

DELEGATED

Report to Planning
Committee

5th August 2026

Report of Director of Regeneration
and Inclusive Growth

25/1608/FUL

High Clarence Primary School, Port Clarence Road, Port Clarence

Expiry Date: 13 November 2025

Extension of Time Date: 13 July 2026

Summary

Planning permission is sought for Erection of a Multi-Use Games Area (MUGA), including installation of floodlighting, associated enclosure and footpaths.

The application site relates to High Clarence Primary School and no letters of objection have been received.

The application comes before Members as it falls outside of Officers scheme of delegation, in that it exceeds the definitions of minor development.

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

Recommendation(s)

That planning application 25/1608/FUL be approved subject to the following conditions and informatives

01 Time Limit

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

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

02 Approved Plans

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

Plan Reference Number

23-0111 01 01

Date Received

1 August 2025

23-0111 02 01
HLS8265
HLS8265
23-0111 03 06
23-0111 04 01

1 August 2025
1 August 2025
1 August 2025
18 September 2025
18 September 2025

Reason: To define the consent.

03 Hours of Use

The Multi Use Games Area (MUGA) hereby approved shall only be used between the following hours:

- 08:00 to 20:00 hours Monday to Saturday; and
- 08:00 to 17:00 hours on Sundays and Bank Holidays.

Reason: In the interests of residential amenity and to comply with Policy SD8 of the Stockton on Tees Local Plan.

04 Biodiversity Net Gain Plan

Prior to commencement of the development hereby approved a Biodiversity Net Gain Plan, shall be submitted to and approved in writing by the local planning authority which provides a minimum of 10% measurable biodiversity net gain, using the DEFRA Biodiversity Metric 3.0 or any successor. The content of the Biodiversity Net Gain report should include the following:

Baseline data collection and assessment of current conditions on site;

A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;

Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;

Details of the implementation measures and management of proposals;

Details of any off-site provision to be secured by a planning obligation;

Details of the monitoring and auditing measures.

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and in accordance with Local Plan Policies SD5 and ENV5 and NPPF paragraphs 180 and 186.

05 Biodiversity Net Gain Monitoring

Monitoring reports will be submitted to the Local Planning Authority 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.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and in accordance with Local Plan Policies SD5 and ENV5 and NPPF paragraphs 180 and 186.

06 Floodlighting

The hereby approved floodlighting shall be installed in full accordance with the submitted drawings (ref; HLS8265; Halliday Lighting; received 1st August 2025). The floodlighting shall be arranged so as not to shine directly towards any dwelling and shall be shielded to prevent light spillage beyond the boundary of the property. All works, shall be completed in accordance with the agreed details before any lighting is first used and shall be maintained in accordance with the approved details thereafter.

Reason: To ensure that the amenity of neighbouring occupiers is not adversely affected by undue external light pollution.

07 Floodlighting - control of hours of use;

The floodlighting hereby approved shall not be used after 20:00 or before 08:00 on Monday to Saturday or after 17:00 or before 08:00 on Sunday.

Reason: To ensure that the amenity of neighbouring occupiers is not adversely affected by undue external light intrusion and noise, in accordance.

08 UXO Risk Assessment

No development shall commence until a detailed Unexploded Ordnance (UXO) Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by a suitably qualified specialist and shall include details of any mitigation measures considered necessary. The development shall thereafter be carried out in accordance with the approved recommendations.

Reason: To ensure risks associated with potential unexploded ordnance are appropriately assessed and managed in the interests of public safety.

Informative Reason for Planning Approval

Informative: Working Practices

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

Site and Surroundings

1. The application site relates to High Clarence Primary School on Port Clarence Road in Port Clarence.
2. East and west of the site are residential properties and south of the site is a highway.

Proposal

3. The application seeks planning permission for the erection of a Multi-Use Games Area (MUGA), including installation of floodlighting, associated enclosure and footpaths.

Consultations

4. Consultees were notified and the following comments were received (in summary).

Flood Risk

No Comments

SBC Environmental Health – Contaminated Land

The submitted Site Investigation Report (JPP Ref. R-SI-27937-01-00, August 2024) has been reviewed in support of the discharge of the contaminated land condition.

The investigation included intrusive works, chemical testing and a contamination risk assessment for the proposed PlayZone development. The report concludes that the site is suitable for the proposed end use as a surfaced sports facility, with no unacceptable risks identified to future users. No asbestos was detected within the samples tested and the soils assessed were classified as non-hazardous.

The report identifies a medium UXO risk and recommends that a detailed UXO risk assessment be undertaken to determine the extent of the risk and any necessary mitigation measures during construction.

UXO Assessment

No development shall commence until a detailed Unexploded Ordnance (UXO) Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by a suitably qualified specialist and shall include details of any mitigation measures considered necessary. The development shall thereafter be carried out in accordance with the approved recommendations.

Reason: To ensure risks associated with potential unexploded ordnance are appropriately assessed and managed in the interests of public safety.

Environmental Health

I have checked the documentation provided, have found no grounds for objection in principle to the development and do not think that conditions need to be imposed from an Environmental Health perspective.

Flood Lighting

I have reviewed the lighting assessment and the designs, and I am satisfied this complies with the relevant guidance on light intrusion for residential properties in an E2 environmental zone. The lighting system should be installed as detailed in the Halliday report (Ref HLS8262).

Noise Impact Assessment

I have reviewed the noise assessment (Ref: 11626/LN, Sept 2025), and this concludes that the noise will be noticeable but not intrusive and would result in "no observed adverse effect." This is with installation of an acoustic noise barrier 10 kh/m2.

The predicted noise level (externally) predicted is 50 dB LAeq 1 hour, are an indicator that internal noise levels are achievable. However, it is stated that noise levels will be noticeable. Additionally, 50 dB is the threshold for the onset of moderate community annoyance (WHO 1999). The façade of the nearest residential houses located approx. 20 m distance.

I therefore do not agree that the noise is not intrusive and would result in no "observed adverse effect." I would therefore recommend that the hours of use of the pitch are restricted. I would also request further information regarding the effectiveness of the fence, the height, length and material. Consideration should be given to additional acoustic enhancements such as landscaping.

Proposed Hours of Use

The MUGA pitch shall not be used after 7.00pm or before 8.00am on Monday to Saturday, no use on Sundays/Bank Holidays.

Land & Property Services

No Comments

Sport England

Thank you for consulting Sport England on the above application. The proposed development does not fall within our statutory remit (Statutory Instrument 2015/595) and, therefore, Sport England has not provided a detailed response in this case.

Billingham Town Council

Billingham Town Council made no comment to this application.

Highways Transport & Design Manager

There are no highway objections to the proposed Multi Use Games Area including installation of floodlighting, associated enclosure and footpaths.

The Environment Agency

No objection

Publicity

5. Neighbours were notified by individual letters, and wider publicity has been site notice, no comments have been received.

Planning Policy Considerations

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.

Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

National Planning Policy Framework

The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lives, through both promoting good health and preventing ill health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 103. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and

opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 104. Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

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

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Planning Policy

The following planning policies are considered to be relevant to the consideration of this application.

Policy SD1 - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

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

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

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:

a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.

j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.

l) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.

Policy SD8 – Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;

b. Landscape character of the area, including the contribution made by existing trees and landscaping;

c. Need to protect and enhance ecological and green infrastructure networks and assets;

d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;

e. Privacy and amenity of all existing and future occupants of land and buildings;

f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;

g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and

h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.

2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

1. Through partnership working, the Council will protect and support the enhancement, creation and management of all green infrastructure to improve its quality, value, multifunctionality and accessibility in accordance with the Stockton-on-Tees Green Infrastructure Strategy and Delivery Plan.

2. Where appropriate, development proposals will be required to make contributions towards green infrastructure having regard to standards and guidance provided within the Open Space, Recreation and Landscaping SPD or any successor. Green infrastructure should be

integrated, where practicable, into new developments. This includes new hard and soft landscaping, and other types of green infrastructure. Proposals should illustrate how the proposed development will be satisfactorily integrated into the surrounding area in a manner appropriate to the surrounding townscape and landscape setting and enhances the wider green infrastructure network.

3. The Council will protect and enhance open space throughout the Borough to meet community needs and enable healthy lifestyles. The loss of open space as shown on the Policies Map, and any amenity open space, will not be supported unless:

- a. it has been demonstrated to be surplus to requirements; or
- b. the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the proposal is for another sports or recreational provision, the needs for which, clearly outweigh the loss; or
- d. the proposal is ancillary to the use of the open space; and
- e. in all cases there would be no significant harm to the character and appearance of the area or nature conservation interests.

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

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.

2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.

3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.

Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:

- a. Protect, maintain and improve existing community infrastructure where appropriate and practicable;
- b. Work with partners to ensure existing deficiencies are addressed; and
- c. Require the provision of new community infrastructure alongside new development in accordance with Policy SD7.

6. Development on existing sports and recreational buildings and land, including playing fields will be resisted, unless:

- a. An assessment has been undertaken which has clearly shown the buildings or land as surplus to requirements; or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or

c. The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Material Planning Considerations

6. The material planning considerations in relation to this application are the principal of the development and the impact on the character of the area and amenity.

Principle of Development

7. National planning policy sets out a presumption in favour of sustainable development, which states that development which accords with relevant policies in an up-to-date development plan should be granted planning permission without delay. Local Plan policies SD6 and TI2 states that Local Planning Authorities should give great weight to the need to create, expand or alter schools; provide for the expansion and delivery of education and training facilities and support proposals of education, training and health care providers to meet the needs of communities.
8. The site is an existing school within the development limits and therefore the principle of re-developing the site for physical education use is already established. The area to which the development is to be located comprises of an existing playing area and is located to the west of the school, within the confinements of the school grounds.
9. Taking into account the above, it is considered that the proposed development would broadly accord with the provisions of local plan policy TI2 (community infrastructure) The acceptability of the development therefore lies in the detailed matters assessed below.

Character

10. Planning policy SD8 seeks to ensure the highest possible standard of development whilst ensuring no adverse impacts occur to the character and appearance of the area. The finishing materials of the proposed extension would be similar to that of the existing building.
11. The proposed erection of the MUGA with associated floodlighting, enclosure and footpaths would be sited to the west of the application site on the existing school playing field. The proposed MUGA would consist of an approximate 3-metre-high mesh fence and an approximate 2-metre-high brick wall. The approximate 2-metre-high brick wall would run along the west elevation of the development site.
12. The site is a Primary School and the proposed MUGA would be sited on an existing playing field. To the west and east of the site are residential properties and to the south of the site is a public highway.
13. There are a number of existing, mature trees which run along the sites southern and west boundary. Theres trees will be retained which has been shown on the tree protection plan submitted alongside this application. These mature trees will provide some screening for the proposed MUGA.
14. Taking into consideration the context of the surrounding area and the design and location of the proposed development, it is not considered to have a significant

impact on the character of the area and would therefore comply with NPPF paragraph 135 and Local Plan policy SD8.

Impact on Amenity

15. There are a number of residential properties which are sited to the west of the proposed site. The proposed development would be sited approximately 19.2 metres away from these residential properties.
16. The application proposes associated floodlights, and an associated floodlighting report was submitted alongside the application. Environmental Health have advised that they are satisfied that the proposed floodlights would comply with the relevant guidance on light intrusion and a condition is recommended to control this aspect along with hours of operation.
17. Given the close proximity of residential properties to the proposed MUGA a noise impact assessment was also submitted alongside the application.
18. The initial report concluded that the noise from the development site will be noticeable but not intrusive and would result in "no observed adverse effect" on the close by residential properties. Environmental Health reviewed this report and disagreed with the report's conclusions and asked for it to be reviewed. An amended report has been received and Environmental Health consider that acceptable, subject to 2no conditions relating to a no whistle policy and hours of use.
19. Whilst hours of use can be controlled via a planning condition, a no whistle policy is not considered to be an enforceable planning condition, and sufficient control would be provided in land use terms via the control of hours of use.
20. Subject to the relevant conditions as detailed in the report above, the proposals are considered to accord with NPPF paragraph 135 and Local Plan policies SD8, ENV7 and therefore be considered acceptable in this regard.

Highways

21. The Highways and Transport design manager was consulted with the application. They provided no objection to the application, and it is considered that the proposed development would be considered acceptable in this regard.

Contaminated Land

22. Within the course of the application a Site Investigation Report (JPP Ref. R-SI-27937-01-00, August 2024) has been provided. The investigation included intrusive works, chemical testing and a contamination risk assessment for the proposed development and concludes that the site is suitable for the proposed end use as a surfaced sports facility, with no unacceptable risks identified to future users.
23. Additionally, the report identifies a medium UXO risk and recommends that a detailed UXO risk assessment be undertaken to determine the extent of the risk and any necessary mitigation measures during construction. A planning condition is recommended in this regard.

Biodiversity

24. The site is captured by BNG requirements, and the application has been supported by a BNG assessment. The report states that the gains will be on-site. A condition has been added to the report stating that Biodiversity Net Gain Plan, shall be submitted to and approved in writing by the local planning authority which provides a minimum of 10% measurable biodiversity net gain, using the DEFRA Biodiversity Metric 3.0 or any successor.
25. Another condition has been added to the report stating that monitoring reports will be submitted to the Local Planning Authority 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.

Conclusion

26. In view of the considerations set out within this report, the application is recommended for approval subject to the identified planning conditions.

Financial Implications

No known implications other than the associated costs of implementation of the proposals/maintenance.

Environmental Implications

No known additional environmental implications other than what has been set out in the report.

Biodiversity Net Gain

Biodiversity Net Gain is required as proposal dose met onsite requirements.

Legal Implications

No known legal implications.

Community Safety Implications

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

Human Rights Implications

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

Ward and War Councillors

Ward	Billingham South
Ward Councillor	Councillor Katie Zagoria
Ward Councillor	Councillor Paul Weston

Background Papers

National Planning Policy Framework

National Planning Practice Guidance
Stockton on Tees Local Plan Adopted 2019

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