

PLANNING COMMITTEE

A meeting of Planning Committee was held on Wednesday 8 May 2024.

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

Officers: 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 and Cllr Barry Woodhouse.

P/9/24 Evacuation Procedure

The evacuation procedure was noted.

P/10/24 Declarations of Interest

There were no declarations of interest.

P/11/24 Minutes of the meeting which was held 10 April 2024

Consideration was given to the Planning Committee minutes from the meeting held on 10 April 2024.

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

P/12/24 Planning Protocol

The Planning Protocol was noted.

P/13/24 23/0888/OUT Land Off Stoney Wood Drive, Wynyard, TS22 5SN Outline application with all matters reserved for the erection of 2no dwellinghouses and detached garages.

Consideration was given to planning application 23/088/OUT Land off Stoney Wood Drive, Wynyard, TS22 5SN.

At the Planning Committee meeting on the 10 April 2024, Members deferred the decision for the planning application in order to address outstanding concerns in respect of ecology, given the information contained within the submitted ecology report.

In the intervening period, further survey work had been conducted on-site by suitably qualified ecologists to update the report and clarify the outstanding ecological matters.

Those surveys confirmed the original findings that the site was of low ecological value and no further survey work was required to be completed.

All material planning considerations remained as outlined within the original committee report unless otherwise addressed within the Officers report and the matter was referred back to Planning Committee to make a decision on the merits of the scheme following the additional ecological information.

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 considered that the proposed development would remain consistent with the Local Plan for the reasons as detailed within the report.

On balance the scheme was considered to remain a sustainable location and in view of the other material considerations outlined in the original report, was acceptable in planning terms.

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

- . Since the previous Planning Committee meeting where Members were minded to defer the application requesting further clarification of the ecological report. This had now been updated following a survey which was carried out during April 2024. The original conclusion remained the same, and there was no additional impact on the site. It was also confirmed that the site had low ecological value and there were no protected species recorded.

- . There had been no technical objections from statutory consultees relating to ecological matters.

- . The trees that had been removed from the site were done so due to storm damage, however other trees remained on the site.

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

- . The original planning application 13/0342/EIS for the Wynyard Village Extension was approved with a maximum of 500 homes. A further planning application, 20/2408/EIS was approved for 130 houses, and as well as the proposed application for 2 dwellings, there was a further application 22/2579/FUL for 135 houses for consideration today. If all proposed developments gained approval that would increase the original plan from 500 to 767 homes.

. The proposed 2 dwellings sat at the red line edge of the original outline application which was granted for 500 homes. The land should remain as public open space.

. At the previous Planning Committee meeting held 10 April 2024, Members requested that further ecological work be undertaken. The type of survey required should have been carried out between the months of June and September, however this was undertaken during the month of April, how could this be considered suitable for a planning application.

. Objectors were aware of tree felling on the site.

. It was believed that the proposed plots had already been advertised and sold without planning permission being granted.

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

. The 2 proposed dwellings did not breach the original outline consent.

. Officers confirmed the 2 dwellings were being built on woodland which was not open space and therefore acceptable to develop as set out within the main report.

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

. The plans did not make clear the density of the dwellings.

. The site appeared to be a buffer zone.

. Amenity of neighbouring homes would be affected.

. Concerns were raised relating to the trees which had been felled prior to planning approval and were felled partly to make way for access as confirmed by the applicant's agent.

. Why were the trees felled prior to the application being presented at Planning Committee.

. The site which officers identified as woodland was considered open space.

. Lessons should have been learned from continuous building in Ingleby Barwick.

. The application was a deviation from the Wynyard Masterplan.

. Concerns were raised relating to drainage plans.

. The proposed application had been deferred at the Planning Committee meeting held on 10 April, however the reason for deferral had not fully been addressed. The ecology survey which had been requested was undertaken outside of the usual timeframe required for carrying out such surveys, therefore how could Members make a decision?

. Clarity was sought as to whether the original plan was for 1 property, however since the moving of the watercourse and felling of the trees this had increased to 2.

. This should have been a full application.

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

. In terms of loss of character and impact on the surrounding area, there was an element of tree planting which was retained and there would be additional planting, and for those reasons officers felt the scheme would be in keeping with the aesthetics of Wynyard.

. Officers acknowledged it would have been helpful if the this was a full application.

. There was a condition to control drainage and the diversion of the watercourse would not affect that.

. Officers felt there was no reason to question the ecology report.

A vote took place, and the application was approved.

RESOLVED that planning application 23/0888/OUT be approved subject to the following conditions and informatives;

01 Time Period

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

02 Approved Plans

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

Plan Reference Number	Date Received
CPT_320_SELF_BUILD_PL03	25 March 2024
CPT_320_SELF_BUILD_PL02_B	8 February 2024
CPT_320_SELF_BUILD_PL10	8 February 2024
CPT_320_SELF_BUILD_RED_LINE_A3L_PL01_1 REVC	8 February 2024

03 Reserved Matters Details

Details of the access, appearance, landscaping, layout, and scale of each phase of the development, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before development of the phase concerned begins, and the development shall be carried out as approved.

04 Reserved Matters Submission

An application for the approval of reserved matters shall be made to the Local Planning authority not later than three years from the date of this permission.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

05 Design Code

Notwithstanding the submitted Design Code prior to the submission of a Reserved Matter Application a revised design code shall be submitted to and approved in writing by the Local Planning Authority. The revised design code shall provide clear guides as to scale and massing to consider minimum and maximum eave and ridge height, clear build zone to include front and side build zones, placement of detached garages, landscaping both hard and soft and boundary treatments. Thereafter the Reserved Matters applications shall comply with the design Code.

06 Buffer Landscaping

No development shall commence until a structure plan with full details of a buffer landscaping scheme to the eastern boundary of the site has been submitted to and been approved in writing by the Local Planning Authority.

The associated scheme will include a detailed planting plan and specification of works (including associated underplanting) 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 in the first planting season following commencement of the development and shall be completed to the satisfaction of the Local Planning Authority. The landscape buffer shall thereafter be retained and maintained in accordance with the agreed scheme for the life of the development.

07 Tree Protection

Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no development shall commence until an Arboricultural Method Statement and Treen Protection Plan is approved in writing by the Local Planning Authority. This must be in close accordance with:

1. BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations
2. BRITISH STANDARD 3998:2010 Tree Work – Recommendations
3. 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.

08 Construction Management Plan

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;
- (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 to minimise the deposit of mud, grit and dirt on public highways 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 routing of associated HGVs;
- (x) measures to protect existing footpaths and verges; and a means of communication with local residents.

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

09 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. Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity or integrity of existing natural features and habitats.

10 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 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.

11 Surface and Foul Water Drainage

The development hereby approved shall not be commenced on site, until a scheme for the implementation, maintenance and management of a Suitable Surface Water Drainage Scheme and a foul water drainage scheme have 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.

12 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.

13 Open Access

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

14 Ecology

All ecological mitigation measures shall be carried out in accordance with the recommendations and mitigation (sections 6.1, 6.2, 6.3 and 6.4) within the submitted ecological appraisal conducted by OS Ecology LTD received by the Local Planning Authority on the 23rd April 2024.

15 Ecology Checking 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

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: Tree Standards

The following British Standards should be referred to:

- a. BS: 3882:2015 Specification for topsoil
- b. BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- c. BS: 8601:2013 Specification for subsoil and requirements for use
- d. BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations
- e. BS: 3998:2010 Tree work – Recommendations
- f. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- g. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- h. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- i. BS: 4043:1989 Recommendations for Transplanting root-balled trees

Informative: Northern Gas Networks

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

Informative: In a Smoke Control Zone

As the property is within a smoke control area the occupant is to comply with the following:

- Only burn authorised fuels- a list of these can be found on the following link <http://smokecontrol.defra.gov.uk/fuels.php?country=e>

- Certain types of coal and wood can be burnt in smoke control areas but these are only to be burnt on DEFRA approved appliances; a list of these can be found on the following link <http://smokecontrol.defra.gov.uk/appliances.php?country=e>

The appliance is to be installed by an approved contractor and certificates of the work to be submitted to the Local Authority.

Informative: Noise from construction activities

Compliance with the recommendations set out in BS5228:2009+A1:2014 'Code of practice for Noise and Vibration Control on Construction and Open Sites' including measures to control and limit noise emissions and vibration levels should be complied with to the satisfaction of the Local Authority. Noise levels will not exceed 55 dB LAeq (1 hr) during the daytime (07:00 – 23:00); or 45 dB LAeq (1 hr) during the night-time (23:00 – 07:00); or 60 dB L_{Amax} (15 mins) during the night-time (23:00 – 07:00) as determined by measurement or calculation at free field locations representing facades of nearby residential dwellings. In relation to the effects of construction vibration upon the surroundings, the Peak Particle Velocity (PPV) should be less than 0.5 mm/s, measured using BS 5228 2009, Part 2: Vibration (BSI, 2014v).

Informative: Dust Emissions

A scheme should be provided to control dust emissions, such as dampening down, dust screens and wheel washers to prevent mud being tracked onto the highway. Mobile crushing and screening equipment shall have any appropriate local authority PPC permit required and a copy of this permit available for inspection

Informative: Reserved Matters

When submitting the application(s) for reserved matters; the reserved matters should include the following details:

"access", means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where "site" means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;

"layout" means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;

"appearance" means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

"scale" means the height, width and length of each building proposed within the development in relation to its surroundings;

"landscaping", in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

P/14/24 22/2579/FUL Land At Wynyard Village, Erection of 135 residential dwellings with associated landscaping and ancillary works.

Consideration was given to planning application 22/2579/FUL Land at Wynyard Village.

The application site was situated towards the south west of the existing Wynyard residential estate and parkland surrounding Wynyard Hall. The land predominately consisted of a series of agricultural fields with woodland plantations (conifers).

The site had previously benefited from an outline application with all matters reserved was approved for the construction of up to 500 houses, Primary School (inc Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space under application reference 13/0342/EIS. That application has been developed without this area of land being required and was included as a housing commitment site within the adopted Local Plan.

A further outline planning approval with all matters reserved except access for residential development for up to 130 units and new local centre was agreed by planning committee and approved in December 2022 with the subsequent reserved matters planning application (ref; 22/2561/REM) for the housing element being approved last summer. In March an application for that local centre was submitted and remains under consideration (ref; 24/0430/REM).

The application sought planning approval for 135 residential properties and would provide a mix of 2, 3, 4 and 5 bedroomed properties which were predominately two storey in scale, although 11 of the properties would be single storey. The submitted plans indicated the application being developed by the applicant Cameron Hall Developments and Banks Homes.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that the proposed development site sat within the defined settlement limits and was identified as an area of housing land within the Local Plan and Wynyard Masterplan. It was acknowledged that the proposals would result in an addition 135 units coming forward and that combined with an additional phase already approved (refs; 20/2408/OUT, 22/2561/REM and 23/0888/OUT) this would result in an uplift in housing of 267 units compared to the local plan housing commitment. However, the overall density along this housing commitment would remain less than 10 dwellings per hectare and would retain the 'executive housing' character of Wynyard Village.

As detailed within the officer's report, the proposed development was considered to be visually acceptable, and it was not considered that the proposed development would have any adverse impacts on levels of residential amenity or highway safety to justify a refusal of the application.

The proposed scheme was therefore in accordance with the relevant local and national planning policies and was recommended for approval subject to those conditions outlined within the report with the final wording of those conditions delegated to the Planning Services Manager to allow for minor amendments to working to allow for phasing.

Prior to the officer's presentation and Committee debate and with the agreement of the Chair, additional information was circulated to Members for consideration which had been provided by a member of the public. The information contained the following:

- . plan N81 2192PL02 REV D for previous planning application 13/0342/EIS
- . a drawing of land set aside from outline planning permission site 13/0342/EIS
- . a drawing of the A689 and the A19 interchange including Wynyard Avenue, Hansard and Meadows roundabouts.

Officers also highlighted that since the main report additional information had been e mailed from Wynard Residents Association on 7 May 2024 seeking clarity as to why the number of dwellings on the Wynard Village Extension had increased, which officers confirmed was due to traffic improvements.

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

- . This was a detailed scheme for 135 high quality homes where the principle of development had been approved.
- . It was envisaged that Cameron Hall Developments and Banks Homes would complete the development.
- . A brief overview of the developer's history was given, and it was highlighted that the house builder delivered high quality homes with space and extended cycle lanes etc.
- . There would be a wide range of housing types which would be aerated homes using solar panels and heat pumps.

. The site had previously benefited from an outline application with all matters reserved for the construction of community facilities such as a medical centre, primary school, retail units including café and restaurant, which would be of great benefit to residents.

. No statutory consultees or council professionals had objected to the proposal.

. There would be increased employment and revenue should the application be approved.

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

. Planning application 20/2408/EIS for 130 houses and planning application 23/0888/OUT for 2 dwellings alongside this application for 135 homes violated the conditions of planning application 13/0342/EIS which was for the original 500 homes for the Wynyard Village Extension, and where it stated that 500 homes would not be exceeded.

. The increase from 500 to 767 homes was done without notification to residents.

. The proposed retail development had not been delivered and neither had the pedestrian footbridge nor the road network improvements.

. Concerns were raised relating to the number of properties that were outside of the red line edge and questions raised as to what formal authority officers had to justify that decision.

. The number of dwellings were increasing on smaller plots increasing the density of the homes.

. The information within the officer's report was challenged in terms of the circumstances the site was acquired, surplus to requirements.

. There was contradictory information in terms of the density of the development which was reported to increase from 6 to 9 dwellings per hectare and calculated using the gross area of the site. The net area of 49 hectares gave an increase from 10 to 16 dwellings per hectare.

. The proposed development was inappropriate.

. Smaller plots and smaller homes with increased density increased yield and return.

. Questions were raised relating to the decision made to relax the 500 homes maxima due to traffic improvements and clarity sought as to who had made that decision and where were the documents to back it up?

. There were 3 roundabouts south of the A689 (Wynard Avenue, Hansard and Meadows) which were all part of a S106 agreement from the original 500 homes application. The trigger points for works to be carried out on these roundabouts had come and gone with only the Meadows being completed, therefore it was felt that until

all of the works had been honoured no relaxation to road traffic capacity should have been considered.

- . It was also believed that the A19 Junction improvements had not been finalised which was directly linked to the Wynyard developments and therefore this and previous plans should not have been validated.

- . Pedestrian cycle path and bridge crossing had yet to be delivered.

- . It was believed there should be an internal investigation due to dubious contact with those charged with making those decisions.

- . The application should be rejected due to the failure to deliver S106 agreement.

The Parliamentary Candidate for Stockton North, Councillor Niall Innes attended the meeting and was given the opportunity to make representation. His comments could be summarised as follows:

- . Stockton Borough Council failed to keep a Central Local Validation List.

- . During September / October 2023 he had been given an undertaking by senior council officers to look at how planning applications were processed. There was still no response.

- . There were 500 dwellings on the original Local Plan. The Masterplan stated the Wynyard Village Extension would have 500 homes maxima due to highway capacity.

- . This application would add to highway capacity.

- . This Council turned a blind eye, trying to cram as many houses as possible onto plots neglecting Stockton Borough Council Town Centre.

- . The unique characteristics of Wynyard attracted businesses and helped to improve the local economy.

- . There were issues surrounding agricultural land and green spaces.

- . Stop allowing illogical applications and reject the proposal and support local residents.

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

- . The original application was for 650 homes however this was downgraded to 500 units due to road network capacity.

- . The applicant and National Highways had entered into interim discussions and National Highways found the additional housing acceptable.

- . There was no approval for layout in the red line, it was just approved as a plot to develop.

- . The proposal was the final element of the red line consent.

- . The overall capacity had increased.
- . The look, landscaping, density etc was in keeping with surrounding areas. Further development of this parcel of land was acceptable.
- . All developments at Wynyard had been through traffic modelling. There was a scheme at the A19 and A689 which had increased road traffic capacity. Until then mitigation was in place to reach that capacity.
- . There had been negotiations with the applicant regards S106 coming forward, however unprecedented circumstances such as the war in Ukraine had impacted on the cost of delivering some of the S106 schemes.
- . In terms of the Local Plan in Stockton, the A689 West of Amazon and the 1200 houses in Hartlepool, National Highways were satisfied there was road traffic capacity with mitigation.
- . Officers confirmed that the Council did not currently have a Local Validation List, however this did not control the determination of a planning application. Planning applications would go through a consultation process making sure they were delivered without any impacts on the local area.

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

- . Concerns were raised relating to overdevelopment.
- . The proposed application was more than an extension to Wynyard Village and there were also real concerns regarding the impact on traffic capacity.
- . It was felt that when Members approved outline planning applications, further applications would be submitted increasing the number of dwellings. This could be totally different to the original outline plan and the difference in size untenable. Outline plans should be stuck too.
- . Comparisons were made to various housing developments within Ingleby Barwick, where community facilities had been promised and had not been delivered.
- . Members queried the trigger points for the delivery of the play park.
- . There appeared to be breaches in terms of the Local Plan and the S106 agreements as well as grave concerns regarding the increase in housing density. Was the density increased from 6 to 9 or 10 to 16 dwellings per hectare?
- . Clarity was sought relating to Northumbrian Water's response to consultation, (detailed within the report), and how Committee Members could determine the application without sufficient details relating to the management of foul and surface water.
- . Timelines were requested in terms of highway improvements particularly at the roundabouts on the A689.

. An open and transparent discussion needed to be had regarding the planning decisions officers were making.

. Members asked where the £2.1 million of affordable houses would be located?

. It was suggested, by a Member, that a Bio-diversity report was needed to set a benchmark and to eventually measure any net gains and ascertain Nitrate Neutrality.

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

. Officers confirmed that there was a condition within the main report relating to the play area. The developer would inform the Local Authority how the play area would be managed and maintained going forward which was standard procedure.

. In terms of drainage, Officers were satisfied that a suitable scheme was achievable.

. Regards density of the site, calculations could be based on the gross site or the whole area, however even if there were to be 16 dwellings per hectare this was still considered low density.

. Officers could not confirm where the affordable houses would be located.

. Officers confirmed that the application was prior to net gain legislation.

A vote took place, and the application was refused.

RESOLVED that the planning committee refuse application 22/2579/FUL, Land At Wynyard Village, Erection of 135 residential dwellings with associated landscaping and ancillary works for the following reasons:

In the opinion of the Local Planning Authority the proposed development represents a deviation from the original masterplan/vision as set out in the 'Wynyard Village Extension' outline application. The proposals are considered to be an overdevelopment of the Wynyard Village Extension due to increases in the housing density, scale of development and insufficient supporting infrastructure, adversely affecting the characteristics of Wynyard Village contrary to policy SD8 (criterion 1 and 2) and paragraphs 128(d) and 135 of the NPPF.

P/15/24 24/0302/FUL Oxbridge Lane Primary School, Oxbridge Lane, Stockton-on-Tees Part demolition of buildings and erection of replacement extensions to include Solar Photovoltaics (PV) panels, air source heat pumps, refurbishment of existing school to include external associated works to car parking. Temporary school building located adjacent to nursery building and the construction of new Multi Use Games Area (MUGA), creation of forest garden area and demolition of existing nursery.

Consideration was given to planning application 24/0302/FUL Oxbridge Lane Primary School, Oxbridge Lane, Stockton on Tees.

Oxbridge Lane Primary School was located over two sites. The main site was located along the south of Oxbridge Lane and to the east at the rear of Marlborough Road and

to the west of the railway was the existing nursery site which included an existing multi-use games area.

Planning permission was sought to provide three new extensions at the school which would assist in providing new facilities which included a kitchen, entrance/lobby area, classrooms, and plant area. To facilitate these new additions, part of the school buildings would be demolished which were later additions and in poor condition.

The works would provide a new western access to the playground and a new entrance from the east to the new nursery area. The existing care takers building and southern wall which was in need of repair would be demolished providing a more useable outdoor play area. The rear wall would be replaced with a slightly lower wall at 2.4 metres high and along the southern boundary space storage provision would be provided. In addition to the above the building works solar panels and air source heat pumps would be installed.

During the construction phase a temporary modular building would be placed on the current nursery site to the east; the existing Multi Use Games Area (MUGA) would be removed. Once completed this would be removed together with the existing nursery building. Part of the site would then be planted to create a forest and a new MUGA would be created.

The application came before Members as it fell outside the definition of minor development with the scheme of delegation.

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 site was an existing school within the development limits, and therefore the principle of re-developing the site for continued education use was already established. The proposed scheme accorded with local plan policies SD6 and TI2, supporting the education needs of the local community.

Overall, the scale of the development was acceptable, and it was considered the site could accommodate the development proposed without any undue impact on the amenity of any adjacent neighbours and therefore should be approved subject to the conditions and informatives contained within the main report.

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

. The school was in long need of refurbishment and the proposal was welcomed.

A vote took place, and the application was approved.

RESOLVED that planning application 24/0302/FUL be approved subject to the following conditions and informatives 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
08644-SPACE-XX-XX-DR-A-91013_P01	23 February 2024
08644-SPACE-XX-XX-DR-A-91014_S4-P02	6 March 2024
08644-SPACE-XX-XX-DR-A-91012_S4-P02	6 March 2024
08644-SPACE-XX-XX-DR-A-02011_S4-P02	6 March 2024
08644-SPACE-XX-00-DR-A-01011_S4-P02	6 March 2024
08644-SPACE-XX-XX-DR-A-91004_S3-P06	19 February 2024
08644-SPACE-ZZ-00-DR-A-01101_S3-P10	19 February 2024
08644-SPACE-ZZ-00-DR-A-01102_S3-P07	19 February 2024
08644-SPACE-XX-00-DR-A-01001_S3-P04	19 February 2024
08644-SPACE-XX-00-DR-A-01002_S3-P12	19 February 2024
08644-SPACE-XX-00-DR-A-70001_S3-P08	19 February 2024
08644-SPACE-XX-01-DR-A-01003_S3-P02	19 February 2024
08644-SPACE-XX-B1-DR-A-01001_S3-P03	19 February 2024
08644-SPACE-XX-XX-DR-A-02001_S3-P03	19 February 2024
08644-SPACE-XX-XX-DR-A-02002_S3-P03	19 February 2024
08644-SPACE-XX-XX-DR-A-02003_S3-P03	19 February 2024
08644-SPACE-XX-XX-DR-A-02004_S3-P08	19 February 2024
08644-SPACE-XX-XX-DR-A-02005_S3-P07	19 February 2024
08644-SPACE-XX-XX-DR-A-02006_S3-P09	19 February 2024
08644-SPACE-XX-XX-DR-A-02007_S3-P08	19 February 2024
08644-SPACE-XX-XX-DR-A-90002_S3-P05	19 February 2024
08644-SPACE-XX-XX-DR-A-90007_S3-P01	19 February 2024
08644-SPACE-XX-XX-DR-A-91001_S3-P02	19 February 2024
08644-SPACE-XX-ZZ-DR-A-27001_S3-P03	19 February 2024

Materials

03 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.

Construction/ Demolition Noise

04 All construction/demolition operations including delivery/removal of materials on/off site shall be restricted to 08:00 ' 18:00Hrs on weekdays, 09.00 ' 13:00Hrs on a Saturday and no Sunday or Bank Holiday working. Should works need to be undertaken outside of these hours the developer should apply for consent under Section 61 Control of Pollution Act 1974. This would involve limiting operations on site that cause noise nuisance.

Unexpected Land Contamination

05 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.

Construction Management Plan

06 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;

- a. the routing of all HGVs movements associated with the construction phases
- b. Methods to effectively control dust emissions from the site works (including demolition), earth moving activities, control and treatment of stock piles,
- c. parking for use during construction and measures to protect any existing footpaths and verges,
- d. wheel cleansing and sheeting of vehicles,
- e. offsite dust/odour monitoring and
- f. communication with local residents.

Work shall be undertaken in accordance with the agreed details.

Temporary Consent

07 The hereby approved temporary modular classroom building shall be removed from the site once the main school extensions have been constructed and are in occupied/in use.

Energy Efficiency

08 Prior to the erection of any extensions to the school, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall identify the predicted energy consumption for the hereby approved extensions, the associated CO₂ emissions and how the energy hierarchy has been applied to the hereby approved development. The statement shall include consideration of how the extensions shall achieve "Very Good" BREEAM (or equivalent).

Noise disturbance from the air source heat pump plant room

09 The new plant should be subject to a noise assessment by a competent Noise Consultant to ensure that it shall not increase background levels of noise at the boundary of the site, particularly overnight when background levels are low. Before the plant is brought into use, the plant, if found necessary, shall be insulated against the emission of noise in accordance with a scheme to be approved by the Local Planning Authority. Such noise insulation shall be thereafter maintained thereafter to the satisfaction of the Local Planning Authority.

MUGA – noise impact assessment

10 Prior to the installation of the hereby approved MUGA a Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment should consider raised voices, impact noise from balls hitting the perimeter strike boards and goal back boards, and the fitting of anti-vibration mounts and fittings to reduce any impact noises. The Noise Impact Assessment should be undertaken in accordance with criteria within the WHO 'Guidelines for Community

Noise' and Sports England guidance document titled 'Artificial Grass Pitch (AGP) Acoustics'.

The proposed MUGA shall incorporate any identified recommendations, which shall be installed prior to first use and shall be maintained for the life of the development.

MUGA – School use only

11 The multi use games area hereby approved shall be used only for the purpose of educational and extra-curricular activities associated with Oxbridge Lane Primary School and for no community use or other purpose.

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.