

Planning Committee

A meeting of Planning Committee was held on Wednesday 9th September 2026.

Present: Cllr Mick Stoker (Chair), Cllr Michelle Bendelow (Vice-Chair)
Cllr Carol Clark, Cllr Stephen Dodds, Cllr Dan Fagan (Sub for
Cllr Shakeel Hussain), Cllr Lynn Hall, Cllr Elsi Hampton, Cllr
Eileen Johnson, Cllr Tony Riordan, Cllr Paul Rowling (Sub for
Cllr Norma Stephenson OBE), Cllr Andrew Sherris, Cllr Jim
Taylor and Cllr Barry Woodhouse

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

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

Apologies: Cllr Shakeel Hussain, Cllr Norma Stephenson OBE and Cllr
Sylvia Walmsley

P/34/26 Livestreaming

The Chair announced to those present that the meeting would be live streamed.

P/35/26 Evacuation Procedure

The evacuation procedure was noted.

P/36/26 Declarations of Interest

Councillor Barry Woodhouse indicated that he had made representation for items 26/1069/RET, Lidl, Billingham Road, Norton and 26/1070/ADV, Lidl, Billingham Road, Norton. Councillor Woodhouse was deemed to be predetermined as he had objected to both applications during the consultation period. Councillor Woodhouse left the room during discussion of the item and did not vote on the item.

P/37/26 Planning Protocol

The planning protocol was noted.

P/38/26 Ref NO 21/0249/REM Site Address Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees Application Description : Reserved matters for the appearance, landscaping, layout and scale for residential development comprising 230 dwellings for phase 1, 2 and 3

The Chairman of the Planning Committee agreed to hear the officers report and member debate in relation to items 21/0249/REM, 21/1599/REM and 21/2130/FUL as one, as all items related to the same development.

The Planning Officer outlined planning application 21/0249/REM Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees Application Description : Reserved matters for the appearance, landscaping, layout and scale for residential development

comprising 230 dwellings for phase 1, 2 and 3 and 21/1599/REM, Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees; Site Proposal: Reserved matters for the appearance, landscaping, layout and scale for residential development comprising 110 dwellings for phases 4 and 5, and also 21/2130/FUL Land At Harrowgate Lane, Bishopgarth, Stockton-On-Tees Application Description : Erection of 54 dwellings.

Planning application 21/0249/REM site was located on the western side of Harrowgate Lane and extended to approximately 13.41 hectares. The Site had an approximately L-shaped form and was identified as Zone C within the West Stockton Sustainable Urban Extension (WSSUE).

Application 21/0249/REM sought reserved matters for the appearance, landscaping, layout and scale for residential development comprising 230 dwellings for phase 1, 2 and 3.

Planning application 21/1599/REM site was located to the western edge of Harrowgate Lane, its 13.41 ha formed somewhat of an 'L' shape. It was referred to as Zone C within the West Stockton Sustainable Urban Extension (WSSUE).

Application 21/1599/REM sought reserved matters for the appearance, landscaping, layout and scale for residential development comprising 110 dwellings for phases 4 and 5.

Planning application 21/2130/FUL site was located on the western side of Harrowgate Lane and extended to approximately 13.41 hectares. The Site had an approximately L-shaped form and was identified as Zone C within the West Stockton Sustainable Urban Extension (WSSUE).

Application 21/2130/FUL sought full planning permission for the erection of 54 dwellings within the original red line boundary approved under application reference 14/2291/EIS. The proposal would increase the total number of dwellings across the Site to 394, together with associated infrastructure and landscaping.

All 3 sites formed part of the West Stockton Strategic Urban Extension (WSSUE), a key housing growth area identified within the adopted Local Plan. The principle of residential development had therefore already been established and accepted through the development plan framework. Although the proposal would increase the number of dwellings delivered within this part of the WSSUE, no material planning considerations had been identified that would preclude the increase in unit numbers. The increased housing provision within the context of an allocated site was considered to represent a meaningful contribution to the Councils Housing Land Supply.

In terms of design and layout, the proposed developments were considered acceptable in respect of appearance, scale and site arrangement. Assessment of the supporting information indicated that the additional dwellings could be accommodated without giving rise to unacceptable technical impacts, including in relation to highway capacity.

Subject to securing the necessary contribution and through the implementation of the recommended conditions the proposal was considered acceptable in planning terms. Members were therefore requested to support the application.

The consultees that had been notified and the comments that had been received were detailed within the main reports of all 3 applications.

Neighbours were notified and the comments received were detailed within the main reports of all 3 applications.

For planning application 21/0249/REM the planning officers report concluded that given the considerations set out in the main report the proposed development was considered to be visually acceptable, and it was not considered that the proposed development would have any adverse impacts on levels of residential amenity, flood risk, ecology or highway safety to justify a refusal of the application. The proposed scheme was therefore in accordance with the relevant local and national planning policies; therefore the application was recommended for approval subject to Section 106.

For planning application 21/1599/REM the planning officers report concluded that given the considerations set out in the main report the proposed development was considered to be visually acceptable, and it was not considered that the proposed development would have any adverse impacts on levels of residential amenity, flood risk, ecology or highway safety to justify a refusal of the application. The proposed scheme was therefore in accordance with the relevant local and national planning policies; therefore the application was recommended to for approval subject to Section 106.

For planning application 21/2130/FUL the planning officers report concluded that given the considerations detailed within the main report the proposed development was considered to be visually acceptable, and it was not considered that the proposed development would have any adverse impacts on levels of residential amenity, flood risk, ecology or highway safety to justify a refusal of the application. The proposed scheme was therefore in accordance with the relevant local and national planning policies and was recommended for approval.

A representative for the applicant's attended the meeting and was given the opportunity to make representation. Their comments could be summarised as follows:

- The representative for the applicant's respectfully sought approval of all three applications. Since the deferral, the Planning Services Manager and local councillors had been contacted to address any outstanding matters.
- The Tithebarn site formed part of the wider West Stockton/Californian Farm development. No objections had been raised, nor had any requests been made for additional infrastructure works. As such, it was not considered any further planning conditions were necessary. The developer was keen to progress the scheme without further delay.
- The applicant's had also been working closely with the Council regarding the Section 106 obligations. The purchaser intended to deliver high-quality housing, and changes of developer or purchaser were common on large sites of this nature.
- In terms of concerns raised regarding northbound traffic movements on Darlington Back Lane, the applicant had agreed to contribute towards improvements to both Darlington Back Lane and Yarm Back Lane.

- The application was supported by a significant Section 106 package and would deliver substantial infrastructure improvements and wider benefits to the western Stockton area. Accordingly, the Committee were requested to approve all 3 applications.

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

- Concerns were raised regarding the overall layout of the reserved matters application. The design was relatively poor and appeared to prioritise road infrastructure and vehicle movement over the needs of residents and place-making.
- If the Council was being asked to approve additional housing development, developers should be expected to bring forward schemes of a higher quality. The proposed layout felt generic and lacked a strong focus on creating attractive, people-centred spaces and communities.
- There appeared to be an apparent discrepancy within the report relating to a financial contribution requested by the NHS, then later in the officers report it was stated that the Council was unable to seek such a contribution. Clarification was therefore sought as to whether this matter was addressed at the outline application stage, or whether the omission of an NHS contribution was an oversight?
- It had taken a considerable amount of time to get back to Committee in terms of traffic concerns, therefore additional comments regarding traffic congestion were not surprising.
- These concerns were linked to the wider West Stockton Extension development. Members were previously advised that traffic signals would be installed by March this year; however, this had not occurred, and congestion on Yarm Back Lane remained a significant issue for residents. Officers were asked to provide an update on when these works were expected to be completed and when this matter would be resolved?
- Clarity was sought relating to 'The Oakwood', which included an integral garage, and which had a proposed condition preventing the integral garage from being converted into habitable accommodation. Members asked how long this condition would remain in force and was the condition intended to apply for the lifetime of the development, or could an application be made at a later date to vary or remove the restriction?
- It was highlighted that during the COVID-19 period, Persimmon and Taylor Wimpey secured planning permissions for their respective developments. Members were advised at the time that failure to approve the proposals could jeopardise the funding and delivery of the Elton Interchange improvements. It was therefore imperative that the Yarm Back Lane junction improvements were now delivered without further delay as it was particularly dangerous when turning both right and left onto Yarm Back Lane.
- Officers were asked to provide clarification regarding the proposed pedestrian connections across Harrowgate Lane? In particular, how pedestrians would safely access and connect with the existing residential areas on the opposite side of the road.

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

- In terms of character and appearance, officers were satisfied that the proposed development accorded with the approved masterplan and was consistent with the adjacent Mystery Homes development. Officers were satisfied that the layout was appropriate and reflected the established design principles for the area.
- Regarding healthcare provision, the NHS had not provided evidence of the specific impact that the development could have on local GP surgeries. Furthermore, as this application was at the reserved matters stage, it was not possible to seek additional financial contributions beyond those secured through the outline permission, however, it should be noted that a healthcare contribution was being sought in relation to the separate application for the 54 dwellings, where the relevant policy and evidential requirements had been met.
- Regarding the Yarm Back Lane junction improvements, work had now commenced on the initial phase of the scheme. The main junction improvement works were programmed to begin once the required financial contribution had been received from Mystery Homes. The developer had already been invoiced for this contribution, and officers were continuing to pursue payment to enable the works to proceed as soon as possible.
- In terms of the integral garage condition, the restriction would remain in force for the lifetime of the development. Should a future homeowner wish to convert the garage into habitable accommodation, they would be required to submit a planning application seeking permission to vary or remove the condition.
- Regards pedestrian connectivity, the proposed site access arrangements included a signalised junction, which would provide a safe crossing point for pedestrians. There were also pedestrian links available via the footpath network from the Mitre Public House and onwards towards the Horse and Jockey junction. These routes would allow residents to access existing communities and local facilities on either side of Harrowgate Lane.

A vote took place and the application was approved.

RESOLVED that planning application 21/0249/REM be approved in accordance with the following conditions and s106 Heads of Terms or such other conditions or Heads of Terms as the Planning Services Manager deems necessary;

01 Approved Plans

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

Plan Reference Number	Date Received
500-005	22 April 2024
504-006	22 April 2024
505-006	22 April 2024
510-002	22 April 2024
510-003	22 April 2024
510-004	22 April 2024
ASK/END/0-001 REV A	22 April 2024
ASK/END/0-002 REV A	22 April 2024
ASK/MID/0-001 REV A	22 April 2024

ASK/MID/0-002 REV A	22 April 2024
B3/0-001 REV A	22 April 2024
B3/0-002 REV A	22 April 2024
B3/END/0-001 REV A	22 April 2024
B3/END/0-002 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
CAD/0-001 REV A	22 April 2024
CAD/0-002 REV A	22 April 2024
DAL/0-001 REV A	22 April 2024
DAL/0-002 REV A	22 April 2024
E2.1/END/0-001.5 REV A	22 April 2024
E2.1/MID/0-001.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
EAS/END/0-001.5 REV A	22 April 2024
EAS/END/0-002.5 REV A	22 April 2024
EAS/MID/0-001.5 REV A	22 April 2024
EAS/MID/0-002.5 REV A	22 April 2024
FER/END/0-001 REV B	22 April 2024
FER/END/0-002 REV A	22 April 2024
HOR/0-001 REV A	22 April 2024
HOR/0-002 REV A	22 April 2024
LEY/DET/0-001 REV A	22 April 2024
LEY/DET/0-002 REV A	22 April 2024
OAK/0-001 REV A	22 April 2024
OAK/0-002 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-002.5 REV A	22 April 2024
SAL/END/0-001.5 A	22 April 2024
SAL/END/0-001.5 A	22 April 2024
SAL/END/0-002.5 REV A	22 April 2024
SAL/END/0-002.5 REV A	22 April 2024
SAL/MID/0-001.5 A	22 April 2024
SAL/MID/0-002.2 REV A	22 April 2024
WEN/0-001 A	22 April 2024
WEN/0-002 A	22 April 2024
5205-101 Rev A	8 November 2024
5205 – 200 Rev C	21 January 2025
5205 – 250 Rev B	21 January 2025
5205 – 201 Rev B	21 January 2025
5205 – 251 Rev B	21 January 2025

02 NWL Drainage

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

03 Discharge of Surface Water

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- I. Detailed design of the surface water management system; (for each phase of the development).
- II. Detailed overland flow management assessment & Integration with Adoptable Drainage Network
- III. Finished Floor Levels (FFLs) – Minimum finished floor levels shall be set based on the development's post-construction flood risk profile, including critical water levels arising from the 1 in 100-year event plus 40% climate change allowance, with a suitable freeboard applied.
- IV. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- V. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- VI. Details of adoption responsibilities

04 Watercourse Assessment

No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the local planning authority. The strategy shall address the following concerns and provide supporting evidence to ensure the proposed development does not increase flood risk within or beyond the site boundary:

- I. Hydraulic Performance of Overland Flow Channels & Culverts – The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts
- II. Long-Term Functionality & Erosion Mitigation
- III. Culvert Risk Assessments & Screen Initial Needs Assessment
- IV. Impounding Structures & Embankment Design Assessment

05 Discharge of Surface Water

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

- I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building
- II. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity
- III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

06 Walkover Survey

A maximum of three months before works commencing on site for each phase of development a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority and any

identified additional or revised mitigation measures required shall be implemented wholly in accordance with the approved details prior to the commencement of the respective phase.

07 Mitigation Measures

In addition to the requirement of Condition 12 of 14/2291/EIS during the construction processes, a minimum of 70 bespoke nesting cavities for other Red Category Species like Swift, House Sparrow and bats should be incorporated into the development on the gable ends at an elevated position.

08 Habitat Management Monitoring Plan

No development shall commence until a Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include: (a) a non-technical summary; (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the practical completion of the development or the first occupation of the development, whichever is the sooner; and (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

09 Bat Check

Prior to the felling of any trees a Climb and Inspect Assessment shall be carried out by a qualified Ecologist in conjunction with the qualified Arboriculturist to check for cavities and inspection with an endoscope or mirrors if appropriate. Works to the trees should not commence until the Inspection Report has been submitted to and agreed in writing by the Local Planning Authority. The works should then be carried out in complete conformity of the report. If any evidence of bat roosts are found works should cease immediately and a Natural England License sought.

10 Biodiversity Enhancement and Management Plan (BEMP)

Notwithstanding the proposals detailed in the respective reports, prior to the commencement of the development hereby permitted the developer shall submit to and have approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and the site's pre- and post-development biodiversity value and how these gains will be incorporated within the final landscape plan as required by condition 13. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

11 Construction Environment Management Plan

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

submitted Ecological Impact Assessment. Once approved the CEMP Plan shall be adhered to throughout the construction period.

12 External Materials

Notwithstanding the submitted details in the application, the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the hereby approved dwellings have been approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

13 Landscaping Softworks

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall commence until full details of soft landscaping and associated maintenance has been submitted to and been approved in writing by the Local Planning Authority. Those details shall include; a detailed planting plan and specification of works (indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers); a phasing programme for the implementation of landscaping and associate maintenance; details of all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan.

The soft landscape maintenance details should include details of access routes to demonstrate operations can be undertaken from publicly accessible land, long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens. Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved.

All planting works shall be in accordance with the approved plans and details and shall be implemented prior to the first planting season following competition of each identified phase of development. Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

14 Trees within and adjacent to the adopted highway

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the planting of street trees and protection of the adopted highway from tree root damage. Root barriers will be required where trees are planted within 2m of the adopted highway.

15 Trees protection

The hereby approved development shall be carried out in complete conformity with the submitted Arboricultural Impact Assessment Arboricultural Method Statement Tree Protection Plan as received by the Local Planning Authority on 5 December 2024.

16 Light Intrusion

Prior to the commencement of the development hereby permitted, a scheme for the protection of biodiversity, the proposed dwellings and the neighbouring premises from light intrusion shall be submitted to and approved in writing by the Local Planning Authority. All works, which form a part of such a scheme, shall be completed before any of the permitted dwellings / facilities are occupied. The scheme should detail the type of luminaries and their Lumen levels, locations, means of affixation, heights, angles plus the level of light trespass in lux.

The position of all columns shall be agreed in writing by the Local Planning Authority to avoid conflict with the positions of trees as approved.

The lighting shall be implemented wholly in accordance with the agreed scheme prior to the occupation of the development or approved phases.

17 Enclosure

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and knee rails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

18 Bins/ refuse

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

19 Open Access

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

20 Removal of PD rights – No Garage Alterations/Conversions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles.

21 Removal of PD rights – No Boundary Treatments to front of properties.

Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re enacting that Order) there shall be no walls, fences, railings or other form of boundary enclosures erected between any point taken in line with the properties front elevation and the highway unless otherwise agreed in writing by the Local Planning Authority.

22 Removal of PD rights – Householder extensions and alterations

Notwithstanding the provisions of classes A,AA, B, C, D, E and F of Part 1 of 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, without the written approval of the Local Planning Authority.

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and kneerails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

23 Feature Squares

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction full details of all hard landscape and planting works for the feature squares shall be submitted to and be approved in writing by the Local Planning Authority. These details shall include layouts; hard surfacing materials; planting details (tree/shrub types and species, stock size, numbers and densities); construction methods including tree pits; minor structures (e.g. street furniture); and, a phasing plan for implementation. The feature squares shall be implemented in full accordance with the approved details and agreed phasing plan and maintained thereafter.

Any landscaping works which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation or an alternative long term maintenance arrangement.

24 Renewables or Fabric First

No above ground development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO₂ emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

25 Building Regulations

Prior to the commencement of above-ground construction works, details identifying those dwellings within the wider development that will be constructed to meet Building Regulation M4(2) (Category 2: Accessible and Adaptable Dwellings) shall be submitted to and approved in writing by the Local Planning Authority. A minimum of 118 dwellings across the whole development shall be provided in accordance with the approved details and thereafter retained as such.

Informative Reason for Planning Approval

De-culverting - Advice to LPA/Applicant

We are pleased to note in the submitted drainage strategy that there is reference to a potential opening of a culvert in phase 2; we appreciate that further detail of this would be provided at a later stage. In our response to outline application 14/2291/EIS, we conditioned a scheme for flood risk and surface water disposal. For clarity, the matter of surface water flood risk now falls within the remit of the Lead Local Flood Authority and therefore, we would not formally advise if this condition would be discharged when this is submitted. However, we did note in this condition it requires confirmation of the opening of any culverts across the site and that they required further investigation at detailed design.

De-culverting offers the opportunity to reduce flood risk and risk of blockages as well as provide valuable wetland/aquatic habitat and on-site biodiversity net gains. It can also greatly improve amenity and create a sense of place and identity. Further, de-culverting can reduce associated maintenance costs.

Policy ENV7 of the Stockton-On-Tees Borough Council Local Plan states surface water quality will be improved in line with the requirements of the Water Framework Directive, alongside its associated legislation, and the Northumbria River Basin Management Plan. This policy further states that to improve the quality of the water environment the Council will support the improvement and naturalisation of heavily modified waterbodies including de-culverting. Through subsequent information submitted to for this site, the de-culverting should be supported and encouraged.

Informative: Northumbrian Water

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Informative: Designing out Crime

The applicant is encouraged to engage with the Policer Architectural Liaison Officer to see how secure by design principles can be incorporated into the scheme

Informative: Hydraulic Performance of Overland Flow Channels & Culverts –

The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts. This assessment shall:

- o Include the critical 1 in 100-year flood event plus 40% climate change allowance.
- o Justify the sizing of culverts and flow channels based on accurate cross-sectional survey data rather than idealised sections.
- o Demonstrate that the proposed network will perform effectively under design storm conditions without increasing flood risk elsewhere.

Informative Long-Term Functionality & Erosion Mitigation –

The applicant shall demonstrate, through hydraulic modelling, that all proposed diversion channels will remain stable over their design life. Where scour of the bed and banks is identified as a potential risk, suitable mitigation measures shall be provided.

Informative Culvert Risk Assessments & Screens –

Any culvert exceeding 350mm diameter shall be subject to a Public Risk Assessment and a Screen Initial Needs Assessment. If a security or debris screen is deemed necessary, it shall be designed in accordance with CIRIA C786 - The Culvert Screen

and Outfall Manual. Informative Impounding Structures & Embankment Design Assessment –

Where proposed SuDS features abut any watercourse or drainage channel, the embankment between these features shall be designed as an impounding structure. The developer shall provide full design details, including construction materials, stability calculations, and justification of resilience measures to mitigate the risk of embankment failure.

Informative Site-specific surface water construction management plan

A site-specific construction management plan must be provided in accordance with Appendix B Section 6 of the CIRIA SuDS Manual before commencing the drainage construction. Detailing how surface water will be managed during construction phase and contained within the site boundary must also include prevention of silts entering existing surface waterbodies, details of measures to be taken to protect and maintain the natural flows of the watercourse/ditches through the proposed site (including the provision of any required temporary drainage). Particular attention should be given to the phasing of the de-culverting works, full construction method statements should be provided.

Informative Land Drainage Consents

Land Drainage Consent/s sites outside the planning process, the LLFA would like to make you aware that no works on the ordinary watercourse are permitted until a Land Drainage Consent approval has been received from the Lead Local Flood Authority. The Land Drainage consent application form and supporting information must be submitted to the LLFA for consideration. The application process will take 8 weeks for determination. Informative Management and Maintenance A Maintenance Plan and checklist must be provided in accordance with Appendix B Section 8 of the CIRIA SuDS Manual and the LLFA local requirements. The LLFA requirements are as follows;

- Details of who is responsible for the maintenance and management of all surface water components during construction phase, including contact details, emergency contact details, expected completion date for the development, expected date the management company will commence the maintenance and management of the SuDS.
- Details of the management company responsible for the maintenance

Heads of Terms

Nutrient Neutrality

P/39/26 Reference number 21/1599/REM; Site Address Tithebarns Fields, Land West Of Harrowgate Lane, Stockton-on-Tees; Site Proposal: Reserved matters for the appearance, landscaping, layout and scale for residential development comprising 110 dwellings for phases 4 and 5.

For the discussion of this item please see item 21/0249/REM.

A vote took place and the application was approved.

RESOLVED that planning application 21/1599/REM be approved in accordance with the following conditions and s106 Heads of Terms or such other conditions or Heads of Terms as the Planning Services Manager deems necessary;

01 Approved Plans

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

Plan Reference Number	Date Received
500-00	22 April 2024
504-006	22 April 2024
505-006	22 April 2024
510-002	22 April 2024
510-003	22 April 2024
510-004	22 April 2024
ASK/END/0-001 REV A	22 April 2024
ASK/END/0-002 REV A	22 April 2024
ASK/MID/0-001 REV A	22 April 2024
ASK/MID/0-002 REV A	22 April 2024
B3/0-001 REV A	22 April 2024
B3/0-002 REV A	22 April 2024
B3/END/0-001 REV A	22 April 2024
B3/END/0-002 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-001 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
BAI/0-002 REV A	22 April 2024
CAD/0-001 REV A	22 April 2024
CAD/0-002 REV A	22 April 2024
DAL/0-001 REV A	22 April 2024
DAL/0-002 REV A	22 April 2024
E2.1/END/0-001.5 REV A	22 April 2024
E2.1/MID/0-001.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
EAS/END/0-001.5 REV A	22 April 2024
EAS/END/0-002.5 REV A	22 April 2024
EAS/MID/0-001.5 REV A	22 April 2024
EAS/MID/0-002.5 REV A	22 April 2024
FER/END/0-001 REV B	22 April 2024
FER/END/0-002 REV A	22 April 2024
HOR/0-001 REV A	22 April 2024
HOR/0-002 REV A	22 April 2024
LEY/DET/0-001 REV A	22 April 2024
LEY/DET/0-002 REV A	22 April 2024
OAK/0-001 REV A	22 April 2024
OAK/0-002 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-002.5 REV A	22 April 2024
SAL/END/0-001.5 A	22 April 2024
SAL/END/0-001.5 A	22 April 2024
SAL/END/0-002.5 REV A	22 April 2024
SAL/END/0-002.5 REV A	22 April 2024
SAL/MID/0-001.5 A	22 April 2024
SAL/MID/0-002.2 REV A	22 April 2024
WEN/0-001 A	22 April 2024
WEN/0-002 A	22 April 2024

5205 - 102 A
FER/END/0-001.5 Rev B
FER/END/0-002.5 Rev A
5205 – 200 Rev C
5205 – 202 Rev C
5205 – 252 Rev C

8 November 2024
8 November 2024
8 November 2024
21 January 2025
21 January 2025
21 January 2025

02 NWL Drainage

Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

03 Discharge of Surface Water

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

I.Detailed design of the surface water management system; (for each phase of the development).

II.Detailed overland flow management assessment & Integration with Adoptable Drainage Network

III.Finished Floor Levels (FFLs) – Minimum finished floor levels shall be set based on the development's post-construction flood risk profile, including critical water levels arising from the 1 in 100-year event plus 40% climate change allowance, with a suitable freeboard applied.

IV.A build programme and timetable for the provision of the critical surface water drainage infrastructure;

V.A management plan detailing how surface water runoff from the site will be managed during the construction phase;

VI.Details of adoption responsibilities

04 Watercourse Assessment

No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the local planning authority. The strategy shall address the following concerns and provide supporting evidence to ensure the proposed development does not increase flood risk within or beyond the site boundary:

I. Hydraulic Performance of Overland Flow Channels & Culverts – The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts

II. Long-Term Functionality & Erosion Mitigation

III.Culvert Risk Assessments & Screen Initial Needs Assessment

IV.Impounding Structures & Embankment Design Assessment

05 Discharge of Surface Water

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

I.Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building

II. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity

III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

06 Walkover Survey

A maximum of three months before works commencing on site for each phase of development a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority and any identified additional or revised mitigation measures required shall be implemented wholly in accordance with the approved details prior to the commencement of the respective phase.

07 Mitigation Measures

In addition to the requirement of Condition 12 of 14/2291/EIS during the construction processes, a minimum of 70 bespoke nesting cavities for other Red Category Species like Swift, House Sparrow and bats should be incorporated into the development on the gable ends at an elevated position.

08 Habitat Management Monitoring Plan

No development shall commence until a Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include: (a) a non-technical summary; (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the practical completion of the development or the first occupation of the development, whichever is the sooner; and (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

09 Bat Check

Prior to the felling of any trees a Climb and Inspect Assessment shall be carried out by a qualified Ecologist in conjunction with the qualified Arboriculturist to check for cavities and inspection with an endoscope or mirrors if appropriate. Works to the trees should not commence until the Inspection Report has been submitted to and agreed in writing by the Local Planning Authority. The works should then be carried out in complete conformity of the report. If any evidence of bat roosts are found works should cease immediately and a Natural England License sought.

10 Biodiversity Enhancement and Management Plan (BEMP)

Notwithstanding the proposals detailed in the respective reports, prior to the commencement of the development hereby permitted the developer shall submit to and have approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the on-site habitat and the site's pre- and post-development biodiversity value and how

these gains will be incorporated within the final landscape plan as required by condition 13. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

11 Construction Environment Management Plan

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

12 External Materials

Notwithstanding the submitted details in the application, the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the hereby approved dwellings have been approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

13 Landscaping Softworks

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall commence until full details of soft landscaping and associated maintenance has been submitted to and been approved in writing by the Local Planning Authority. Those details shall include; a detailed planting plan and specification of works (indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers); a phasing programme for the implementation of landscaping and associate maintenance; details of all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The soft landscape maintenance details should include details of access routes to demonstrate operations can be undertaken from publicly accessible land, long term design objectives, management responsibilities and maintenance schedules for all landscape areas/retained vegetation, other than small privately owned domestic gardens. Landscape maintenance shall be detailed for the initial 5-year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved.

All planting works shall be in accordance with the approved plans and details and shall be implemented prior to the first planting season following completion of each identified phase of development. Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

14 Trees within and adjacent to the adopted highway

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the planting of street trees and protection of the adopted highway from tree root damage. Root barriers will be required where trees are planted within 2m of the adopted highway.

15 Trees protection

The hereby approved development shall be carried out in complete conformity with the submitted Arboricultural Impact Assessment Arboricultural Method Statement Tree Protection Plan as received by the Local Planning Authority on 5 December 2024.

16 Light Intrusion

Prior to the commencement of the development hereby permitted, a scheme for the protection of biodiversity, the proposed dwellings and the neighbouring premises from light intrusion shall be submitted to and approved in writing by the Local Planning Authority. All works, which form a part of such a scheme, shall be completed before any of the permitted dwellings / facilities are occupied. The scheme should detail the type of luminaries and their Lumen levels, locations, means of affixation, heights, angles plus the level of light trespass in lux.

The position of all columns shall be agreed in writing by the Local Planning Authority to avoid conflict with the positions of trees as approved.

The lighting shall be implemented wholly in accordance with the agreed scheme prior to the occupation of the development or approved phases.

17 Enclosure

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and kneerails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

18 Bins/ refuse

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

19 Open Access

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

20 Removal of PD rights – No Garage Alterations/Conversions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles.

21 Removal of PD rights – No Boundary Treatments to front of properties.

Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and reenacting that Order) there shall be no walls, fences, railings or other form of boundary enclosures erected between any point taken in line with the properties front elevation and the highway unless otherwise agreed in writing by the Local Planning Authority.

22 Removal of PD rights – Householder extensions and alterations

Notwithstanding the provisions of classes A,AA, B, C, D, E and F of Part 1 of 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, without the written approval of the Local Planning Authority.

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and kneerails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

23 Feature Squares

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction full details of all hard landscape and planting works for the feature squares shall be submitted to and be approved in writing by the Local Planning Authority. These details shall include layouts; hard surfacing materials; planting details (tree/shrub types and species, stock size, numbers and densities); construction methods including tree pits; minor structures (e.g. street furniture); and, a phasing plan for implementation. The feature squares shall be implemented in full accordance with the approved details and agreed phasing plan and maintained thereafter.

Any landscaping works which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation or an alternative long term maintenance arrangement.

24 Renewables or Fabric First

No above ground development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO₂ emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

25 Building Regulations

Prior to the commencement of above-ground construction works, details identifying those dwellings within the wider development that will be constructed to meet Building Regulation M4(2) (Category 2: Accessible and Adaptable Dwellings) shall be submitted to and approved in writing by the Local Planning Authority. A minimum of 118 dwellings across the whole development shall be provided in accordance with the approved details and thereafter retained as such.

Informative Reason for Planning Approval De-culverting - Advice to LPA/Applicant

We are pleased to note in the submitted drainage strategy that there is reference to a potential opening of a culvert in phase 2; we appreciate that further detail of this would be provided at a later stage. In our response to outline application 14/2291/EIS, we conditioned a scheme for flood risk and surface water disposal. For clarity, the matter of surface water flood risk now falls within the remit of the Lead Local Flood Authority and therefore, we would not formally advise if this condition would be discharged when this is submitted. However, we did note in this condition it requires confirmation of the opening of any culverts across the site and that they required further investigation at detailed design.

De-culverting offers the opportunity to reduce flood risk and risk of blockages as well as provide valuable wetland/aquatic habitat and on-site biodiversity net gains. It can also greatly improve amenity and create a sense of place and identity. Further, de-culverting can reduce associated maintenance costs.

Policy ENV7 of the Stockton-On-Tees Borough Council Local Plan states surface water quality will be improved in line with the requirements of the Water Framework Directive, alongside its associated legislation, and the Northumbria River Basin Management Plan. This policy further states that to improve the quality of the water environment the Council will support the improvement and naturalisation of heavily modified waterbodies including de-culverting. Through subsequent information submitted to for this site, the de-culverting should be supported and encouraged.

Informative: Northumbrian Water

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Informative: Designing out Crime

The applicant is encouraged to engage with the Policer Architectural Liaison Officer to see how secure by design principles can be incorporated into the scheme

Informative: Hydraulic Performance of Overland Flow Channels & Culverts –

The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts. This assessment shall:

- o Include the critical 1 in 100-year flood event plus 40% climate change allowance.
- o Justify the sizing of culverts and flow channels based on accurate cross-sectional survey data rather than idealised sections.
- o Demonstrate that the proposed network will perform effectively under design storm conditions without increasing flood risk elsewhere.

Informative Long-Term Functionality & Erosion Mitigation –

The applicant shall demonstrate, through hydraulic modelling, that all proposed diversion channels will remain stable over their design life. Where scour of the bed and banks is identified as a potential risk, suitable mitigation measures shall be provided.

Informative Culvert Risk Assessments & Screens –

Any culvert exceeding 350mm diameter shall be subject to a Public Risk Assessment and a Screen Initial Needs Assessment. If a security or debris screen is deemed necessary, it shall be designed in accordance with CIRIA C786 - The Culvert Screen and Outfall Manual. Informative Impounding Structures & Embankment Design Assessment –

Where proposed SuDS features abut any watercourse or drainage channel, the embankment between these features shall be designed as an impounding structure. The developer shall provide full design details, including construction materials, stability calculations, and justification of resilience measures to mitigate the risk of embankment failure.

Informative Site-specific surface water construction management plan

A site-specific construction management plan must be provided in accordance with Appendix B Section 6 of the CIRIA SuDS Manual before commencing the drainage construction. Detailing how surface water will be managed during construction phase and contained within the site boundary must also include prevention of silts entering existing surface waterbodies, details of measures to be taken to protect and maintain the natural flows of the watercourse/ditches through the proposed site (including the provision of any required temporary drainage). Particular attention should be given to the phasing of the de-culverting works, full construction method statements should be provided.

Informative Land Drainage Consents

Land Drainage Consent/s sites outside the planning process, the LLFA would like to make you aware that no works on the ordinary watercourse are permitted until a Land Drainage Consent approval has been received from the Lead Local Flood Authority. The Land Drainage consent application form and supporting information must be submitted to the LLFA for consideration. The application process will take 8 weeks for determination.

Informative Management and Maintenance

A Maintenance Plan and checklist must be provided in accordance with Appendix B Section 8 of the CIRIA SuDS Manual and the LLFA local requirements. The LLFA requirements are as follows;

- Details of who is responsible for the maintenance and management of all surface water components during construction phase, including contact details, emergency contact details, expected completion date for the development, expected date the management company will commence the maintenance and management of the SuDS.
- Details of the management company responsible for the maintenance

Heads of Terms

Nutrient Neutrality

For the discussion of this item please see item 21/0249/REM.

A vote took place and the application was approved.

RESOLVED that planning application 21/2130/FUL be approved in accordance with the following conditions and s106 Heads of Terms or such other conditions or Heads of Terms as the Planning Services Manager deems necessary;

01 Time Limit

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

02 Approved Plans

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

Plan Reference Number	Date Received
ASK/END/0-002 REV A	22 April 2024
ASK/END/0-002 REV A	22 April 2024
ASK/MID/0-001 REV A	22 April 2024
ASK/MID/0-002 REV A	22 April 2024
B3/0-001 REV A	22 April 2024
B3/END/0-001 REV A	22 April 2024
B3/END/0-002 REV A	22 April 2024
BAI/0-001 REV A	24 February 2025
BAI/0-002 REV A	24 February 2025
EAS/END/0-001.5A	24 February 2025
EAS/END/0-002.5A	24 February 2025
EAS/MID/0-001.5A	24 February 2025
EAS/MID/0-002.5A	24 February 2025
SITE/SG/006A	24 February 2025
CAD/0-001 REV A	22 April 2024
CAD/0-002 REV A	22 April 2024
DAL/0-001 REV A	22 April 2024
510-001	22 April 2024
510-002	22 April 2024
510-003 -1.8M	22 April 2024
510-004 - 0.45M	22 April 2024
ASK/END/0-001 REV A	22 April 2024
DAL/0-002 REV A	22 April 2024
E2.1/END/0-001.5 REV A	22 April 2024
E2.1/END/0-002.5 REV A	22 April 2024
E2.1/MID/0-001.5 REV A	22 April 2024
E2.1/MID/0-002.5 REV A	22 April 2024
FER/END/0-001 REV B	8 November 2024
FER/END/0-002 REV A	8 November 2024
HOR/0-001 REV A	22 April 2024
HOR/0-002 REV A	22 April 2024
LEY/DET/0-001 REV A	22 April 2024
LEY/DET/0-002 REV A	22 April 2024

OAK/0-001 REV A	22 April 2024
OAK/0-002 REV A	22 April 2024
RIP/ALT/0-001.5 REV A	22 April 2024
RIP/ALT/0-002.5 REV A	22 April 2024
RIP/END/0-001.5 REV A	22 April 2024
RIP/END/0-002.5 REV A	22 April 2024
SAL/END/0-002.5 REV A	22 April 2024
WEN/0-002 A	22 April 2024
5205 - 103 A	8 November 2024
5205 - 203 A	24 January 2025
5205 - 253 A	24 January 2025
5205 - NE - 460 A	8 November 2024
5205 - 200 REV C	16 January 2025
500 -005	22 April 2024

03 Walkover Survey

A maximum of three months before works commencing on site for each phase of development a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority and any identified additional or revised mitigation measures required shall be implemented wholly in accordance with the approved details prior to the commencement of the respective phase.

04 Mitigation Measures

All ecological mitigation/ recommendation measures within Chapter 6 of the submitted contained within the submitted Ecological Impact Assessment as received by the Local Planning Authority 8 November 2024 shall be implemented throughout the development in full accordance with the advice and recommendations.

05 Bat Check

Prior to the felling of any trees a Climb and Inspect Assessment shall be carried out by a qualified Ecologist in conjunction with the qualified Arboriculturist to check for cavities and inspection with an endoscope or mirrors if appropriate. Works to the trees should not commence until the Inspection Report has been submitted to and agreed in writing by the Local Planning Authority. The works should then be carried out in complete conformity of the report. If any evidence of bat roosts are found works should cease immediately and a Natural England Licence sought.

06 Biodiversity Enhancement and Management Plan (BEMP)

Notwithstanding the proposals detailed in the respective reports, prior to the commencement of the development hereby permitted the developer shall submit to and have approved in writing by the Local Planning Authority a Biodiversity Gain Plan. The Biodiversity Gain Plan must contain, including information about the steps that will be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and the site's pre- and post-development biodiversity value and how these gains will be incorporated within the final landscape plan as required by condition xxx. The agreed works shall be implemented in accordance with the agreed details and be retained thereafter for the lifetime of the development.

07 Habitat Management Monitoring Plan

No development shall commence until a Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include: (a) a non-technical summary; (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP; (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the practical completion of the development or the first occupation of the development, whichever is the sooner; and (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

08 Construction Environment Management Plan

Prior to the commencement of the development hereby approved, a detailed site-specific Construction Environmental Management Plan for each phase is to be submitted and agreed in writing by the Local Planning Authority. This shall include details of all proposed excavations, piling, construction, machinery used (including location) and associated mitigations should be submitted in accordance with BS 5228:1997. This should also include all measures to be undertaken to protect habitats and wildlife during the construction phase of the development identified in the submitted Ecological Impact Assessment (September 2021). Once approved the CEMP Plan shall be adhered to throughout the construction period.

09 NWL Drainage

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Surface Water Management Strategy" dated "May 2021". The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 2601 and ensure that surface water discharges to the surface water sewer at manhole 1601. The surface water discharge rate for Phase 6 of this development shall not exceed the available capacity of 8l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

10 Phasing and Delivery Schedule

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

11 Construction Management Plan

Within each phase, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- i. the site construction access(es)
- ii. the parking of vehicles of site operatives and visitors;
- iii. loading and unloading of plant and materials including any restrictions on delivery times;
- iv. storage of plant and materials used in constructing the development;
- v. the erection and maintenance of security hoarding

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

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

12 Construction Hours

No construction/demolition works, or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

13 Noise Report

The development hereby approved shall be built out in accordance with the mitigation measures detailed within table 4.2 of the submitted noise report received by the Local Planning Authority on the 25 November 2024

14 Levels

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

15 Soil Management

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

16 Renewables or Fabric First

No above ground development shall take place until the Local Planning Authority has approved a report provided by the applicant identifying how the predicted CO₂ emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to day operation will provide energy for the development for so long as the development remains in existence.

17 Building Regulations

Prior to the commencement of above-ground construction works, details identifying those dwellings within the wider development that will be constructed to meet Building Regulation M4(2) (Category 2: Accessible and Adaptable Dwellings) shall be submitted to and approved in writing by the Local Planning Authority. A minimum of 118 dwellings across the whole development shall be provided in accordance with the approved details and thereafter retained as such.

18 External Materials

Notwithstanding the submitted details in the application, the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the hereby approved dwellings have been approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

19 Landscaping Softworks

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall commence until full details of soft landscaping and associated maintenance has been submitted to and been approved in writing by the Local Planning Authority. Those details shall include; a detailed planting plan and specification of works (indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers); a phasing programme for the implementation of landscaping and associate maintenance; details of all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan.

The soft landscape maintenance details should include details of access routes to demonstrate operations can be undertaken from publicly accessible land, long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens. Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved. All planting works shall be in accordance with the approved plans and details and shall be implemented prior to the first planting season following completion of each identified phase of development. Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

20 Trees within and adjacent to the adopted highway

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no development shall be commenced until the Local Planning Authority has approved in writing the details of arrangements for the planting of street trees and protection of the adopted highway from tree root damage. Root barriers will be required where trees are planted within 2m of the adopted highway.

21 Tree Protection

The hereby approved development shall be carried out in complete conformity with the submitted Arboricultural Impact Assessment Arboricultural Method Statement Tree Protection Plan as received by the Local Planning Authority on 05 December 2024

22 Light Intrusion

Prior to the commencement of the development hereby permitted, a scheme for the protection of biodiversity, the proposed dwellings and the neighbouring premises from light intrusion shall be submitted to and approved in writing by the Local Planning Authority. All works, which form a part of such a scheme, shall be completed before any of the permitted dwellings / facilities are occupied. The scheme should detail the type of luminaries and their Lumen levels, locations, means of affixation, heights, angles plus the level of light trespass in lux. The position of all columns shall be agreed in writing by the Local Planning Authority to avoid conflict with the positions of trees as approved under condition 19. The lighting shall be implemented wholly in accordance with the agreed scheme prior to the occupation of the development or approved phases.

23 Enclosure

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction of development within each relevant phase, details of all means of enclosures shall be submitted to and approved in writing by the Local Planning Authority. This shall include all acoustic barriers, walls, fences, entrance feature walls, hedgerows and knee rails, including those surrounding pumping stations and other infrastructure sites. This shall include the specification for holes in boundary walls and fences at ground level to allow for the movement of hedgehogs. Such means of enclosure shall be implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

24 Landscaping Hardworks

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, no above ground construction shall commence until full details of proposed hard landscaping including the highway materials has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details in accordance with an agreed timetable / delivery programme. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

25 Bins/refuse

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

26 Open Access

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

27 Removal of PD rights – No Garage Alterations/Conversions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles.

28 Removal of PD rights – No Boundary Treatments to front of properties.

Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and reenacting that Order) there shall be no walls, fences, railings or other form of boundary enclosures erected between any point taken in line with the properties front elevation and the highway unless otherwise agreed in writing by the Local Planning Authority.

29 Removal of PD Rights – Householder extensions and alterations

Notwithstanding the provisions of classes A,AA, B, C, D, E and F of Part 1 of 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, without the written approval of the Local Planning Authority.

30 Travel Plan

The development hereby approved shall be carried out in accordance with the submitted Travel Plan (revision 3) received by the Local Planning Authority dated 22 April 2024.

31 Feature Squares

Notwithstanding the proposals detailed in the Design and Access Statement and submitted plans, prior to the above ground construction full details of all hard landscape and planting works for the feature squares shall be submitted to and be approved in writing by the Local Planning Authority. These details shall include layouts; hard surfacing materials; planting details (tree/shrub types and species, stock size, numbers and densities); construction methods including tree pits; minor structures (e.g. street furniture); and a phasing plan for implementation. The feature squares shall be implemented in full accordance with the approved details and agreed phasing plan and maintained thereafter. Any landscaping works which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation or an alternative long term maintenance arrangement.

32 Discharge of Surface Water

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

I. Detailed design of the surface water management system; (for each phase of the development).

II. Detailed overland flow management assessment & Integration with Adoptable Drainage Network

III. Finished Floor Levels (FFLs) – Minimum finished floor levels shall be set based on the development's post-construction flood risk profile, including critical water levels arising from the 1 in 100-year event plus 40% climate change allowance, with a suitable freeboard applied.

IV. A build programme and timetable for the provision of the critical surface water drainage infrastructure;

V. A management plan detailing how surface water runoff from the site will be managed during the construction phase;

VI. Details of adoption responsibilities

33 Watercourse Assessment

No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the local planning authority. The strategy shall address the following concerns and provide supporting evidence to ensure the proposed development does not increase flood risk within or beyond the site boundary:

I. Hydraulic Performance of Overland Flow Channels & Culverts – The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts

II. Long-Term Functionality & Erosion Mitigation

III. Culvert Risk Assessments & Screen Initial Needs Assessment

IV. Impounding Structures & Embankment Design Assessment

34 Discharge of Surface Water

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

I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building

II. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity

III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

Informative Reason for Planning Approval

Informative: Working Practices

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

Informative: Northern Gas

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

Informative: Northumbrian Water

It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

Informative: Designing out Crime

The applicant is encouraged to engage with the Policer Architectural Liaison Officer to see how secure by design principles can be incorporated into the scheme

Informative: Hydraulic Performance of Overland Flow Channels & Culverts –

The developer shall provide detailed, site-specific hydraulic modelling of all proposed overland flow channels and culverts. This assessment shall:

- o Include the critical 1 in 100-year flood event plus 40% climate change allowance.
- o Justify the sizing of culverts and flow channels based on accurate cross-sectional survey data rather than idealised sections.
- o Demonstrate that the proposed network will perform effectively under design storm conditions without increasing flood risk elsewhere.

Informative Long-Term Functionality & Erosion Mitigation –

The applicant shall demonstrate, through hydraulic modelling, that all proposed diversion channels will remain stable over their design life. Where scour of the bed and banks is identified as a potential risk, suitable mitigation measures shall be provided.

Informative Culvert Risk Assessments & Screens –

Any culvert exceeding 350mm diameter shall be subject to a Public Risk Assessment and a Screen Initial Needs Assessment. If a security or debris screen is deemed necessary, it shall be designed in accordance with CIRIA C786 - The Culvert Screen and Outfall Manual.

Informative Impounding Structures & Embankment Design Assessment –

Where proposed SuDS features abut any watercourse or drainage channel, the embankment between these features shall be designed as an impounding structure. The developer shall provide full design details, including construction materials, stability calculations, and justification of resilience measures to mitigate the risk of embankment failure.

Informative Site-specific surface water construction management plan

A site-specific construction management plan must be provided in accordance with Appendix B Section 6 of the CIRIA SuDS Manual before commencing the drainage construction. Detailing how surface water will be managed during construction phase and contained within the site boundary must also include prevention of silts entering existing surface waterbodies, details of measures to be taken to protect and maintain the natural flows of the watercourse/ditches through the proposed site (including the provision of any required temporary drainage). Particular attention should be given to the phasing of the de-culverting works, full construction method statements should be provided.

Informative Land Drainage Consents

Land Drainage Consent/s sites outside the planning process, the LLFA would like to make you aware that no works on the ordinary watercourse are permitted until a Land Drainage Consent approval has been received from the Lead Local Flood Authority. The Land Drainage consent application form and supporting information must be submitted to the LLFA for consideration. The application process will take 8 weeks for determination.

Informative Management and Maintenance

A Maintenance Plan and checklist must be provided in accordance with Appendix B Section 8 of the CIRIA SuDS Manual and the LLFA local requirements. The LLFA requirements are as follows;

- Details of who is responsible for the maintenance and management of all surface water components during construction phase, including contact details, emergency contact details, expected completion date for the development, expected date the management company will commence the maintenance and management of the SuDS.
- Details of the management company responsible for the maintenance

HEADS OF TERMS

- Local Labour Agreement
- Off Site Open Space Contribution
- Affordable Housing
- Nutrient Neutrality
- NHS
- Proportionate share of required infrastructure in broad accordance with West Stockton Masterplan and any necessary additional contributions for the additional dwellings
- Connectivity through to Zone B

P/41/26 Application Ref 26/0580/COU Site Address: 10 Dryden Close, Billingham
Application Description: Change of use from dwellinghouse (C3) to residential care home (C2) for up to three children aged between 8 and 18.

Consideration was given to planning application 26/0580/COU Site Address: 10 Dryden Close, Billingham

Planning permission was sought for change of use from dwellinghouse (C3) to residential care home (C2) for up to three children aged between 8 and 18.

The application related to a detached four-bedroom residential property in Billingham within the defined settlement limits close to facilities such as schools and thereby drew support from Local Plan Policies.

The proposal would provide accommodation for up to three children within a domestic setting, consistent with the objectives of the NPPF in promoting inclusive, safe and healthy communities

The application had been assessed and whilst acknowledging the concerns raised by local residents, the proposals would see the creation of a children's home where the operator would work with the Children's services team to offer places first for children in the care of Stockton.

Therefore, on balance, 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.

The application was referred to Members of the Planning Committee in line with the councils scheme of delegation due to the number of objections which had been received.

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 Officers report concluded that taking all matters into account, and subject to the imposition of appropriate conditions, the proposed development accorded with Policies SD1, SD8, H4 and TI1 of the Stockton-on-Tees Local Plan and the National Planning Policy Framework.

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

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

- Concerns were raised that the proposal would conflict with Policy SD8 relating to community safety and crime prevention. Objectors argued that the development had not been sufficiently designed to minimise opportunities for crime and disorder and that the proposed use would introduce institutional characteristics into what is currently a quiet residential cul-de-sac.
- Residents expressed concerns regarding the lack of physical separation or buffering between the property and neighbouring homes and questioned whether adequate consideration had been given to noise, disturbance and the impact on residential amenity.
- It was emphasised that residents objections were not directed at the children who may occupy the property, but rather at what they considered to be the commercial nature of the operation. It was argued that the proposal would effectively change a family dwelling into a business use operating on a 24-hour basis.
- Residents questioned whether a children's care home could genuinely operate in the same manner as a family home. Concerns were raised regarding staff shift patterns, agency workers, visitors, vehicle movements and the overall intensity of the use compared to a typical residential property.
- Significant concerns were expressed regarding parking and highway safety.
- Residents stated that Dryden Close was a constrained cul-de-sac with a sensitive turning head used by emergency vehicles. It was argued that a single poorly parked vehicle could obstruct manoeuvring space, potentially preventing fire engines, ambulances and refuse vehicles from safely accessing or turning within the close.
- Objectors challenged assumptions within the applicant's transport information that staff would predominantly walk, cycle or use public transport. It was suggested that, in practice, staff and visitors would travel by car, resulting in vehicle movements throughout the day and night and placing additional pressure on already limited parking provision.
- It was argued that the proposal would fundamentally alter the traffic characteristics of the cul-de-sac and introduce a level of activity associated with a commercial operation rather than a family home.

- Residents questioned what direct benefit the proposal would provide to local children in care as it was stated that there was no legally binding requirement for children placed at the home to come from within Stockton-on-Tees and therefore placements could be made from other local authority areas.
- Some speakers referred to the Council's stated ambition to reduce reliance on expensive private sector children's placements and questioned whether approving the application would be consistent with that objective.
- Concerns were also raised regarding the cumulative concentration of children's homes and similar facilities within Billingham, and that further approvals could create an institutional clustering effect and set an undesirable precedent.
- Reference was made to experiences associated with other children's homes, including alleged incidents involving police attendance, anti-social behaviour, criminal damage and parking pressures. These examples demonstrated that children's homes could generate impacts which differ significantly from those associated with a normal family dwelling. Concerns were expressed regarding the ability of staff to manage challenging behaviour and the potential impacts upon neighbouring residents.
- Clarification was sought regarding ownership certification requirements under the Town and Country Planning Act. Concerns were raised that the application may not have correctly reflected all legal interests in the property, including those of any mortgage lender, and it was requested that the Committee be satisfied that the appropriate ownership certificate had been completed.
- The application should be assessed as a planning matter rather than a social care matter and, on planning grounds, should be refused.
- The proposal would not represent a sustainable form of development in the long term and concerns were expressed regarding the increasing reliance on privately operated children's homes.
- The proposed application conflicted with Policy H4, which sought to safeguard the Borough's housing stock. If approved, it would result in the loss of a traditional family dwelling and permanently remove a residential property from the community.
- Reference was also made to restrictive covenants within the estate, which were originally introduced to prevent commercial activities from operating within the area.
- Residents requested that the application be refused on the grounds of:
 - Highway and parking safety concerns.
 - Impact on residential amenity.
 - The commercial nature of the proposed use.
 - Alleged conflict with Policy SD8 and H4.
 - Concerns regarding institutionalisation and clustering of care facilities.
 - Lack of guaranteed local benefit.
 - Outstanding questions regarding the operation and management of the home.
 - Concerns regarding planning and ownership certification matters.
- The Committee were urged to prioritise the interests of existing residents and preserve the residential character of Dryden Close.

The Director of 'Nice to be Home' (the care homes operator) attended the meeting and was given the opportunity to make representation. Their comments could be summarised as follows:

- It was explained that the home would accommodate a maximum of two to three children and would operate as a small, family-style residential setting rather than an institution. It was stated that no additional parking provision was required, with parking arrangements comprising spaces for two staff vehicles and one manager's vehicle. Furthermore, the driveway was to be extended at a cost of approximately £14,000 to provide sufficient manoeuvring space and a turning area within the site.
- The Committee were advised that the Director of 'Nice to be Home' was an experienced foster carer and had chosen to establish the home within Stockton-on-Tees with the intention of supporting local children. Whilst acknowledging that residential care could never replace a family home, the aim was to provide children with a stable, caring and supportive environment.
- Confirmation was given that all staff would be directly employed, appropriately trained and committed to delivering high-quality care. Assurance was also given that the intention was for the home to accommodate children from Stockton-on-Tees wherever possible.
- In response to concerns regarding highway safety and emergency access, Members were informed that such issues could arise with any family household and that the proposed use would not materially alter those circumstances. It was also noted that the property would be required to meet all relevant regulatory standards, including fire safety requirements and the installation of fire doors.
- The property as an ideal environment for children, providing a safe and welcoming home in a residential setting. It was emphasised that the residents would be vulnerable children who would have experienced trauma and would require support and stability, rather than being characterised as troublesome.
- It was further explained that profits generated by the business would be reinvested through charitable initiatives to support young people as they transitioned into adulthood at the age of 18. They expressed a strong personal commitment to helping children achieve positive outcomes, including support with employment opportunities and independent living.
- It was stated that they did not wish to cause concern or disruption to neighbouring residents and reiterated that the proposal sought to provide a home for vulnerable children who were unable to live with their families, offering them a safe, supportive environment within the community.

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

- In relation to crime and disorder, the applicant's stated intention was for the property to operate and appear as a family home. Officers highlighted that no objections had been received from either the Council's urban design officers or Cleveland Police in respect of community safety, crime prevention or the design of the proposal.

- Regarding highway safety concerns, likely traffic impacts had been considered and matters relating to the suitability of the road network, parking provision and vehicle movements had been assessed through the planning process. Officers were satisfied that the proposal could be accommodated within the existing residential highway network.
- Comments regarding the wider cost of children's placements, the Council's children's services strategy, and whether placements should be reserved for Stockton-on-Tees children were not material planning considerations. The Committee's role was to determine the application on planning grounds.
- In terms of references which had been made to the travel plan. Officers noted that this formed part of the business strategy and should not be treated as a guarantee of individual travel choices by members of staff.
- Concerns regarding family visits and supervision arrangements related to the operational management of the home and safeguarding requirements.
- References made to incidents at other children's care homes were a matter for the operators of those care homes. Each planning application must be assessed on its own merits and could not be determined based on the operation of another children's home.
- Restrictive covenants were not a material planning consideration.
- In relation to questions regarding Certificate A, officers were satisfied as far as they were aware that the application had been submitted by the owner of the property and that the relevant certification requirements had been met.
- Staff would present to provide support and supervision for children that resided in the home.
- Where objectors had referred to Policy H4 and the loss of a dwellinghouse. Officers noted that national planning guidance recognised the need for specialist accommodation and care provision. The proposal would continue to operate within a residential property and provide accommodation for children in a domestic setting.
- Regarding staffing ratios, Ofsted requirements could result in multiple staff members being present even where only a small number of children were at the property.

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

- Officers were asked if there was evidence or data from other children's homes in comparable residential locations, particularly Speeton Close, regarding parking demand, vehicle movements, police attendance, complaints, or wider impacts on neighbouring residents?
- It was understood that children's homes were needed and that Stockton children need suitable accommodation within the Borough. However, there were reservations about whether this particular property was the right location. A comparison was made to a children's home on Tinterton Avenue, with one of the main issues being parking and vehicle activity associated with staff changeovers. At times, there had been

several vehicles parked on grass verges and the road with visits from social workers, police officers, healthcare professionals and other support services.

- Looking at the presentation slides, there appeared to be very limited opportunity for on-street parking within the immediate vicinity of the site. In addition, the extension of the driveway appeared to have reduced the amount of on-street parking that had been previously available.
- Were officers satisfied that sufficient parking capacity remained available to accommodate the proposed use without causing highway safety issues or inconvenience to neighbouring residents?
- It was highlighted that children's homes elsewhere in the Borough had not operated very well initially and only improved following changes in management.
- It was anticipated that commercial bins would be required at the proposed site therefore raising concerns as to how commercial refuse vehicles would access Dryden Road due to their size.
- Clarification was sought regarding the ownership position in relation to the proposed application? It was understood that the application had been submitted in the name of Nice to Be Home Ltd. However, the agent had stated that the applicant owned the property prior to the submission of the application.
- Most children's care homes were well run, and this was not necessarily in the wrong location however parking was an issue.

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

- Officers informed members that they did not have data on children's homes as requested.

The applicant had indicated a willingness to extend the driveway further if required, however, officers advised that the application already accorded with council SPD guidance.

- In terms of refuse collection, if the operator was required to use a commercial waste collection service, the collection vehicle would be broadly comparable in size to the refuse vehicles already operated by Stockton-on-Tees Borough Council.
- Officers explained that they would need to seek clarification from the applicant regarding the ownership arrangements, however the application had been submitted with Certificate A, which certified that the applicant was the owner.

A vote took place and the application was approved.

RESOLVED that planning application 26/0580/COU be approved subject to the following conditions and an additional condition requiring additional parking spaces to be provided within the curtilage of the dwelling and informatives;

01Time Limit

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

02 Approved Plans

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

Plan Reference Number	Date Received
SBC0001	8 April 2026
SBC0002	20 April 2026
SBC0003	20 April 2026
SBC0004	22 April 2026

03 Approved Use

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

04 Management of the Property

The use hereby approved shall be operated and managed in accordance with the submitted Care Management Plan, Good Neighbour and Community Engagement Plan, Noise and Anti- Social Behaviour Mitigation Plan, Sustainable Travel Policy and Waste Management Plan all received by the Local Planning Authority on 23rd March 2026.

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

Informative: Effective Management

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

Informative: Secured by Design

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

P/42/26

Reference Number 26/1069/RET; Site Address: Lidl , Billingham Road, Norton
Application Description : Retrospective planning permission is sought for the installation of 4no ANPR cameras to existing lighting columns

The Chairman of the Planning Committee agreed to hear the officers report and member debate in relation to items 26/1069/RET and 26/1070/ADV as both items related to the same site.

The Planning Officer outlined planning application 26/1069/RET, Lidl, Billingham Road, Norton Application which sought retrospective planning permission for the installation of 4no ANPR cameras to existing lighting columns. The Planning Officer also outlined planning application 26/1070/ADV Lidl, Billingham Road, Norton which sought retrospective advertisement consent for 13no non illuminated pole mounted signs and 2no non illuminated wall mounted signs.

Planning application 26/1069/RET sought retrospective planning permission for the installation of 4no ANPR cameras to existing lighting columns.

Application 26/1069/RET had been assessed in full and it was not considered that the scheme had an adverse impact on the character of the area or wider conservation area/listed buildings, nor did it impact on neighbours' privacy and amenity. All material considerations had been considered in full and there were no valid reasons to refuse the application.

Planning application 26/1070/ADV sought retrospective advertisement consent for 13no non illuminated pole mounted signs and 2no non illuminated wall mounted signs.

Application 26/1070/ADV had been assessed in full against material planning considerations and there were no adverse impacts on the amenity of the surrounding area or implications for highway and pedestrian safety that would warrant refusal of the application.

The consultees that had been notified and the comments that had been received were detailed within the main reports of both applications.

Neighbours were notified and the comments received were detailed within the main reports both applications.

For planning application 26/1069/RET the planning officers report concluded that it was not considered that the proposed APNR cameras had a significant adverse impact on the conservation or wider area or on immediate neighbours and it was not considered that the scheme was unacceptable, therefore in view of the considerations set out within the main report, the application was recommended for approval with conditions.

For planning application 26/1070/ADV the planning officers report concluded that the signage accorded with Local Plan policies and with the SPD on Shop Front Design and Advertisements and with guidance contained within the National Planning Policy Framework (2026) and therefore the application was recommended for approval subject to conditions.

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

- The Committee were urged not to treat the application as a retrospective "tidying up" exercise and argued that it required proper scrutiny before any decision was made.
- Concerns were raised about what was described as a wider national trend whereby parking enforcement infrastructure and signage were installed before the necessary planning permissions were obtained, with retrospective applications submitted

afterwards. This made it particularly important that the Committee carefully examined the proposal rather than simply regularising works that had already taken place.

- It was argued that the application should not be rubber-stamped and that additional information was required before a decision was reached. A request was made that the application be deferred to allow further investigation into the circumstances surrounding the installation of the cameras and associated equipment.

- Clarity was sought as to the timeline of events, including when the infrastructure was installed and when planning permission was first sought. Concerns were also expressed about customers who had allegedly received parking charge notices, with a request that consideration be given to refunds where enforcement action may have taken place before planning matters were properly resolved.

- Questions were raised regarding the validity of the application, particularly in relation to cameras mounted on existing posts and a new column that was reportedly erected earlier in the year. Lidl staff had also queried why the cameras were being installed and suggested that the operator appeared confident that planning approval would ultimately be granted.

- The new column should not have been erected without the appropriate permission and that a fresh and properly constituted planning application should be submitted, and therefore the current application should be refused.

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

- Officers acknowledged that this was a retrospective planning application. The planning system expressly allowed applications to be submitted retrospectively, and the fact that development had taken place before permission had been granted was not, in itself, a reason for refusal.

- Officers understood that the equipment was installed in 2023, and the Committee's role was to assess the application on its planning merits.

- Parking charges, customer refunds, the operation of the parking enforcement regime, and the conduct of the parking operator, were not matters that could be considered through the planning process.

A vote took place and the application was approved.

RESOLVED that planning application 26/1069/RET be approved subject to the following conditions and informatives;

01 Approved Plans

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

Plan Reference Number	Date Received
08237-ZZ-XX-DR-A-900001 P2	16 June 2026
08237 ZZ-XX-DR-A-990003 P2	21 August 2026

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

P/43/26 Application Reference Number :26/1070/ADV Site Address: Lidl , Billingham Road, Norton Application Description Retrospective advertisement consent is sought for 13 no non illuminated pole mounted signs and 2no non illuminated wall mounted signs

For the discussion of this item please see item 26/1069/RET.

A vote took place and the application was approved.

RESOLVED that advertisement consent for application 26/1070/ADV be approved with conditions subject to the following conditions and informatives;

01 Time Limit

The permission hereby granted for display of the proposed advertisement shall expire FIVE years from the date of this notice.

02 Approved Plans

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

Plan Reference Number	Date Received
08237-ZZ-XX-DR-A-900001	16 June 2026
08237 ZZ-XX-DR-A-990003 P2	21 August 2026

03 Standard Conditions

Any advertisement displayed, and any site used for the display of advertisements shall be;

- a) Maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- c) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- e) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including and coastal waters) or aerodrome (civil or military).

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

P/44/26 Application Reference :26/0321/LA Site Address: Land Adjacent To Fire Station, Master Road, Thornaby; Application Description Retrospective Planning permission for the temporary change of use of a section of public green space to site compound, including erection of 2.5m gate and fence

Consideration was given to planning application 26/0321/LA Site Address: Land Adjacent to Fire Station, Master Road, Thornaby

Retrospective Planning permission was sought for the temporary change of use of a section of public green space to site compound, including erection of 2.5m gate and fence.

The compound was required as part of the Thornaby Town Deal cycleways scheme.

The application had been considered in full and there were no reasons to refuse the application given the temporary nature of the works and the need for a laydown area.

The site shall be restored to its former condition once works were complete, and this had been secured via a planning condition.

Overall, given the temporary nature of the works it was considered that the scheme is acceptable and recommended for approval with conditions.

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 officers report concluded that the proposal represented an acceptable temporary use of a small part of designated open space to support wider development activity within the Borough. While it resulted in a short-term visual impact and temporary loss of open space, these impacts were limited, reversible, and appropriately controlled through condition.

Subject to appropriate planning conditions, including a three-year time limit and restoration of the land, the development was considered to accord with Policies SD2 and ENV5 of the Stockton-on-Tees Local Plan and the guidance contained within the NPPF.

Members briefly discussed the application.

A vote took place and the application was approved.

Resolved that planning application 26/0321/LA be approved subject to the following conditions and informatives;

01 Approved Plans

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

Plan Reference Number
A11600-SK-1000
A11600-SK-6001
A11600-SK-1002 A

Date Received
6 March 2026
18 March 2026
2 March 2026

02 Temporary Consent

The site compound hereby permitted shall be retained for a temporary period only and shall be removed in its entirety no later than 31 December 2027. All structures and means of enclosure shall be removed, and the land shall be restored to its former condition.

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application.

P/45/26

25/0759/LA Land East of Clarendon Road, Thornaby

Consideration was given to planning application 25/0759/LA Land East of Clarendon Road, Thornaby.

Planning permission was sought for the provision of a new footpath and cycleway as part of wider pedestrian/cycle network improvement scheme across the Borough.

The application was presented to planning committee on the 5 November 2025 and was deferred to allow for additional information to be obtained to address issues that had been highlighted by Cleveland Police. A request was also made that an arborist attend the next meeting to discuss the removal of trees. The report had been updated to consider the revised layout and changes to the National Planning Policy Framework.

Since the deferral of the application, officers had met with Cleveland Police, and a revised scheme had been submitted which included the realignment of the footpath. The amended proposal was subject to further consultation. Cleveland Police had maintained their objection to the development. While these concerns were acknowledged, officers considered that, when weighed against the wider public benefits of the proposal and the mitigation measures put forward, the planning balance remained in favour of the development. Accordingly, the recommendation remained one of approval.

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 reports of both applications.

Neighbours were notified and the comments received were detailed within the main reports both applications.

The planning officers report concluded that in view of the assessment contained within the main report and taking into account the concerns received by local residents and representatives from Cleveland Police, 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 in the report.

A representative of Thornaby Town Council attended the meeting and was given the opportunity to make representation. Their comments could be summarised as follows:

- Stockton-on-Tees Borough Council officers and everyone involved in bringing forward this excellent cycleway project were congratulated. The area had changed over the years and it was important to improve safe and sustainable travel options for residents.
- Having read the report, it was clear that none of the challenges identified were insurmountable. In fact, the new proposed scheme would be safer with them, addressing many of the existing issues and create a much safer environment for cyclists, pedestrians and other users.
- The cycleway would provide an important link between the top and bottom parts of Thornaby and improve connections to local schools.
- Traffic levels had increased significantly over the years, and within Thornaby alone there had been numerous incidents involving cars and cyclists, some of which had been serious.
- The roads surrounding school sites were often extremely busy and congested at the start and end of the school day and anything that eased this was welcomed.
- While there may continue to be challenges associated with the use of cars, motorcycles and quad bikes, the proposed measures would help to manage these issues more effectively and create a safer environment overall.

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

- It was highlighted that when this application had been presented at a previous Planning Committee meeting many people had objected which were not there at today's meeting. Clarity was sought as to whether those residents had been contacted notifying them of today's meeting.
- Questions were raised relating to whether the application site had adequate lighting during periods of darkness.

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

- Letters had gone to those persons who were interested in the application.
- There would be sufficient lighting provided to deter Anti-Social Behaviour.

A vote took place and the application was approved.

RESOLVED that planning application 25/0759/LA be approved subject to the following conditions;

01 Time Limit

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

02 Approved Plans

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

Plan Reference Number
T2-05-SBC-20001 Rev P3
1002 Rev B

Date Received
13 August 2026
13 August 2026

03 Contaminated Land

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

- a) A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
- b) A detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) Based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

This must be undertaken in accordance with the Environment Agencies "Land Contamination Risk Management" guidance (2023). Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

04 Dust Omissions

The development hereby permitted shall be undertaken in accordance with a scheme which has first been submitted to and approved in writing to control dust emissions, such as dampening down, dust screens and wheel washers to prevent mud being tracked onto the highway. Mobile crushing and screening equipment shall have any appropriate local authority PPC permit required and a copy of this permit available for inspection.

05 Construction Hours

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.

06 Biodiversity Net Gain

The development hereby permitted shall be carried out in accordance with the submitted Biodiversity Net Gain Assessment, submitted 13 August 2026 (project ref 65211061) to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development and the Plan shall be implemented in full.

No development shall commence until a Biodiversity Management and Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

07 Landscaping Softworks

Notwithstanding the submitted plans, no development shall commence until full details of soft landscaping and associated maintenance has been submitted to and been approved in writing by the Local Planning Authority. Those details shall include; a detailed planting plan and specification of works (indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers); a phasing programme for the implementation of landscaping and associated maintenance; details of all existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan.

The soft landscape maintenance details should include details of access routes to demonstrate operations can be undertaken from publicly accessible land, long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens. Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years.

The landscape management plan shall be carried out as approved. All planting works shall be in accordance with the approved plans and details and shall be implemented prior to the first planting season following completion of each identified phase of development. Any vegetation within a period of 5 years from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

08 Lighting

Notwithstanding the submitted plans, no development shall commence until full details of the lighting scheme to illuminate the cycleway have been submitted to and agreed in writing by the Local Planning Authority. The scheme should detail the type of luminaries and their Lumen levels, locations, means of affixation, heights, angles plus the level of light trespass in lux. The position of all columns shall avoid conflict with the positions of trees as approved under condition 08. The lighting shall be implemented wholly in accordance with the agreed scheme prior to the cycleway becoming operational.

The scheme shall demonstrate how the occupiers of the neighbouring premises will be protected from light intrusion.

09 Discharge of Surface Water

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

I. Detailed design of the surface water management system; (for each phase of the development).

II. Detailed overland flow management assessment & Integration with Adoptable Drainage Network

III. Finished Floor Levels (FFLs) – Minimum finished floor levels shall be set based on the development's post-construction flood risk profile, including critical water levels arising from the 1 in 100-year event plus 40% climate change allowance, with a suitable freeboard applied.

IV. A build programme and timetable for the provision of the critical surface water drainage infrastructure;

V. A management plan detailing how surface water runoff from the site will be managed during the construction phase;

VI. Details of adoption responsibilities

10 Ecological Mitigation Measures

All ecological mitigation/ recommendation measures within Chapter 4 of the submitted preliminary ecological appraisal report as received by the Local Planning Authority 13 August 2026 shall be implemented throughout the development in full accordance with the advice and recommendations.

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.