

Planning Committee

A meeting of Planning Committee was held on Wednesday, 19th January, 2022.

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 Mrs Sylvia Walmsley

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

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

Apologies: Cllr Steve Walmsley, Cllr Bill Woodhead MBE

P Evacuation Procedure

47/21

The Evacuation Procedure was noted.

P Declarations of Interest

48/21

There were no declarations on interest.

P 21/0345/FUL

49/21

Land East Of Hanzard Drive, South Of Bloomfield Drive/Applecross And North Of Glenarm Drive, Wynyard, Erection of local centre comprising of commercial use and 20no residential apartments to include associated infrastructure works.

Consideration was given to planning application 21/0345/FUL Land East of Hanzard Drive, South of Bloomfield Drive / Applecross and North of Glenarm Drive, Wynyard. Erection of local centre comprising of commercial use and 20no. residential apartments to include associated infrastructure works.

The application site extended to approx. 0.7 ha and was currently undeveloped land, formerly in agricultural use, situated between the existing Bloomfield Drive residential development to the north, various commercial units served from Glenarm Road to the east and south and Hanzard Drive spine road to the west. The site was within defined development limits and was identified as a local centre within the Wynyard Masterplan. The principle of development within this location had therefore been established.

Planning permission was sought for a mixed commercial residential development with a total number of 20 flats and 1,352 square metres of commercial floorspace.

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 the development had been accepted. The proposed development was also considered to be visually acceptable and would not have any significant adverse impacts on the amenity of the neighbouring occupiers to justify a refusal of the application. The proposed access and parking arrangements were also considered to be acceptable and consequently the proposed development was recommended for approval subject to those conditions as detailed within the main report.

Members were presented with an update which since the original report, contained an additional letter of support. Full details of the letter were contained within the update report.

A service plan was also submitted following the request from the Highways Transport and Design Manager however, upon review it was not considered that the service plan, which only considered unit 1, was sufficient and therefore it was recommended that this was conditioned to be submitted and agreed prior to any of the commercial units being occupied.

Objectors attended the meeting and given the opportunity to make representation. In addition, an objector who had made representation during the consultation period requested that her comments be read out by the Principal Planning Officer as she was unable to attend the Planning Committee due to having to self-isolate. All comments could be summarised as follows:

- It was felt that there was important information omitted from the officer's report particularly at paragraphs 16, 17, 18. All conditions, assessments and information should be provided before approving any planning application.
- There would be a negative impact on properties in Applecross Grove in terms of noise, odour and privacy and the proposed flats were not in keeping with the surrounding area.
- There had been no prior notice / advertisement of the development prior to receiving the notice of the planning application itself.
- It was felt that the application should be revised and resubmitted considering site access and layout including provision for one convenience store, a turning point for school buses (or any other services that may happen in the future), charging points and an overflow car park for the estate, together with much needed landscaping and public open space for the community.
- A request was made that, should Members be minded to approve the application additional landscaping and trees should be considered behind houses numbered 14, 16, 18 and 20 Applecross Grove to screen the proposed flats from view.
- There appeared to be no mitigation against noise or privacy nor keeping the proposed flats from view of neighbouring properties.

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

- The proposed development had been approved in principle on the masterplan.
- The scheme had been amended resulting in 4 apartments being omitted from the central section of the site.
- There had been no objections from any of the Councils technical services.
- The development would support the Wynyard Park Garden Village offering amenities to those residents.
- There were conditions included to restrict noise levels, odour, and ventilation.
- An acoustic fence and planting were proposed facing north on the site.
- There were not many apartments on Wynyard Park, however the proposed apartments would deliver a sustainable offering suitable for a garden village.
- In terms of resident's request for a school turning head, it was highlighted that the school was not part of this development and therefore not relevant to this application.

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

- Although there were limits as to what could be put at the northern boundary, there was a detailed landscaping plan.
- In terms of concerns raised relating to noise from the proposed units, conditions would be implemented and agreed with Environmental Health before the units became operational allowing control to mitigate against any noise impact on members of the public.
- The end use of the units was still unknown as yet except for one which was to be a Co-operative store and where agreements had taken place.
- There was a roundabout on the site plan which linked to a turning facility for school buses.

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

- Questions were raised in terms of the provision of cycle paths, as these seemed to be omitted from the site plan.
- Clarity was sought as to why more and more planning applications were being considered at Planning Committee with Conditions and Heads of Terms being delegated to the Planning Services Manager.
- Concerns and questions were raised relating to the possibility of a badger set close to the development site and what would happen should a badger set be discovered?

- Would the condition covering internet connectivity be adequate to provide suitable Wi-Fi connection as Wynyard was known for having poor internet?

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

- In relation to cycle paths, these were identified just outside the red edge on the site plan. There were also 2 separate parking spaces for bikes. There was cycle path provision to the south of the site and associated cycle paths through other neighbouring developments.

- As the proposed scheme had been revised from 24 to 20 apartments, the section 106 agreement had yet to be prepared. This would take place with the developer, the Councils legal team and then delegated to the Planning Services Manager for signing off which would allow for minor changes should they be required.

- In terms of questions raised relating to a badger set, Officers explained that the developer would have to adopt mitigation measures regarding ecology issues should anything arise.

- Concerns surrounding poor internet connection was a wider infrastructure issue which the developer could not be made to improve.

A vote took place, and the application was approved.

RESOLVED that planning application 21/0345/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 Section 106 Agreement detailed in the Heads of Terms below;

01 Time Limit

Standard 3 year

02 Approved Plans

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

Plan Reference Number	Date Received
JCM001 SK303C	1 November 2021
JCM001 101C	4 October 2021
JCM001 102B	4 October 2021
SK2000 A	4 October 2021
JCM001 104A	8 February 2021
JCM001 105	8 February 2021
JCM001 106A	8 February 2021
JCM001 001A	8 March 2021
JCM001 103B	8 February 2021
PWP 572 001	19 July 2021
JCM001 103 D	07 January 2022

03 Use

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).

04 No subdivision / Amalgamation

With the exception of unit 5, the premises shall not be sub-divided or combined into independent units without the prior 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).

05 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.

06 Secure by Design

Prior to the above ground construction 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.

07 Construction Phase

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.

Site Levels

Prior to the commencement of the 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.

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.

08 Drainage

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

Surface Water Management

The building 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. 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

09 Highways

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,
- vi. measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
- vii. measures to control and monitor the emission of dust and dirt during construction;
- viii. a Site Waste Management Plan;
- ix. details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- x. measures to protect existing footpaths and verges; and
- xi. a means of communication with local residents.

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

Servicing Plan

Notwithstanding the submitted Servicing Plan, final details of servicing arrangements for the commercial units shall be submitted to and approved in writing by the Local Planning Authority, prior to first use of any of the commercial units. The Servicing Plan shall include details of deliveries, refuse collection, and measures to mitigate noise arising from, and not limited to, vehicle movements. The development thereafter shall be operated in accordance with the approved Servicing Plan.

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.

EV charging

As shown on plan ref JCM001 SK303C received by the Local Planning Authority on the 1 November 2021 rapid charging points shall be provided prior to any part of the development, hereby approved, becoming operational. Thereafter these shall be maintained for the lifetime of the development.

10 Landscape

Soft Landscaping

The soft landscaping as submitted on plan ref PWP 572 001 received by the local planning authority on the 6 July 2021 shall be implemented prior to the occupation of the development or within the first planting season following the substantial completion of the development, whichever is sooner.

Soft Landscape Management and Maintenance

No above ground development shall commence until full details of proposed soft landscape management has been submitted to and approved in writing by the Local Planning Authority.

The soft landscape management plan shall include, long term design objectives, management responsibilities and maintenance schedules, replacement programme for all landscape areas including retained vegetation, (other than small privately owned domestic gardens), maintenance access routes to demonstrate operations can be undertaken from publicly accessible land, special measures relating to the time of year such as protected species and their habitat, management of trees within close proximity of private properties etc. This information shall be submitted to and approved in writing by the Local Planning Authority.

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

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

Street Furniture

Prior to the above ground construction, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.

Tree within and adjacent to the adopted highway

No above ground construction shall take place until the Local Planning Authority has approved in writing the details of arrangements for the planting of Street Trees and protection of the adopted highway from tree root damage. Root barriers will be required where trees are planted within 2m of the adopted highway.

Landscaping - Hardworks

No above ground construction shall take place until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority.

This shall include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

EHU

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. 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.

Noise disturbance from New Air Conditioning/Plant Equipment

Prior to the installation of any air conditioning units/ plant equipment / means of mechanical ventilation the details shall first be submitted to and agreed in writing by the Local planning Authority. There after the equipment shall be installed in accordance with the agreed details and maintained as such for the lifetime of the development.

The rating level of sound emitted from [any fixed plant and/or machinery associated with the development] [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.

Odour Nuisance

Prior to the installation of any air conditioning units/ plant equipment / means of mechanical ventilation 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 for the lifetime of the development,

Acoustic Fence

Prior to the occupation of any parts of units 1,2 and 3 the acoustic fence as per the agreed details set within Noise Assessment (Revision 3) received by the Local Planning Authority on the 6 July 2021 shall be erected. Thereafter the fence shall be maintained as such for the lifetime of the development.

Internal Noise

Prior to the commencement of units 1,2, 3, 5 and 6 the sound insulation of the floor/ ceiling/ walls separating the commercial and communal part(s) of the premises from dwellings shall be submitted to and approved in writing by the LPA. Details shall demonstrate that the sound insulation value $D_{nT,w}$ [and $L'_{nT,w}$] is enhanced by at least 10-15dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial/ communal noise the commercial/communal areas and to achieve the criteria of BS8233:2014 within the dwellings/ noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained;

Noise disturbance from vehicles - Commercial Units

No deliveries shall be taken at the site outside the hours of 07:00Hrs and 19:00Hrs.

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 within the identified locations on plan ref JCM001 SK303C received by the Local Planning Authority on the 1 November 2021. 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. The waste collection shall not be outside of the hours of 07:00 – 19:00hrs.

11 Environmental

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.

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.

Ecology mitigation

All ecological mitigation measures contained within the Preliminary Ecological Appraisal received by the Local Planning Authority on the 8 February 2021 shall be implemented throughout the development in full accordance with the advice and recommendations.

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 Preliminary Ecological Appraisal received by the Local Planning Authority on the 8 February 2021, or any superseding report. Once approved the CEMP Plan shall be adhered to throughout the construction period.

Residual

Open Access

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

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 within the identified areas on drawing ref JCM001 SK303C received by the Local Planning Authority on the 1 November 2021.

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

HEADS OF TERMS

Affordable housing off site contribution £296,000
NHS off site contribution £11,550

Open space TBC
Education TBC

P **21/2095/VARY**
50/21 **Land At Hunters Rest Farm, Urlay Nook Road, Eaglescliffe**
Section 73 application to vary condition no1 (Approved Plans) of planning
approval 19/2084/REM - Reserved
Matters application for the
Scale, Layout, Landscaping and Appearance of 108 dwellings.

Consideration was given to planning application 21/2095/VARY, Land at Hunters Rest Farm, Urlay Nook Road, Eaglescliffe, Section 73 application to vary condition no1 (Approved Plans) of planning approval 19/2084/REM – Reserved Matters application for the Scale, Layout, Landscaping and Appearance of 108 dwellings.

Outline planning permission and reserved matters approval had been granted for the site. The original developers were no longer proceeding with the site and therefore a new house builder would bring the site forward.

The application was a variation to the approved plans on the reserved matters application for the erection of 108 dwellings and included full details of the houses, including layout, scale, appearance, and landscaping. The layout generally followed that of the original reserved matters application with changes in house types from one housebuilder's style to another.

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 it was recommended that planning permission be granted with conditions for the reasons as specified within the main report.

The Principal Planning Officer informed Members that there had been one amendment to the landscaping plans which were REV B not REV A as detailed 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 outlined changes to the House types and the changes had been fully supported by Planning Officers.
- The scheme looked to replicate the previous application principals.

Members were given the opportunity to ask questions/make comments. These

could be summarised as follows: -

- Clarity was sought in terms of whether changes had been made to the mix of house types.
- Members briefly discussed what was meant by accessible home types.
- Brief discussion was had as to why there had been a change of developer on the proposed site.
- Members sought confirmation on the percentage of affordable homes to be delivered on the proposed site.
- Questions were raised as to whether the Section 106 (S106) agreement could be changed due to a change of developer on the site.
- Members requested that more information should be provided in terms of the mix of house types in future reports.

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

- The number of homes had been reduced from the previously approved 130 to 108. There had also been a change to the mix of house types, however this change was still acceptable. Officers confirmed that there was to be a mix of 2 and 3 story homes offering affordable homes, however there would no longer be bungalows.
- Officers explained that 50% of homes would be accessible and adaptable and were considered lifetime homes.
- 15% of the total build would be affordable homes.
- It was confirmed that the S106 agreement could not be changed.
- Officers agreed to include more detailed information in future reports relating to the mix of house types.

A vote took place, and the application was approved.

RESOLVED that planning application 21/2095/VARY be approved subject to the following conditions and informatives;

01 Approved Plans;

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

Plan Reference Number	Date Received
SR4052/008 REV C	22 December 2021
SR4052/009 REV B SECTION B	22 December 2021
SR4052/010 REV O SECTION C	22 December 2021
EAG-HRF-004 D	21 December 2021
EAG-HRF-003 REV E	7 January 2022

SGD-02 REV B 5 August 2021
SGD-03 REV B 5 August 2021

SGD-05 REV D 5 August 2021
144746/8001 REV B 21 December 2021
144746/8002 REV B 22 December 2021
144746/8003 REV B 21 December 2021
144746/8004 REV B 21 December 2021
144746/8005 REV B 21 December 2021
144746/8006 REV B 21 December 2021
BD-WD-06 REV S 5 August 2021
BD-WD-08 REV S 5 August 2021
BS-WD-06 REV C 5 August 2021
CM-WD-06 REV R 5 August 2021
CM-WD-08 REV R 5 August 2021
DG-WD-06 REV M 5 August 2021
FH-WD-06 REV P 5 August 2021
FH-WD-08 REV P 5 August 2021
HB-WD-06 REV Q 5 August 2021
HY-WD-06 HARLEY REV T 5 August 2021
HY-WD-06 HYDE REV D 5 August 2021
HY-WD-08 REV T 5 August 2021
JCC21-134- 600 REV B 21 December 2021
ME-WD-06 REV N 5 August 2021
MS-WD-06 REV C 5 August 2021
PD-WD-06 REV P 5 August 2021
PD-WD-08 REV P 5 August 2021
RN-WD-06 REV E 5 August 2021
RT-WD-06 REV Q 5 August 2021
RT-WD-08 REV Q 5 August 2021
SN-WD-06 REV H 5 August 2021
ST-WD-06 REV P 5 August 2021
WF-WD-06 REV C 5 August 2021
EAG-HRF-001 REV G 21 December 2021
JCC21-134 C-GA 320 7 January 2022

02 Ecological Checking Survey

Prior to the commencement of any site works, a checking survey for the presence of protected species and suitable habitat shall be undertaken and appropriate mitigation measures, if different from the original survey, shall be submitted to and approved in writing by the local planning authority. Site works shall be carried out in complete accordance with the updated survey unless otherwise agreed in writing by the local planning authority.

03 Hedgehogs Fencing;

Notwithstanding the submitted information, holes shall be installed in boundary walls and fences at ground level to allow for the free movement of hedgehogs and be retained thereafter for the lifetime of the development.

04 Retaining Walls.

Notwithstanding the submitted plans, prior to the commencement of works on the highways full detailed design of the retaining walls to be erected adjacent to

the highway /footpath shall be submitted and approved in writing by the local planning authority. work shall be undertaken in accordance with the approved plans.

05 Permitted Development Rights

Notwithstanding the provisions of classes A, AA, B, C, D and E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings or means of enclosure erected within the curtilage without the written approval of the Local Planning Authority.

06 Permitted Development Rights means of enclosure

Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), unless shown on the approved plan (1202_RHL_00_XX_DR_A_004 Rev E) no gates, fences, walls or other means of enclosure shall be erected between the front or side wall of any dwelling which the curtilage of the dwelling fronts or abuts without the written approval of the Local Planning Authority.

07 Removal of PD rights - no garage conversions;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (No.2) (England) Order 2015 (or any order revoking and re-enacting that Order), no garages shall be converted into part of the house or incidental uses without the prior written consent of the Local Planning Authority.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

Informative : Overhead Lines

Statutory clearances that shall be maintained are outlined in ENA43-8 Overhead Line Clearances. Guidance for construction activities near Overhead Lines is given in GS6 which is available on the HSE website for download, it is the responsibility of the developer that clearances are maintained both during construction & upon completion of the development.

**P
51/21**

**1. Appeal - Theakston Estate Limited - Land South Of Green Lane, East Of Railway Line, West Of A67 Yarm
18/0910/OUT - ALLOWED WITH CONDITIONS**

The Appeals were noted.