone Floodline on 0345 988 1188 to register for flood warnings/alerts, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides alerts and warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. This property is covered by the Lower River Tees Flood Alert and also the River Tees at Yarm Flood Warning.

There is also an Operational Message which the applicant/occupants should sign up to by contacting engagement_northeast@environment-agency.gov.uk which specifically gives residents of Yarm information on the closure and opening of the flood defence gates.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety.

Flood warnings can also save lives and enable the emergency services to prepare and help communities.

- For practical advice on preparing for a flood, visit

<https://www.gov.uk/prepare-for-flooding>.

- To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

- For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Informative: Asbestos

All works requiring the removal of asbestos shall be carried out in full accordance with HSE Approved Code of Practice

**P
37/21**

21/0651/LBC

123 High Street, Yarm, TS15 9BB

Listed building consent to facilitate change of use of ground floor from residential to retail to include associated internal and external alterations.

Prior to the meeting Members visited the site.

See Minute above in respect of 21/0650/FUL 123 High Street, Yarm, TS15 9BB

RESOLVED that planning application 21/0651/LBC be approved subject to the following conditions and informatives below;

01 Time Period for Commencement

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

02 Approved Plans

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

Plan Reference Number	Date Received
L018123-001 REV A	23 March 2021
L018123 - 010 REV D	1 July 2021
L018123 - 015 REV B	1 July 2021
L018123 - 016 REV D	1 July 2021

L018123 - 017 REV E 1 July 2021
L018123 - 020 REV B 1 July 2021
L018123 - 009 REV B 08 March 2021

03 Works of making Good

All new external and internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution, and finished appearance except where indicated otherwise on the drawings hereby approved or otherwise agreed in writing with the Local Planning authority.

04 Details of proposed external materials

Notwithstanding the submitted information details of all external finishing materials including samples (as appropriate) shall first be approved in writing with the Local Planning Authority prior to that element of the works been installed at site.

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.

**P
38/21**

21/1381/RET

Fourteen Drops , 77A High Street, Yarm

Retrospective application for change of use of land to provide outside seating area in association with 77A High Street.

Prior to the meeting Members visited the site.

Consideration was given to Planning Application 21/1381/RET Fourteen Drops, 77A High Street Yarm.

The application sought permission for the change of use of the existing rear yard to an outside seating area in association with 77A High Street, Yarm. The associated building was Grade Two Listed and was within the Yarm Conservation Area. No physical development was proposed as a result of the proposed change of use.

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 given the concerns over the implications for the neighbouring residents would result in increased noise and disturbance as detailed within the main report, therefore it was recommended

that the application be refused for the reasons as specified within the main report.

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

- Fourteen Drops was a high-end establishment not a typical drinking venue where clientele wanted somewhere that was quiet, could purchase good food, wine and where you could be heard. It was also a place where single people could come and feel safe.
- Outside events which had been held in the summer and which included a friends birthday celebration had only resulted in levels of low conversation. The only noise that could be heard were from children at a neighbouring garden and also noise from The Keys beer garden which had been irritating. The only noise from Fourteen Drops courtyard was low level conversation.
- During the four years that the premise had been operational no complaints relating to Anti-Social Behaviour had been made.
- The last 2 years had been difficult due to the Covid-19 Pandemic, and with the uncertainty surrounding the pandemic, outside space was a priority, particularly in terms of the governments roadmap to keep people holidaying in the UK and helping businesses to continue in the hospitality industry.
- The Applicant stated that she had received support from the MP for Stockton South and the Tees Valley Mayor.
- The premise had been visited by a number of responsible authorities including Planning Services all of which concluded that the establishment was well ran.
- The Planning Officers report stated that noise levels could not be controlled, however noise levels had been controlled and that information had been documented to say so.
- Base lighting and fairy lights was the only lighting used outside the premises and no music was or would be played.
- It appeared that 3 of the objections made relating to the application were from the same person at 3 different addresses, the Applicant questioned how this could be counted more than once.
- Many local residents supported the business, particularly during temporary events held at the premises proving the premises was a valued addition to the High Street.
- The back of the application site had been a wasteland which the Applicant had spent time cleaning up.
- The Applicant was prepared to look at installing CCTV and agreeing to a cap on numbers allowed outside if the application was approved.
- References were made to other drinking establishments on the High Street

that had recently been granted longer opening hours, which Fourteen Drops would benefit from if allowed by a Licensing Committee to enable recovery from the devastating time the industry had suffered.

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

- Officers explained that a lot of premises with outside drinking areas had been long established and had not been under planning control at the time.

- There had been noise issues during the temporary events at Fourteen Drops. Although lighting and music could be controlled, noise levels after 5pm could not, particularly when people would be enjoying themselves outside.

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

- Businesses on Yarm High Street had to exist hand in glove with local residents. In terms of the temporary events held at Fourteen Drops, there were residents living in very close proximity. The back door which was almost in the yard had flats above. One of the flats had a young couple with a baby and it had been reported that clients of Fourteen Drops had been banging on the door thinking it was the toilet.

- Questions were raised in terms of adding a condition to limit the outside capacity.

- Members asked if a door supervision scheme could be implemented to control the outside area in terms of excessive noise?

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

- The Environmental Protection Team Manager explained to the Committee that the business had tried extremely hard to manage their temporary events to the best of their ability and they had done their job well. They followed all the recommendations made to them and were able to keep records and had discussed any issues encountered at each event. The Environmental Protection Team Manager advised what the applicant could do to alleviate any issues encountered, unfortunately however there had been numerous complaints made from local residents with differing reasons for making the complaints. Although the business worked extremely hard to overcome residents' complaints the Environmental Protection Team Manager had weighed up every option, however each temporary event presented a worse situation, and neighbours had been affected. Credit was given to the applicant for working with the Environmental Health Team, however, unfortunately the use of the application site location could not be supported outside.

A vote then took place, and the application was refused.

RESOLVED that planning application 21/1381/RET be refused for the following reason;

Residential Amenity

1. In the opinion of the Local Planning authority the use of the outside yard area for seating purposes associated with a commercial use would by virtue of noise, nuisance, general disturbance and loss of privacy, be detrimental to the amenities of the occupiers of the neighbouring properties, contrary to paragraph 130 and 180 of the NPPF which seek to secure a good standard of amenity for all existing and future occupants of land and buildings, as well as Local Plan Policies SD8 and EG2.

P
39/21 **20/2847/OUT**
Far End Farm , Worsall Road, Kirklevington
Outline application for three dwellings in area to south of existing dwellings

Consideration was given to planning application 20/2847/OUT, Far End Farm, Worsall Road, Kirklevington.

The application sought outline permission for three dwellings in area to south of the existing dwellings, all matters reserved except for access, and to include the associated infrastructure.

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 proposed development would represent a development out with the limits of development, contrary to the development plans and without a strong material consideration to support the departure. It was therefore recommended that the application be refused for the reasons as specified within the main report.

The Applicants Agent attended the meeting and given the opportunity to make representation. His comments could be summarised as follows:

- The Application was centred around the principles of development.
- In terms of Highways, drainage etc the application was acceptable.
- There had been approval for a bungalow.
- Questions were raised relating to the boundary lines and although it was appreciated that the Local Plan had been adopted in 2019, it was questionable why the new boundary line had not been included in the extant consent. Why was the line not following the natural line, it was a matter of 17 metres which 2 of the 3 proposed properties were sitting on?

- The overall layout of the site followed the natural contour of the land; it did not make sense to refuse.

- It was understandable in terms of the nervousness around setting a precedent if the application went against the Officers recommendation, however, each individual application should be judged on its own merits.

- The Applicants Agent requested the Committee approve the application against the Officers recommendation.

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

- In terms of the Local Plan, the development was considered in the process in September and November 2018. There were reasonable limits as to why it was not included in the Local Plan and was accepted by the inspectorate. The Planning Compulsory Purchase Act required that Officers determined applications in the Local Plan, and as this application was contrary to policy it was therefore recommended for refusal.

- It was not about the precedent; it was contrary to the development plan.

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

- Although the proposed development was outside the limits to development, across the road from the proposed site was a major Taylor Wimpey development known as Morley Carr Farm which was built outside the limits to development. The proposed site was also sandwiched between two major housing developments by Avant Homes and Barratt homes, therefore there was no reason why this application should not be approved.

- It was felt by some Members that these small organic developments should be supported.

A vote took place, and the application was approved.

RESOLVED that Planning application 20/2847/OUT be Approved for the reasons as detailed above, with all Conditions delegated to the Planning Services Manager.

**P
40/21**

Local Plan: Housing Supply Assessment (2021 – 2026)

Members were asked to consider and note a report which provided members with an update on the level of housing supply in the Borough based on the 5 years starting from 1st April 2021 (2021 – 2026).

The report provided members with an update on housing supply and delivery in the Borough. The National Planning Policy Framework (NPPF) was clear that the implications of not being able to demonstrate a five-year housing supply or pass the housing delivery test were that the NPPF 'Presumption in Favour of Sustainable Development' would apply to planning applications.

The Council adopted the current Local Plan on the 30th January 2019, following an independent examination which identified that the Local Plan was a 'sound' document.

The NPPF required Council's to update the five-year supply annually with updates published since the Local Plan was adopted. A further assessment which covered the period 2021 – 2026 and identified 5.25 years of housing supply was detailed at Appendix A of the main report.

The report also identified the housing delivery position in recent years. Housing delivery in the 2020/21 period was adversely affected by the Covid 19 pandemic with a net housing delivery of 582 dwellings, which was 138 dwellings below the 720 dwelling housing requirements for that period.

As delivery prior to April 2020 was greater than the Local Plan housing requirement, overall cumulative housing delivery exceeded the Local Plan housing requirement by +279 dwellings. However, due to national guidance and previous planning decisions the assessment did not use this past over-delivery as a credit against the five-year supply.

Government had not published revised Housing Delivery Test results and no update could be provided at this time; however, the requirement was expected to be less due to COVID-19, therefore Planning Officers expected to hit the new target.

The main topics discussed were as follows:

2022 would see a reduction in housing units to 655 per annum which would alter what the Council would need to deliver.

Brief discussion was had around the Housing delivery Test Results for Stockton on Tees Borough Council detailed within the main report, where clarity was sought in terms of the overall figures relating to the total no. of homes delivered. Officers agreed to bring a report back to a future meeting with further details of how the figures were calculated.

Discussion was had relating to the number of homes that had been provided in the South of the Borough. Members highlighted that 3609 homes had already been delivered which seemed to be a large proportion of the housing budget and there were still more to come. It was explained that 4800 homes would be provided in the South of the Borough with some sites to still come forward, however this was in line with what was to come, and Officers did not believe they were over supplying in that location.

AGREED that the report be noted.

**P
41/21**

**1. Appeal - Mr Chris Richardson - Land North Of Holmewood Court,
Aislaby Road, Eaglescliffe
20/1063/FUL - ALLOWED WITH CONDITIONS
COSTS - DISMISED**

**2. Appeal - Camfero Homes - Vane Arms, Darlington Road, Long Newton
20/0718/FUL AND 20/0717/FUL - ALLOWED WITH CONDITIONS**

The Appeals were noted,