

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

8th November 2023

Update Report

**REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES**

23/1340/LA

**Preston Park, Preston Hall Museum, Yarm Road, Eaglescliffe
Extension to museum building and extension/alterations to south car park, new landscaping,
substation, and other associated works.**

Expiry Date 27 October 2023

SUMMARY

Since the original report to Members, some changes and amendments to conditions are required following dialogue with the applicant and consultees as detailed below;

Condition 14 – Discharge of Surface Water

Discussions are ongoing in relation to the wording of this condition to alter the trigger point for the submission of information/carrying out of works. Therefore an amendment to the recommendation is sought to allow the final wording to be delegated to the Planning Services Manager.

Condition 15 – Soil Management Plan

Revisions had been agreed to change the trigger point from pre-commencement, to prior to commencement of the car park construction. The condition will now read:

“Prior to the commencement of the car park construction, details of a soil management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate how soils will be stripped, stored and relocated during the works, and the methods for transporting the materials across the site. A detailed plan showing the final locations for on site mounding shall be provided including the heights, gradients, offset from trees and footway etc to ensure they can be maintained in the long term.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.”

Additional Conditions – Recommended by Tees Archaeology following receipt of comments on 2nd November raising no objections

Condition 16 – Archaeological Monitoring

A condition has been recommended by Tees Archaeology in relation to the carrying out of archaeological monitoring. The following wording has been agreed between Tees Archaeology and the applicant:

A) No excavation of the service trenches shall commence until a programme of archaeological monitoring work for the excavation of service trenches including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. 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.*
- B) No excavation of service trenches shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).*
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.*
- Reason: The site is of archaeological interest, in accordance with Policies HE2 and HE3 of the Stockton-on-Tees Borough Local Plan.*

Condition 17 – Historic Building Recording

The following wording has been agreed in relation to a condition for the building recording:

- A) No demolition/development shall take place other than in accordance with the approved Written Scheme of Investigation by Pre-Construct Archaeology Limited, dated October 2023.*
- B) The development shall not be occupied until the historic building recording has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.*
- Reason: The site is of archaeological interest, in accordance with Policies HE2 and HE3 of the Stockton-on-Tees Borough Local Plan.*

Condition 18 – Protection Buffer for Stockton & Darlington Railway

A condition has been recommended by Tees Archaeology to ensure a buffer is put in place along the north-western boundary of the site with the Stockton & Darlington Railway to ensure that the recently scheduled earthworks are not damaged or encroached upon by excavated material/arising which are to be stored in the northern field. The following wording has been agreed:

“Prior to the commencement of excavation works on site, a fence shall be erected to create a buffer along the north western boundary of the site with the Stockton and Darlington Railway. The fence shall prevent machine access and signage shall be put up on the fencing. The buffer should be a minimum of 15m from the edge of the scheduled monument. No works or storage of excavated materials shall take place within the buffer area without the further written approval of the Local Planning Authority. The buffer shall be retained in place for the period of construction of the development hereby approved.

Reason: To afford protection to the Scheduled Ancient Monument in accordance with Policy HE3 of the Local Plan and the provisions of the NPPF.”