

Date:

Wednesday 4 February 2026 at 1.30 pm

Venue:

Council Chamber, Dunedin House, Columbia Drive, Thornaby, TS17 6BJ

Cllr Mick Stoker (Chair)

Cllr Michelle Bendelow (Vice-Chair)

Cllr Carol Clark, Cllr Dan Fagan, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Agenda

1. **Evacuation Procedure** (Pages 7 - 10)
2. **Apologies for Absence**
3. **Declarations of Interest**
4. **Minutes of the meeting which was held on 10 December 2025** (Pages 11 - 22)
5. **Planning Protocol** (Pages 23 - 24)
6. **24/0211/REM reserved matters application for appearance, landscaping, layout and scale for the erection of 10no dwellings at Land South of Thornaby Football Club, Acklam Road, Thornaby** (Pages 25 - 54)
7. **Planning Compliance Performance Report** (Pages 55 - 60)

Members of the Public - Rights to Attend Meeting

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please.

Contact: Democratic Services Officer Sarah Whaley on email sarah.whaley@stockton.gov.uk

Key – Declarable interests are :-

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

Members – Declaration of Interest Guidance

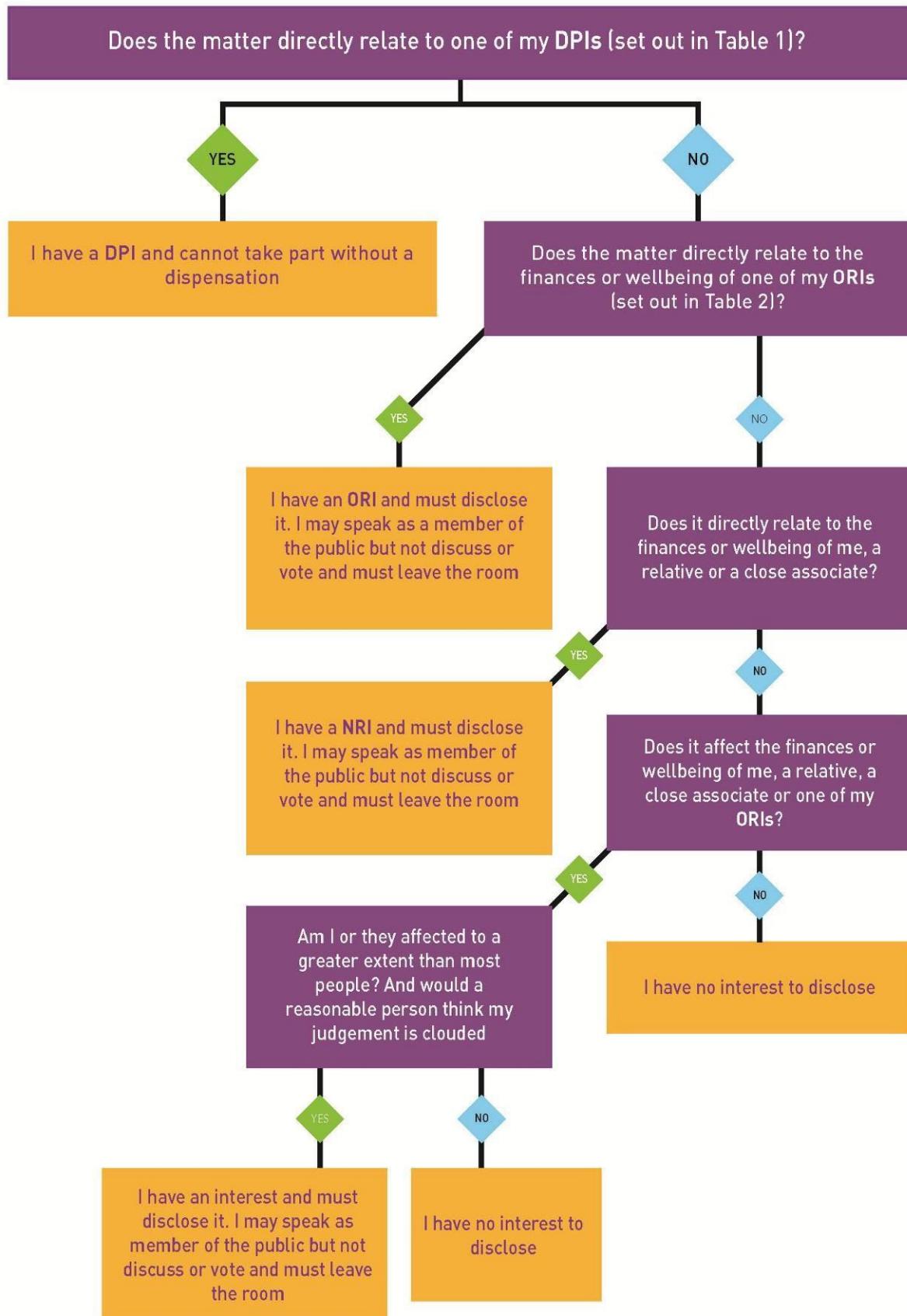


Table 1 - Disclosable Pecuniary Interests

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain
Sponsorship	<p>Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses.</p> <p>This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.</p>
Contracts	<p>Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or</p> <p>a body that such person has a beneficial interest in the securities of*) and the council</p> <p>—</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
Land and property	<p>Any beneficial interest in land which is within the area of the council.</p> <p>'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.</p>
Licences	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
Corporate tenancies	<p>Any tenancy where (to the councillor's knowledge)—</p> <p>(a) the landlord is the council; and</p> <p>(b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.</p>
Securities	<p>Any beneficial interest in securities* of a body where—</p> <p>(a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.</p>

* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2 – Other Registerable Interest

You must register as an Other Registrable Interest:

- a) any unpaid directorships
- b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority
- c) any body
 - (i) exercising functions of a public nature
 - (ii) directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

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Agenda Item 1

Council Chamber, Dunedin House Evacuation Procedure & Housekeeping

Entry

Entry to the Council Chamber is via the Council Chamber entrance indicated on the map below.



In the event of an emergency alarm activation, everyone should immediately start to leave their workspace by the nearest available signed Exit route.

The emergency exits are located via the doors on either side of the raised seating area at the front of the Council Chamber.

Fires, explosions, and bomb threats are among the occurrences that may require the emergency evacuation of Dunedin House. Continuous sounding and flashing of the Fire Alarm is the signal to evacuate the building or upon instruction from a Fire Warden or a Manager.

The Emergency Evacuation Assembly Point is in the overflow car park located across the road from Dunedin House.

The allocated assembly point for the Council Chamber is: D2

Map of the Emergency Evacuation Assembly Point - the overflow car park:



All occupants must respond to the alarm signal by immediately initiating the evacuation procedure.

When the Alarm sounds:

1. **stop all activities immediately.** Even if you believe it is a false alarm or practice drill, you MUST follow procedures to evacuate the building fully.
2. **follow directional EXIT signs** to evacuate via the nearest safe exit in a calm and orderly manner.
 - o do not stop to collect your belongings
 - o close all doors as you leave
3. **steer clear of hazards.** If evacuation becomes difficult via a chosen route because of smoke, flames or a blockage, re-enter the Chamber (if safe to do so). Continue the evacuation via the nearest safe exit route.
4. **proceed to the Evacuation Assembly Point.** Move away from the building. Once you have exited the building, proceed to the main Evacuation Assembly Point immediately - located in the **East Overflow Car Park**.
 - o do not assemble directly outside the building or on any main roadway, to ensure access for Emergency Services.

5. await further instructions.

- **do not re-enter the building under any circumstances without an “all clear”** which should only be given by the Incident Control Officer/Chief Fire Warden, Fire Warden or Manager.
- do not leave the area without permission.
- ensure all colleagues and visitors are accounted for. Notify a Fire Warden or Manager immediately if you have any concerns

Toilets

Toilets are located immediately outside the Council Chamber, accessed via the door at the back of the Chamber.

Water Cooler

A water cooler is available at the rear of the Council Chamber.

Microphones

During the meeting, members of the Committee, and officers in attendance, will have access to a microphone. Please use the microphones, when invited to speak by the Chair, to ensure you can be heard by the Committee and those in attendance at the meeting.

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Agenda Item 4

Planning Committee

A meeting of Planning Committee was held on Wednesday 10th December 2025.

Present: Cllr Mick Stoker (Chair),
Cllr Carol Clark, Cllr Robert Cook (Sub for Cllr Michelle Bendelow), Cllr John Coulson (Sub for Cllr Elsi Hampton), Cllr Lynn Hall, Cllr Shakeel Hussain, Cllr Mohammed Mazi (Sub for Cllr Dan Fagan), Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Officers: Elaine Atkinson, Julie Butcher, Jill Conroy, Stephen Donaghy, Simon Grundy, Martin Parker and Sarah Whaley

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

Apologies: Cllr Michelle Bendelow (Vice-Chair), Cllr Dan Fagan, Cllr Elsi Hampton and Cllr Eileen Johnson

P/43/25 Evacuation Procedure

The evacuation procedure was noted.

P/44/25 Declarations of Interest

There were no declarations of interest.

P/45/25 Minutes of the meeting which was held on 5 November 2025

AGREED that the Planning Committee minutes from the meeting held on 5 November be approved and signed as a correct record by the Chair.

P/46/25 Planning Protocol

The Chair agreed to vary the order of the agenda to take item 8 (5 year Housing Supply) first as the housing supply was relevant for other items on the agenda

The Planning Protocol was noted.

P/47/25 5 year supply of housing land update

A member of the public made a request to speak on this item.

A motion was moved and seconded that the member of the public be given the opportunity to address the Committee.

A vote took place, and the motion was carried.

The member of the public made points relating to housing allocations, masterplans and bypass roads.

Members were asked to consider and note a report detailing the Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30.

Following on from the November planning committee meeting, the report provided members with further explanation of the process and how information was considered when formulating the annual position statement on housing land supply.

For clarity the NPPF required Council's to update their position annually, with this year's assessment being based on 1st April 2025 to 31st March 2030. As previously reported, in December 2024 Government updated the methodology for calculating the Local Housing Need.

The report also included the following:

- Site delivery information
- 5 November 2025 Planning Committee report
- Annual position statement report 2025/26 - 2029/30
- Large sites within the housing supply
- Small sites within the housing supply
- Demolition and losses

Further clarification had been provided in relation to 5-year supply and overall availability as detailed in paragraph 3 of the officers report and how the NPPF should be interpreted at part a and part b.

Members attention was drawn to Appendix 1 category B sites which highlighted sites that had been excluded from the 5 year supply and reasons why.

The main topics discussed were as follows:

- Concerns around the Land at Low Lane / Little Maltby Farm, which was an approved application and was not considered deliverable within the next 5-year period, however the Land South of Manor Close, Wolviston was considered deliverable and had not yet been approved. The Committee were informed that there was no current progress/information around prospective developers for the Land at Low Lane / Little Maltby Farm, therefore officers had exercised caution as the development may not come forward.
- Brief discussion was had around Mount Leven Farm, Leven Bank Road, Yarm and the reasons why this was not included in the 5-year supply of housing even though it had been approved in 2013. Officers explained that the permitted scheme was implemented but unlikely to build out. Planning permission for an alternative scheme was refused and an appeal dismissed. It was therefore considered that the permitted scheme would not be delivered within five years.
- Questions were raised relating to demolitions and losses and why this was still counted in the 5-year supply of housing. Officers informed Members that when each demolition occurred this was then taken out of the 5-year housing supply.
- Members questioned the accuracy of the remaining houses to be delivered within the updated 5-year period particularly those at Land East of Yarm Back Lane (Persimmon Homes & Taylor Wimpey Plots) as Persimmon Homes had not responded to officers'

requests to update their figures of what they expected to deliver in the updated 5-year period. Members were informed that officers asked developers for their updated figures, however where developers did not respond officers would take their last delivery, look at various data, assessing and critiquing the information and use a database to calculate future delivery which could be relied on.

- Discussions were had relating to the Local Plan. Members were informed that the Local Plan was currently being updated and once this was ready discussions would then take place.

AGREED the report be noted.

P/48/25

25/1607/FUL Arlington Park Sports Centre, Adderley Street, Stockton-on-Tees

Consideration was given to planning application 25/1607/FUL Arlington Park Sports Centre, Adderley Street, Stockton-on-Tees

Planning permission was sought for the provision of a new Multi Use Games Area (MUGA) to include the installation of floodlighting, associated enclosure and footpaths.

No letters of objection had been received following neighbour consultations. No objections had been raised by statutory consultees.

The application site related to the development of designated playing fields; however, it was for the provision of improved sporting facilities thereby drawing support from Local Plan Policies.

The application had been assessed in full, and it was considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the application.

In accordance with the Councils scheme of delegation, the application was to be determined by Planning Committee as the application was a Local Authority development with a total site area of over 500 square metres.

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 in view of the assessment contained within the main report, it was considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable.

In planning terms, the proposed development was considered acceptable in all other regards and was therefore recommended for approval subject to those planning conditions set out within the officers' report.

Members welcomed the application. The new proposed facilities would replace the current old, outdated facilities and it would be a great asset to the community.

A vote took place, and the application was approved.

RESOLVED that planning application 25/1607/FUL be approved subject to the following conditions;

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
23-0106 01	01 August 2025
23-0106 03P V2	26 November 2025
23-0106 04	01 August 2025
HLS8264 – Page 1	01 August 2025
HLS8264 – Page 2	01 August 2025

Opening Hours

03 The development hereby permitted shall not operate outside of the hours of 08:00-21:00 (Monday – Sunday inclusive), unless otherwise agreed in writing by the Local Planning Authority.

External Lighting

04 The external lighting shall operate in accordance with the details contained within the submitted Design and Access Statement and approved plans, reference HLS8264 – Page 1 and HLS8264 – Page 2, dated 01 Agusut 2025 and shall operate only between the hours of 08:00 and 21:00 Monday-Sunday, unless otherwise agreed in writing by the Local Planning Authority.

The approved lighting scheme shall be implemented in full and maintained thereafter in accordance with the approved details. No additional external lighting shall be installed without prior written approval from the Local Planning Authority.

Construction Hours

05 In undertaking the development that is hereby approved:

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0800 to 1800 on Monday to Friday and 0900 to 1300 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0900 to 1300 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays.

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

Informative 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 gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

P/49/25

25/1514/OUT Land South Of Manor Close, Wolviston, TS22 5QA

Consideration was given to planning application 25/1514/OUT Land South Of Manor Close, Wolviston, TS22 5QA.

Outline Planning permission was sought for the erection of up to 11no self-build plots with all matters reserved except access.

The application site was outwith the development limits; however, the Council could not demonstrate a five-year supply of housing and therefore the benefits of the scheme had been weighed against the harm as detailed within the report.

The development had received several objections which had been considered in full and there were no sustainable planning reasons to refuse the development.

The proposal was considered to be acceptable in planning terms in all other regards and was recommended for approval subject to those conditions as detailed within the report.

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 in view of the considerations set out within the officers' report, the application was recommended for approval with conditions.

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

- This was an outline planning application for up to 11 self-build properties with access to the proposed site.

- There had been no objections from regulatory authorities / external consultees.
- In terms of design, this would be considered at the reserved matters stage.
- As the Council could not demonstrate a 5-year supply of housing, the decision to be made should be judged on the guidance contained within the NPPF and Local Strategic Housing Plan.
- After discussions with Highways, appropriate and safe access could be taken from Manor Close without impacting local amenity
- The proposed application would deliver sustainable housing, contributing to the 5-year housing supply and an affordable housing contribution would be made. There would also be an increase in the local economy from additional residents on the proposed site.

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

- The applicant explained that he had owned the proposed application site for 27 years and had been approached many times by prospective buyers to buy the land and develop their own homes. There was a clear demand for this type of development, and the site was in easy reach of local amenity. On the southern and eastern boundaries there were Tree Preservation Orders (TPO's) in place which provided a clear definition between Wolviston and Billingham. The applicant felt the development would enhance and benefit the village of Wolviston.

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

- Clarity was sought as to whether a recently installed dropped kerb at the proposed access to the application site had received planning permission and questions were also raised as to whether the removal of the gates at the site was a criminal offence. It was also stated that residents and the Parish Council had not been consulted over the installation of the dropped kerb or removal of the gates.
- No.8 Manor Close would suffer the most from traffic entering and exiting the proposed site during construction and once occupied.
- Due to the Council's Local Plan being out of date, it was felt that a decision should not be made until the Local Plan had been reviewed.
- If new developments were required in the village then alternative land was available which would not impact local amenity in the way the proposed application did.
- Green wedge was being eroded.
- A recent resident to Wolviston felt as though residents didn't really have a say particularly due to a lack of a 5-year housing supply, it was also suggested that terminology needed to be explained better for residents to better understand the complex planning process.

- A request was made that should the application be approved then vegetation screening should be provided.
- Houses were not in short supply in the village.
- There were no guarantees as to what would be built and when.
- The village would not be able to stand heavy construction, therefore another route for construction traffic was requested, including avoiding school drop off and pick up times.
- There would be extended periods of construction causing access issues to those residents on Manor Close as well as to new occupants whilst waiting for the remaining house to be built.
- The development would impact the character of the area.
- Concerns were raised relating to increased traffic at Manor Close as well as in and around the village posing a risk of harm to pedestrians.
- A site visit was requested so Members could appreciate the narrow road and sharp bend to the entrance of Manor Close.
- There would be increased pressure on local infrastructure should the development be approved.
- Reference was made to Tees Archaeology's response following consultation and their recommendation that a condition be included at the outline planning stage, however there were no details of the condition within the report
- A resident informed the Committee that he had contacted the Planning Service in 2024 as there were bags of building material on the proposed site, however he was informed that no hard standing could be put on the site as it was considered to be agricultural land, therefore questions were raised as to what had changed since then.
- The proposed application would not fix the lack of a 5-year housing supply in Stockton.
- This was the wrong housing in the wrong place on green wedge with poor access.
- This site had a well-documented history of planning refusals by Stockton Borough Council.
- The site would impact visual amenity due to back gardens being readily visible from the road.
- Should the application be approved, this would more than double the number of properties accessing Manor Close.
- Self-Build properties would cause longer disruption during construction for neighbouring residents.

- It was highlighted that an eight-foot strip of land at the southern boundary of Manor Close was alleged to be in the ownership of existing properties, forming a ransom strip that included the proposed point of access.

Ward Councillor Marcus Vickers for Billingham West & Wolviston attended the meeting and was given the opportunity to make representation. His comments could be summarised as follows:

- Residents had been in contact raising concerns over the harm, access and resident wellbeing should the development go ahead.
- There had been previous developments proposed on brown field sites with cul-de-sac access which had been refused.
- The land was not part of the Local Plan and if planning permission was granted this would be a starting gun for future developments on green sites across the Borough.
- Developing on agricultural land would be a breach of Council policy
- The nearby Miller Development (which this application made reference to) and the proposed development would both cause significant risk of coalescing the village of Wolviston to the town of Billingham.
- Due to the nature of Self-Builds, there were genuine concerns that what was agreed today may change in design by the actual builder/developer, as well as a substantial end date to the development taking place with self-build mortgages/finance usually difficult to obtain.
- In terms of Biodiversity net gain, the net gains the development was proposing, were sadly gained off-site, and more should be done to encourage biodiversity within the existing footprint.

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

- In terms of the removal of the gate and dropped kerb at the proposed access point, this did not need planning permission.
- The principle of development and details of how the lack of 5-year housing supply affected the application was detailed within the officers' report.
- The land was not green wedge.
- Trees and hedges would be kept on the site.
- Where objectors had mentioned an alternative site north of Wolviston, that could not be given any weight as that was not the application Members were being asked to consider.
- There was to be up to 11 homes maximum, and there would be a phased Construction Management Plan (CMP) for each development.

- In terms of visual Implications/character of the area, full details were contained within the report.
- There was no evidence to suggest that there would be any pressure on local services such as NHS, schools etc.
- The road to access the site via Manor Close had been confirmed by the Highways Manager to be wide enough for traffic to pass through and had been measured at 4.8 metres wide.
- The Miller Homes application which had been referred to had not yet been submitted.
- The remaining gap between Wolviston and Billingham would not lead to coalescence.

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

- Due to the number of objections relating to the access from Manor Close questions were raised as to why this could not be moved to Wolviston Close and pedestrian access coming off Manor Close?
- It was felt the access road would not service construction vehicles and there would be a lot of disruption for those residents who already resided in Manor Close as well as future occupants in the new homes whilst the remainder were being built.
- The proposed development would result in a significant increase in construction vehicle movements for a prolonged period of time, due to the self-build nature of the scheme, thereby adversely impacting on the amenity of the existing residents.
- Clarity was sought as to whether a traffic survey had been undertaken.
- The proposed development would have an adverse impact on pedestrian and highway safety due to the lack of footpaths and increase in vehicle movements.
- It was suggested that there should be footpaths on both sides of the entrance to Manor Close for pedestrian safety.
- Clarity was sought as to who owned the ransom strip of land.
- Questions were raised relating to how the development could contribute to the 5-year housing supply if individuals had not yet been identified to build the houses.
- Reference was made to Cleveland Fire Brigades comments requiring access to residents drives if a fire needed to be extinguished, meaning people would need to move cars to allow access.
- Officers were asked to clarify if the number of properties could change.
- Residents should be consulted over the Construction Management Plan.

- Clarity was sought as to the white line which was shown on the presentation slides at the entrance of Manor Close
- There was clearly archaeology on the application site which was important as it could possibly be a medieval village.
- Brief discussion was had around flooding and that any flooding on the entrance to Manor Close was not acceptable.
- Questions were asked relating to affordable housing and where these would be?
- Officers were asked to explain the consultation process with the NHS and whether a response had been received from the local GP surgery.
- Clarity was sought as to whether officers had asked the applicant to look at other possible sites for the development.

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

- In terms of access from Manor Close, officers explained that the main road had been looked at as an alternative for access however the central reservation would need to be moved, and a significant number of trees would need to be removed. The proposed access from Manor Close accorded with highway design.
- The Principal Engineer, Highways, confirmed that due to the small number of proposed homes a traffic survey was not required.
- In terms of the impact on residents from construction traffic, it was highlighted that 4 houses on Manor Close had been extended and there was no evidence to demonstrate that that had caused any issues.
- Officers informed the Committee that where questions had been raised relating to land ownership, officers had looked at this with legal and highways. The road had been adopted, and any covenants were a civil matter. The land appeared to be owned by the applicant and there was no evidence that there were other owners..
- Regarding the 5-year housing supply, it was explained that officers needed to balance the harm against the benefits. Officers also explained they had a register of potential individuals who were looking for self-build opportunities.
- Where comments had been made relating to Cleveland Fire Brigades submission and the possibility of needing to access private drives in the case of a fire emergency, it was explained that this was a standard response, the layout plan was indicative at this time and would be looked at further at the reserved matters stage.
- Officers confirmed that the maximum number of properties was 11.
- It was highlighted there was a condition regarding flood risk, and the flood authority had confirmed the entrance to Manor Close would not flood.
- There would be a sustainable drainage scheme.

- If the Construction Management Plan was not adhered to it could be enforced
- The white line was to help warn and encourage drivers to avoid hitting the wall at the entrance to Manor Close.
- In terms of archaeology a condition had been applied.
- Due to the nature of the site affordable housing would not be supplied at the application site.
- Consultation had taken place with the NHS who had responded on behalf of local GP surgeries. In terms of consultation re school places this was done internally, and capacity had been confirmed.
- The applicant had not been encouraged to look at other sites as he had brought the application site forward as he owned the land, and it was a small development. Officers were of the opinion that this did not conflict with policy.

A vote took place, and the application was refused.

RESOLVED that application 25/1514/OUT Land South Of Manor Close, Wolviston, TS22 5QA be refused for the reasons as detailed below;

1. In the opinion of the local planning authority the proposed development would result in a significant increase in construction vehicle movements for a prolonged period of time, due to the self build nature of the scheme, thereby adversely impacting on the amenity of the existing residents through additional vehicle noise and general disturbance, contrary to paragraph 135 of the National Planning Policy Framework and Policy SD8(e) of the Adopted Local Plan.
2. In the opinion of the local planning authority the proposed development will have an adverse impact on pedestrian and highway safety due to the lack of footpaths and increase in vehicle movements contrary to Policy SD8(f) of the Adopted Local Plan and Paragraph 116 of the National Planning Policy Framework

P/50/25 Appeals

The Appeals were noted.

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Planning Committee Procedure

1. Officers present the report to Members
2. Members of the public, applicants and agents speak for/against the application, 3 minutes each
3. Officers respond to any queries/misinformation which may have been raised as a result of public speaking
4. Members discuss the application in general and seek clarification from Officers/agents if necessary
5. Officers respond to any points raised by Members and give a brief summary of the proposal in view of comments raised
6. If it looks as if the application may go contrary to officer recommendation, Members debate and propose the possible reasons for the decision and the lead planning and legal representatives and other officers will advise which reasons are acceptable or not. Members respond on whether they wish to vary the reasons accordingly
7. Following the discussion, Members will be asked to confirm and then agree the reasons upon which they will rely if they vote for refusal of the application
8. Members vote on the officer recommendation or any alternative motion successfully carried
9. If the decision taken is contrary to officer recommendation, the Planning Officer, and Legal Representative are given the appropriate amount of time to discuss whether the protocol for decisions contrary to officer recommendation should be invoked and that the committee and members of the public be informed of the outcome of that decision
10. The next application is then debated

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DELEGATED

Report to Planning Committee
4th February 2026
Report of Director of Regeneration and Inclusive Growth

24/0211/REM

Land South of Thornaby Football Club, Acklam Road, Thornaby
Expiry Date: 5 February 2026

Summary

Following the grant of outline consent at appeal (ref; 18/0409/OUT), reserved matters approval is sought for appearance, landscaping, layout and scale for the erection of 10no dwellings on land to the South of Thornaby Football Club.

3no letters of objection have been received following neighbour consultations and 1no letter of support has been received by Thornaby Football Club. No objections have been raised by statutory consultees.

The application site relates to housing within the defined settlement limits, on unallocated land outside of the designated green wedge, thereby drawing support from Local Plan Policies.

The application has been assessed in full, and whilst it is acknowledged that there will be some environmental impact in terms of tree loss, overall, it is considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the application.

The application is referred to Members of the Planning Committee to determine due to the complex history of the site.

Recommendation(s)

That planning application 24/0211/REM be approved subject to the following conditions;

Approved Plans

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

Plan Reference Number	Date Received
2404-P001A	28 April 2025
2404-P100H	23 January 2026
2404-P101	06 February 2024
2404-P102	06 February 2024
2404-P103	06 February 2024
2404-P105	06 February 2024
2404-P200C	23 January 2026
2404-P201C	23 January 2026
2404-P202B	23 January 2026
H77578-JNP-92-XX-DR-C-2000-P05	22 July 2024
H77578-JNP-92-XX-DR-C-2001-P01	22 July 2024

Reason: To define the consent.

External Materials

02 No development above base course shall commence until details of all external finishing materials for the dwellings hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interest of visual amenity of the area

Hardsurfacing Details

03 No development above base course shall commence until full details of all new hard surfacing has been submitted to and approved in writing by the Local Planning Authority.

Details shall include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development.

Reason: In the interest of visual amenity of the area

Landscaping Scheme

04 Notwithstanding the submitted information, no development above base course level shall commence until a detailed landscaping scheme, in accordance with the principles set out on drawing 2402-P200C has been submitted to and approved in writing by the Local Planning Authority.

The landscape scheme shall include accurate plan-based details of the following:

- Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers.
- Details of planting procedures or specification.
- Finished topsoil levels and depths.
- Details of temporary topsoil and subsoil storage provision.
- Seeded or turf areas, habitat creation areas and details etc. Details of land and surface drainage.
- Full details of the management, maintenance and accessibility of all areas of open space in perpetuity.

Any submitted scheme must be shown to comply with legislation protecting nesting birds and roosting bats.

Reason: In the interests of the visual amenity of the area

Landscaping Implementation

05 All new planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development.

No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats.

Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges.

Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.

Replacements will be subject to the same conditions.

Reason: In the interests of the visual amenity of the area

Means of Enclosure

06 Notwithstanding the details of the approved plans, prior to the installation of any new means of enclosure, full details including type, location and materials to be used, shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall thereafter be erected in accordance with the details as approved.

Reason: In the interests of the visual and residential amenity of the area

Street Lighting

07 Notwithstanding the details of the approved plans, prior to the installation of any new street lighting, full details including type and location, shall be submitted to and approved in writing by the Local Planning Authority. The street lighting shall thereafter be installed in accordance with the details as approved.

Reason: In the interests of the visual and residential amenity of the area

Tree Protection

08 No site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an Arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority.

The method statement must provide the following:-

- A specification for protective fencing to trees during construction which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2012;
- Details of the area for storage of materials, equipment and concrete mixing; o Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring Arboricultural supervision to be carried out by the developer's Arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the local planning authority of the findings of the supervisory visits;
- Details of all other activities, which have implications for trees on or adjacent to the site, including how materials and roof trusses will be brought into the site, and
- The contact details of the Arboricultural consultant who will regularly oversee the construction process and be available to liaise with the local planning authority.

The development shall subsequently be carried out in strict accordance with the approved details.

The approved tree protection measures shall be put in place before any construction or ground clearance takes place and retained as such throughout the construction period.

There shall be no storage of soil, materials and equipment within the tree protection measures.

Reason: To ensure trees are protected from damage during construction in the interests of the health of the trees and visual amenity

Tree Protection

- 09 In order that trees to be retained on-site are not damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with the approved Method Statement, no site clearance or development shall commence on site until a pre-commencement site meeting has been held, attended by the developer's arboricultural consultant, the designated site foreman and a representative from the local planning authority, to discuss details of the proposed work and working procedures. Subsequently and until the completion of all site works, site visits should be carried out on a monthly basis by the developer's arboricultural consultant.

A report detailing the results of site supervision and any necessary remedial works undertaken or required should then be submitted to the local planning authority for written approval. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant following that approval.

Reason: To ensure trees are protected from damage during construction in the interests of the health of the trees and visual amenity

Ecology

- 10 The development hereby approved shall be undertaken in strict accordance with the 'Conclusions & Recommendations' as outlined in Chapter 6 of the submitted Preliminary Ecological Appraisal, produced by Ecosurv Ltd, issued 23rd October 2025.

Reason: In order to adequately protect ecology and biodiversity

Nutrient Neutrality Credit Certificate

- 11 No development shall commence until a completed Final Nutrient Credit Certificate has been submitted to and approved in writing by the Local Planning Authority.

Reason: To conserve protected species and their habitat.

Permitted Development Rights

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

Reason: In order that the local planning authority may exercise further control in order to protect the amenity of adjacent residents and landscaping features.

Informative 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 gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Northern Gas Networks

The applicant should contact Northern Gas Networks 0800 040 7766 to ensure no nearby apparatus is at risk during construction works.

Informative: Section 278 and 38 Agreement

A Section 278 Agreement and a separate Section 38 Agreement would need to be entered into regarding the highway and footpaths as part of this development. All costs of the highway works as part of the Section 278 Agreement would have to be met by the applicant.

Informative: Secured by Design

The applicant is encouraged to implement Secured by Design to allow for the development to implement architectural crime prevention measures www.securedbydesign.com

Further guidance is available from Cleveland Police's Designing out Crime Officer Stephen.Cranston2@cleveland.police.uk

Planning Background

1. The application site and the neighbouring parcel of land have both sought planning approvals in the past. For context the two main areas are shown on the map below;

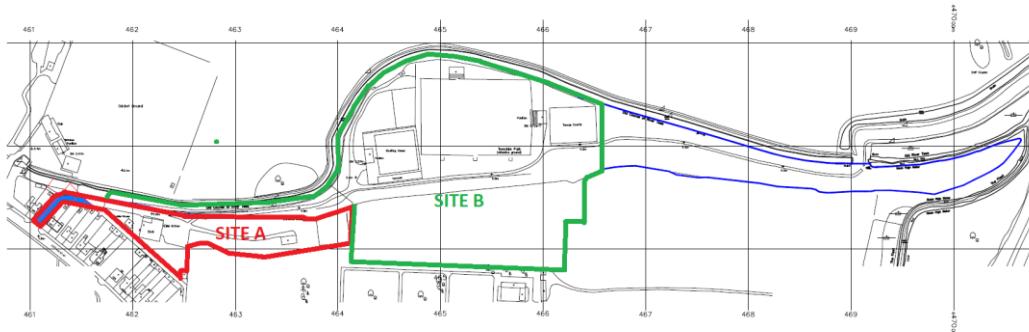


Fig 1. Development sites context

2. The application site (site A) has previously been granted planning approval for residential development back in 2006 for a scheme consisting of 50no. flats across three apartments blocks (ref; 04/0627/FUL). A further development for 48 no. two bedroom apartments and 16 no. one bedroom apartments was also approved in 2008 (ref 08/1240/FUL). This development was also renewed in 2011 (ref; 11/2397/RNW) although the development was never implemented and the permission lapsed.
3. A further application, (which incorporated both sites A and B) then sought approval for up to 60 residential dwellings alongside the re-development of the existing football club facilities (ref; 14/2876/OUT). This application was refused in March 2016 on the grounds of the impact on the character of the area given the presence of green space, landscaping and open areas; and the impact on the cemetery, given the likely pressure to remove protected trees and the unacceptable impacts this would have on the character of the cemetery.

4. That decision was appealed and as part of the appeal, the Inspector considered the effect of the proposed development on the character and appearance of the area with particular regard to protected trees and Thornaby cemetery and, the effect of the proposal on the provision of sports and recreation facilities in the area and whether adequate provision is made in respect of affordable housing, education, highways infrastructure and employment and training.
5. The appeal was dismissed as the inspector considered that:
 - The built form would change the open character of the site adjacent to Thornaby cemetery
 - A number of trees adjacent to the cemetery make a valuable contribution to the setting of the cemetery and wider landscape.
 - The removal and replacement of trees, alongside the presence of dwelling was considered to alter the setting of the cemetery.
 - The development did not secure the required 15% affordable housing.
6. In terms of the current proposals, Members are reminded that there was a procedural error in the determination of the outline application, reference 18/0409/OUT, whereby it should have been determined by the planning committee. As a result, the Council's original decision was quashed in the High Court and the application was brought back to Members to make a decision. Members subsequently refused planning permission for the following reasons:
 1. Impact of character of area; In the opinion of the Local Planning Authority, the proposed development would result in new built development within a green area which is currently characterised by mature landscaping features, the resulting harm to the character of the area would not be outweighed by the benefits of the scheme and is therefore contrary to the requirements of Local Plan Policies SD5(1) and SD8(1) and (2).
 2. Impact on cemetery; In the opinion of the Local Planning Authority, the proposed development will result new built development within close proximity to with the existing cemetery and would place a long term undue pressure for the removal of existing protected trees along that boundary, undermining the setting, tranquillity and character of the cemetery, contrary to saved Local Plan Policies SD8(1) and (2).
 3. Insufficient information; In the opinion of the Local Planning Authority, given the constrained nature of the site as a result of its width, change in levels and extent of tree cover, insufficient information has been provided to satisfactorily demonstrate that ten dwellings can be accommodated on the site without unduly affecting the key characteristics of the site, contrary to Local Plan Policies SD5(1) and SD8(1) and (2).
7. The outline application was subsequently Allowed on appeal subject to conditions.

Site and Surroundings

8. As detailed above, this application relates to site A as shown in Fig 1 and relates to an irregular shaped parcel of land, 1.2ha (approx.), set behind the residential dwellings on Acklam Road, Thornaby. It is located to the north of these dwellings and southwest of Thornaby Football Club with Thornaby cemetery located to the southeast.
9. The site contains dense, mature tree coverage around the perimeter of which the trees are protected by means of an Area Tree Preservation Order. There is a central area which is largely free of vegetation and containing an area of hardstanding as part of the old

football club. The western portion of the site is an area of dense woodland with associated track that links up to the football pitch to the northeast of the site.

10. The application site is located within the limits to development and adjacent to, but out with the edge of the defined green wedge which runs north, east and south of the site. In addition, to the east of the application site is defined open space with designated playing fields to the north and east of the application site.

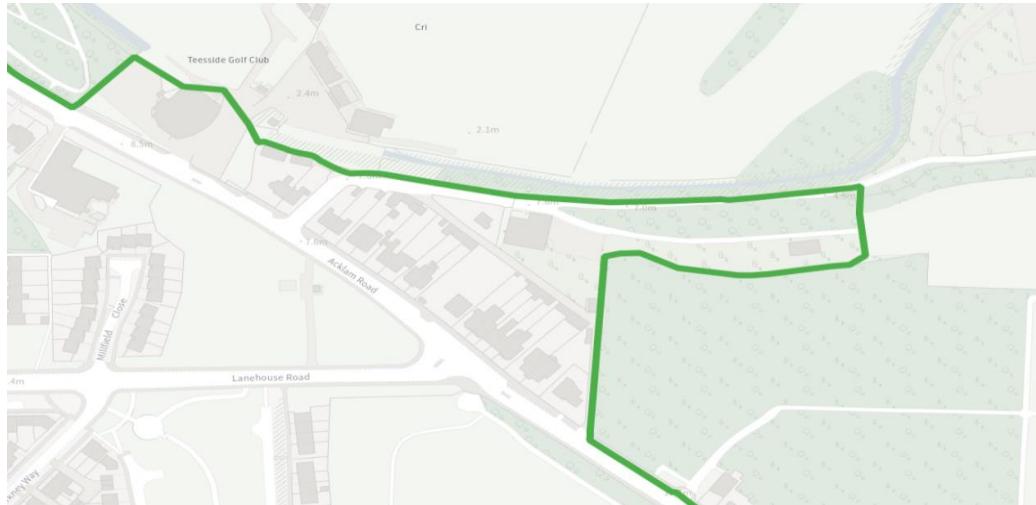


Fig 2. Extent of the green wedge

Proposal

11. Given that the outline application established the principle of development and means of access, reserved matters are sought to consider appearance, landscaping, layout and scale for the erection of 10no dwellings as allowed on appeal in relation to outline consent reference 18/0409/OUT.
12. The proposed layout details 10no, three-bedroom, semi-detached dwellings, which are located to the western section of the site, 8no in a linear form parallel with the access road and 2no dwellings set to the southern corner. The dwellings include three house types, all of which are of a relatively similar scale and floor area and include private gardens and individual, in curtilage car parking provision.
13. The proposal includes the loss of trees to facilitate the development of which new tree planting is proposed to mitigate this loss.

Consultations

14. Consultees were notified, and the following comments were received (in summary).
15. Environmental Health Unit - No objection in principle, subject to the imposition of the following advisory conditions:
 - Construction/ Demolition Noise
 - Noise disturbance from adjacent road traffic
 - Dust Emissions
 - Unexpected Land Contamination
16. Flood Risk - The LLFA raises no objection to the proposals but requests further clarification regarding construction and maintenance access to the outfall, whilst the remaining detailed design information can be conditioned.

As noted previously, due to the gradient of the ground adjacent to the watercourse it is requested that details of safe maintenance access to the outfall are provided up front. Whilst it is understood that the intention is for this to be maintained by NWL, this must still be provided.

It is also requested that a simple outline construction method statement for the outfall is provided to demonstrate how the connection can be constructed on this challenging site.

As noted previously, the following information is still required, but could be conditioned prior to commencement, if not provided up front.

Appendices - must include

- Overall site drainage layout drawing,
- Approved section 104 drawing,
- A drawing clearly highlighting who is responsible for all surface water drainage elements including the existing ordinary watercourses,
- Detailed landownership plan highlighting all responsible landowners,
- A drawing clearly highlighting all maintenance access points, easements and outfalls,
- Exceedance flow route drawings,
- Maintenance/inspection sheet for the site.

17. Highways - The applicant has submitted a site layout plan, as shown on drawing 2404-P100D, and a highway statement (HS) in support of the proposals.

The HS relates to the requirements in the Appeal decision which included 'improvements to the existing vehicular access from Acklam Road including right turn lane'. This junction improvement was a legacy requirement designed to serve a much larger scale development and as set out in the HS, is no longer considered to be necessary for a development of 10 dwellings.

The site layout, as shown on drawing 2404-P100D, is broadly in accordance the Councils design guide, a continuous footway has been provided from Acklam Road to the site and car parking in accordance with SPD3: Parking Provision for Developments 2011 has also been provided.

Subject to a construction management plan being secured by condition there are no highways objections to the proposals.

18. Cleveland Police - The applicant should consider a robust boundary treatment to the rear of the proposed development, from the existing track, for example, a combination of defensive planting and close boarded wired fencing with box trellis atop.

This is an ideal development to adopt the Secured by Design Standard. The developer can apply for the award, which is a police initiative to encourage good security being built in at the earliest stage of the building process. The award is available free of charge, and can be used to help market the site, and provide reassurance to prospective buyers that good security has been a consideration in the design and build.

19. Landscape & Visual Comments – The submitted soft landscaping plan (ref: 2404-P200A) is broadly acceptable, however further detail is required. It would be beneficial to receive this information up front, however it could be conditioned if not provided. The suggested conditions must include the following, the suggested condition wording is included below:

- Details of hard landscaping;
- Details of all proposed boundary treatments;

- Street lighting;
- Detailed soft landscape plans, including root barrier protection to the adopted highway where trees are planted within 2m;
- Landscape maintenance plan for all areas outside of private gardens;
- Protection of the highway from root damage; and
- Arboricultural Method Statement and Tree Protection Plan to BS5837. Protection measures must ensure that no construction or excavated materials spill down the embankment within the root protection areas of the retained trees. This is covered by Condition 10 of the Outline Approval.

20. Natural England - No objection subject to appropriate mitigation being secured.
21. Tees Archaeology - Nothing to add to our comments from the outline application 18/0409/OUT

22. Northern Gas Networks – No objections

23. Chief Fire Officer (Cleveland Fire Brigade) – Offers no representations regarding the development as proposed. However, Access and Water Supplies should meet the requirements as set out in: Approved Document B, Volume 1:2019, Section B5 for Dwellings.

Further guidance on the size and weight of their appliances is also offered

24. Sport England – The proposed development does not fall within either our statutory or non-statutory remit therefore; Sport England has not provided a detailed response in this case.
25. National Grid - there are no National Grid Electricity Transmission assets affected in this area.
26. Northumbrian Water Limited - Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Publicity

27. A site notice was erected on 16th February 2024, and a notice was published in the local press on 22nd February 2024.
28. Neighbours were also notified in writing of the proposals and 3no letters of objection were received and 1no letter of support from the Football Club. Comments have been summarised as below.

Objections

- The site should not be developed for housing and should be retained as a walkway
- It will change the historic character
- It will impact wildlife
- It will cause vehicle congestion and possible accidents for pedestrians who use the walkway
- The developer does not own the access rights to the site; it is owned by occupiers of the existing properties of Acklam road. The Football Club has a right of way only.
- The access to the garages to the rear is already impeded by users of the Football Club. It is difficult to get the car out of the garage.

Support

- The company has been supportive of Thornaby Football Club both financially and constructively on development projects and maintenance.
- The football club is an important part of the community and has problems with vandalism.
- The development of housing would benefit everyone as we would have better security plus a further potential for supporters
- The nature trail has been developed to assist schools to bring children outdoors and has been developed in agreement with the owners at no cost.

Planning Policy Considerations

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

33. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
34. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
 - approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 61. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Paragraph 73. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing; c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward; d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 135. Planning policies and decisions should ensure that developments:

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

Paragraph 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Stockton on Tees Local Plan

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

- (1). In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Strategic Development Strategy Policy 2 (SD2) - Strategic Development Needs

1. The following strategic growth needs have been identified for the period 2017/18 to 2031/32, which will be met through new sustainable development and infrastructure provision that integrates positively with the natural, built and historic environment of the Borough.
Housing:
 2. To meet the housing requirement of 10,150 new homes over the plan period a minimum of:
 - a. 720 dwellings (net) will be delivered per annum from 2017/18 to 2021/22.
 - b. 655 dwellings (net) will be delivered per annum from 2022/23 to 2031/32.

Strategic Development Strategy Policy 3 (SD3) - Housing Strategy

1. The housing requirement of the Borough will be met through the provision of sufficient deliverable sites to ensure the maintenance of a rolling five year supply of deliverable housing land. Should it become apparent that a five year supply of deliverable housing land cannot be identified at any point within the plan period, or delivery is consistently falling below the housing requirement, the Council will work with landowners, the development industry and relevant stakeholders and take appropriate action in seeking to address any shortfall.
3. The approach to housing distribution has been developed to promote development in the most sustainable way. This will be achieved through:
 - b. Supporting residential development on sites within the conurbation as defined by the limits to development which comprises the main settlements of Stockton, Billingham, Thornaby, Ingleby Barwick, Eaglescliffe and Yarm.

Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

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

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

- c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
 - d) Enhancing woodlands and supporting the increase of tree cover where appropriate.
 - i) Considering development proposals within green wedges against Policy ENV6.
 - j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.
 - l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.
2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:
- a. Directing development in accordance with Policies SD3 and SD4.
 - c. Supporting sustainable water management within development proposals.
 - d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.
 - e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.
 - f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.
 - g. Supporting and encouraging sensitive energy efficiency improvements to existing buildings.
 - h. Supporting proposals for renewable and low carbon energy schemes including the generation and supply of decentralised energy.

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

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
 - a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Transport and Infrastructure Policy 1 (TI1) – Transport Infrastructure

New Development

11. To assist consideration of transport impacts, improve accessibility and safety for all modes of travel associated with development proposals, the Council will require, as appropriate, a Transport Statement or Transport Assessment and a Travel Plan.

12. The Council and its partners will seek to ensure that all new development, where appropriate, which generate significant movements are located where the need to travel can be minimised, where practical gives priority to pedestrian and cycle movements, provides access to high quality public transport facilities and offers prospective residents and/or users with genuine sustainable transport options. This will be achieved by seeking to ensure that:

- a. Transport choices are widened and the use of sustainable transport modes are maximised. New developments provide access to existing sustainable and public transport networks and hubs. Where appropriate, networks are extended and new hubs created. When considering how best to serve new developments, measures make best use of capacity on existing bus services before proposing new services and consideration is given to increasing the frequency of existing services or providing feeder services within the main network.
- b. Suitable access is provided for all people, including those with disabilities, to all modes of transport.
- c. Sufficient accessible, and convenient operational and non-operational parking for vehicles and cycles is provided, and where practicable, incorporates facilities for charging plug-in and other ultra-low emission vehicles. Any new or revised parking provision is of sufficient size and of a layout to facilitate its safe and efficient operation.
- d. Appropriate infrastructure is provided which supports Travel Demand Management to reduce travel by the private car and incentivises the use of sustainable transport options.
- e. New development incorporates safe and secure layouts which minimises conflict between traffic, cyclists or pedestrians.

Transport and Infrastructure Policy 3 (TI3) - Communications Infrastructure

7. Developers should demonstrate how proposals for new homes, employment or main town centre uses will contribute to and be compatible with local fibre and internet connectivity.

8. Taking into consideration viability, the Council require developers of new homes, employment or main town centre uses to deliver, as a minimum, on-site infrastructure including open access ducting to industry standards, to enable new premises and homes to be directly served by local fibre and internet connectivity. This on-site infrastructure should be provided from homes and premises to the public highway or other location justified as part of the planning application. Where possible, viable and desirable, the provision of additional ducting will be supported where it allows the expansion of the network.

Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency

1. The Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation.

The Council will:

- a. Promote zero carbon development and require all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy, in the following sequence:
 - i. Energy reduction through 'smart' heating and lighting, behavioural changes, and use of passive design measures; then,
 - ii. Energy efficiency through better insulation and efficient appliances; then,
 - iii. Renewable energy of heat and electricity from solar, wind, biomass, hydro and geothermal sources; then
 - iv. Low carbon energy including the use of heat pumps, Combined Heat and Power and Combined Cooling Heat and Power systems; then
 - v. Conventional energy.
 - b. Require all major development to demonstrate how they contribute to the greenhouse gas emissions reduction targets set out in Stockton-on-Tees' Climate Change Strategy 2016; and
 - c. Support and encourage sensitive energy efficiency improvements to existing buildings.
2. Proposals are encouraged where development:

- a. Incorporates passive design measures to improve the efficiency of heating, cooling and ventilation; and
- b. Includes design measures to minimise the reliance on artificial lighting through siting, design, layout and building orientation that maximises sunlight and daylight, passive ventilation and avoids overshadowing.

Domestic;

- 3. All developments of ten dwellings or more, or of 1,000 sq m and above of gross floor space, will be required to:

- a. Submit an energy statement identifying the predicted energy consumption and associated CO2 emissions of the development and demonstrating how the energy hierarchy has been applied to make the fullest contribution to greenhouse gas emissions reduction; and
- b. Achieve a 10% reduction in CO2 emissions over and above current building regulations. Where this is not achieved, development will be required to provide at least 10% of the total predicted energy requirements of the development from renewable energy sources, either on site or in the locality of the development.

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

- 1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.

- 4. All development proposals will be designed to ensure that:

- a. Opportunities are taken to mitigate the risk of flooding elsewhere;
- b. Foul and surface water flows are separated;
- c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
- d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.

- 5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:

- a. To an infiltration or soak away system; then,
- b. To a watercourse open or closed; then,
- c. To a sewer.

- 6. Disposal to combined sewers should be the last resort once all other methods have been explored.

- 7. For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

- 8. Within critical drainage areas or other areas identified as having particular flood risk issues the Council may:

- a. Support reduced run-off rates.
- b. Seek contributions, where appropriate, towards off-site enhancements directly related to flow paths from the development, to provide increased flood risk benefits to the site and surrounding areas.

- 9. Sustainable Drainage Systems (SuDS) should be provided on major development (residential development comprising 10 dwellings or more and other equivalent commercial development) unless demonstrated to be inappropriate. The incorporation of SuDS should be integral to the design process and be integrated with green infrastructure. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

- 10. Through partnership working the Council will work to achieve the goals of the Stockton-on-Tees Local Flood Risk Management Strategy and the Northumbria Catchment Flood Management Plan. This will include the implementation of schemes to reduce the risk of

flooding to existing properties and infrastructure. Proposals which seek to mitigate flooding, create natural flood plains or seek to enhance and/or expand flood plains in appropriate locations will be permitted.

Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

5. Groundwater and surface water quality will be improved in line with the requirements of the European Water Framework Directive and its associated legislation and the Northumbria River Basin Management Plan. Development that would adversely affect the quality or quantity of surface or groundwater, flow of groundwater or ability to abstract water will not be permitted unless it can be demonstrated that no significant adverse impact would occur or mitigation can be put in place to minimise this impact within acceptable levels.

SPD Householder Guiding Principles

2.1 Proposals should be designed to complement and enhance the character of the street and the wider area as well as the property. Any extensions should be located and designed to minimise the impact upon neighbouring properties. The following are the general design principles for all developments.

Scale and Proportion

The scale and proportion of any works undertaken should be in keeping with the property and surrounding area. As a general rule, extensions should be subservient to and not over-dominate the house or neighbouring properties. Your house type will also have an impact on the proposed works which will be considered acceptable. Therefore it is important to consider the character and context of your house and the surrounding area.

2.2 Window Separation Distances

It is extremely important to have an adequate gap between neighbouring properties to prevent a significant impact and minimise any loss of privacy from developments. The Council will seek a minimum of 21 metres separation distance to be maintained between the main habitable room windows of facing residential properties and the extension. Where a side extension would face the rear of a neighbouring property (or a rear extension would face the side of the neighbouring property), the Council will seek a minimum of 11 metres between the windows of the main habitable rooms.

These distances will increase if there is a variation in ground levels between the properties or a difference in the number of storeys (where a property of over 2 storeys is involved). As a minimum, the separation distance should be increased by 3 metres for every 1 metre rise in ground level.

Innovative design solutions and creativity in external and internal layouts to reduce the impact of a development could be applied to achieve satisfactory levels of privacy and may in some instances allow a reduction in the separation distance. In addition, the standard may be applied more flexibly if individual circumstances allow, as each application is considered on its own merits.

2.3 Privacy and Overshadowing

Extensions should not lead to the overshadowing of the neighbouring properties' main habitable room windows or private garden areas to an unreasonable degree. For a single storey rear extension, 3 metres from the original rear elevation should generally be appropriate, however this is dependent on various factors, including the scale, orientation and form of the extension as well as the house type and impact on neighbouring properties.

Material Planning Considerations

35. The key considerations of this application are:

- Principle of Development
- Layout, Scale and Appearance
- Trees
- Amenity
- Highway
- Flood Risk and Drainage
- Ecology
- Other Matters

Principle of Development

36. The parent application 18/0409/OUT established the principle of development and means of access for up to 10no dwellings, originally 26no proposed.
37. Whilst objection comments regarding the proposals with respect to need and impacts on infrastructure and the wider environment impacts are noted, the principle of development and the associated infrastructure impacts, including those on traffic movements have already been established and cannot thereafter be revisited under this current application.
38. The matters therefore to be considered relate to appearance, landscaping, layout and scale.

Layout, Scale and Appearance

39. Paragraph 131 of the NPPF promotes the creation of high-quality buildings and places. It states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. With paragraph 135 requiring that developments should not only maintain a strong sense of place but should improve the quality of the area. Developments should also be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
40. In addition, the Stockton on Tees Local Plan, encourages high standards of design through Policy SD8 which states that new development should be appropriate to the context of the surrounding area and be of an appropriate style, proportion, and materials.
41. As members may recall the scheme at outline stage was reduced from 26no dwellings to 10no dwellings with the Inspector concluding that the site is "... sizeable with less vegetated parts of the site which could accommodate up to 10 dwellings with minimal felling of trees". The report also noted that the "... eastern section of the site is more restricted given its narrow width and dense tree coverage to the boundaries". The Inspectors report however concluded that "... up to 10no dwellings can be accommodated within the appeal site without undue harm to the character and appearance of the site and surrounding area". As a result, the density of 10no dwellings is deemed appropriate subject to the associated relevant material planning considerations.
42. The proposed layout details the development to the western section of the site with a view of retaining as much vegetation as possible. The proposal details the access road to the north of the site, extending eastwards into the triangular shaped section of the land with continued pedestrian access to the east. The dwellings are arranged as 4no blocks of semis in a linear form to the south of the access road and 1no block set to the southern corner. Each of the dwelling has a reasonable sized private rear garden and driveway with individual parking provision. The dwellings are appropriately dispersed across this central section of the site.

43. There are 3no dwelling types which are marginally different in design but are of a similar modest scale, each block measuring approximately 11.3m x 10.2m, averaging around 8.3m in height to the ridgeline. The dwellings are of a typical modern nature and appear to be a combination of brickwork and render, under a tiled pitched roof. The exact materials have not been specified, and a condition is recommended to control this aspect. Overall, the dwelling types, albeit marginally different, would create a distinct aesthetic and architecturally cohesive group which would be sensitive to the context of the built form of this section of Acklam Road.
44. The dwellings themselves comply with the minimum space standards as set out in the National Described Space Standards. Garden lengths range between 8m and 12m with plots 1, 8 and 9 having considerably more garden space to the side than the remaining plots.
45. In terms of separation distances, the layout would meet the separation distance requirements as set out in the Local Design Guide SPD. However, it is deemed appropriate to remove permitted development rights to ensure the properties aren't extended or altered which could give rise to amenity impacts without further control from the Local Authority.
46. Overall, the layout scale and appearance of the development is considered to be broadly acceptable and would comply with Policy SD8 of the Local Plan and the design aims of the NPPF.

Trees

47. Trees on site are protected by means of an Area Tree Preservation Order, however, some tree loss will be required to facilitate the development, an issue which was heavily scrutinised in the determination at outline stage. The Inspector in their report identified that tree loss was required and concluded that an appropriate scheme could be achieved which would not undermine the setting, tranquillity and character of the area of the adjacent cemetery.
48. A Pre Development Arboricultural Assessment has been submitted, along with a tree survey and tree protection plan to reflect the current situation on the site. The report notes the majority of trees and hedgerows on site are of a reasonable to good physiological and structural condition with limited arboricultural works required. Trees have been categorised as A, B, C and U, with a large proportion of those earmarked for removal being categorised as C trees in recognition of them being deemed of low quality and value. The tree loss is identified in red across the site plan and landscaping layouts and is primarily located to the south of plot 9 and partially along the southwestern boundary.
49. It is recognised that the current layout has had due regard to trees on site and has sought to retain as many trees as practically possible. The extent of retention is shown in dark green on the site and landscaping plans. Replacement planting for trees lost has also been denoted on plans, as shown in lighter green with the majority of which to be planted to the east of plot 8 and 9 and across the area where the trees are to be lost along the southeastern boundary. Tree planting is also proposed to the northeast of the site, adjacent to the site entrance.
50. In terms of the proposed layout and those trees which are to be retained, this information has been assessed against the shade study information which was submitted at outline stage to demonstrate the potential shading impact to the dwellings and their gardens. The shade study highlights that plots 1–4 are likely to be unaffected by existing trees, however, those to plots 8 and 9 will likely experience shading throughout the year. It is noted that during the summer months, the impact is lower with only parts of the garden being shaded, mainly those to the side of plots 8 and 9 and to some extent plot 7. It should also be noted

that the impacts differ depending upon the time of day as demonstrated by the information submitted.

51. Although the shade study demonstrates the potential impact to properties, future occupiers should be aware of the presence of nearby trees and the shading they may create. While there may be pressure for future removal works to trees, they are however protected by means of a Tree Preservation Order, therefore any future works would be considered on a case-by-case basis.
52. On the whole, colleagues in Landscape have accepted the tree loss across the site on the basis of the appeal decision and accepts the density and current layout and form. No objections have been raised with respect to the development in this regard subject to conditions with respect to hard and soft landscaping details, means of enclosure and details to be provided to ensure appropriate protection of those trees to be retained. Conditions of which have all been included.
53. Whilst it is regrettable to lose trees across the site, particularly those which are of a higher category, it is however acknowledged that the majority of tree loss to accommodate the development are category C trees, which are deemed of lower quality and value. The development proposes replacement planting and new landscaping, details of which are to be secured by condition. Accordingly, the proposed development is considered to comply with Policy ENV5 of the Stockton on Tees Local Plan.

Amenity Impact

54. In respect of the neighbouring properties, planning Policy SD8 seek to provide sufficient levels of privacy and amenity for all existing and future occupants of land and buildings, while guidance within the Householder Alterations and extensions SPD provides further clarity over the impacts that development can have on neighbouring occupiers.
55. In terms of the internal relationships between proposed properties, as described previously, the layout and spacing of properties within the site are considered to be acceptable in order to provide sufficient levels of privacy and amenity between properties.
56. The existing dwellings to the southwest of the site, along Acklam Road, would back on to the proposed gardens of plots 1-4 and plot 8. The existing properties have long rear gardens with garaging and outbuildings to the rear. By virtue of the existing arrangements, the proposed development would be sited at sufficient distances from the existing residential properties so as to not cause any significant privacy, overshadowing or overbearing impact.
57. Notwithstanding the above, planning conditions remain as part of the outline consent relating to site levels to ensure that appropriate relationships are maintained. Furthermore, conditions have been included as part of this application to agree details of means of enclosure and streetlighting to ensure there will be no adverse amenity impact on both existing and future occupiers of the dwellings.
58. As well as residential dwellings, the site lies adjacent to other recreational uses including the Cricket Club to the west, the Football Club to the northeast and Thornaby cemetery directly to the east. It is however considered that the site is well contained and would be commensurate with the existing residential uses close by. The development is not considered to adversely impact upon adjacent land uses.
59. The Environmental Health Officer has been consulted on the proposed development and has raised no objections in principle subject to the imposition of conditions which have largely been covered and included by the outline consent. Whilst the request for a noise condition is noted, this is deemed unnecessary given the outline approval and any further

noise and disturbance is likely to be limited. Any internal noise levels will be considered as part of building regulations.

60. Overall, subject to conditions, the proposed development is considered to be acceptable and would not result in an unacceptable amenity impact. The proposal would therefore not conflict with Policy SD8 of the Local Plan and Part 12 of the NPPF.

Highway implications

61. Paragraph 116 of the National Planning Policy Framework sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe.
62. The outline application considered the matter of access, which is to be taken off a private track, directly off Acklam Road. It runs around the rear of the adjacent properties and splits off to both the application site and the Football Club. The access route to the rear of the private garages is to be retained and will be unaffected by this development.
63. It is understood that concerns were raised at outline stage that the development would restrict pedestrian access from the existing track which runs through the woodland to the former playing field to the east. However, plans clearly denote this route as being retained.
64. The Highways Officer has been consulted and confirms that the application has been supported by a highway statement (HS) which addressed the requirements of the outline consent.
65. The Highways Officer has advised that no objections are raised subject to a condition for the submission of a construction management plan (CMP) to be provided. This however was included as a condition as part of the outline consent and still therefore remains applicable. There is no need to repeat this requirement.
66. Cleveland Fire Brigade has raised no objections to the development. With reference to the appliance sizes, the access road exceeds this width of the vehicles, and the Fire Brigade would not be impeded should they require access to the site.
67. Overall, it is considered that there would be no detrimental impact on highway safety. The proposal would therefore comply with Policy SD8 of the Local Plan and Part 9 of the NPPF.

Flood Risk and Drainage

68. Stockton Local Plan Policy ENV4 advises that reducing and mitigating flood risk is an important issue for planning particularly as the effects of climate change are being realised. To ensure sustainable economic growth is achieved, it is essential that development (new and existing) is safe from flooding and incorporates approaches to reduce risk. When addressing flood risk, it is important to consider all sources of flooding which include fluvial, surface water, sewer and groundwater flooding.
69. The site is largely located within Flood Zone 1 with the exception of a small area to the access. A Flood Risk Assessment was submitted with the outline application, and it was concluded that the site was of low risk for flooding. The outline consent included a condition for the compliance with the Flood Risk Assessment, which is still applicable for the development.
70. The outline consent also included drainage conditions, of which were partially addressed during the course of this application. A scheme however was not fully agreed with the

LLFA; therefore, the conditions remain outstanding and can be discharged at a later date as is the normal process.

71. Overall, it is considered that the development would not lead to an increase in flood risk on-site or off-site and would be acceptable from a flood risk and drainage perspective in accordance with Policies SD5 and ENV7 of the Stockton-on-Tees Local Plan and Part 14 of the NPPF.

Ecology

72. A Preliminary Ecological Appraisal (PEA) accompanies the application. The report comprises of a desktop study which includes a standard Phase 1 habitat survey; an assessment of the presence, or likely presence, of notable species; and an assessment of the value of habitats present on site. The report forms an update to previous surveys undertaken at the site during consideration of the outline application.
73. The findings of the report include certain recommendations for each of the identified habitats and species and include mitigation measures, which will be conditioned as part of the approval to ensure compliance and appropriate protection. The report however did not identify the need for any further survey work other than the recommendation of avoiding works within the bird breeding season (March – August).
74. Subject to condition, it is considered that there will be no adverse impact on ecology or biodiversity and the proposal would therefore comply with Policies SD5, SD8 and ENV5 of the Stockton-on-Tees Local Plan and Part 15 of the NPPF.

Nutrient Neutrality

75. Following advice from Natural England in March 2022 with regards to the unfavourable condition of the River Tees due to excess nutrients and implications of that for the Teesmouth and Cleveland Coast SPA/Ramsar. All forms of development which generate additional overnight accommodation are required to consider and assess whether there is an adverse impact resulting from the development proposals on the SPA.
76. The applicant has submitted calculations and a Preliminary Credit Certificate to accompany the application, and an Appropriate Assessment has been undertaken. Natural England has been consulted and raise no objections to the information provided.
77. A condition has been included for the applicant to provide a copy of the final Credit Certificate prior to works commencing on site. Subject to the submission of this information, it is considered that the LPA, as the Competent Authority under the Habitats Regulations has secured appropriate mitigation measures to address nutrient neutrality, thereby according with Policy ENV5 of the Stockton on Tees Local Plan.

Other Matters

78. Cleveland Police have been consulted on the application and have raised no objections to the development however have recommended the applicant considers the Secure by Design principles, of which has been included as an informative.
79. With regards to Biodiversity Net Gain (BNG), this can only be applied to full planning applications made after January 2024. As this relates to an application for Reserved Matters, BNG is not applicable and therefore cannot be considered further.

Conclusion

80. In view of the assessment above, it is considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable.

81. In planning terms, the proposed development is considered acceptable in all other regards and is therefore recommended for approval subject to those planning conditions set out in the report.

Financial Implications: No known implications

Environmental Implications: There will be a loss of 11 no category C trees, which are subject to an Area Tree Preservation Order. The scheme however proposes to mitigate this loss through replacement tree planting.

Legal Implications None known

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

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

Ward and Ward Councillors

WARD	Mandale & Victoria
Ward Councillor	Councillor Richard Eglington
Ward Councillor	Councillor Nathan Gale

Background Papers

National Planning Policy Framework
National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019
SPD Local Design Guide
SPD Landscaping and Trees

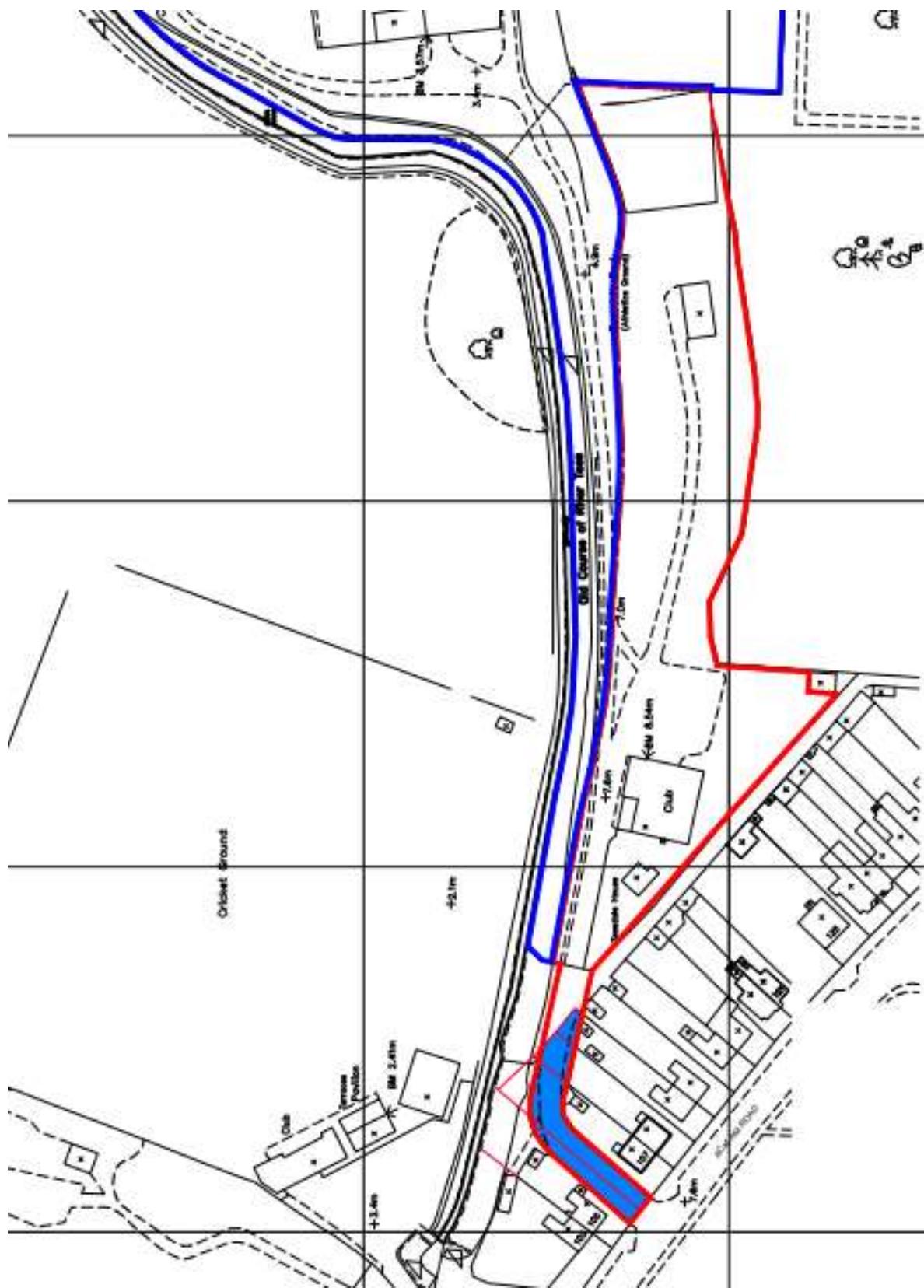
Name of Contact Officer: Jill Conroy

Post Title: Senior Planning Officer

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Email Address: jill.conroy@stockton.gov.uk

Application 24/0211/REM
Land south of Thornaby Football Club, Acklam Road, Thornaby
Appendix 1: Location Plan



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Application 24/0211/REM
Land south of Thornaby Football Club, Acklam Road, Thornaby
Appendix 2: Proposed Site Layout



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Application 24/0211/REM
Land south of Thornaby Football Club, Acklam Road, Thornaby
Appendix 3: House Types



Type 1



Type 2

Application 24/0211/REM
Land south of Thornaby Football Club, Acklam Road, Thornaby
Appendix 3: House Types



Type 3

Application 24/0211/REM
Land south of Thornaby Football Club, Acklam Road, Thornaby
Appendix 4: Landscaping Plan



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DELEGATED

Report to Planning Committee

4th February 2026

Report of Director of Regeneration and Inclusive Growth

Planning Compliance Performance Report

Summary

Following members requests for quarterly updates to be provided to Members on Planning Compliance caseloads and performance, this is the latest quarterly report (Quarter 3, 2025/26).

Recommendation(s)

That Members note the contents of the report

Background

1. The Stockton on Tees Local Enforcement Plan (LEP) was approved at planning committee in September 2024 and became 'live' on the 1st November 2024 and this report provides the latest quarterly report.
2. As part of the LEP, service targets were introduced which are:
 - 70% of enforcement case closed where no breach identified within 20 working days.
 - 60% of enforcement requests receiving an initial response, for example no breach of control identified or further investigation to be undertaken, within 10 working days.
 - 60% of planning enforcement cases, where the case actions are determined within the established priority timescales.

Detail

3. Some narrative and explanation of current performance and trends are detailed in the report below. For clarity appendix 1 details some annual comparatives while Appendix 2 provides members with a snapshot last quarter's performance.

Annual comparatives

4. In order to provide some direct comparatives in caseloads and performance, Appendix 1 details some annual information and statistics.

5. As Members will note across the last three years caseloads have increased year on year, with the last year 2025 being the highest in recent records and a 36% increase on year end in 2024 and a 49% increase on 2023. The nature of the caseload as well as the total number of cases continue to be monitored to ensure resources remain adequate.
6. Despite the increase in new allegations being received, the numbers of open cases are consistent with those open cases at the end of 2024, with the average number of days to process such cases reducing from 353 days to 132 days. With the variance from that figure and the average 'closed case' periods reported on a quarterly basis following the introduction of the LEP, being due to historic cases being closed alongside new ones.
7. The total number of served enforcement notices over the past two years (20) has also quadrupled since 2020-23 (5).

Quarter 3, 2025/26 Performance

8. As can be seen from Appendix 2 below, performance against the internal performance standards continues to remain high with the relevant thresholds being exceeded in all cases, and overall 97% of all the number of cases in the last quarter have had case actions determined within the identified priority period.
9. As detailed within table 1 below, over the last quarter the number of cases received has dropped slightly, although as above we continue to see year on year increases in cases reported.
10. Notwithstanding that, the overall time to process cases has marginally increased, although the average turnaround period remained comparable to those across the year so far.

Table 1: Comparisons over quarters since introduction of Local Enforcement Plan

	Requests received	Requests determined	Av days to process	Notices Served
Q4 (24/25)	127	85	29	2
Q1 (25/26)	167	112	14	6
Q2(25/26)	204	148	12	3
Q3 (25/26)	154	102	15	1

11. Two cases from the previous quarter where there has been no compliance with an enforcement notice, have seen landowners belated begin to rectify works and we continue to discuss a case of non-compliance with colleagues in legal services over appropriate next steps.
12. For completeness, at the time of writing, the total number of unresolved compliance cases currently equates to 181, with 47 cases being historic cases received before the introduction of the Local Enforcement Plan.

Next update

13. The next quarterly update will be quarter 4 of 2025/26 (January - March), which is anticipated being reported in April/May 2026.

Financial Implications

Potential associated costs in pursuing legal action over non-compliance with enforcement notices.

Environmental Implications

Not applicable

Legal Implications

Potential implications as a result of pursuing legal action over non-compliance with enforcement notices.

Community Safety Implications

The provisions of Section 17 of the Crime and Disorder Act 1998 have been considered in the preparation of this report.

Human Rights Implications

The provisions of the European Convention of Human Rights 1950 have been considered in the preparation of this report.

Ward and Ward Councillors

All

Background Papers

Stockton on Tees Local Plan
Town and Country Planning Act
Stockton on Tees Local Enforcement Plan

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Telephone number: 01642 528550

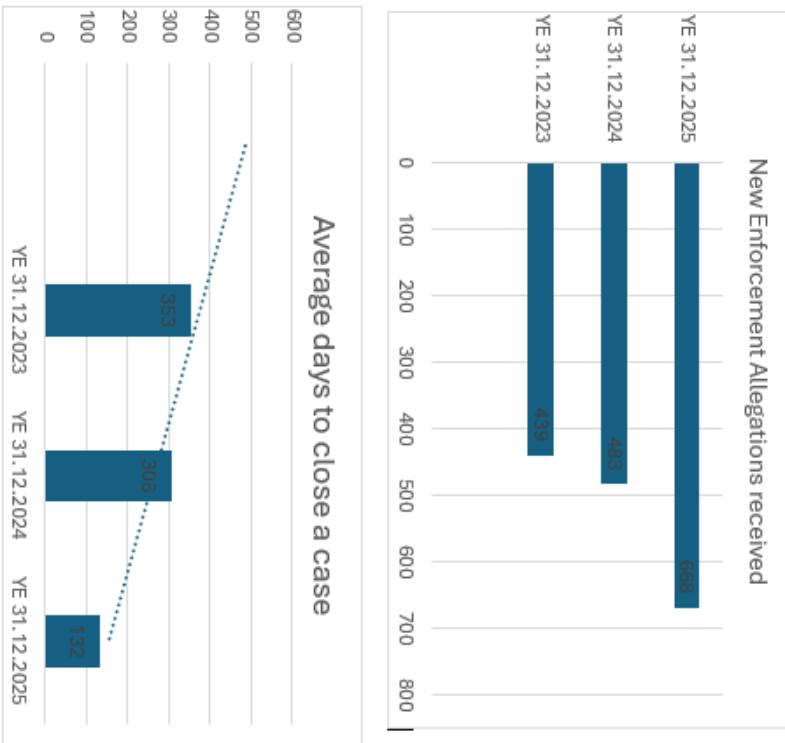
Email Address: simon.grundy@stockton.gov.uk

Planning Compliance Annual comparative statistics

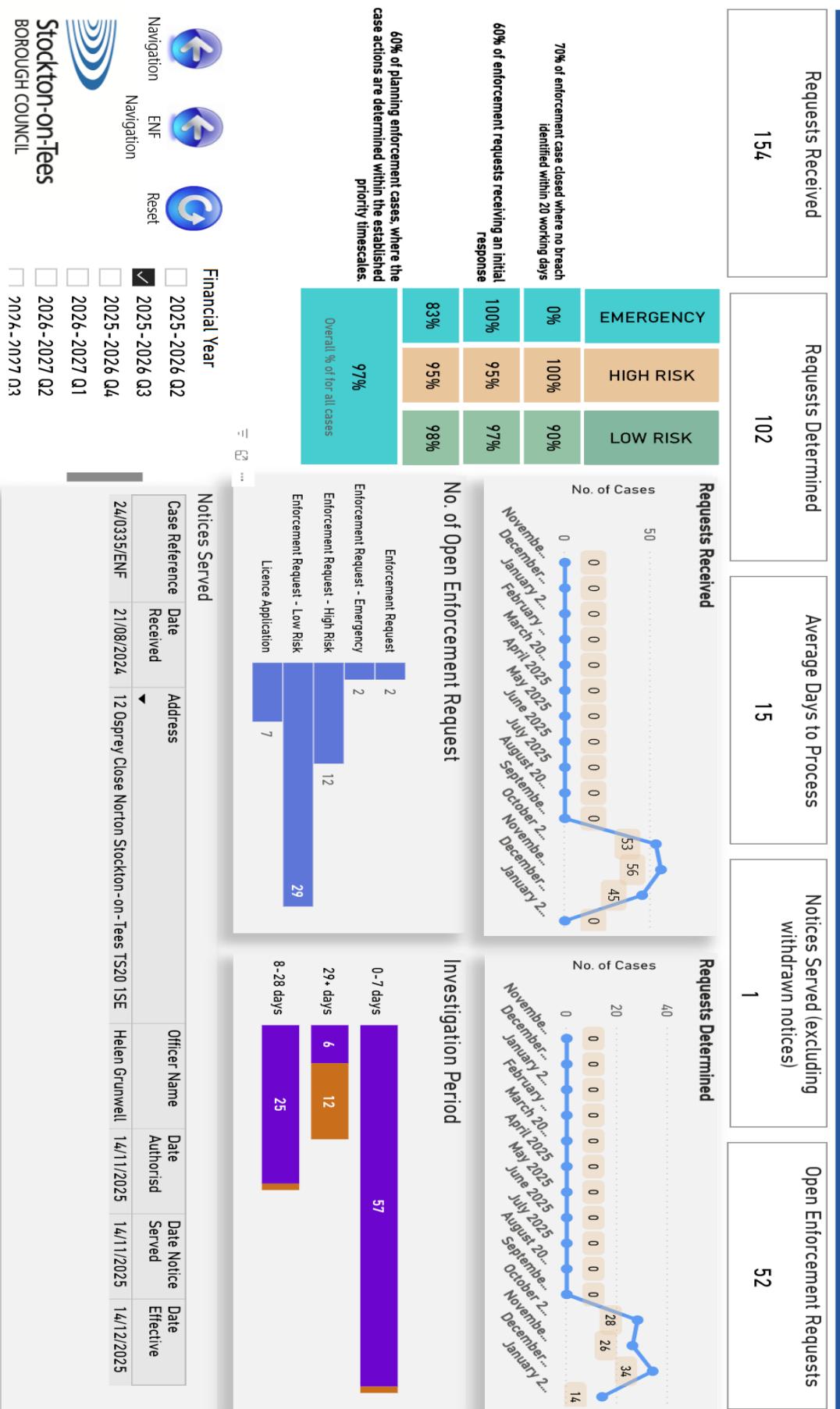
Appendix 1: Annual comparison statistics

	Year End 2023	Year End 2024	Year End 2025
New Enforcement Allegations received	439	483	668
Enforcement Cases Closed	422	660	657
Open cases (as at 31.12)	355	175	190
Average days to close a case	353*	308	132
Number of Enforcement notices raised	1	9	11

* Figure taken in May 2024 earliest point of monitoring



Enforcement KPI's (since 01/11/2024) - Members Dashboard



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