

DELEGATED

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

UPDATE REPORT

25/1001/FUL

Kirklevington Hall, Thirsk Road, Kirklevington

Expiry Date: 22 August 2025

Extension of Time Date: 4 March 2026

Summary

Since the original report to planning committee Natural England have confirmed they have no objections to the proposals subject to appropriate mitigation being secured. This mitigation is to be secured via a legal agreement as detailed in the Heads of terms of the original report.

A further comment has been received from a neighbouring occupier, these are detailed in the report below (in summary) and generally relate to the potential use as a wedding venue and impacts on any associated marquee with regards to noise.

For transparency, clarification on the matters raised are detailed in the report below. However, no fundamental new issues are raised and the recommendation remains as outlined in the original committee report.

Consultations

1. Consultees were notified and the following comments were received (in summary)
2. **Natural England** - No objection - subject to appropriate mitigation being secured

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of Teesmouth and Cleveland Coast Special Protection Area *and* damage or destroy the interest features for which Teesmouth and Cleveland Coast Site of Special Scientific Interest has been notified.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Publicity

3. An additional neighbour notification has been received in relation to the proposals which raise the following comments;
 - The primary purpose to which Kirklevington Hall will be used is as an event or weddings venue.
 - All facilities to be built will be for the attendees use, and only when the Hall is not being so used will the facilities be open for public use.
 - Wedding and party venues are a growing industry in the north, catering primarily to London and Southern clients e.g. The Croft Hotel at Croft on Tees and Thirsk lodge Barns

- Provision of a marquee in a suburban location is impractical and undesirable
- It should be considered wholly unacceptable if used regularly
- The major part of the park will be turned over to housing and densely built over.
- The only open land Kirklevington Hall will retain is the lawn behind the mansion block to the south west and woodland above it to the West.

Material Planning Considerations

4. The main material considerations in relation to this update report are detailed below;

Noise

5. As detailed in the original report, a Noise Impact Assessment and additional information have been submitted and considered by the Environmental Health Team.
6. The greatest noise arising from the proposed development is considered to be from the use of the marquee and the lodges. At this stage, based on the information provided, a temporary events marquee would only be acceptable with a restriction on music. Condition 17 of the original committee report seeks to control this aspect.

Nutrient Neutrality

7. Natural England have now confirmed that the proposed development is acceptable subject to mitigation and accordingly raise no objections.
8. The proposed mitigation solution is secured via Heads of Terms within a section 106 agreement, as originally detailed in the original committee report. This will ensure the development does not add additional nitrogen into the Tees catchment.

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