

PLANNING COMMITTEE

A meeting of Planning Committee was held on Wednesday 8 November 2023.

Present: Cllr Mick Stoker (Chair), Cllr Michelle Bendelow (Vice-Chair), Cllr Stefan Barnes, Cllr Carol Clark, Cllr Dan Fagan, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Eileen Johnson, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley, Cllr Sally Ann Watson and Cllr Barry Woodhouse.

Officers: Elaine Atkinson, Simon Grundy (DoF,D&R), Stephanie Landles (DoA,H and W), Martin Parker (DoCS,E&C), Julie Butcher and Sarah Whaley (DoCS).

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

Apologies: Cllr Tony Riordan.

P/27/23 Evacuation Procedure

The Evacuation Procedure was noted.

P/28/23 Declarations of Interest

There were no declarations of interest.

P/29/23 Planning Protocol

The Planning Protocol was noted.

P/30/23 23/1406/LA 2 Speeton Close, Billingham, Stockton-On-Tees Change of use from residential dwelling (C3) to a children's care home (C2)

Consideration was given to Planning application 23/1406/LA 2 Speeton Close, Billingham, Stockton-On-Tees. Change of use from residential dwelling (C3) to a children's care home (C2)

The application site was a detached four-bedroom two storey dwellinghouse within the defined settlement limits and was approximately 1.3 miles north east of Billingham Town Centre.

The application was seeking planning permission for the change of use of 2 Speeton Close, Billingham from a four-bedroom dwellinghouse(Use Class C3) to a children's home (Use Class C2). The site benefitted from off street parking, detached garage and a rear private amenity space.

The proposed children's home would provide accommodation for a maximum of three children between the ages of 7 and 17 years with 24-hour adult support, provided on a shift basis. Three members of staff would be present at the premises one being an Ofsted registered manager Monday- Friday between 9am- 5pm. 2 staff members would be present overnight.

As part of the change of use the existing rear ground floor study window would be replaced with a door.

Following the consultation process there had been 95 letters of objection received and 2 letters of support. The majority of objections related to highway issues including increase in the volume of traffic and off-street parking, noise, privacy, anti-social behaviour/crime, impact on character and appearance of the street scene and the community.

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 for the reasons outlined within the main report, it was recommended that the application be approved with conditions.

Members were presented with an update report which since the original report detailed further comments which had been received from Councillor Clare Gamble, Councillor Marc Besford, and 3 local residents.

In summary the comments raised concerns regarding the location of the use, anti-social behaviour, ability to control residents, security recommendations from Cleveland Police and inadequate parking facilities at the property which would lead to highway safety concerns which had been set out in the original report. Whilst it was noted the comments raised concerns regarding obstructions for emergency services and dangerous on street car parking with a need for these to be conditioned, unfortunately on street car parking was not within the gift for the Local Planning Authority to control outside of the considerations of the proposed planning application.

In respect of ensuring adequate incurtilage car parking would remain at the property, this could be secured by a condition as follows:

Incurtilage Carparking

The development hereby approved shall retain a minimum of 5 incurtilage car parking spaces via the existing driveway in accordance with SPD3: Parking Provision for Developments 2011. The parking provision shall be retained thereafter for the lifetime of the development.

A Member of the Planning Committee requested that the planning application be deferred due to new information coming to light which related to an additional children's home within the same locality as the proposed application, and which was to come to a future Planning Committee. The new information had not been shared with consultees including the police and ward councillors however it was felt that this new information should have been. It was also felt that the Director of Childrens Services should have attended the Planning Committee to answer any questions the Committee may have had.

The Head of Legal Services reminded Members of the Planning Committee that the new information which had recently been received was confidential and not a material planning consideration. It was not up to the Local Authority to decide whether the information could be made public as that was a matter for the author and therefore further consultation could not take place.

A motion was proposed and seconded that the application be deferred to a future meeting of the Planning Committee for the reasons as outlined above.

A vote took place, and the motion was not carried.

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

. There were a number of outstanding objections which had been submitted online which had not been addressed.

. It was alleged that a Member of the Planning Committee had been overheard saying that they would not want the proposed dwelling next to them.

. Mental health issues of local residents effected by this proposed application should not be dismissed.

. It was stated within the report that the proposed application would be no different to any other residential home, however, there would be a change of character of use, dealing with children with complex needs. Ofsted requirements would need to be met with multiple professional service providers being present at all times to safeguard the residents living there. There would be additional comings and goings of staff and other professional services / external agencies which was not typical of a conventional home as well as ad hoc emergency visits. Most placements usually lasted less than 3 months which was materially different to a family home.

. The Council was profiting from these children's homes, and questions were asked as to whether it was right that these children deserved to be used as a form of profit for the Council.

. The children accommodated in these types of homes had complex needs with mental health issues and could be violent and aggressive and possibly increase crime and Anti-Social Behaviour. These children were also prone to go missing putting a strain on the local police.

. The location of the proposed application site was unsuitable due to the increasing age of the local population and there were very few facilities for the children nearby.

. There was a national shortage of qualified professionals required to work in children's homes. It was also highlighted that the manager of the proposed home would also be managing another home within the local area, therefore each home would only have half a manager post. The children residing in the home would be difficult to control, negatively impacting on the recruitment / retention of qualified staff.

. Cleveland Police had made a number of recommendations which if implemented would change the appearance of the property spoiling a much-loved landscape. It was

also suggested that any children's home placed on Speeton Close would take away the sense of space residents currently had.

- . Speeton Close was a narrow road and there were inadequate car parking facilities at the home which would result in council staff parking outside of resident's properties which had already been witnessed and photographed. The site needed an additional car parking space, a suitable place for an ambulance to turn and a larger car parking space for disabled access.

- . Concerns around highway safety were highlighted due to previous traffic accidents at the property when it was a residential home, where cars had reversed off the property and collided with other vehicles. The proposal if approved would also increase car journeys due to staff coming and going from the property as well as increasing traffic noise.

- . There was a hammerhead within the close which was used by many vehicles such as delivery drivers to turn. Concerns were raised that the increased traffic created from the proposed home would exacerbate the situation affecting residents living close to the hammerhead.

- . Comments were made regarding the inadequate dimensions of the car park at the proposed site. The drive to the property also needed to be wide enough to accommodate the bringing in and out of waste, cutting of lawns etc without moving cars.

- . The planning application did not consider dropped kerbs and barring gates which would reduce the drive space by a third.

- . There was no mention of any provision of cycle parking on the proposed plans.

- . One objector explained that an elderly lady who lived close to the proposed site felt that her independence would be stopped as she would be too frightened to go out if the application was approved.

- . Advertising of the application had been minimal; however, it had been widespread on social media which was felt to be a safeguarding issue for the children that would reside there.

- . Concerns around privacy to neighbouring properties were raised.

- . An increase in noise impacting on neighbours from the children in the property, due to meltdowns, confrontations and violence which could spill out into the street.

- . Having younger people on Speeton Close would change the nature of the area. There was also a fear that if the children did get angry, vandalism could increase in an otherwise quiet and peaceful area.

- . Questions were asked as to whether the home would be better located closer to local facilities such as Billingham forum allowing for ease of access to local amenities and the chance for the children to meet like minded youngsters.

- . Fire safety within the proposed property was not up to required standards and needed to be upgraded to safeguard occupants. It was also highlighted that should the

occupants need to leave the building due to fire risk, the occupants would have difficulty doing so if the car park was full.

. Questions were asked as to why loss of property value was not a material planning consideration when it was an option on a drop-down list when making representation on the Planning Portal.

. It was felt that the Councils finances should be considered a material planning consideration due to a recently reported overspend in children's services which had been detailed within the Councils 'Medium Term Financial Plan'.

. It was highlighted that there was misinformation within the Planning Committee report, the Design Access Statement within Stockton Borough Councils Local Planning Policy had expired and there were scale bars missing off some drawings.

. The boiler at the proposed site was to be located in the loft, use of the loft ladders would block the stairs making it difficult for occupants to leave should there be a fire.

. There would be disturbance to local residents during staff change at night.

. There was no mention of fire detection system to BS5839 which was a requirement in this type of property, therefore the application should not be approved.

. Reference was made to the NPPF paragraph 132 which talked about early discussions with applicants, the local planning authority, and local residents in terms of design quality, however no dialogue had taken place with local residents. In addition, contractors had recently arrived at the application site to undertake work and when approached they told residents they weren't allowed to talk to them.

. It was felt the consultation process had not been undertaken correctly. A community engagement letter had been received by local residents 4 to 5 days after the consultation period. Non-disclosure documents may have been used before the planning application was officially outed. Ward Councillors had told residents that they knew about the application before the recent local elections. 75% of questions raised by residents during consultation could not be answered and 25% were given vague answers. Freedom of Information (FOI) requests had also been blocked regarding the children's home.

. A former employee of Stockton Council explained that they had previously worked in children's care homes and children in those homes were more likely to enter into the youth justice system. The former employee also felt that the Council should be looking to placing children with other family members such as grandparents and looking to fund adaptations to their homes to make the home suitable for the children to stay, or alternatively looking to foster care rather than buying houses and turning them into children's homes.

. Reference was made to the lack of disabled provision at the proposed site. The Planning Officers report detailed that specialist provision was not required as the home was to be ran as a family home, however it was felt that this would limit the number of professionals that could work at the home and dismissed the needs of the disabled population.

. It was highlighted that paragraph 30 of the NPPF stated that ' Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just the short term but over the lifetime of the development', however it was felt that this would not be fulfilled for the lifetime of the development as children's homes were prone to closing down due to staffing issues and poor management.

. The costs associated to children's social care needed to be diverted to treating the cause.

. Comments were made regarding restrictive covenants.

. A concern was raised that a Committee Member had carried out their own site visit without following Council protocol.

. Comments were made relating to Stockton Councils Corporate Parenting Policy. The Council took pride in being the top Local Authority placing children within a 20 mile radius of their home, however the Council were taking children in from further away than a 20 mile radius which was taking places from their own.

. Concerns were raised relating to staff smoking outside the property impacting on neighbouring residents and passers-by being subjected to second hand smoke.

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

. The appearance and character of the property was a consideration where there was a change in activity, however officers felt that the home which would house up to 3 children would be comparable to the same activities carried out in a 4-bed residential dwelling and the comings and goings of staff and supporting agencies would not generate such a significant level of activity and therefore there was no fundamental change in character.

. There was a minor alteration to a window which would be changed to a door on the ground floor rear elevation and would not adversely impact upon the appearance and character of the property.

. The length of the driveway was 22 metres, and the width was 4.28 metres.

. The management of the home was not a material planning consideration and there was no evidence that children's homes increased Anti-Social Behaviour.

. In terms of noise, this would be similar to noise activity in a residential home.

. Concerns raised relating to the safeguarding of children in the home in terms of privacy, this would be no different regards the same level of privacy you get with a residential home.

. Demographics of the area had been considered.

. Structural improvements to the property would be managed through building regulations and were not a material planning consideration.

. It was explained that the drop-down box on the planning portal which allowed consultees to select 'loss of property value' was a standard system drop down list, however this had no bearing on the application and therefore was not a material planning consideration.

. Plans within the report were up to date.

. Site notices were displayed in accordance with procedural rules and the consultation that was carried out conformed to requirements as set out within 'The General Management Development Procedure Order 2015'.

. With regards to comments regarding restrictive covenants, this did not form part of the considerations of the application as it would be a civil matter.

. In terms of staff smoking outside of the property, the council smoking policy would be adopted at the home.

. Where concerns had been raised relating to traffic accidents and increased vehicle movement, officers considered those issues against the NPPF. Staff shift changes could potentially increase to 4 or 5 vehicle movements, however as there were 2500 vehicle movements on Low Grange Avenue the increase was not considered severe. Also, a normal residential property would be expected to have 3 to 4 movements a day. There was no history of any traffic accidents at the property.

. The width of Speeton Close met street standards and more than met vehicle movements.

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

A second motion to defer was moved and seconded to enable officers of the council to attend and because Mr Lawson indicated that the Director of Children's Services had been aware of the issues about the second children's home for a while and should advise members accordingly.

A vote was taken and the motion was not carried.

. The home would not be the same as a family home.

. The Director for Children's Services should have attended Planning Committee to speak about Stockton's 'Looked after Children'.

. The Cabinet Member for Children and Young People should have also attended to speak up for Stockton's children.

. Residents had a lack of information and had only received a procedural Teams meeting.

. This would be a Council ran home with all council controls in place.

. A Member of the Planning Committee informed the Committee that they had a family member that lived close to a council ran children's home and had not experienced any issues and were not aware of high turnover of staff.

. Comments made relating to children receiving kinship care rather than going into homes, was what Stockton Councils Social Workers would attempt to do in the first instance. Children would also reside in children's homes prior to living independently.

. It was acknowledged that a lot of the 'Looked after Children' would have mental health issues, however through no fault of their own.

. One Member explained that they encouraged the police to come into children's homes to build relationships with the children.

. Staff treat children's homes as a home and treat the children as their own.

. There were already 2 homes in Billingham, and you wouldn't know they were there as the children were well looked after and cared for.

. Courts made decisions to place children in care homes and Local Authorities had to provide care homes for children. For whatever reason children could not remain in their own homes, Local Authorities had a legal responsibility to look after them and as there was a shortage of foster carers or kinship care, Local Authorities had to provide care homes.

. If the proposed home was a private residential home, any family could occupy it with any number of children.

. Assurance was sought as to whether the car park at the property could accommodate 5 cars.

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

. It was confirmed that there could possibly be 7 cars parked on the property.

A vote took place, and the application was approved.

RESOLVED that planning application 23/1406/LA be approved subject to the following conditions and informative below.

Time Limit

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

Approved Plans

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

Plan Reference Number	Date Received
SBC0001	25 July 2023
23047-HL-ZZ-00-DR-A-1100-S2-P01	25 July 2023
23047-HL-ZZ-00-DR-A-2000-S2-P01	25 July 2023
23047-HL-ZZ-01-DR-A-1101-S2-P01	25 July 2023
23047-HL-ZZ-01-DR-A-2001-S2-P02	25 July 2023
23047-HL-ZZ-XX-DR-A-1200-S2-P01	25 July 2023

03 Approved Use

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

04 Incurtilage Carparking

The development hereby approved shall retain a minimum of 5 incurtilage car parking spaces via the existing driveway in accordance with SPD3: Parking Provision for Developments 2011. The parking provision shall be retained thereafter for the lifetime of the development.

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.

Informative: Effective Management

On commissioning, the Manager should contact Cleveland Police to discuss appropriate support at MFHcoord@cleveland.police.uk

Informative: Secured by Design

The applicant is advised to contact Cleveland Police regarding security of the property, particularly bedroom doors, windows, main entrance and rear access to the property. The contact details can be found at <https://www.securedbydesign.com/contact-us/national-network-of-designing-out-crime-officers?view=article&id=308#cleveland-police>

P/31/23 23/1340/LA Preston Park, Preston Hall Museum, Yarm Road, Eaglescliffe Extension to museum building and extension/alterations to south car park, new landscaping, substation, and other associated works.

The Chairman of the Planning Committee agreed to hear the officers report, public representations, and member debate in relation to items 23/1340/LA and 23/1341/LBC, as one, as both items related to the same development.

The Planning Officer outlined planning application 23/1340/LA Preston Park, Preston Hall Museum, Yarm Road, Eaglescliffe Extension to museum building and extension/alterations to south car park, new landscaping, substation, and other associated works along with planning application 23/1341/LBC Preston Park, Preston Hall Museum, Yarm Road, Eaglescliffe Listed Building Consent for proposed extension to museum building and other associated works.

Planning application 23/1340/LA sought planning permission for an extension to the existing museum building and the extension of the south car park at Preston Park.

Planning application 23/1341/LBC sought listed building consent for an extension to the existing museum building and other associated works at Preston Hall Museum.

The proposed development would enhance the existing offer and visitor experience at Preston Park Museum by providing new space which allowed the museum to display a more significant proportion of its collection and accommodate touring exhibitions. Whilst in an out-of-centre location, the proposed development represented the expansion of an existing established tourism development. It would not be feasible to provide the additional museum space in any other location as it would not be able to perform the same role and function in terms of enhancing the existing attraction by increasing the amount of its collection which could be on display at any one time. The proposal would enhance the visitor experience for both local residents and tourists from further afield and strengthen the attraction's local distinctiveness and unique history.

It had been demonstrated that the development would generate a range of significant benefits. These included the ability to accommodate national touring exhibitions, creating unique open collection stores, enhancing the overall visitor experience, creating additional opportunities for adult and school learning, and generating new jobs through both the operational and construction phases. The proposed expansion would also give greater opportunities for visitors to explore and understand the importance of Stockton's history and aimed to transform the park into a cohesive attraction for visitors to enjoy its rich heritage.

The Local Plan designated the wider site as open space and forming part of a green wedge, setting out a number of criteria against which proposals in such areas should be considered. However, there would be no significant harm to the character and appearance of the area or nature conservation interests and as such the proposed development on the site was acceptable in principle.

The proposals were also considered acceptable in terms of impact on character, highways, ecology and flooding it was concluded that the proposals were in broad accordance with the development plan, when considered as a whole.

Overall, it was considered that the development comprised sustainable development, when considered in the context of the NPPF when taken as a whole. Furthermore, whilst the development would result in harm to the setting of the existing Grade II listed Preston Hall, this was considered to be less than substantial, which would be outweighed by the public benefits of the scheme.

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 for the reasons outlined within the report, it was recommended that planning applications 23/1340/LA and 23/1341/LBC be approved with conditions.

Members were presented with an update report for application 23/1340/LA which since the original report , required some changes and amendments to conditions which were required following dialogue with the applicant and consultees, full details of which were contained within the update report.

Members were also presented with an update report for application 23/1341/LBC which since the original report, some additional conditions were required following comments from Tees Archaeology full details of which were contained within the update report.

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

- . There were 7 to 8 individual elements which made up the Preston Park scheme and local residents were feeling that it would have been appropriate to have the opportunity to understand the extent of the work and when it would take place, to help them understand the priorities of each stage of the development.

- . It was felt that the public toilets and baby changing facilities should be a priority as well as changing, shower and locker room facilities. It appeared that there were no drawings available to peruse to allow people to see what they may look like.

- . The proposed additional car parking allocation was not enough, there was a need for repairs to existing equipment and the café required an improved seating area for parents supervising children in the adjacent play area as well as a proposal for the old railway structure. All of these minor elements needed addressing prior to the proposed development of the museum.

- . Preston Hall was one of the remaining icons in Teesside's history and the hub of English engineering producing wealth and the hall was a reminder of that.

A motion was proposed and seconded that the application be deferred to a future meeting of the Planning Committee due to a lack of information.

A vote took place, and the motion was not carried.

- . A visualisation was requested regarding how the front of the hall would look with the extension.

- . Clarity was sought as to whether a formal consultation had been undertaken correctly with local residents.

- . There were too many ifs and buts with both these applications.

- . Questions were raised as to why officers from the Town Centres team were not present to answer queries.

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

- . Officers explained that the application in front of the Committee was for an extension to Preston Hall and extension / alterations to the south car park. Other elements of the

park would come forward at a later date. Officers also stated that they could ask for the additional elements to come forward as a priority.

. In terms of visualisation, it was explained to the Committee that the original porch and conservatory would remain, and the extension would be built to the side of the hall.

. Public consultation was carried in accordance with current procedure.

. In terms of highways the additional 100 spaces for car parking was deemed adequate. Calculations for additional car parking spaces would include length of time spent at the park, therefore 100 additional spaces would accommodate more than 100 cars as people would come and go during the day.

A vote took place, and the application was approved.

RESOLVED that planning application 23/1340/LA be approved subject to the following conditions and informatives:

Time Limit

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

Approved Plans

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

Plan Reference Number	Date Received
NE8703-RYD-00-XX-DR-L-2111-S2-P5	2 October 2023
NE8703-RYD-00-XX-DR-L-2101-S2-P13	2 October 2023
NE8703-RYD-00-XX-DR-L-2105-S2-P11	2 October 2023
NE8703-RYD-00-XX-DR-L-2110-S2-P9	2 October 2023
NE8703-RYD-00-XX-DR-L-2112-S2-P7	2 October 2023
NE8703-RYD-00-XX-DR-L-2130-S2-P6	2 October 2023
NE8703-RYD-00-ZZ-DR-L-2700-S2-P5	2 October 2023
NE8703-RYD-E-00-DR-A-3010-S2-P4	2 October 2023
NE8703-RYD-E-01-DR-A-3011-S2-P3	2 October 2023
NE8703-RYD-E-ZZ-DR-A-3130-S2-P3	2 October 2023
NE8703-RYD-E-ZZ-DR-A-3600-D2-P9	2 October 2023
NE8703-RYD-E-ZZ-DR-A-3710-S2-P3	2 October 2023
NE8703-RYD-E-ZZ-DR-A-3711-S2-P1	17 July 2023
NE8703-RYD-E-ZZ-DR-A-3800-P6	17 July 2023
NE8703-BGP-01-ZZ-DR-C-52-01130_P07	16 October 2023
NE8703-BGP-01-ZZ-DR-C-52-01131_P02	16 October 2023
NE8703-BGP-01-ZZ-DR-C-52-01138_P03	16 October 2023
NE8703-BGP-01-ZZ-DR-C-52-01900_P02	16 October 2023
NE8703-BGP-04-ZZ-DR-C-52-04130_P05	16 October 2023
NE8703-BGP-04-ZZ-DR-C-52-04131_P02	16 October 2023
NE8703-BGP-04-ZZ-DR-C-52-04900_P01	16 October 2023
NE8703-BGP-ZZ-ZZ-DR-C-52-01136_P02	16 October 2023
NE8703-BGP-ZZ-ZZ-DR-C-52-04136_P02	16 October 2023

Noise disturbance from New Plant

03 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.

Construction Phase Plan

04 The development hereby approved shall be carried out in line with the measures set out in the submitted Construction Phase Plan prepared by GallifordTry (dated 14th October 2023).

Construction Operating Hours

05 Construction or demolition operations including delivery and removal of materials on and off the site shall take place only between 07:00 and 19:00 hours on weekdays, between 08.00 and 17:00 hours on a Saturday and no time on Sundays or Bank Holidays.

Making good of retained fabric

06 All new external works and finishes and works of making good to the retained fabric of the existing building, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority

Ecology

07 With the exception of any alternative means of tree planting agreed with the Council, all ecological mitigation measures, enhancement and compensatory measures within the submitted Preliminary Ecology Appraisal prepared by ECO Surv (July 2023) shall be implemented throughout the development in full accordance with the advice and recommendations, unless otherwise superseded.

Biodiversity Net Gain

08 Notwithstanding the submitted plans, prior to the commencement of any above ground construction a Biodiversity Net Gains Management and Monitoring Plan shall be submitted for approval in writing by the Local Planning Authority. The Biodiversity Net Gains Management and Monitoring Plan should provide detailed management and maintenance information for years 1 – 5 and with broader management aims for the lifetime of the Biodiversity Net Gains commitment. The works shall be implemented in accordance with the agreed details. Such measures shall be retained thereafter for the lifetime of the development.

Energy efficiency

09 The development hereby approved shall be carried out in line with the measures set out in the submitted Energy Statement prepared by Hydrock (dated 13th July

2023) in order to achieve a minimum 10% reduction in CO2 emissions over and above current building regulations unless otherwise superseded.

BREAAM or equivalent rating

10 The development hereby approved shall be carried out in line with the measures set out in the submitted BREEAM Targets report prepared by Ryder (dated 13th October 2023).

Soft Landscaping

11 Full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) replacement tree planting for those lost as a result of the works, a minimum of 20 semi- mature replacement trees shall be located elsewhere within Preston Park;
- b) a plan for the relocation of orchard trees where possible, including method of lifting and transportation, and proposed new planting locations;
- c) a plan for the relocation of other trees (i.e. around skate park) where possible, including method of lifting and transportation, and proposed new planting locations;
- d) updated landscape proposals for planting within and adjacent to the new southern car park extension;
- e) proposals for planting of new trees to replace any of those to be lost as a result of the development which cannot be relocated.

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 tree 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 by the first planting season following completion of the works and to the satisfaction of the Local Planning Authority.

Landscaping - Hardworks

12 Full details of proposed hard landscaping and street furniture to the building frontage shall be 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 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.

Car Park Enclosure

13 Details of the enclosure to the eastern car park boundary shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the car park extension is opened for use.

14 – Discharge of Surface Water

Discussions are ongoing in relation to the wording of this condition to alter the trigger point for the submission of information/carrying out of works. Therefore, an amendment to the recommendation is sought to allow the final wording to be delegated to the Planning Services Manager.

15 – Soil Management Plan

Revisions had been agreed to change the trigger point from pre-commencement, to prior to commencement of the car park construction. The condition will now read: “Prior to the commencement of the car park construction, details of a soil management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate how soils will be stripped, stored and relocated during the works, and the methods for transporting the materials across the site. A detailed plan showing the final locations for on site mounding shall be provided including the heights, gradients, offset from trees and footway etc to ensure they can be maintained in the long term.

16 – Archaeological Monitoring

A condition has been recommended by Tees Archaeology in relation to the carrying out of archaeological monitoring. The following wording has been agreed between Tees Archaeology and the applicant:

A) No excavation of the service trenches shall commence until a programme of archaeological monitoring work for the excavation of service trenches 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.

B) No excavation of service trenches shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) 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.

17 – Historic Building Recording

The following wording has been agreed in relation to a condition for the building recording:

A) No demolition/development shall take place other than in accordance with the approved Written Scheme of Investigation by Pre-Construct Archaeology Limited, dated October 2023.

B) The development shall not be occupied until the historic building recording has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured..

18 – Protection Buffer for Stockton & Darlington Railway

A condition has been recommended by Tees Archaeology to ensure a buffer is put in place along the north-western boundary of the site with the Stockton & Darlington Railway to ensure that the recently scheduled earthworks are not damaged or encroached upon by excavated material/arising which are to be stored in the northern field. The following wording has been agreed:

“Prior to the commencement of excavation works on site, a fence shall be erected to create a buffer along the north western boundary of the site with the Stockton and Darlington Railway. The fence shall prevent machine access and signage shall be put up on the fencing. The buffer should be a minimum of 15m from the edge of the scheduled monument. No works or storage of excavated materials shall take place within the buffer area without the further written approval of the Local Planning Authority. The buffer shall be retained in place for the period of construction of the development hereby approved.

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: Canals and rivers trust

The applicant/developer is advised to contact the Canal & Rivers Trust's Works Engineering Team via switchboard on 0303 040 4040 or at Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works would comply with the Trusts "Code of Practice for works affecting the Canal & River Trust".

Informative: Northern Gas networks

There may be apparatus in the area that may be at risk during construction works and the promoter of the works should contact Northern Gas Networks directly to discuss requirements in detail. Should diversionary works be required these will be fully chargeable.

P/32/23 23/1341/LBC Preston Park, Preston Hall Museum , Yarm Road, Eaglescliffe Listed Building Consent for proposed extension to museum building and other associated works.

See minute P/31/23 above in respect of planning application 23/1341/LBC Preston Park, Preston Hall Museum , Yarm Road, Eaglescliffe Listed Building Consent for proposed extension to museum building and other associated works.

A vote took place and the application was approved.

RESOLVED that planning application 23/1341/LBC be approved subject to the following conditions and informatives;

Time Limit

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

Approved Plans

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

Plan Reference Number Date Received

NE8703-RYD-E-ZZ-DR-A-3711-S2-P1	17 July 2023
NE8703-RYD-E-ZZ-DR-A-3800-P6	17 July 2023
NE8703-RYD-00-XX-DR-L-2111-S2-P5	2 October 2023
NE8703-RYD-00-XX-DR-L-2101-S2-P13	2 October 2023
NE8703-RYD-00-XX-DR-L-2105-S2-P11	2 October 2023
NE8703-RYD-00-XX-DR-L-2110-S2-P9	2 October 2023
NE8703-RYD-00-XX-DR-L-2112-S2-P7	2 October 2023
NE8703-RYD-00-XX-DR-L-2130-S2-P6	2 October 2023
NE8703-RYD-00-ZZ-DR-L-2700-S2-P5	2 October 2023
NE8703-RYD-E-00-DR-A-3010-S2-P4	2 October 2023
NE8703-RYD-E-01-DR-A-3011-S2-P3	2 October 2023
NE8703-RYD-E-ZZ-DR-A-3130-S2-P3	2 October 2023
NE8703-RYD-E-ZZ-DR-A-3600-D2-P9	2 October 2023
NE8703-RYD-E-ZZ-DR-A-3710-S2-P3	2 October 2023
NE8703-RYD-00-ZZ-DR-A-4900-S3-P2	27 October 2023

Making good of retained fabric

03 All new external works and finishes and works of making good to the retained fabric of the existing building, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority

16 – Archaeological Monitoring

A condition has been recommended by Tees Archaeology in relation to the carrying out of archaeological monitoring. The following wording has been agreed between Tees Archaeology and the applicant:

A) No excavation of the service trenches shall commence until a programme of archaeological monitoring work for the excavation of service trenches 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.

B) No excavation of service trenches shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) 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.

17 – Historic Building Recording

The following wording has been agreed in relation to a condition for the building recording:

A) No demolition/development shall take place other than in accordance with the approved Written Scheme of Investigation by Pre-Construct Archaeology Limited, dated October 2023.

B) The development shall not be occupied until the historic building recording has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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/33/23

22/1656/FUL Manor Farm , Back Lane, Eggescliffe Demolition of agricultural buildings and erection of 4no dwellinghouses, together with landscaping

Consideration was given to planning application 22/1656/FUL Manor Farm , Back Lane, Eggescliffe, Demolition of agricultural buildings and erection of 4no dwellinghouses, together with landscaping.

The application sought planning permission for the creation of 4 dwellings with associated car parking and landscaping, along with the demolition of existing agricultural buildings.

The main planning considerations of the application were the compliance of the proposal with national and local planning policy, the impacts upon the character and appearance of the area, impact on heritage assets including listed buildings and the Eggescliffe Conservation Area, highway safety, flood risk, ecology and other material planning considerations.

There had been a number of objections to the application mainly relating to the traffic implications and highway safety and 3 letters of support had also been received. Concerns had been raised by the Highways Transport and Design Manager from a landscape standpoint and also the Historic Buildings Officer and these concerns had been considered in full within the report.

It was noted that the site benefitted from a previous approval for 12 dwellings which included the redevelopment of redundant farm sites for 12 no. dwellinghouses and restoration of listed building (ref; 15/1790/FUL). In 2020 permission was also granted for the erection of 4no. detached dwelling houses around the old hall and associated works with restoration of the Old Hall to include the erection of a single storey extension to side (ref; 20/2296/FUL). This latter consent was currently being implemented.

The impacts of the proposal had been considered against national and local planning guidance and the development as proposed was considered to be in line with general planning policies set out in the local Plan. The proposal was also considered acceptable in terms of highway safety, did not significantly adversely impact on the neighbouring properties, heritage assets (including listed buildings and the character of the conservation area), ecology, archaeology, flooding and was therefore recommended for approval with conditions as set out below.

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 the application be approved with conditions as detailed within the main report.

Supporters of the application attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows;

- . The current farm buildings were not fit for modern working farms and much needed to be done to support farmers.
- . Tasteful buildings would replace the old farm buildings.
- . The original approved application had proposed more houses than this application; therefore, this application was a much better option.
- . The development was a great use of a brown field site.
- . Traffic concerns which had been raised during the construction phase could be managed effectively.

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

- . A previous application on the site had been granted approval with more houses.
- . Part of the application site was inside the limits to development.
- . The selling of the new proposed homes would support funding for new farm buildings.
- . The proposed buildings had been sympathetically designed to fit in with the surrounding area.
- . There were no objections from Highways.
- . Landscape loss would be minimal with no loss to hedges.

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

- . Clarity was sought in terms of public rights of way.
- . The application was fully endorsed.

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

- . There was no blocking of public rights of way.

A vote took place, and the application was approved.

RESOLVED that planning application 22/1656/FUL be approved subject to Natural England raising no objections to the proposed Nutrient Neutrality Mitigation and the following conditions and informatives. With the issuing of the final decision being delegated to the Planning Services Manager.

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	Details
21-20 P-100 REV A 9	June 2023	Site location plan
21-20 P-101 REV A 9	June 2023	Existing site plan
21-20 P-102 REV A 9	June 2023	Proposed site plan
21-20 P-107 REV A 9	June 2023	Plot 1
21-20 P-108 REV A 9	June 2023	Plot 2
21-20 P-109 REV A 9	June 2023	Plot 3
21-20 P-110 REV A 9	June 2023	Plot 4

03 Materials

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 development shall be carried out in accordance with these approved details.

04 Means of Enclosure (See informative 3)

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

No 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

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans 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 Landscaping hardworks

No development shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details 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.

08 Ecology and mitigation

The development hereby approved shall only be undertaken on site in accordance with the recommendations and mitigation as detailed in Section 5 of the submitted Ecological Appraisal by Whitcher-Wildlife (reference no: 210881/2) dated 28th May 2022. In particular all vegetation clearance and building demolition should be carried out outside the nesting bird season which extends from March to September. If any of the vegetation or buildings are to be affected during the nesting bird season the works should be preceded by a thorough nesting bird survey carried out by a suitably experienced person. If an active nest is identified during this survey the nest should be left undisturbed until the young have fledged

09 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

10 Habitat and wildlife

As detailed in BS 3998:2010 Prior to work commencing, the trees and surroundings should be assessed for the presence of protected species, some of which are subject to season-specific legislation. Any works should be planned so as to limit their potential adverse impact on wildlife generally. The timing of works should take account of the seasonal cycles of the species of fauna and flora concerned.

11 Biodiversity Net Gain;

Notwithstanding the submitted plans, prior to the commencement of the new development hereby permitted (excluding demolition works) a Biodiversity Gain Plan shall be submitted for approval in writing by the Local Planning Authority. The Biodiversity Gain Plan must contain, information about the steps that will be taken to minimise any 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 details submitted as part of any reserved matters application. The works shall be implemented in accordance with the agreed details and any phasing programme. Such measures shall be retained thereafter for the lifetime of the development.

12 Foul and Surface Water Drainage

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.

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

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

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

C) 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.

14 Construction Traffic 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 phase, this shall address, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles. Work shall be undertaken in accordance with the agreed details.

15 Construction Environmental Management Plan

No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to noise and vibration, dust and air pollutants, land contamination, ecology It shall also set out arrangements by which the developer shall maintain communication with residents in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

16 Noise Attenuation

Noise Mitigation measures as detailed within the submitted report (Noise impact assessment 8872.1 29th July 2022 Revision A) shall be implemented in full and retained for the life of the building.

17 Grain Dryer

The grain dryer shall be dismantled prior to the first occupation of any residential properties associated with this application. Should the Grain dryer be re-sited elsewhere within the farm, the grain dryer and/ or any other noise making plant should

be assessed in relation to the hereby approved and nearby existing residential properties in accordance with BS4142 and a noise report submitted to the local planning authority with full details of any additional mitigation. Any mitigation measures shall be fully installed prior to bringing the plant/grain dryer into use and thereafter, the agreed noise level shall not exceed those agreed within the validation assessment.

18 Preliminary 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 shall each be submitted to and approved, in writing, by the local planning authority:

- A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
- 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), 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 Construction working Hours

No construction/building works or deliveries associated with the construction phase of the development 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.

21 Permitted Development Rights

Notwithstanding the any of the provisions 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

22 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 agreed in writing when discharging condition 4 of this approval no gates, fences, walls or other means of enclosure shall be erected between the front, side or rear walls of any dwelling without the written approval of the Local Planning Authority.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative 1 : 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 2 : How to Satisfy the Foul and Surface Water Condition

The applicant should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely Soakaway, Watercourse, and finally Sewer, If sewer is the only option the developer should contact Northumbrian Water to agree allowable discharge rates and points into the public sewer network. This can be done by submitting a pre planning enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx> or telephone 0191 419 6559.

Informative 3 Means of Enclosure

When developing the means of enclose for the plots, it should be noted that a typical high fence will not be acceptable and a low railings/post and wire fencing with hedges are preferred.

Informative 4 : Public Right of Way

Egglescliffe Foot Path No. 2 which is via the present farmyard gate should have safe access to the footpath at all times during construction.