

Planning Committee

A meeting of Planning Committee was held on Wednesday 4th March 2026.

Present: Cllr Mick Stoker (Chair),
Cllr Carol Clark, Cllr Lynn Hall, Cllr Shakeel Hussain, Cllr Niall Innes (Sub for Cllr Dan Fagan), Cllr Eileen Johnson, Cllr Mohammed Mazi (Sub for Cllr Elsi Hampton), Cllr Tony Riordan, Cllr Paul Rowling (Sub for Cllr Michelle Bendelow), Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

Officers: Julie Butcher, Stephen Donaghy, Simon Grundy, Martin Parker, Joe Porter and Sarah Whaley

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

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

P/57/25 Evacuation Procedure

The evacuation procedure was noted.

P/58/25 Declarations of Interest

There were no declarations of interest.

P/59/25 Minutes of the meeting which was held on 4 February 2026

The minutes were approved and signed as a correct record by the Chair.

P/60/25 Planning Protocol

The planning protocol was noted.

P/61/25 25/1330/OUT Land East Of Holdenfields Farm, Green Lane, Yarm

Consideration was given to planning application 25/1330/OUT Land East Of Holdenfields Farm, Green Lane, Yarm.

Planning permission was sought for Outline planning application with all matters reserved except access for up to 600 dwellings.

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

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

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

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

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

The Planning Officers report concluded that In view of the considerations set out within the main report, the application be recommended for approval with conditions as detailed within the officers report.

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

- Concerns were raised relating to the impact on highways and capacity overload on the local traffic network. Should this application be approved, there would be over an additional 1000 vehicles exacerbating the situation further.
- There were 2 roundabouts and 4 junctions on Green Lane with reports of up to 28 vehicles frequently backed up to the junction of Kirk Road.
- Would Kirk Road junction have traffic lights should the proposal go ahead?
- Questions were raised relating to when the last traffic report had been undertaken as it was believed to have been in 2016.
- Where was the road safety audit within the transport assessment?
- Where would the financial contributions for education and NHS be spent?
- Due to the lack of a 5-year housing supply developers were able to submit applications outside the limits of development.
- The councils 5-year housing supply estimates were called into question as there were as many as 2300 houses (2.8 years) excluded from the 5-year housing supply.
- The application should be refused on the grounds of adverse impact on the area outweighing the benefits.
- Accumulative traffic impact must be assessed in terms of historic buildings and landscape with associated noise and air pollution impacting on the ambient setting of Yarm High Street.
- Yarm High Street was a conservation area and the local plan protected it.
- Reference was made to a previous application 19/0345/OUT at Handley Cross, Leven Bank, Yarm for the erection of up to 7 dwelling's and which was refused by the Planning Committee and lost at appeal. The inspectorate concluded that the proposal would appear as an incongruous form of suburban development in an important

countryside gap. The site at Handley Cross was in close proximity to this application site.

- There was also reference made to the local Farm Shop on the proposed site which had made a previous application to extend its premises, however the application had received objections from Highways.

- A resident and his wife regularly walked into Yarm High Street via the Spital and would arrive in the high street before the queuing vehicles, however the last traffic study was undertaken in 2020 during a COVID year which was not representative of traffic issues during peak times.

- Concerns were raised relating to the lack of support in Yarm for its current residents, particularly the elderly. There was little in the way of green belt and parks. Inadequate buses and railway stations, therefore more people relied on their cars. Poor access to car parks. Only 1 chemist, 1 GP surgery and 1 dentist. Nothing got fixed such as pavements and potholes. Traffic congestion made it difficult to get to hospital. There were no leisure facilities in Yarm, the nearest facility was in Ingleby Barwick.

- On the 21 January 2026 a valid petition had been considered at full council to stop further developments in Yarm which had been started because of this application, yet there were 2 more applications where Northern PowerGrid had submitted that there was not enough electricity capacity for extra homes.

- The application should be deferred due to a lack of clarity regarding power supply.

- A previous application for 200 homes had been withdrawn due to traffic matters, showing a lack of consistency.

- Concerns were raised relating to S106 agreements not being completed and also the upgrade to the A19 Crathorne interchange which was running into millions and needed the necessary funding to be completed.

- Following the comments submitted by the NHS which stated it was at full capacity and required additional funding should the development go ahead, it was suggested that the required funding should be released as soon as the first dwelling was built.

- The development was not needed; there were several houses on development sites within Yarm which had still not sold. In particular 6 new builds on Green Lane which had failed to sell at auction with a starting price of £2700. There were also incidents at Morely Carr development site which had seen the developer send tankers to deal with sewage issues.

- Reassurances were sought that the facts and figures submitted by developers relating to the requirement for school places, GP and dental surgeries, flood risk assessments, impacts on roads etc, should be independently checked prior to the development being approved.

- Local GP surgery was already struggling with number of patients; it was impossible to make an appointment.

- Reference was made to the loss of the 12-acre golf driving range, stating it could violate rural diversification for which funding had been provided. changing the land to

housing was highly relevant and needed consent, representing the loss of open space and sporting amenity.

- This development alone would lead to approximately 900 vehicles which the current infrastructure could not support.

- Nearby comprehensive schools were full to capacity. Yarm did not have a police station and only had a part time operational fire station. The current infrastructure could not cope with the accumulative housing developments in Yarm and Eaglescliffe which would total 1348 houses, approximately 2700 adults, 1500 children and 2000 vehicles.

- One member of the public expressed he was not opposed to new housing in principle; however, it must be supported by infrastructure particularly the impact on the A1044 roundabout at Mount Leven, which Highways Officers had not highlighted within the officer's report. Reference was made relating to the preparation of a masterplan for south-east Yarm to include a possible bypass from A1044 to A167 where he had been in discussions with the Council and was asked to secure landowners' participation which they had agreed to, however formal correspondence from the Council was never issued as agreed. The Committee were also informed that he had commissioned modelling of a link road at his own expense. The report failed to adequately address highways concerns and should this application be approved, it would prevent a relief road. In addition, a new substation would be needed on his land to supply the new homes with electricity which remained at his good will and had yet to be secured.

The applicant's agent was in attendance and given the opportunity to make representation. His comments could be summarised as follows:

- The proposed scheme would deliver 120 much needed affordable homes at a time when Stockton was facing an acute affordable housing crisis.

- The Yarm traffic model had been updated and there were no outstanding issues.

- Northern PowerGrid were obliged to supply power, and they had committed to work to deliver supply.

- There were no objections from regulatory authorities / external consultees.

- The scheme would provide substantial material benefits, and the 600 homes would meet the councils needs.

- There would be green areas, bus provision, safe cycle connections and increased employment revenue, as well as S106 contributions to Crathorne interchange, GP surgeries and education.

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

- The Planning Services Manager explained to the Committee that officers had been working on outstanding issues, however they had to consider material planning considerations rather than the weight of public objection as well as supplying housing for future generations. The applicant had put the Councils Planning Authority on notice

for non-determination in December 2025 however an extension had been agreed up until today's meeting and should the application be refused the notice for non-determination would be triggered.

- In terms of concerns raised relating to power supply, there was limited capacity available which could slow down housing delivery however that was not a reason for refusal.
- In terms of landscaping although it was acknowledged there would be harm, this would not outweigh the overall benefits of the proposed scheme.
- The NHS's response to the consultation requesting additional funding meant that additional capacity could be provided subject to a S106 agreement. Financial contribution would also be required to increase school capacity.
- Where concerns had been raised relating to houses not selling in the area, the council worked with national housing figures and the need for future housing. It was the role of the council and statutory consultees to check facts and figures and enter into discussions should additional information be required.
- Officers were not aware of tankers at the Morely Carr development site dealing with sewage issues, they could have been called for a failed pumping station.
- Flood risk had been considered with a small area of surface flooding, and an assessment had been done raising no significant issues. The driving range was not considered an open space, and was a "commercial entity", but it was understood that the range would be retained.
- The proposed site was close to local amenity, such as shops, pub, schools etc therefore was considered a sustainable site.
- The Yarm traffic model was updated in the summer of 2025. In terms of severe impact officers were required to consider what had been before. The last application which went to appeal showed an increase of 3-minute increase in journey time and was considered acceptable. This application was only showing an increase of 1 minute on journey times at peak times. There was also cycle link improvements , a bus service and a contribution to the Crathorne Interchange.
- Officers also confirmed that access would be subject to agreements, and a full road safety audit process would be done if the application was approved.

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

- The site was not originally marked for housing and was outside the limits to development. Should the application be approved this would exacerbate an already busy road network with over an additional 1000 vehicles. There would also be a substantial increase of patients at Yarm Medical Practice, and there were real issues around school places at the local secondary school. Electricity supply was also a reason for concern.
- Traffic concerns were real, as demonstrated by a small section of the A19 being closed recently and traffic in Stockton coming to a standstill. It was also felt officers

had not fully addressed issues surrounding why 200 homes were refused due to road safety traffic capacity issues, however this application was for 600 homes with no traffic concerns.

- Traffic capacity in Yarm was already horrific, and it was time that the Planning Committee just said no to further developments in Yarm unless the right infrastructure was in place.

- Figures relating to zero queuing traffic on Kirk Road reported by Eddison's did not stack up and needed to be checked.

- Comments made relating to 'non-determination' and the threat of an appeal would not influence Members decisions. How could a developer put the council on notice when there were numerous outstanding issues still needing to be addressed.

- Concerns were raised relating to fact and figures submitted by the applicant and whether these had been thoroughly checked by officers.

- Yarm medical Practice was already at full capacity. Should the practice be able to extend to accommodate the predicted additional patients, they would need to walk, as the current car park could not be extended

- In terms of the 120 affordable homes that were proposed, these would be too expensive for most people to afford.

- The proposed site was prime arable land and should be left alone.

- Future development sites had not been considered in terms of impact on traffic highway safety and infrastructure.

- A nearby development to the proposed site by Duchy Homes had a S106 agreement in place which highlighted that they could only allow occupancy of the first 50 homes until the Crathorne Interchange had been completed, therefore building would stop until the upgrade of the interchange.

- The upgrade to the Crathorne interchange would take years, and until completed local roads would take the strain.

- The proposed application was a sizeable extension to Yarm and needed to be part of a Masterplan.

- Land use and environmental issues needed to be determined.

- Ancient woodland and protected species must be protected and an Environmental Management Plan was required including a check for Badgers.

- Concerns were raised relating to flooding particularly that along Green Lane which was a major problem.

- There was a lack of confidence in the future 5-year housing supply until the Crathorne Interchange had been completed. Other housing developments such as Little Maltby Farm which had originally been included in the councils 5-year housing supply had now been excluded even though the application had been approved.

- Mitigation for wildlife was required. If habitats were to be destroyed permission for major developments should not be granted.
- Officers seemed to have dismissed one of the biggest concerns which was the lack of a power supply.
- Questions were raised asking when the Crathorne Interchange would be completed and whether it had gone out to tender.

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

- Where concerns had been raised relating to the lack of a masterplan, officers explained most planners would prefer a masterplan which was the intention, however their approach had to change. There were several applications which required determination, however the fact the council did not have a masterplan was not a reason for refusal.
- In terms of capacity issues around electricity supply, this would still need negotiation between Northern Powergrid and landowners to procure and determine where a substation would go.
- Regarding concerns relating to road safety, this had been considered by an appeal inspector on a different application, who did not find it a material planning consideration.
- The previous plan for 200 homes was withdrawn and not refused. The council also had a Local Plan in place at the time.
- The proposed development complied with policy in terms of affordable housing.
- In terms of the impact on surgeries and school places this would be addressed with a S106 agreement.
- Regarding the cost of affordable homes, the Planning Authority looked to ensure 20% of affordable homes would be delivered on any proposed development however had no say over the market price of those homes.
- In terms of the 5-year housing supply, all 600 homes could not be delivered within 5 years, and therefore not all could be included in the council 5 year housing supply however, they would be added to the 5-year rolling housing supply. There was a difficult decision which needed to be made to achieve five years' worth of housing, because of national policy.
- Had the council had an up-to-date Local Plan full weight could be added to some policies.
- Officers explained that this was the first housing application on this site therefore there were no other sites to consider in terms of cumulative impact and the increase in journey times could not be accepted as severe.

- Officers explained to the Planning Committee that clarification would need to be sought in terms of how far ahead the Crathorne Interchange was.

A vote took place and the application was refused.

Members clarified reasons for refusal

RESOLVED that planning application 25/133/OUT Land East Of Holdenfields Farm, Green Lane, Yarm be refused for the reasons as detailed below:

In the opinion of the Local Planning Authority, the proposed development is outside the defined settlement limits and would have an unacceptable impact on the character and distinctiveness of Yarm. The development would also not represent sustainable development under the terms of the National Planning Policy Framework and in accordance with paragraph 11(d,ii) of the framework, the associated benefits of the proposals would not be outweighed by the limited contribution to housing supply and the resultant harm to; the landscape character of Yarm; biodiversity, ecology and protected species; the local highway network; and there being insufficient infrastructure capacity to support the proposed development, contrary to policies SD3(4), SD8 (1&2), T11(6&12) and ENV5(1) of the adopted Stockton on Tees Local Plan and the National Planning Policy Framework 110, 129.135, 187 and 193.

P/62/25 25/1001/FUL Kirklevington Hall, Thirsk Road, Kirklevington

Consideration was given to planning application 25/1001/FUL Kirklevington Hall, Thirsk Road, Kirklevington.

Planning permission was sought for Hybrid planning application comprising of the following;

1) Full application for refurbishment works and extensions to the hotel and Victorian stables and development of a new covered walkway from the hotel to the Victorian stable building; event pavilion; spa; demolition of the existing staff accommodation in the walled garden to be replaced by eight self-contained lodges and potting shed offices; car parking and associated works and

2) Outline planning permission for residential development comprising self-build residential plots, woodland lodges, and associated infrastructure.

The application site was outwith the development limits and within the boundaries of a non designated asset, however the benefits of the scheme had been weighed against the harm as detailed in the report.

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

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

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

The Planning Officers report concluded that in view of the considerations set out within the report, it was recognised that there was conflict with some policies of the current Local Plan and harm would arise from the proposed housing to the landscape character of setting of the non-designed heritage asset.

However, the refurbishment and reopening of Kirklevington Hall as a hotel offer, provided social and economic benefits which would support the local economy, tourism and wider tourism offer across the Tees Valley. These associated benefits were considered to outweigh the harm with regards to its overall setting, and the terms of the section 106 agreement would look to control the phasing and delivery of the housing.

In addition, there remained potential for further growth and improvement in the hotel offer through the works associated with phase 2, though these aspects were not attributed any weight in favour of the proposals at this stage.

The application was therefore recommended for approval subject to conditions as detailed within the report.

Members were presented with an update report which since the original report to planning committee Natural England had confirmed they had no objections to the proposals subject to appropriate mitigation being secured. This mitigation was to be secured via a legal agreement as detailed in the Heads of terms of the original report.

A further comment had also been received from a neighbouring occupier, which was detailed in the update report and generally related to the potential use as a wedding venue and the impacts on any associated marquee with regards to noise.

For transparency, clarification on the matters raised were detailed within the update report, and no fundamental new issues were raised therefore the recommendation remained as outlined in the original committee report.

With the agreement from the Chair a member of the public submitted pictures for the Committee to consider relating to an opportunity to implement a pedestrian and cycle path from Kirklevington to Yarm.

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

- Following the distribution of photos highlighting a possible safe pedestrian and cycle path from Kirklevington to Yarm, resident and local Parish Councillor highlighted that this was a "once-in-a-lifetime opportunity" for an improved foot and cycle path. The village required that a way be found and it was time for Stockton to put its money where its mouth was. There was currently no cycle path and the current pedestrian footpath was usually overgrown. Increase in developments meant increase in traffic making roads busy emitting noxious fumes. There had been numerous traffic incidents including cars being hit by falling branches. The A67 was a designated emergency route when there was an accident on the A19, and the road had a series of bends.
- Children also used the overgrown path to walk to the nearby secondary school which was not considered a safe route.

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

- Planning officers did not support the suggested pedestrian / cycle path as it would mean mature tree loss and "significant environmental and visual impact". But the developer would allow access through the hall grounds.

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

- The hall would return to its former glory and produce a community centrepiece and "jewel in the crown" for a developer with over two decades of experience including the Spanish City in Whitley Bay.

- Planning officers recommended approving the scheme because of its social, economic and environmental benefits including tourism. The five-star hotel would be a "real asset for the borough" in a two-phase development, with the housing sales to provide funding for the hotel works, and the woodland lodges and spa in the second phase once the hotel became profitable.

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

- Officers were urged a rethink on the suggested pedestrian / cycle path, saying there had been broad support for the hotel with a safer route, less for the housing plots as it was feared these could be a "Trojan horse". Pedestrian safety was more important than trees and shrubland.

- It was felt that the hotel part of the application should come first prior to the proposed homes in case the hotel did not materialise and additional houses were built.

- The proposed site was outside the limits of development and as it was only at outline stage there was no guarantee what the end result would be.

- There would be the same issues regards electricity supply as the Holdenfields development.

- It was very important that the heritage asset was protected.

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

- Officers would try to ensure the hotel restoration as a community asset in planning permission agreements.

- Officers confirmed they would look at heritage in detail and look at phasing s106 agreement to mitigate hotel coming forward but could not guarantee, however would try to put in place so the asset is restored to a hotel.

A vote took place and the application was approved.

RESOLVED that planning application 25/1001/FUL be approved subject to the following conditions and informatives and subject to, the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below;

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);

Drawing Number	Date Received
P122A-GSS-SE-XX-DR-A-(00)07` PO3	15 February 2026
P122A-GSS-SE-XX-DR-A-(00)04 Rev P03	11 December 2025
P122A-GSS-SE-XX-DR-A-(00)05 P03	15 February 2026
P122A-GSS-SE-XX-DR-A-(00)08 Rev PO2	11 December 2025
P122A-GSS-SE-XX-DR-A-(00)10 Rev PO3	11 December 2025
P122A-GSS-SA-ZZ-DR-A-(00)07 Rev P01	15 May 2025
P122A-GSS-SA-ZZ-DR-A-(00)08 Rev P01	15 May 2025
P122A-GSS-SA-00-DR-A-(00)03 Rev P01	15 May 2025
P122A-GSS-SA-01-DR-A-(00)04 Rev P01	15 May 2025
P122A-GSS-SA-B1-DR-A-(00)02 Rev P01	15 May 2025
P122A-GSS-SA-ZZ-DR-A-(00)05 Rev P01	15 May 2025
P122A-GSS-SA-ZZ-DR-A-(00)06 Rev P01	15 May 2025
P122A-GSS-VS-00-DR-A-(00)09 Rev P01	15 May 2025
P122A-GSS-VS-01-DR-A-(00)10 Rev P01	15 May 2025
P122A-GSS-VS-B1-DR-A-(00)08 Rev P01	15 May 2025
P122A-GSS-VS-RL-DR-A-(00)11 Rev P01	15 May 2025
P122A-GSS-VS-ZZ-DR-A-(00)12 Rev P01	15 May 2025
P122A-GSS-VS-ZZ-DR-A-(00)13 Rev P01	15 May 2025
P122A-GSS-VS-XX-DR-A-(00)01 Rev P01	15 May 2025
P122A-GSS-HL-00-DR-A-(00)11 Rev P01	15 May 2025
P122A-GSS-HL-01-DR-A-(00)12 Rev P01	15 May 2025
P122A-GSS-HL-02-DR-A-(00)13 Rev P01	15 May 2025
P122A-GSS-HL-03-DR-A-(00)14 Rev P01	15 May 2025
P122A-GSS-HL-B1-DR-A-(00)10 Rev P01	15 May 2025
P122A-GSS-HL-ZZ-DR-A-(00)17 Rev P01	15 May 2025
P122A-GSS-HL-ZZ-DR-A-(00)18 Rev p01	15 May 2025
P122A-GSS-HL-ZZ-DR-A-(00)16 Rev P01	15 May 2025
P122A-GSS-HL-ZZ-DR-A-(00)15 Rev P01	15 May 2025
P122A-GSS-WG-ZZ-DR-A-(00)08 Rev P01	15 May 2025
P122A-GSS-WG-XX-DR-A-00 Rev P0111	15 May 2025
P122A-GSS-WG-RL-DR-A-(00)06 Rev P01	15 May 2025
P122A-GSS-WG-ZZ-DR-A-(00)07 Rev P01	15 May 2025
P122A-GSS-WG-ZZ-DR-A-(00)09 Rev P01	15 May 2025
P122A-GSS-WG-ZZ-DR-A-(00)10 Rev P01	15 May 2025
P122A-GSS-EP-00-DR-A-(00)01 Rev P01	15 May 2025
P122A-GSS-EP-ZZ-DR-A-(00)02 Rev P01	15 May 2025
P122A-GSS-SE-XX-DR-A-(00)06	15 May 2025
1648-1-1 Rev B	15 December 2025
1648-1-2i Rev A	15 December 2025
1648-1-5 Rev B	15 December 2025

1648-1-6 Rev B
1648-1-7 Rev B
1648-1-4 Rev A
1648-1-3 Rev A
1648-1-2ii rev A

15 December 2025
15 December 2025
15 December 2025
15 December 2025
15 December 2025

3 Phasing Plan

No development shall commence until a phasing plan for the application site has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise approved in writing with the Local Planning Authority.

4 Materials

Notwithstanding any description of the materials in the application no above ground construction shall be commenced until precise details to be used in the construction of the external walls and roofs of the new façade and extension to the building(s) have been approved in writing by the Local Planning Authority. The development shall proceed in accordance with those agreed details.

5 Existing and Proposed Site levels;

Notwithstanding the information submitted as part of the application, for each phase of newly built development, details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Work shall be undertaken in accordance with the approved scheme.

6 Substation and Bin Store

Prior to erection full details of the proposed substation and bin store and the means of enclosure / screening shall be submitted and approved in writing by the local planning Authority. Work shall be undertaken in accordance with the approved details.

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

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

IV. Details of adoption responsibilities

8 Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy Rev B dated 06th November 2025.

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

9 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

10 Existing Drainage Infrastructure

No development shall commence until a full investigation of any existing drainage infrastructure associated with properties on Kirklevington Hall Drive has been carried out and submitted as part of the site-specific Flood Risk Assessment.

In the event that any previously unrecorded drainage infrastructure is identified, an accurate record of the infrastructure together with a scheme for its protection, repair, and/or maintenance through the development site shall be submitted to and approved in writing by the Local Planning Authority.

Development shall not proceed in any part of the site affected by such infrastructure until written approval has been granted. The development shall thereafter be carried out in full accordance with the approved details.

11 Foul and Surface Water

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.

12 Soft Landscaping

Prior to bring the hotel and facilities into use, full details of Soft Landscaping shall be submitted to and approved in writing by the Local Planning Authority in broad accordance with the approved landscaping plans. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works

shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following:

- (i) Commencement of the development;
- (ii) or agreed phases;
- (iii) or prior to the occupation of any part of the development;

and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

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.

13 Written Scheme of Investigation

No development (including demolition, ground works, vegetation clearance, etc...) shall commence until a Written Scheme of Investigation (WSI) setting out a programme of archaeological evaluation has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work will then be carried out in accordance with the approved scheme of works, in sufficient time to inform the production of a Strategy for Archaeological Mitigation. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
7. The timetable for completion of all site investigation and post-investigation works

14 Strategy for Archaeological Mitigation

No development (including demolition, ground works, vegetation clearance, etc...) shall commence until a Strategy for Archaeological Mitigation (SAM) and associated detailed phasing plan has been submitted to and approved in writing by the Local Planning Authority.

The SAM will set out the strategy for the preservation, investigation and recording of heritage assets in the development area, including the provision made for analysis, publication and dissemination of results, and archive deposition. A timetable for the completion of all site investigation and post-investigation works shall be included within the SAM. The development will then be carried out in accordance with the SAM.

No individual phase of the development (in accordance with the phasing plan as submitted) shall be brought into use until the Local Planning Authority has confirmed in writing that the associated requirements of the approved Strategy for Archaeological Mitigation, including post investigation processes which are relevant to that phase have been fulfilled, or alternative timescales agreed.

15 Bunker

The anti-aircraft operations bunker shall be retained on site unless otherwise agreed in writing with the local planning authority.

16 Contaminated Land Risk Assessment

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

- a) A site investigation scheme, based on the Desk Top Study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b) The results of the site investigation and detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) 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.

17 Marquee

No music will be played within the hereby approved marquee within the walled garden, unless details of non-amplified and amplified music, amplification equipment and sound suppression measures (as appropriate) are first submitted to and approved in writing by the local planning authority. The submission of these details shall be via a noise impact assessment whereby the L_FMax sound from amplified and non-amplified music and speech shall not exceed the typical minimum L₉₀(5min), 1meter from the façade of any sensitive receptor in all third octave bands between 31.5Hz and 8kHz. Any details submitted pursuant to this condition will seek approval of appropriate management regimes, including hours of operation. Should mitigation measures be required these shall be installed upon agreement with the Local Planning Authority and then retained for the lifetime of the proposal.

18 Noise from Plant and Machinery (including hot tubs)

Prior to installation of any plant and machinery, including the proposed substation, a full noise impact assessment of the plant (individually and cumulatively, including noise from hot tubs and mechanical plant) should be undertaken and approved in writing prior to becoming operational whereby the rating level of the plant shall not exceed the background noise levels noted in table 4 overnight (23:00hrs- 07:00hrs) or those in table 4, +5dB for the day time (07:00- 23:00hrs). These levels should be achieved at the façade of existing residential properties and proposed residential properties as part of this development whereby all measurements and assessments shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Details of mitigation measures shall be submitted and once approved shall be retained for the lifetime of the proposal.

19 Holiday lets

The use of the walled garden for holiday lodges, as approved, must comply with the following requirements:

i) the lodges accommodation shall be occupied for holiday purposes only and shall not be occupied as a person's permanent, sole or main place of residence;

ii) No let may exceed 31 days per calendar year;

iii) the owners/operators shall maintain an up to- date register of the names of all owners/occupiers of the accommodation, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.

20 Site Management Plan

Prior to the bringing into use the holiday lets, a Site Management Plan shall be submitted to, and approved in writing by, the local planning authority. Thereafter, the approved development shall be carried out and operated in complete accordance with the agreed details. The Site Management Plan shall include, and provide details of:

- A quiet or curfew period and the management provisions to ensure compliance with the quiet or curfew period, which shall commence at 10pm (22:00 hours) each evening;
- Noise from the site is to be managed / controlled by staff at all times. A telephone number of the management should be made available should residents need to make a complaint.
- Any noise from the premises shall not cause a disturbance at the nearest residential premises.
- There shall be no music heard beyond the boundary of the site.
- The Site Management Plan shall set out provisions for periodic assessments of the noise coming from the site and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments and shall include, the time and date of the checks, the person making them and the results including any remedial action. All records shall be retained for one year.
- There shall be no external music system installed.

21 Ecology and Biodiversity

Works shall be undertaken in accordance with the recommendations as detailed in Section 6 (Conclusions and Recommendations) of the Preliminary Ecological dated November 2025.

Any works on site that require clearing areas of scrub and vegetation in advance of any proposed development should be completed during the period September to February to avoid any disturbance to breeding birds between 1st March and 31st August. Where clearance does take place during the bird breeding season, a pre-clearance check of the area should be carried out by a suitability qualified ecologist.

Prior to works commencing on any buildings a checking survey for Bats should be undertaken to ensure that there are no protected species on site. Work should not proceed until this survey is completed and there is no presence of bats

22 Ecology Survey

If work does not commence on each phase within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on each phase/ plot a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

23 Habitat and wildlife

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

24 Biodiversity Net Gain

Prior to the commencement of work an Overall Biodiversity Gain Plan must be submitted to and approved by the planning authority before the development can begin; and thereafter a Phase Biodiversity Gain Plan for each phase must be submitted to and approved by the planning authority before the development of that phase can begin.

25 Habitat Management and Monitoring Plan

Prior to the commencement of works on each phase 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
- 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.

26 Construction Traffic 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 including decorative displays and facilities for public viewing,
- 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.

27 Construction Environmental Management Plan

No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for each phase. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to noise and vibration, dust and air pollutants (in broad accordance with the Air Quality Assessment), land contamination and ecology. The CEMP shall include measures to effectively control dust emissions from the site works, in accordance with an impact assessment undertaken in accordance with the IAQM guidance, this shall address earth moving activities, control and treatment of stockpiles.

It shall also set out arrangements by which the developer shall maintain communication with businesses and residential premises in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

28 Tree Retention

Notwithstanding the submitted information, unless shown for removal on the approved landscaping plans, all trees and hedges within and to the boundaries of the application site shall be retained and maintained for the lifetime of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with any approved plans submitted as part of a reserved matters application.

Any tree, shrub or hedge or any tree, shrub or hedge that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

29 Energy Efficiency

Prior to the erection of the SPA, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority for each phase of development. The statement shall identify the predicted energy consumption, the associated CO₂ emissions and how the energy hierarchy has been applied to the development, including an investigation into the feasibility and viability of connection to decentralised energy networks for heat and power and the achievement of a "Very Good" BREEAM rating for the scheme. The statement shall set out the feasibility and viability of

achieving a minimum 10% reduction in CO2 emissions from the development, over and above current Building Regulations Part L requirements, or a minimum of 10% of the total predicted energy requirements of the development will be generated from renewable energy sources. Development shall be carried out thereafter in a manner that incorporates any feasible and viable measures identified.

30 Electric Vehicle Charging

Prior to the construction of the car parks, a scheme for the provision of electrical charging points for the charging of electrical motor vehicles, shall be submitted and approved in writing by the local planning authority. The charging points shall be in place prior to the occupation of the building in each phase.

31 Construction working Hours

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

32 Unexpected land Contamination

In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority in advance. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing in advance.

CONDITIONS FOR THE OUTLINE APPLICATION

01 Reserved Matters - Time Period for submission

Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

02 Period for Commencement

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the latest.

03 Reserved Matters – Details

Notwithstanding the submitted plans, approval of the details of the Appearance, Landscaping, Layout and Scale of the development known as the 'Reserved Matters' shall be obtained in writing from the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with the approved plans

04 Approved Plans

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

Plan Number	Date Received
P122A-GSS-SE-XX-DR-A-(00)07` PO3	15 February 2026

05 Phasing Plan

No development shall commence until a phasing plan for the application site has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise approved in writing with the Local Planning Authority.

06 Design Code

The reserved matters applications for the self-build housing shall be informed by and be in broad accordance with the Executive Housing – Design Code Document Issued on the 11 December 2025.

07 Woodland Lodges

Woodland lodges sited in areas where there are tree clearings. Should trees be removed, the reserved matter application shall be accompanied by an Arboricultural Assessment and Tree Protection Plan. Work shall be undertaken in accordance with the approved details.

08 Woodland Lodges

Prior to the occupation of the Woodland Lodges, a suitable trespass proof fence adjacent to Network Rail's boundary (approx. 1.8m high) shall be provided and the developer shall make provision for its future renewal and maintenance. Network Rail's existing fencing/wall must not be removed or damaged.

09 Existing and Proposed Site levels;

Notwithstanding the information submitted as part of the application, for each phase of newly built development, details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Work shall be undertaken in accordance with the approved scheme.

10 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. A build programme and timetable for the provision of the critical surface water drainage infrastructure;
- III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- IV. Details of adoption responsibilities

11 Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy Rev B dated 06th November 2025.

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within

the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

12 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

13 Existing Drainage Infrastructure

No development shall commence until a full investigation of any existing drainage infrastructure associated with properties on Kirklevington Hall Drive has been carried out and submitted as part of the site-specific Flood Risk Assessment.

In the event that any previously unrecorded drainage infrastructure is identified, an accurate record of the infrastructure together with a scheme for its protection, repair, and/or maintenance through the development site shall be submitted to and approved in writing by the Local Planning Authority.

Development shall not proceed in any part of the site affected by such infrastructure until written approval has been granted. The development shall thereafter be carried out in full accordance with the approved details.

14 Foul and Surface Water

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.

15 Written Scheme of Investigation

No development (including demolition, ground works, vegetation clearance, etc...) shall commence until a Written Scheme of Investigation (WSI) setting out a programme of archaeological evaluation has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological work will then be carried out in accordance with the approved scheme of works, in sufficient time to inform the production of a Strategy for Archaeological Mitigation. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

7. The timetable for completion of all site investigation and post-investigation works

16 Strategy for Archaeological Mitigation

No development (including demolition, ground works, vegetation clearance, etc...) shall commence until a Strategy for Archaeological Mitigation (SAM) and associated detailed phasing plan has been submitted to and approved in writing by the Local Planning Authority. The SAM will set out the strategy for the preservation, investigation and recording of heritage assets in the development area, including the provision made for analysis, publication and dissemination of results, and archive deposition. A timetable for the completion of all site investigation and post-investigation works shall be included within the SAM. The development will then be carried out in accordance with the SAM.

No individual phase of the development (in accordance with the phasing plan as submitted) shall be brought into use until the Local Planning Authority has confirmed in writing that the associated requirements of the approved Strategy for Archaeological Mitigation, including post investigation processes which are relevant to that phase have been fulfilled, or alternative timescales agreed.

17 Bunker

The anti-aircraft operations bunker shall be retained on site unless otherwise agreed in writing with the local planning authority.

18 Contaminated Land Risk Assessment

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

- a) A site investigation scheme, based on the Desk Top Study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b) The results of the site investigation and detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) 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.

19 Noise from Plant and Machinery (including hot tubs)

Prior to installation of any plant and machinery, a full noise impact assessment of the plant (individually and cumulatively, including noise from hot tubs and mechanical plant) should be undertaken and approved in writing prior to becoming operational whereby the rating level of the plant shall not exceed the background noise levels noted in table 4 overnight (23:00hrs- 07:00hrs) or those in table 4, +5dB for the day time (07:00- 23:00hrs).

These levels should be achieved at the façade of existing residential properties and proposed residential properties as part of this development whereby all measurements

and assessments shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Details of mitigation measures shall be submitted and once approved shall be retained for the lifetime of the proposal.

20 Acoustic, Ventilation, Overheating Design – Residential Plots

If BS8233 internal noise levels cannot be achieved with openable windows then the developer needs to consider implementing good acoustic design as required within ProPG, <https://www.ioa.org.uk/publications/propg> such as the following:

- Increase distance away from the noise source
- Layout/ orientation of properties and amenity areas
- Internal layout of properties so liveable rooms and main bedrooms are situated furthest away from the noise source.
- Acoustic Fencing/ mounding

Where the above have been considered and there is still a requirement for windows to be closed to achieve BS8233 internal noise levels an Acoustic, Ventilation and Overheating assessment should be undertaken. The assessments and any required acoustic mitigation measures should be interlinked. An internal assessment should also be made of any noise emitted from mechanical ventilation plant (if required) which when in use should not exceed internal noise levels specified within BS8233, or the following:

- Living Rooms (Day and Night-time) – NR30
- Bedroom (Daytime)- NR30
- Bedrooms (Night-time)- NR25

21 Woodland Lodges

The use of the woodland lodges, as approved, must comply with the following requirements:

I.the lodges accommodation shall be occupied for holiday purposes only and shall not be occupied as a person's permanent, sole or main place of residence;

II.No let may exceed 31 days per calendar year;

III.the owners/operators shall maintain an up to- date register of the names of all owners/occupiers of the accommodation, and of their main home addresses. The owner/operator shall advise the Local Planning Authority of the name and address of the holder of the records and shall make the information on the register available at all reasonable times to the Local Planning Authority.

21 Site Management Plan

Prior to the bringing into use the woodland lodges, a Site Management Plan shall be submitted to, and approved in writing by, the local planning authority. Thereafter, the approved development shall be carried out and operated in complete accordance with the agreed details. The Site Management Plan shall include, and provide details of:

- A quiet or curfew period and the management provisions to ensure compliance with the quiet or curfew period, which shall commence at 10pm (22:00 hours) each evening;
- Noise from the site is to be managed / controlled by staff at all times. A telephone number of the management should be made available should residents need to make a complaint.
- Any noise from the premises shall not cause a disturbance at the nearest residential premises.
- There shall be no music heard beyond the boundary of the site.

- The Site Management Plan shall set out provisions for periodic assessments of the noise coming from the site and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments and shall include, the time and date of the checks, the person making them and the results including any remedial action. All records shall be retained for one year.
- There shall be no external music system installed.

22 Ecology and Biodiversity

Works shall be undertaken in accordance with the recommendations as detailed in Section 6 (Conclusions and Recommendations) of the Preliminary Ecological dated November 2025.

Any works on site that require clearing areas of scrub and vegetation in advance of any proposed development should be completed during the period September to February to avoid any disturbance to breeding birds between 1st March and 31st August. Where clearance does take place during the bird breeding season, a pre-clearance check of the area should be carried out by a suitability qualified ecologist. Details of external lighting for the woodland lodges and pathways shall be submitted to and agreed in writing by the Local Planning Authority before development is commenced and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation. The lighting shall be installed and arranged to ensure the impact on the wildlife and habitat is minimised.

23 Ecology Survey

If work does not commence on each phase / plot within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on each phase/ plot a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

24 Habitat and wildlife

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

25 Biodiversity Net Gain

Prior to the commencement of work an Overall Biodiversity Gain Plan must be submitted to and approved by the planning authority before the development can begin; and thereafter a Phase Biodiversity Gain Plan for each phase must be submitted to and approved by the planning authority before the development of that phase can begin.

26 Habitat Management and Monitoring Plan

Prior to the commencement of works on each phase 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
- 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.

27 Construction Traffic Management Plan

Within each phase/plot development, 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:

- xii.the site construction access(es)
- xiii.the parking of vehicles of site operatives and visitors;
- xiv.loading and unloading of plant and materials including any restrictions on delivery times;
- xv.storage of plant and materials used in constructing the development;
- xvi.the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,
- xvii.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;
- xviii.measures to control and monitor the emission of dust and dirt during construction;
- xix.a Site Waste Management Plan;
- xx.details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- xxi.measures to protect existing footpaths and verges; and;
- xxii.a means of communication with local residents.

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

28 Construction Environmental Management Plan

Within each phase/plot development, no part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for each phase. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to noise and vibration, dust and air pollutants (in broad accordance with the Air Quality Assessment), land contamination and ecology. The CEMP shall include measures to effectively control dust emissions from the site works, in accordance with an impact assessment undertaken in accordance with the IAQM guidance, this shall address earth moving activities, control and treatment of stockpiles.

It shall also set out arrangements by which the developer shall maintain communication with businesses and residential premises in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set

out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

29 Tree Retention

Notwithstanding the submitted information, unless shown for removal on the approved landscaping plans, all trees and hedges within and to the boundaries of the application site shall be retained and maintained for the lifetime of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with any approved plans submitted as part of a reserved matters application.

Any tree, shrub or hedge or any tree, shrub or hedge that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

30 Energy Efficiency

Prior to the commencement of development each phase/plot, an energy statement 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 shall be submitted and approved in writing by the local planning authority. 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.

31 Construction working Hours

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

32 Unexpected land Contamination

In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority in advance. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing in advance.

33 Permitted Development Rights – No extensions / alterations or outbuildings

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

34 Permitted Development Rights - means of enclosure

Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), unless in accordance with the approved design

guide, no gates, fences, walls or other means of enclosure shall be erected between the front, side or rear walls of any dwelling without the written approval of the Local Planning Authority.

Informatives

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Reserved matters

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

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

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

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

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

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

Informative: Bunker

Consideration should be given to the repair, retention and reuse of this important local heritage asset which could be reused in imaginative ways to the benefit of the new development (NPPF para 203). Adequate justification would be required for the total loss of this non-designated heritage asset

Informative: NWL

We can inform you that a sewerage rising main and water main cross the site and may be affected by the proposed development. Northumbrian Water does not permit a building over or close to our apparatus. We will work with the developer to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. This is an informative only and does not materially affect the consideration of the planning application.

There is a 32mm PE pipe connection shown on the NWL mapping heading northeast across the field north of Kirklevington Hall Drive. This pipe is believed to be the water

supply which serves The Lodge at the northern end of Kirklevington Hall Drive and must be retained or diverted without disruption to the resident.

The applicant should develop their foul water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely Soakaway; Watercourse, and finally Sewer

The developer should contact Northumbrian Water to agree allowable discharge rates and points into the public sewer network. This can be done by submitting a pre planning enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopmentenquiries.aspx> or email DevelopmentEnquiries@nwl.co.uk. The applicant should then submit a drainage strategy reflecting our recommendations for consideration as part of the planning application.

Informatives: Environment Agency

Prior to works commencing, the applicant will be required to obtain a Flood Risk Activity Permit for works within 8m of the main river and the proposed replacement bridge. The relevant informative is provided below. Free permit pre-app advice is available to the applicant upon request from: ne_epr_permit@environment-agency.gov.uk

Environmental permit - advice to applicant The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

Signing up for flood warnings The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit Sign up for flood warnings - GOV.UK. It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding - time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit Prepare for flooding: Protect yourself from future flooding - GOV.UK.

To get help during a flood, visit What to do before or during a flood - GOV.UK. For advice on what do after a flood, visit What to do after a flood - GOV.UK.

Informative for Archaeology Conditions

Written Scheme of Investigation: This would cover all trial trenching required across the site (spa and parking area, self-builds, woodland lodges). The earthwork survey for the ridge and furrow should also be carried out at this stage, otherwise the

trenching in the self-build area will damage the ridge and furrow before it is fully recorded.

Strategy for Archaeological Mitigation: This would cover the historic building recording (all buildings across site), the earthwork survey of the 'U' shaped structure if necessary, and any other mitigation works needed as a result of the findings from the trial trenching.

Fulfilling the requirements of the SAM: This would ensure that all post-investigative work is carried out and made publicly accessible, in line with NPPF paragraph 218

HEADS OF TERMS

The Applicant shall enter into a Section 106 Agreement to secure

(A) Phasing of works and delivery of the housing

(B) Affordable Housing off site contribution

(C) School Contributions based on the standard formula (to be paid by each plot owner)

(D) Custom and Self Build Housing

(E) Nutrient Neutrality

P/63/25 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD

Consideration was given to 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD

The application site related to a detached residential dormer bungalow located within the limits to development and within Stockton-on-Tees.

Planning permission was sought to increase the roof height of an existing dormer bungalow to 1.5 storey, erection of a single storey wrap around extension to the side/rear, erection of single storey extension to the front, single storey extension to the side and 1.8m high boundary treatment.

A total of 7 no objection comments had been received from 3 no households.

No objections have been raised by statutory consultees.

The application site related to a detached residential dwelling located within the limits to development.

The design and scale of the extensions were assessed against Local Plan policies and the NPPF, concluding that the revised scheme was proportionate to the plot size and would be largely coherent with surrounding development.

Amenity concerns such as overlooking, privacy, and overbearing effects were mitigated through design changes, obscure glazing, and boundary treatments, while tree protection measures were to be secured by condition. Parking provision met adopted standards, and no significant highway safety issues were identified.

Overall, the development was considered acceptable in terms of character, amenity and highway safety considerations.

In accordance with the Council's scheme of delegation, the application was to be determined by Planning Committee as the application involved development on land which an interest was held by a Council Member (or their spouse/partner) or by any

member of the Council staff (or their spouse/partner) and an objection representation had been received to the planning application.

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

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

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

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

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

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

- The increase of the building which had been proposed was significant and did not appear to be 1.5 storeys as reported but looked like 2 storeys at 6.8 metres.
- The upper floors overlooked neighbouring properties and would be able to look into neighbours children's bedrooms.
- Suggestions were made that the proposed roof be changed from a flat roof to a low pitched roof to minimise overlooking and using the balcony as a leisure space.
- Concerns were raised relating to construction activity on the proposed site

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

- In terms of overlooking standards had been met.
- Officers acknowledged and sympathised regards the construction activity on site however a development of this size did not require a Construction Management Plan.
- The term for the height of the building at 1.5 storeys was because there was a room in the roof, however there was no overlooking. In terms of concerns regards the balcony this was acceptable and if there were any breaches then enforcement could be triggered

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

- It was vital that assurances were given that planning protocol was followed

- It was suggested that a low-pitched roof be agreed replacing the proposed flat roof to make sure the balcony was not used as a leisure space.

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

- In terms of changing the roof, the item would need to be deferred to enable questions to be asked of the architect.

A motion was proposed and seconded that the flat roof be increased to a sloping roof to protect residents from being overlooked from the balcony and that this be delegated to the Planning Services Manager to approve if agreed by the applicant, otherwise the application be refused on overlooking / privacy grounds.

The motion was carried.

A vote took place and the application was approved as follows:

RESOLVED that the determination of planning application 25/0865/FUL 2 The Willows, Stockton-on-Tees, TS19 8BD be delegated to the Planning Services Manager to approve subject to the applicant agreeing to change the flat roof of the single storey rear extension to a pitched or hipped roof to prevent use of the flat roof as a balcony and subject to the following conditions, failing which the application be refused due to the impact on neighbours' privacy and amenity

Application to increase roof height of existing dormer bungalow to 1.5 storey, erection of single storey wrap around extension to the side/rear, erection of single storey extension to the front, single storey extension to the side and 1.8m high boundary treatment.

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 (subject to change if amended plans submitted to change the roof details of the single storey rear extension)

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

Plan Reference Number	Date Received
4000- 25 - 100 REV B	1 May 2025
4000- 25 - 102 C	16 October 2025

03 External Finishing Materials

The external finishing materials proposed shall be in accordance with the details contained within the submitted application form and thereafter retained for the lifetime of the development.

04 Tree Protection Plan

The scheme for the protection of trees on site shall be carried out in accordance with the details on approved plan 4000- 25 - 102 C submitted on 16 October 2025.

05 Boundary Treatment

The approved boundary treatment plan shall be in accordance with the submitted plan 4000-25 - 102 C received on 16 October 2025 and shall be retained thereafter for the lifetime of the development.

06 Obscure Glazing

Notwithstanding the submitted drawings, the window on the south-western facing principal elevation at first floor serving an en-suite of the development hereby approved, shall be fitted with obscure glazing to at least obscuration factor 4. This window shall be maintained as such and be retained for the lifetime of the development.

07 Balcony/Raised terrace (subject to change if amendments made to the roof detail of the single storey rear extension))

The roof of the approved single storey flat roof extension hereby permitted shall not be used as a balcony, roof garden, terrace or other external amenity space at any time. No balustrade, railing, access door other means of access to the roof shall be installed without the prior written approval of the Local Planning Authority.

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: Bats and nesting birds

Bats and nesting birds are protected under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017. It is an offence to deliberately capture, injure, disturb or kill bats or damage or destroy a roost or habitat. Therefore close inspection of buildings should be undertaken for bats and their roosts, and nests prior to the commencement of any works. This should include any crevices, holes or cracks. If bird nests are evident works should be avoided during the bird nesting season (March-September). If bats are found, work should cease immediately, and contact be made with the National Bat Helpline on 0345 1300 228 or email the BCT on enquiries@bats.org.uk to discuss the best way forward.

P/64/25

Appeals

The appeals were noted.