

PLANNING COMMITTEE AGENDA



Wednesday 16th June 2010

at 10.00 am

**in the Council Chamber,
Civic Centre, Hartlepool**

MEMBERS OF PLANNING COMMITTEE:

Councillors S Akers-Belcher, Brash, Cook, Cranney, Hargreaves, James, Lawton, G Lilley, London, J Marshall, Morris, Sutheran, Thomas, H Thompson, P Thompson and Wright

1. **APOLOGIES FOR ABSENCE**

2. **TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS**

3. **MINUTES**

3.1 To confirm the minutes of the meeting held on 19th May 2010

4. **ITEMS REQUIRING DECISION**

4.1 Planning Applications – *Director of Regeneration and Neighbourhoods*

1. H/2010/0191 Land adjacent to Hartfields Retirement Village
2. H/2008/0001 Brierton Moorhouse Farm, Dalton Back Lane
3. H/2010/0274 Norton House, Thetford Road
4. H/2010/0234 17 New quay Close
5. H/2010/0284 Dyke House Secondary School, Mapleton Road

4.2 Update on Current Complaints – *Assistant Director (Planning and Economic Development)*

- 4.3 Monitoring of the Marad Contract, Able UK Ltd, Graythorp – *Assistant Director (Planning and Economic Development)*

5. LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006

EXEMPT ITEMS

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006

6. ITEMS REQUIRING DECISION

- 6.1 Enforcement Action – Easy Skips, Thomlinson Road (Para 5 and 6) – *Director of Regeneration and Neighbourhoods*
- 6.2 Enforcement Action – Land Adjacent to the Church of the Nazarene, Lowthian Road, Hartlepool (Para 5 and 6) – *Director of Regeneration and Neighbourhoods*
- 6.3 Enforcement Action, Longscar Centre, Seaton Carew, Hartlepool (Para 5 and 6) – *Director of Regeneration and Neighbourhoods*

7. ANY OTHER CONFIDENTIAL ITEMS WHICH THE CHAIRMAN CONSIDERS ARE URGENT

8. FOR INFORMATION

Site Visits – Any site visits requested by the Committee at this meeting will take place on the morning of Friday 16th July 2010 at 9.00 am

Next Scheduled Meeting – Friday 16th July 2010 at 10.00 am

PLANNING COMMITTEE

MINUTES AND DECISION RECORD

19 May 2010

The meeting commenced at 10.00 am in the Civic Centre, Hartlepool

Present:

Councillor: Rob W Cook (In the Chair)

Councillors: Kevin Cranney, Mary Fleet, Sheila Griffin, Geoff Lilley, Frances London, John Marshall, George Morris and Carl Richardson.

In accordance with Council Procedure Rule 4.2 (ii), Councillor Ray Wells was in attendance as substitute for Councillor Chris McKenna.

Officers: Richard Teece, Development Control Manager
Chris Pipe, Principal Planning Officer
Chris Scaife, Countryside Access Officer
Kate Watchorn, Solicitor
Peter Frost, Traffic Team Leader
Angela Hunter, Principal Democratic Services Officer

156. Apologies for Absence

Apologies for absence were received from Councillors Pauline Laffey, Chris McKenna, Michelle Plant and Edna Wright.

157. Declarations of interest by Members

Councillor Rob W Cook declared a personal and prejudicial interest in minute 159 item H/2010/191 and indicated he would leave the meeting during the consideration of this item.

158. Confirmation of the minutes of the meeting held on 28 April 2010

Confirmed.

159. Planning Applications *(Director of Regeneration and Neighbourhoods)*

Number: H/2010/0001

Applicant: Mr Terry Bates, 7 BRINKBURN COURT, HARTLEPOOL

Agent: BIG-Interiors Ltd, Mr Ian Cushlow, 73 CHURCH STREET, HARTLEPOOL

Date received: 07/03/2008

Development: Provision of a touring caravan and camping site with associated amenity facilities

Location: BRIERTON MOORHOUSE FARM, DALTON BACK LANE HARTLEPOOL

Decision: **Withdrawn by the Chair of the Planning Committee from the agenda pending further information/discussion**

Due to his earlier declaration of interest, Councillor Rob W Cook left the meeting at this point.

Councillor George Morris in the Chair.

Number: H/2010/0191

Applicant: LEEBELL DEVELOPMENTS LTD, MR GRAHAM MEDCALFE, MAIN STREET, PONTELAND

Agent: MR GRAHAM MEDCALFE, LEEBELL DEVELOPMENTS LTD, PEEL HOUSE, MAIN STREET, PONTELAND

Date received: 22/03/2010

Development: Formation of neighbourhood park including multi use games area, two childrens play areas together with play equipment, bandstand with associated footpaths, hard and soft landscaping and street furniture

Location: LAND ADJACENT TO HARTFIELDS RETIREMENT VILLAGE

Representations: Mrs Fletcher (objector) and Mr Metcalfe (applicant) were in attendance and addressed the Committee.

Decision: **Deferred to enable Members of the Planning Committee to carry out a site visit**

The Committee considered representations in relation to this matter

Councillor Rob W Cook returned to the meeting.

Councillor Rob W Cook in the Chair

Number: H/2010/0151

Applicant: Mr F Brown, Hart Village, HARTLEPOOL

Agent: Jacksonplan, Ted Jackson, Amble Close, HARTLEPOOL

Date received: 12/03/2010

Development: Siting of caravans with internal service access and provision of screening mound

Location: NORTH HART FARM, BUTTS LANE, HARTLEPOOL

Representations: Councillor Hilary Thompson (Ward Councillor) and Mr Ted Jackson (agent) were in attendance and addressed the Committee.

Decision: **Planning Permission Approved**

Members considered that planting that has already been undertaken together with the mounding and planting proposed as part of the application would sufficiently screen the development. It was on this basis that planning permission was approved.

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the plans and details received by the Local Planning Authority on the 8 March 2010 including the site plan and Drawing Nos. B0113.2B and B0113.2A, and with the plans received on the 9 May 2010 B0113.2C, B0113/D and B0113/E unless otherwise agreed in writing by the Local Planning Authority.
For the avoidance of doubt.
3. Notwithstanding the details submitted prior to the commencement of the use hereby approved a detailed scheme of hedge planting, grass seeding and final details/extent of the mounding along the northern boundary of the application site, shall be submitted to and approved in writing by the Local

Planning Authority. The scheme must specify plant sizes, and species. The scheme shall thereafter be implemented in accordance with the approved details.

In the interest of visual amenity of the open countryside.

4. The mounding required by condition 3 shall be carried out before the use hereby approved commences. All planting and seeding required by the same condition shall be carried out in the first planting season following first use of the hereby approved caravan storage area. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation. The hedge shall thereafter be retained at all times for as long as the caravan storage area exists.
In the interests of visual amenity.
5. Unless otherwise agreed in writing by the Local Planning Authority the field to the north side of the site identified on the approved plan as existing tree planting shall be retained in tree planting and the approved hedge to the southern boundary (both approved as a condition of planning permission H/2007/0486) of the site shall be retained, at all times for as long as the caravan storage area hereby approved exists.
In the interests of visual amenity.
6. The site shall be used only for caravan storage and none of the caravans shall be inhabited whilst on the site.
For the avoidance of doubt.
7. Unless in accordance with a scheme previously agreed in writing with the Local Planning Authority no lighting shall be provided upon the site.
In the interests of visual amenity.
8. Notwithstanding the details submitted details of all walls, fences and other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced.
In the interests of visual amenity.

The Committee considered representations in relation to this matter

Number: H/2010/0122

Applicant: Mr C Thompson, CLARKSON COURT, HARTLEPOOL

Agent: Mr C Thompson, 21 CLARKSON COURT, HARTLEPOOL

Date received: 25/02/2010

Development: Erection of rear single and two storey extension to provide garden room and bedroom and raising roof height and provision of rear dormer for loft conversion (resubmitted application)

Location: 21 CLARKSON COURT, HARTLEPOOL

Representations: Mrs J Vale (objector) was in attendance and addressed the Committee.

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The external materials used for this development shall match those of the existing building(s) unless otherwise agreed in writing with the Local Planning Authority.
In the interests of visual amenity.
3. The development hereby permitted shall be carried out in accordance with the plan no. 180809b received by the Local Planning Authority on 25 02 10.
For the avoidance of doubt.
4. Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting the Order with or without modification), no windows(s) shall be inserted in the elevation of the extension facing 22 Clarkson Court without the prior written consent of the Local Planning Authority.
To prevent overlooking

The Committee considered representations in relation to this matter

Number: H/2010/0170

Applicant: Mr T Bates, DALTON PIERCY, HARTLEPOOL

Agent: Mr T Bates, PIERCY FARM, DALTON PIERCY, HARTLEPOOL

Date received: 16/03/2010

Development: Provision of outdoor all weather riding area

Location: PIERCY FARM, DALTON PIERCY, HARTLEPOOL

Representations: Mr T Bates (applicant) was in attendance and addressed the Committee

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS

1. The development shall be carried out in accordance with the plans and details received on the 16th March 2010.
For the avoidance of doubt.
2. The hereby approved outdoor area shall only be used by horses stabled at Piercy Farm on a livery basis only.
To ensure that the site operates in a way which will not be detrimental to the amenities of the occupiers of nearby houses.
3. No lessons, competitions, gymkhanas or events which would encourage visiting members of the public to the site shall be held at any time at the site without prior planning permission.
To ensure that the site operates in a way which will not be detrimental to the amenities of the occupiers of nearby houses.
4. No fixed jumps shall be erected at the site.
In the interests of the amenities of the occupiers of nearby housing.
5. No floodlight(s) or tannoy system(s) of any type shall be used or erected at the site.
In the interests of the amenities of the occupiers of nearby housing.
6. There shall be no burning or storing of materials or waste within the hereby approved outdoor area.
In the interests of the amenities of the occupiers of nearby housing.

The Committee considered representations in relation to this matter

160. Update on Current Complaints *(Director of Regeneration and Neighbourhoods)*

The Development Control Manager drew Members' attention to 13 complaints which had been received since the last meeting and were being investigated. Should it be necessary, further development would be reported to a future meeting of the Committee.

Decision

The report was noted.

161. Update of Performance Against Best Value Indicators *(Director of Regeneration and Neighbourhoods)*

The report advised Members of performance against Best Value Performance Indicators (BVPIs) and section performance indicators for quarter 4 of 2009/10. The main indicators related to processing of major, minor and other planning applications within target times along with the percentage of appeal decisions allowed against the decision to refuse planning permission. Also included was the percentage of planning complaints investigations concluded within four months.

Members congratulated all the officers involved for their diligence in following their duties to achieve targets.

Decision

The report was noted.

- 162. Appeal Ref APP/H7024/A/10/2125994/NWF: H/2009/0710 Use of premises as a takeaway (A5 Use) operating between the hours of: Sunday to Wednesday 8.00 - 24 hrs and Thursday, Friday & Saturday 8.00 – 3.00 hrs Sopranos, 93 York Road, Hartlepool, TS24 9PB** *(Director of Regeneration and Neighbourhoods)*

Members were advised that an appeal had been received in relation to the refusal of the above planning permission to extend the opening hours of a takeaway at 93 York Road. Members' authority was requested to contest the appeal.

Decision

Authority was granted for officers to contest the appeal.

- 163. Appeal by Mr K Napper Appeal Ref APP/H0724/D/10/2123401 Site at: 10 Northwold Close, Hartlepool, TS25 2LP** *(Director of Regeneration and Neighbourhoods)*

As Members were aware, a planning appeal had been lodged against the refusal of Hartlepool Borough Council to allow the erection of a first floor bedroom and bathroom extension above a garage, erection of a single storey side and rear lounge, kitchen and study extension, provision of a pitched roof to front and porch and erection of boundary wall to rear and side boundaries at 10 Northwold Close.

The appeal was decided by written representations and dismissed by the Planning Inspectorate insofar as it related to the single storey side extension and boundary wall. The Inspector allowed the appeal insofar as it related to the two storey side extension. A copy of the decision letter was attached by way of Appendix.

Decision

The decision was noted.

164. Appeal by Mr L Pennick, Tail End Fisheries, Church Street, Seaton Carew, Hartlepool *(Director of Regeneration and Neighbourhoods)*

Members were advised that a planning appeal had been lodged against the refusal of Hartlepool Borough Council to allow advertisement consent for the retention of an advertisement board for Trinity House on unrelated premises in Seaton Carew. The appeal was to be determined by written representations and Members' authority was requested to contest the appeal.

Decision

Authority was granted for officers to contest the appeal.

165. Application to Register Land at Hart Village as a Village Green *(Chief Solicitor and Director of Regeneration and Neighbourhoods)*

The Countryside Access Officer presented a report which sought Members' consideration to the method of determination of an application to register an area of land in Hart Village as a Village Green, details of which were attached at Appendix 1.

The following two options were available for Members' consideration:

- 1) To refer the matter to the Planning Inspectorate for determination by a Planning Inspector.
- 2) To appoint an independent planning Counsel, of suitable qualification and experience to carry out the determination.

Decision

The application to register land at Hart Village as a Village Green was referred to the Planning Inspectorate for determination.

166. Application to Register Land at Spencer Grove and Dickens Grove as a Village Green *(Chief Solicitor and Director of Regeneration and Neighbourhoods)*

The Countryside Access Officer presented a report which sought Members' consideration to the method of determination of an application to register an area of land at Spencer Grove and Dickens Grove as a Village Green, details of which were attached at Appendix 1.

The following two options were available for Members' consideration:

- 3) To refer the matter to the Planning Inspectorate for determination by a Planning Inspector.
- 4) To appoint an independent planning Counsel, of suitable qualification and experience to carry out the determination.

Decision

The application to register an area of land at Spencer Grove and Dickens Grove as a Village Green was referred to the Planning Inspectorate for determination.

167. Any Other Business – Site Visit to Hartfields Retirement Village

The Chairman reminded Members of the procedure whereby applicants and objectors were only allowed to speak on an application once. However, in light of the fact that after Annual Council and prior to the next Planning Committee, a number of new Members may be appointed to the Committee, full consideration of the above application may be required after the agreed site visit. This would therefore enable the applicant and objectors to speak for a second time. Should this be the case, the Chair requested a letter be forwarded to the applicant and the spokesperson of the residents of Hartfields informing her of this.

Decision

Should there be sufficient new Members to necessitate full consideration of the above item at the next Committee, the Development Control Manager to write to the spokesperson of the residents of Hartfields Retirement Village informing her of this.

168. Any Other Business – Members' Training

As Members were already aware, Member Training on Planning Committee related issues had been arranged for 3 June 2010. Under the

terms of the Council's planning code of conduct training is compulsory. The training is open to all Members of the Council but new Members and Members continuing on the committee who did not attend the induction training in 2009 must undertake this course of training before they can make decisions on the committee. This requirement also applies to substitutes.

The sessions were scheduled to last around 3 hours commencing at 1pm and 5pm.

If any Members were unable to attend either session, it was requested that they let the Development Control Manager know as soon as possible as a separate session may be arranged for those unable to attend the sessions already scheduled.

Decision

Members note the training sessions and inform the Development Control Manager if they were unable to attend either session.

169. Chair's Announcement

As the position of Chair of the Committee for the new municipal year would not be agreed until Annual Council, the current Chair passed on his thanks to all Members who had been involved during a year when some very controversial planning applications had been considered. In addition all officers were thanked for their input, diligence and guidance during the last year.

The meeting concluded at 12.43 pm

CHAIR

No: 1
Number: H/2010/0191
Applicant: LEEBELL DEVELOPMENTS LTD MAIN STREET
PONTELAND NEWCASTLE UPON TYNE NE20 9NN
Agent: MR GRAHAM MEDCALFE LEEBELL DEVELOPMENTS
LTD PEEL HOUSE MAIN STREET PONTELAND NE20
9NN
Date valid: 22/03/2010
Development: Formation of neighbourhood park including multi use
games area, two childrens play areas together with play
equipment, bandstand with associated footpaths, hard
and soft landscaping and street furniture
Location: LAND ADJACENT TO HARTFIELDS RETIREMENT
VILLAGE

The Application and Site

1.1 The application site is within the approved Middle Warren development and comprises an area of land west of the Joseph Rowntree development of Hartfields, to the north and west of the site is proposed future residential development, to the south lies the Green Wedge. It was deferred at the last meeting for a Members' site visit.

1.2 On the 3rd March 1997 Hartlepool Borough Council granted outline planning permission for the Middle Warren development subject to a Section 106 legal agreement and a condition which required a neighbourhood park to be developed in the area identified for a neighbourhood park on the Master Plan. This planning application seeks to finalise the details of the neighbourhood park within the area allocated for the neighbourhood park. A copy of the master plan will be displayed at the meeting.

1.3 The final layout and design of the neighbourhood park has been subject to extensive consultation (as detailed within the planning considerations below) and includes 2 play areas for approximate age groups up to 5 years old and 5 years old and older, a multi use games area (MUGA), rockworks structure and bandstand. The proposed equipment has been significantly influenced by the consultation process.

1.4 It was always envisaged that a car park would be provided within the neighbourhood park and as such an application was approved by Members in February 2009 which comprised the provision of a GP surgery within Hartfields and also involved the development of a car park with 62 car parking spaces within the area allocated for the neighbourhood park. The car park is complete and comprises 21 spaces associated with the doctors surgery (which is operational), and 41 spaces associated with the proposed neighbourhood park. The neighbourhood car park will be adopted by the Council and managed accordingly.

2.5 It is proposed that the neighbourhood park would be completed by the end of 2010.

Publicity

1.6 The application has been advertised by way of neighbour letters (246) site notice and press notice. There have been 27 letters of no objection, 69 letters of support (not all addresses given) 14 of these letters of support had comments, 5 letters of comment and 45 letters of objection from individual households. A petition against the development has also been received with signatures from 113 households.

The comments raised in both letters of support and comments are:

1. supports the provision of the neighbourhood park
2. strongly support the proposal, the estate is made up of many families and even grandparents who live on the estate who care for grandchildren
3. there is no provision for families on the estate
4. if the estate had a play area children would be able to keep active and become more independent
5. Clavering play area is over a busy road
6. it may create more of a community atmosphere as parent would visit with younger children and it is another method of getting to know each other and another way for children to learn social skills and mix with other children
7. concerns regarding bandstand which could be a white elephant that would encourage youths to congregate outside the intended hours of use
8. bandstand should be modern design
9. concerned about noise levels and teenage infiltration into the village
10. would like secure boundaries and landscaping
11. concerns regarding use of Hartfields toilets and facilities
12. concerns regarding upkeep, monitoring and security of the park
13. dogs should be kept on leads
14. dog poop bins need to be provided
15. plan does not take into account pedestrian entrance or vehicular entrance into the car park
16. concerns regarding location of the MUGA, could it be moved further away?
17. do not want floodlights on the MUGA
18. welcome the footpath link to the green wedge and would like to see this extended through to Easington Road
19. Joseph Rowntree would like to tender for the security for the park
20. it's a great/brilliant idea!
21. the proposal sounds as if it will be enjoyed by all of the community if they wish.
22. concerns with dog walkers
23. this project could benefit a lot of people if correct controls are in place
24. it was our understanding that a park was in the original plans when the estate was first being built and so if it was not to go ahead we would be very annoyed and feel that our children are being let down.
25. The area is in desperate need of a play area and it is about time the developer built it.

26. full support of this long awaited park, desperately needed on this family estate. Hopefully we can be proud of it and it improve the area like ward Jackson park is a benefit to that estate.
27. I can understand residents at Hartfields having concerns, especially about noise, but for once let us be concerned with the noise of children playing happily.
28. If like any other play park, it attracts anti-social behaviour then I'm sure it can be policed like any other.
29. positives far outway the negatives
30. many hours over the years have been spent on public consultation
31. the park was presented as an integral part of the agreement with the Rowntree Trust permitting the building of the retirement village in the first place.
32. look forward to its completion and being able to use this community space.
33. long overdue and needed for the growing community
34. the original plans for a park preceded the plans for Hartfields.
35. during the building of Hartfields a proportion of land set aside for the park was given over the Hartfields development.
36. objections from Hartfields about the park being isolated are flawed, within the next couple of years the estate will have grown right to the borders of the park, it is also central for those residents living on the south-side of the estate.
37. Concerns that all of Bishop Cuthbert residents should be consulted then supporter may well be on a par with or exceed objectors.
38. been waiting for this development since 1997.
39. There has been several public consultations, including with school children
40. The objectors are objecting solely on what they appear to be an anticipated problem of anti-social behaviour. It's not built, so who can an objection be valid on something that probably will not occur.

The concerns raised in the letters of objection are:

1. noise
2. groups gathering
3. spoil view
4. vandalism, litter
5. disturbance
6. congestion with cars etc in estate
7. damage to properties
8. currently quiet area this will no longer be the case
9. devaluation of property
10. anti-social behaviour, misuse of the facilities as has occurred in other park area in the town
11. disruption and upset to nearby residents
12. security of Hartfields
13. extra traffic and parking
14. the football pitch is next to the car park
15. totally inappropriate development so near to elderly people and yet far from the rest of the estate
16. had experience from living near to a park previously, few examples of problems experienced:
 - a) fire lit under play equipment

- b) teenagers smashing up equipment
- c) damage to slides
- d) air rifles being fired
- e) rubber safety area being ripped up
- f) foul language
- g) teenage drinking
- h) cars and windows being used for target practice from footballs and golf balls
- 17. play areas should not be built near roads or car parks, near misses of children running out in front of traffic
- 18. the bank leading into Hartfields will be used as a cycle track or a skateboard area
- 19. bandstand being used as a meeting place for drinking, taking drugs which will result in vandalism and noise
- 20. safety of the elderly
- 21. inadequate parking facilities
- 22. use of toilet and restaurant facilities in Hartfields by the general public
- 23. stress for residents
- 24. park should be moved away from Hartfields will become a rat run for motor bikes and scooters all day and night
- 25. the apartments would look over this park which is invading on resident's privacy
- 26. the natural habitat will be ruined
- 27. lack of security
- 28. lack of lighting
- 29. unfair to older people
- 30. will be a white elephant
- 31. extra is paid for the facilities at Hartfields do not want these open to the general public
- 32. currently there is anti-social behaviour on the Green Wedge
- 33. possible environmental problems in that the hygiene and cleanliness of the main area and toilets may also be compromised if in general use
- 34. Hartfields has been sold on the secured by design principles
- 35. Joseph Rowntree Trust has not been consulted on these plans.
- 36. the open park presents a haven for paedophiles
- 37. high fence it during the day and have it supervised
- 38. warring gangs
- 39. concerns regarding access for emergency vehicles
- 40. at dusk lock the park
- 41. lack of consultation
- 42. residents mis-sold their properties in Hartfields
- 43. could create a negative divide between generations and age groups
- 44. car park currently full
- 45. Grayfields is within ½ mile this is more appropriate for a neighbourhood park

A petition from the Hartfield Residents Association with 113 households signed has also been received objecting to the development for the following reasons:

1. the development will be out of keeping with the neighbouring property as it is a retirement village with residents whose ages range from 60 years to 94 years of age

2. the noise and disturbance it will cause will be unacceptable as it will inevitably go on into the late evening with teenagers using it
3. would like the play park to be moved to a more reasonable and appropriate location so that it does not take away our tranquillity and the safe security that we moved here for (*plans have been provided for alternative locations and can be viewed as part of the background papers*)
4. anti-social behaviour
5. where will visitors park as the car park is full
6. how will emergency services get through if required to attend any property in the village
7. The Middle Warren Residents Association who has been consulted by the Council earlier have never represented the residents of the Hartfield Residents Association.

They request a delay to the application to allow time for amendments to the plan and issues of security to be followed up.

The period for publicity has expired.

Copy letters A

Consultations

1.7 The following consultation replies have been received:

Property Services -No comment

Public Protection- No objection

Engineering Consultancy - The report for the May 2010 Planning Committee indicated that a Preliminary Risk Assessment was required to accompany the planning application, the Council's Engineering Consultancy Team has re-assessed the scheme and does not consider this is necessary prior to determination and has recommended a standard planning condition.

Traffic and Transportation - No objection

Parks and Countryside - No objection

Children's Services - No comment

Cleveland Police - Comments regarding crime prevention emphasising the importance of design and management to reduce opportunities for crime and disorder

Planning Policy

1.8 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

GN2: Strictly controls development in this green wedge where planning permission will only be given for development comprising extensions to existing buildings within the area, or providing ancillary facilities to recreational uses, or providing wildlife sites and subject to the effect on the overall integrity of the green wedge.

Rec3: Identifies locations for neighbourhood parks and states that developer contributions will be sought to assist in their development and maintenance.

Planning Considerations

1.9 The main planning considerations in this instance are the appropriateness of the proposal in terms of the policies and proposals contained within the adopted and emerging Hartlepool Local Plans, the affect of the proposals upon the surrounding area in general neighbours, and highway safety considerations.

Policy issues & relationship to the original Master Plan

1.10 A Master Plan was developed in 1997 to accompany the outline planning permission for the Middle Warren housing development. The Middle Warren development was always designed on a comprehensive basis encompassing more than just housing. It did identify sites for a green wedge (an extensive open space area), a neighbourhood park, additional areas of open space and landscaping. These are provided for by a legal agreement. It was always envisaged that these facilities would be phased.

1.11 Members may recall that as part of the negotiations leading to the approval of the Joseph Rowntree 'Hartfields' application it was agreed that some of the facilities in the adjacent neighbourhood park would be provided earlier than anticipated. As such the car park comprising 62 car parking spaces with 21 of these spaces to be associated with the doctor's surgery at Hartfields has been provided.

1.12 The location of the proposed neighbourhood park has not altered since the original approval in 1997 and Hartfields was approved with the knowledge that the neighbourhood park would be provided on the adjacent site.

1.13 The Joseph Rowntree Housing Trust were fully aware of the location of the park prior to its development and have confirmed that they are supportive of the proposed application.

1.14 Objectors have raised concerns that the site is not near adjacent housing, however it should be acknowledged that the areas to the west and north of the application site are allocated for housing.

1.15 The layout of the park has taken into account its relationship with the Green Wedge and a footpath is proposed to link the two. There is also an area identified as a 'kick about' area south of the proposed park (which already has approval as part of the Green Wedge development) this is considered to complement the park.

1.16 The Section 106 legal agreement required the provision of 2 play facilities for age groups up to 5 years and ages 5 years and older, a list of equipment was stipulated. In addition the park was to include a multi use/tennis facility, car park, sports/community pavilion, street furniture and landscaping with associated items.

1.17 Discussions have been held between residents, the Council and Leebell since 2006 regarding the final design of the neighbourhood park and in 2006 a variation to the legal agreement was entered into which fixed a cost to the play equipment rather than specify the play items this effectively allowed the residents to have more say into final design of the play equipment/park.

1.18 In April 2007 the Middle Warren Residents Association held a drop in day, which asked residents for suggestions as to what equipment should be provided within the park. This allowed residents to formulate a 'wish list' of desired equipment.

1.19 Based upon this 'wish list' consultations began with manufacturers, whilst the same financial restrictions applied to all manufacturers the design of the park differed considerably. In order to determine the preferred scheme it was considered that each manufacturer should present their proposals to residents. Accordingly on the 8th December 2008 a presentation was held at Hartfields in front of representatives from the local community including children from Throston Primary School, residents and staff of Hartfields and Council Officers. At the end of the presentation there was a consensus of opinion that the final choice of play equipment manufacturer should be with the children.

1.20 The children from Throston Primary school opted for Record RSS as manufacturer and accordingly the design was taken forward and the application has been submitted on that basis.

Effects on surrounding area and neighbours

1.21 Some objections have focused on the use of toilet and amenity facilities within Hartfields. It is understood that the restaurant/café, shop, toilet facilities are open to the general public. Joseph Rowntree have not objected to the scheme and whilst they do not want to exclude the community from using the facilities at Hartfields have expressed concerns regarding potential abuse. The Council's Parks and Countryside team have expressed concerns with remote stand alone public toilets in parks and green spaces and it is understood that these are avoided where possible. The Parks and Countryside Team has no objection to this development.

1.22 Concerns have been raised regarding overlooking from the park into Hartfields, with this in mind the applicant has agreed to relocate the current trees along the western edge of the car park into the park/green wedge and to replant larger specimens, this can be controlled by condition. It should be noted that the trees would not be mature specimens and are unlikely to screen the park from Hartfields initially, however the trees would be at a more advance stage of growth.

1.23 It should be noted that once the neighbourhood park is developed the Council would adopt the park and control its day to day running.

1.24 The play elements as indicated are separated from Hartfields by a car park and the Council's Public Protection Team have raised no objections on amenity grounds.

1.25 A concern was raised regarding floodlighting of the MUGA it should be noted that floodlights are not proposed.

1.26 It should be noted that CCTV is proposed to be incorporated into the scheme, the final details of which are proposed to be the subject of a planning condition.

Highway Considerations

1.27 It is considered that the scale of the Park and Green Wedge is such that the 41 car parking spaces which have already been provided in anticipation of the development of the park are more than sufficient.

1.28 The Council's Traffic and Transportation Team has no objection to the proposed development.

Other Issues

1.29 De-valuation of property prices is not a material planning consideration and can not be given weight.

1.30 The applicant has submitted proposed plans which now take into account the existing pedestrian ramp which allows access into Hartfields from the neighbourhood park car park.

Conclusion

1.31 It is considered that the proposed development is appropriate for the site, and accords with the policies and proposals contained within the adopted Hartlepool

Local Plan and the original master plan for the area. The application appears to be broadly satisfactory subject to the outstanding issues being resolved.

RECOMMENDATION – Approve subject to the following conditions:

1. The development shall be completed by January 2011, unless otherwise agreed in writing by the Local Planning Authority.
For the avoidance of doubt.
2. The development hereby permitted shall be carried out in accordance with the plans and details 74582/00502 rev D, 74582/00504, 74582/00503, Q21018 Rev No. 3, 'Middle Warren Play Area - Bellway Homes' and 'location plan' received by the Local Planning Authority on 22 March 2010 and plans 74582/00505 and 74582/00504 rev A received on the 14 May 2010, unless otherwise agreed in writing by the Local Planning Authority.
For the avoidance of doubt.
3. A scheme detailing the details and location of CCTV shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of crime prevention.
4. The development hereby approved shall be carried out having regard to the following:
 1. Initial Conceptual Model
The development hereby permitted shall not be commenced until a desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on all receptors relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority.
 2. Site Characterisation
An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - a. human health,
 - b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c. adjoining land,
 - d. groundwaters and surface waters,
 - e. ecological systems,
 - f. archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

3. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

5. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of 2 (Site Characterisation) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of 3 (Submission of Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report must be prepared in accordance with 4 (Implementation of Approved Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

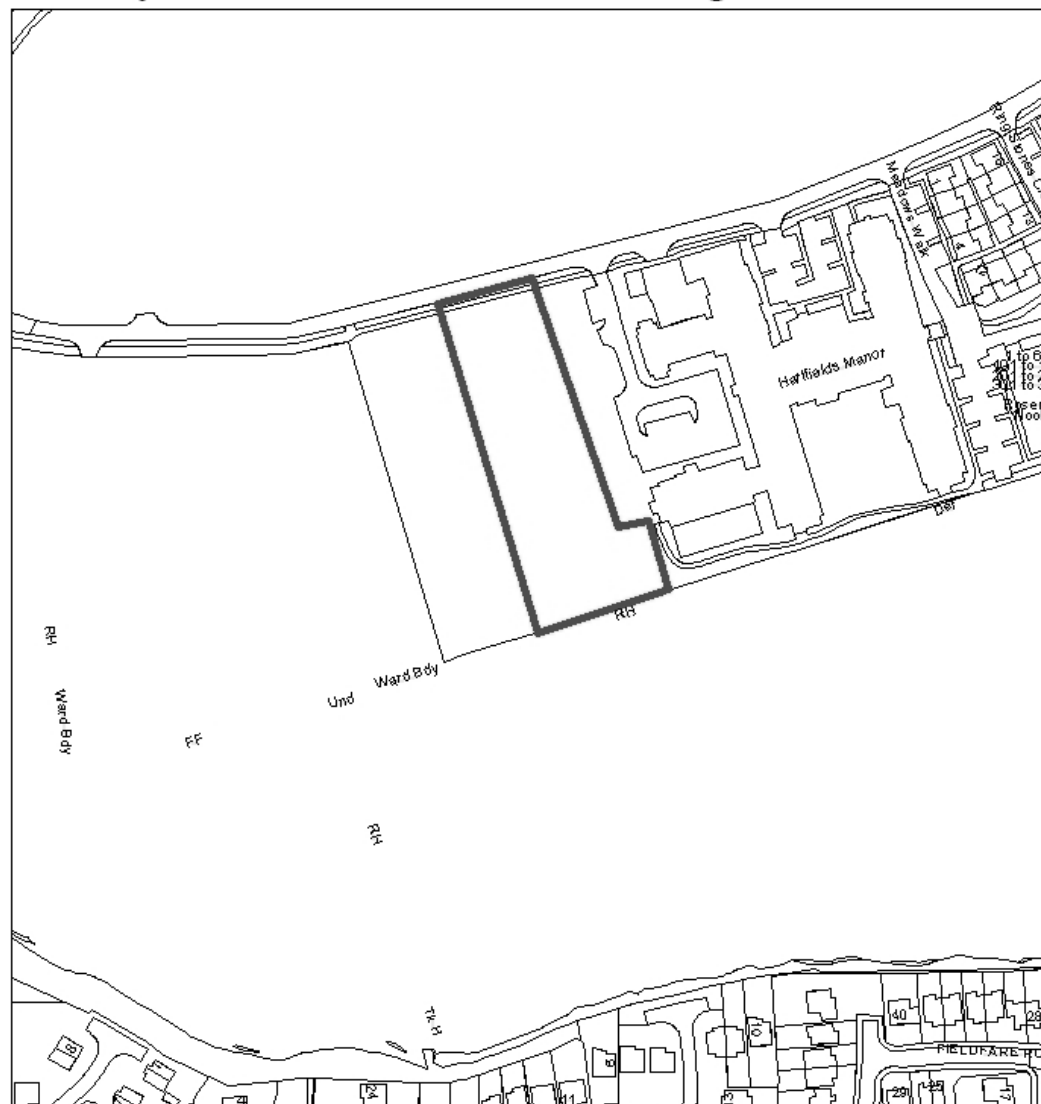
5. Details of all walls, fences and other means of boundary enclosure including the Multi Use Games Area fencing shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced.

In the interests of visual amenity.

6. Final details of the 'Rockworks' structure and the sculpture indicated on the footpath through the park shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be carried out in accordance with the approved details within the timescale specified for completion specified in condition 1, unless otherwise agreed in writing by the Local Planning Authority.
In the interests of visual amenity.
7. Final details and location of the ancillary items (street furniture) such as litter bins, picnic tables, seating and dog posts shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details.
In the interest of visual amenity.
8. A detailed scheme for replacement tree planting for the western edge of the car park, including details for the replanting of the existing trees shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species and include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.
In the interests of visual amenity.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the completion of the development. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.
In the interests of visual amenity.



Land adjacent to Hartfields Retirement Village



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 15/04/10
	SCALE 1:2000	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2010/0191	REV

No: 2
Number: H/2008/0001
Applicant: Mr Terry Bates 7 Brinkburn Court Hartlepool TS25 5TF
Agent: BIG-Interiors Ltd. Mr Ian Cushlow 73 Church Street
Hartlepool TS24 7DN
Date valid: 07/03/2008
Development: Provision of a touring caravan and camping site with
associated amenity facilities
Location: BRIERTON MOORHOUSE FARM DALTON BACK LANE
HARTLEPOOL

2.1 This application was withdrawn from the agenda of the last committee as matters were outstanding.

2.2 This application was originally considered at the Planning Committee of 11th June 2008 (**attached**) members were minded to approve the application “subject, to the satisfactory conclusion of discussions about the handling of surface water and sewage at the site, the completion of a legal agreement under section 106 of the Planning Act to ensure adequate sightlines are maintained at the main access to the site and that Tees Forest planting is secured during the lifetime of the development and conditions. (Members should note the conditions were amended at Committee from those proposed in the original report and also subsequently in the later delegated report described below (also **attached**)). However a final decision was delegated to the Development Control Manager in consultation with the Chair of the Planning Committee.

2.3 Discussion in relation to foul and surface water were subsequently concluded and it was considered that these matters can be conditioned. After further consultation with Traffic & Transportation & the Highways Agency the safe route condition was amended. A delegated report (**attached**) was therefore prepared for the Chair of the Planning Committee who again was minded to approve the application subject to the completion of a legal agreement under section 106 of the Planning Act to ensure adequate sightlines are maintained at the main access to the site and that Tees Forest planting is secured during the lifetime of the development.

2.4 In terms of the original plans the visibility splays at the access crossed the land of neighbouring landowners and therefore these parties needed to be party to the legal agreement to ensure the splays were maintained. In subsequent negotiations between the applicant and the neighbouring landowners however, one landowner was agreeable to enter into the agreement the landowner of land to the south however was not. The legal agreement and therefore the application could not therefore progress on the basis of the original plans.

2.5 In subsequent discussions it became apparent that there was also a dispute in relation to the precise location of the boundaries of the applicant's and the southern neighbouring landowners, holdings. In order to address these issues the applicant met with the owner of the land to the south “to discuss and agree the area of land of

which the ownership is in dispute”. Following these discussions he submitted an amended plan relating to the access track as it approaches the Dalton Back Lane and the access onto the same which excludes the disputed land. However, the neighbouring landowner maintains that the visibility splay and access lane continue to require the use of his land. Subsequent to the last meeting the applicant has met with Traffic & Transportation and submitted a further amended plan.

The amendment for consideration

2.6 The amended plan originally showed a reduced access track width of 5.5m to 5.8m (originally 6m) and the provision of a visibility splay of 3.5m x 90 (originally 4.5m x 90m) to that originally proposed. The plans identify what the applicant considers as “the area of land of which the ownership is in dispute” and show that the amended access arrangements can be accommodated without incursion into this land. Subsequent to the last meeting of the Committee the applicant has met with Traffic & Transportation and submitted a further amended plan which shows a 2.4 x 90m visibility splay.

Publicity

2.7 The original amendment plans have been advertised by neighbour notification (22). The time period for representations has expired.

2.8 Four responses were received, one letter of no objection from the owners of the land to the north of the access and three letters of objection.

2.9 Two of the letters of objection are from the owners of the land over which ownership is disputed to the south of the access and their agent. Notwithstanding the amended plans they maintain that they have not agreed to the plans and that their land is still being used.

2.10 One objector raises concerns that Dalton Back Lane is too narrow for caravans and its use by caravans will lead to accidents and caravans leaving the A19 for Dalton would be dangerous. The peaceful road would be a death trap.

2.11 In addition a letter has been recently received from the solicitor of the neighbour to the south which amongst other matters maintains that the land owned by his client is more extensive than that shown on the applicant's plan extending at least one metre further to the northwest and reiterating his claim to ownership of land within the visibility splay.

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Consultations

2.12 The following consultation responses have been received in relation to the amended plans.

Greatham Parish Council : Greatham PC reiterates its opposition to the caravan park, as clearly stated during the original application. The back lane is now in a far

worse condition and it is impossible to keep to one side of the road due to severe potholes. To have further traffic of the size and scale proposed would make matters far worse and inevitably lead to severe problems. There are no markings on the road, no signage and a national speed limit; all of which create a recipe for disaster. The parish council also expresses concerns that it appears that many interested parties were not informed of the re-application and some not informed at all. There are also plans for much housing in the area, leading to further traffic on the road in question which will also highlight the complete inadequacy of Dalton Back Lane. Policing the area will also be much harmed.

Dalton Parish Council : The Parish Council has always had reservations about the site including the proposed access plans from some two years ago. It appears that because of the "dispute" over land being released that the entrance will be even smaller. The PC state again that they do not believe the area is conducive to safe roads and this proposal will not make it easier to enter and leave the site. They also reiterate that the road had national speed limits on it which they also consider to be far too high for the road's situation. The PC also raises concerns about the drainage system that will be "in place" on site and the threat to local water courses which are a supply for farms in the region. When Northumbrian Water were contacted to seek their views and opinions it appeared that they knew nothing of the proposals for the site's development.

Traffic & Transportation : Following a discussion it was agreed that the minimum sight line acceptable would be a 2.4 x 90 metres.

We met Mr Bates on site to determine whether the 2.4 metre sight line could be obtained, as you were aware from our meeting it was considered that 2.1 metres was the maximum achievable given the position of the hedges, however following this most recent meeting it was agreed that a 2.4 metre sight line was achievable particularly due to the position of the ghost island in the centre of the junction. Mr Crow reiterated that it was possible to extend the hedge row in area of land he owns, if this is the case the sight lines would be unobtainable. Mr Bates has since brought in an amended drawing showing the 2.4 metre sight line, I would suggest that the drawings are not entirely accurate as it shows that the sight line can be easily achieved, this was certainly not the case as it was very much border line.

Highways Agency : No comments received.

Policy

2.13 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will

be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP12: States that the Borough Council will seek within development sites, the retention of existing and the planting of additional, trees and hedgerows. Development may be refused if the loss of, or damage to, trees or hedgerows on or adjoining the site will significantly impact on the local environment and its enjoyment by the public. Tree Preservation Orders may be made where there are existing trees worthy of protection, and planning conditions will be imposed to ensure trees and hedgerows are adequately protected during construction. The Borough Council may prosecute if there is damage or destruction of such protected trees.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

Rur1: States that the spread of the urban area into the surrounding countryside beyond the urban fence will be strictly controlled. Proposals for development in the countryside will only be permitted where they meet the criteria set out in policies Rur7, Rur11, Rur12, Rur13 or where they are required in conjunction with the development of natural resources or transport links.

Rur14: States that proposals within the Tees Forest should take account of the need to include tree planting, landscaping and improvements to the rights of way network. Planning conditions may be attached and legal agreements sought in relation to planning approvals.

Rur7: Sets out the criteria for the approval of planning permissions in the open countryside including the development's relationship to other buildings, its visual impact, its design and use of traditional or sympathetic materials, the operational requirements of agriculture and forestry and viability of a farm enterprise, proximity of intensive livestock units, and the adequacy of the road network and of sewage disposal. Within the Tees Forest area, planning conditions and obligations may be used to ensure planting of trees and hedgerows where appropriate.

To10: States that proposals for touring caravan sites will only be approved where they do not intrude into the landscape and subject to highway capacity considerations, the provision of substantial landscaping and availability of adequate sewage disposal facilities.

Planning Considerations

2.14 Members have previously resolved that they are minded to approve the application and the matter now before members are the amendments proposed to the access.

2.15 The amendments have sought to address the issue of the reluctance of the neighbouring landowner to enter into the legal agreement securing the visibility splay. However even with the amended plans the neighbouring landowner, to the south, continues to maintain that their land is being used to accommodate the access lane and to achieve the visibility at the access.

2.16 Notwithstanding the concerns regarding the accuracy of the latest submitted drawing, observations by Traffic & Transportation indicate that even with the reduced visibility splay, which they feel is acceptable, the applicant must rely on visibility across the disputed land there remains therefore a question as to whether it can be secured. There is also the question of the access lane, where the neighbour is also claiming part ownership though this might be addressed through passing places with the cooperation of the land owner to the north.

2.17 Legal advice has been sought on these matters and an update report will follow.

RECOMMENDATION: UPDATE report to follow.

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4.1

No: 1
Number: H/2008/0001
Applicant: Mr Terry Bates 7 Brinkburn Court Hartlepool TS25 5TF
Agent: BIG-Interiors Ltd. Mr Ian Cushlow 73 Church Street
 Hartlepool TS24 7DN
Date valid: 07/03/2008
Development: Provision of a touring caravan and camping site with
 associated amenity facilities
Location: BRIERTON MOORHOUSE FARM DALTON BACK LANE
 HARTLEPOOL

The Application and Site

1.1 The application site is an agricultural holding located in open countryside on the west side of Dalton Back Lane. At the eastern end of the unit a large brick built agricultural building has recently been erected (H/2007/0098). The holding once formed part of a larger unit which has since been subdivided into three. The eastern portion of the land is now in separate ownership and benefits from permission for a livery stable and the siting of a caravan associated with the livery enterprise (H/2995/5320 & H/2007/0663). The land to the north east again is now in separate ownership and benefits from planning permission for livery stables and a caravan associated with the livery enterprise (H/2006/0573 & H/2007/0663).

1.2 Planning permission is sought for the provision of a touring caravan and camping site with associated amenity facilities. The site will operate between March and November inclusive. The site is located at the western end of the holding. The plans have been amended to allow for site licensing requirements and show 157 grass caravan pitches (though the accompanying statement refers to approximately 180) with a camping area located in the south west corner of the site. In the northern part of the site a children's adventure playground and picnic area will be provided. A licensed clubhouse with shop, office, reception area, soft play area, kitchen and toilets will be provided close to the entrance of the site. Three toilet/shower blocks including laundry, washing up areas and plant rooms will be provided within the site. A sewage treatment plant with discharge to the adjacent water course, refuse cycling areas and access roads will also be provided within the site. The area around the site will be landscaped with a 5m wide tree planting strip provided to the east and west boundaries and a 3m wide tree planting strip to the northern boundary, a tree planting strip will also be provided to the southern boundary to reinforce existing planting on this side. The buildings will have a tiled roof with brick and timber clad walls. Access to the site will be taken from Dalton Back Lane via an upgraded access track which will allow vehicles to pass. The entrance onto Dalton Back Lane will also be improved with an industrial crossing provided.

Other Relevant Planning History

1.3 An application for a quad and motor cycle track on land to the east of the application site was refused in July 2006 for the following reasons. "It is considered that the proposed development would by its nature lead to an increase in noise and

4.1 Planning 11.06.08 Planning Applications

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general disturbance to the detriment of the amenities of the occupiers of nearby farms and the well being of animals there contrary to policies GEP1 and Rur16 of the adopted Hartlepool Local Plan 2006". (H/2006/0311).

Publicity

1.4 The application has been advertised by neighbour notification (11), site notice and in the press.

1.5 At the time of writing, one letter of support, one letter of no objection, six letters of objection and a petition signed by 172 people had been received.

1.6 The persons objecting raise the following concerns

- i) Already a caravan park nearby. One writer raises concerns that they have recently made a considerable investment in their own caravan site nearby. They ask whether it would be better to wait and see if the area warrants another site.
- ii) Concerns that property is being split into small plots, if permission is granted plots might be sold off and static caravans put on each plot.
- iii) Visible from road, intrusion, detrimental, spoiling countryside for visiting tourists.
- iv) Will the site be sold on or the business developed by the applicant?
- v) In open farmland such a massive development will destroy the character of the area and urbanise the countryside.
- vi) Impact on wildlife.
- vii) The tree screen will not screen the caravans as the site is on a hillside.
- viii) The watercourse into which digested sewage will be discharged is a drainage ditch which runs dry in the summer and can be dry for nine months of the year. The site will therefore have an open sewer to the southern boundary.
- ix) Concerns at the piecemeal permissions/proposals for low quality buildings in this area which threaten the character of the open countryside. This is not farm diversification as the applications are all consuming farmland. Contrary to national policies which seek to protect the countryside from proliferation of sporadic development.
- x) Recent housing and industrial developments mean that open countryside is diminished and at a premium.
- xi) Proposals will set a precedent threatening open countryside around Hartlepool.
- xii) The land is moorland and must not be developed and should be used for agricultural purposes only.
- xiii) If planning permission were granted it would be extremely detrimental for the surrounding villages and Hartlepool. It would be very costly for Hartlepool Council to enforce and monitor the proper use of the caravan site.
- xiv) Highway safety increase in traffic and pedestrians will be detrimental to safety. The road is narrow, too narrow for use by caravans, with a 60mph speed limit and a number of dangerous blind corners. There is too much traffic on the road already. There have been a number of fatalities on the

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- road. The road is used on a daily basis by wagons from the farms, neighbouring businesses, livery yards, saddle and Pony clubs and overflow from the A19 on occasion. It is frequently used by walkers, joggers, cyclists, horse riders and adding more traffic (especially towing caravans) would create great danger.
- xv) Noise during the day but also at night with the club and general outdoor activities.
 - xvi) In the last few years the agricultural land has been divided into sections and had various developments at the expense of the beauty of the idyllic countryside.
 - xvii) Concerns Hartlepool might be target for travellers, which will be costly for all.
 - xviii) Large caravan site would be out of keeping with the area, incompatible with its rural surroundings and contrary to Local Plan policies.
 - xix) The buildings might be designed to complement the area but the caravans will be intrusive.
 - xx) No need for caravan site here. No local attractions etc or accessible footpaths.
 - xxi) Not farm or agricultural diversification as the applicant is not involved in any farming or agricultural activities.
 - xxii) Noise, disturbance, littering and trespass.
 - xxiii) No opening hours specified, if the site intended for tourism it would normally be closed 3 months a year especially as caravan plots are not hardstandings.
 - xxiv) No supervision indicated.
 - xxv) Concerned if commercial vehicles associated with touring caravans allowed on to the site.
 - xxvi) Concerned if any night-time lighting detrimental to local biodiversity.
 - xxvii) The proposal is contrary to policies To10, Rur7 and Rur 16 of the Hartlepool Local Plan.
 - xxviii) No Environmental Impact Assessment has been submitted. Concerns at the impact of competing uses which take place on Dalton Back Lane, joggers, horses walkers, farm traffic.

Copy letters D

The time period for representations has expired.

Consultations

1.7 The following consultation replies have been received:

Economic Development – Support the proposal as it adds to the variety of visitor accommodation improving the Hartlepool offer which will assist in the growth of this key sector. At the same time the proposals will provide private sector investment and job creation.

Head of Public Protection - I would have no objections in principle to this application. I would however require conditions restricting the use of the function room in the amenity block to residents of the caravan site only. An hours restriction

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on the use of the function room to no later than midnight. I would also recommend a restriction on the formation of an outside drinking area and a condition prohibiting the playing of amplified music outside of the amenities building/function room.

Traffic & Transportation - Dalton Back Lane is a quiet road with very little traffic. It has very poor transport links and no footways along it. However the proposed development will have minimal impact on the nearby highway network.

The proposed industrial crossing onto Dalton Back Lane to be constructed by credited RASWA contractor.

The applicant has shown that vehicles can pass each other on the widen access road to the site.

A condition will be required that the promotional information will be required to show the desired safe routes in and out of the site onto the highway network in the interest of highway safety.

Another condition will be required to ensure that the sightlines are maintained in the interest of highway safety.

Greatham Parish Council - The council has many deep concerns about the number of developments that are appearing on this site in a small area of countryside. They cannot be compatible with the planning aspirations to balance rural economic development and protect the rural countryside. The developments around the farm are not farm diversification and it appears that there is now no farm at all! The businesses are merely stand alone and do nothing to enhance the rural landscape. With these points the council stress that the application cannot be viewed in isolation as it will dramatically alter the nature of the environment it is within. Though Highways appear to have no qualms with regard to access, the council must point out their concerns as the lane is unsuitable for the vehicles that will use the site in large numbers. It will be difficult to cross the dual carriageways at both ends of the lane, which we believe should have reduced speed limits, reduced from the current 60mph. There are crests in the back lane near the access point and several blind corners to boot. When traffic surveys were carried out were they done throughout the day? The high farm traffic associated with harvesting etc. will coincide with peak use of the caravan site. Further concerns are expressed with the longer term use of the site should it be given planning permission. Conditions should be in place so that only tourists are allowed and under no circumstances should statics be tolerated as that could lead to permanent buildings and full time occupation of those buildings. There is no mention of any landscaping being carried out and the council believes that should have a high priority in the conditions should the application be permitted. There is mention of a club house and bar facility. Who would use it? Could it be restricted to site users only and thus avoid the grave possibility of drink driving on a road that has seen several fatal accidents caused by such people who are irresponsible enough to drink and drive.

Dalton Piercy Parish Council - I write on behalf of the above Parish Council to express their concerns at the above planning application. Members of the public were also present who live near the site and their concerns are very similar. The

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application cannot be allowed to stand alone after several years of "rural" industrial development in the area, including livery stables, quad tracks and so on. All bring their own traffic on a daily basis and there seems to be more to follow as some have plans approved to increase their facilities. The possibility of 140 cars/caravans on the move fills most with horror. They may not all arrive and depart at the same time but all will be on a road that is only some 3 metres wide in places. All will be crossing dual carriageways at some point whichever route is taken. That is difficult enough in a car as was seen last week at the Dalton Lodge crossing! To attempt that with caravans is merely asking for trouble. There is very little signage on the road and this has been a constant request from the council that matters are improved, along with a consideration of a reduction in the speed limit on and around Dalton Back Lane, currently 60mph. The condition of the road leaves a lot to be desired with kerbs and ditches in a poor state of repair. How will they fair with increased traffic? It is reported that your department does not see any problems along the road with an increased level of use. When surveys were done were they during peak travel times when many use the lane as a short cut? Were they in the summer when increased agricultural traffic associated with harvest time would coincide with peak use of a proposed caravan site opening? It is a recipe for problems which the council hopes will occupy your minds before decisions are made and it is too late.

Tees Forest - The area falls within that of the Tees Forest project an area within which our partners are looking to increase tree cover for recreation and conservation purposes.

We have no reason to object to this proposal and note that there will be some tree planting within the development, we would however advocate that areas of land adjacent to the caravan site and hence outside of the limit of the development could be planted as part of the overall development possibly using an S106 agreement. My organisation could advise the developer on planting possibilities and offer access to Grant Aid from Forestry Commission.

Police - Make various recommendations in relation to crime prevention.

Hartlepool Water – Hartlepool Water has existing water mains in the Dalton Back Lane area, with small diameter service connections to individual properties. These are supplied via connection to a larger diameter main near Macrae Road that has adequate capacity to supply the proposed development.

The anticipated water demand for the new development cannot be supplied through the existing mains from the Macrae Road connection to Dalton Back Lane, and these would require relaying over a 1.2km length and then extended along the Lane to the proposed site and incorporating suitable backflow prevention. We have not received an application for water supply from the developer.

Neighbourhood Services - There is a need for the owner to ensure that an appropriate trade waste agreement is in place prior to the opening of the site, together with the need to ensure access and egress points that would facilitate a 26 tonne refuse wagon without the need to reverse onto Dalton Back Lane. I am informed by colleagues that concerns in relation to these plans have been raised previously by resident representatives at the Central Neighbourhood Consultative

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Forum. These concerns relate specifically to the adverse impact that a sewerage system on this site would have on the Burn Valley Beck.

Environment Agency – The Environment Agency has no objections to the proposed development but advises that if planning permission is granted a planning condition be imposed with regard to surface water drainage. The site is at the head of a catchment prone to flooding down stream. We consider therefore, that surface water runoff should be attenuated to no more than existing rates so as not to cause or exacerbate flooding elsewhere. The applicant states that surface water will be discharged to a soakaway. The Agency would recommend that before planning permission is granted soakways are shown to be effective for the disposal of surface water from this site and, if not the applicant should be requested to resubmit amended proposals showing how he proposes to drain the site. It is therefore recommended that an appropriate assessment is carried out in accordance with BRG Digest 365. Under the terms of the Water Resources Act, the prior written consent of the Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled Waters including rivers, streams, underground waters, reservoirs, estuaries and coastal waters).

National Grid - No objections

Highways Agency – The Highways Agency has considered the above proposals for a touring caravan site at the above location and has no objections in principal to the development subject to conditions. As previously identified there is a significant accident history at the A19/Dalton Back Lane/Red Lion Farm junction and at the A19/Elwick junctions to the north, and as you will appreciate given the poor safety record at the above locations, the Agency would like to ensure that the safety of all road users on the A19 Trunk Road is not further compromised at the above junctions as a result of development related activities in the area. The applicant has indicated to the Agency that it is their intention when promoting the site, that they will clearly indicate that all clients using the facilities would be directed to the A689 Dalton Back Lane junction and that all advertising booklets and brochures will have a clearly defined map indicating appropriate routes to the A19. The applicant has also indicated that they intend to put up appropriate signage on the exit of the farm/site that clearly indicates the A689 as the preferred safe route to the A19 Trunk Road. Please note that the Agency would not support the use of any directional signage intended to attract and promote the caravan park on the A19 trunk road.

Engineering Consultancy – I would request that contamination issues are considered and therefore my standard planning condition in relation to contamination is included.

The EA have covered issues in relation to storm water and foul water disposal within their response and therefore I would have no further comment.

Northumbrian Water – No objections.

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Planning Policy

1.8 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP12: States that the Borough Council will seek within development sites, the retention of existing and the planting of additional, trees and hedgerows. Development may be refused if the loss of, or damage to, trees or hedgerows on or adjoining the site will significantly impact on the local environment and its enjoyment by the public. Tree Preservation Orders may be made where there are existing trees worthy of protection, and planning conditions will be imposed to ensure trees and hedgerows are adequately protected during construction. The Borough Council may prosecute if there is damage or destruction of such protected trees.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.
Rur1: States that the spread of the urban area into the surrounding countryside beyond the urban fence will be strictly controlled. Proposals for development in the countryside will only be permitted where they meet the criteria set out in policies Rur7, Rur11, Rur12, Rur13 or where they are required in conjunction with the development of natural resources or transport links.

Rur14: States that proposals within the Tees Forest should take account of the need to include tree planting, landscaping and improvements to the rights of way network. Planning conditions may be attached and legal agreements sought in relation to planning approvals.

Rur7: Sets out the criteria for the approval of planning permissions in the open countryside including the development's relationship to other buildings, its visual impact, its design and use of traditional or sympathetic materials, the operational requirements of agriculture and forestry and viability of a farm enterprise, proximity of intensive livestock units, and the adequacy of the road network and of sewage disposal. Within the Tees Forest area, planning conditions and obligations may be used to ensure planting of trees and hedgerows where appropriate.

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To10: States that proposals for touring caravan sites will only be approved where they do not intrude into the landscape and subject to highway capacity considerations, the provision of substantial landscaping and availability of adequate sewage disposal facilities.

Planning Considerations

1.9 The main planning considerations are policy, impact of the development on the visual amenity of the area, impact on the neighbouring properties, flooding, ecology, drainage and highways.

Policy

1.10 The site lies in open countryside. Policy T010 Touring Caravan sites advises that proposals for touring caravan sites will only be approved where they are exceptionally well screened so as not to intrude visually into the landscape and provided that the surrounding road network is capable of accommodating the development, substantial landscaping is provided and adequate sewage disposal facilities are available. Policy Rur 7 advises that in determining applications for planning permission in the countryside amongst other things the following factors will be taken into account, relationship of the development to other buildings in terms of siting, size and colour, the visual impact on the landscape, the compatibility of the design of the development within its setting and the landscape generally, use of sympathetic materials, additional tree or hedge planting, adequacy of the sewage disposal arrangements and the adequacy of the road network.

Impact On The Visual Amenity Of The Area

1.11 Current Local Plan Policy advises that touring caravan sites will only be approved where they are exceptionally well screened so as not to intrude visually into the landscape and requires that substantial landscaping is provided.

1.12 The site lies within open countryside in an undulating landscape. It rises to its northern end and the land around the site rises to the north and south, it is gently undulating to the east and west. The main public viewpoints of the site are from a section of Dalton Back Lane, a section of the public footpath which crosses land to the south and west and from the A19. In terms of the latter a short section of the A19 can be glimpsed from the site, however given the distance, and the usual speed of the traffic, it is not considered that the site will register significantly to any driver passing the site.

1.13 The southern part of the site will be relatively well screened in views from Dalton Back Lane, which passes some 650m to the east, by the prevailing landform and the existing trees and hedgerows along and adjacent to the watercourse. As the site rises to the north it is more visible at distance from the road. In terms of the public footpath which passes the site to the south/west, views from the south will be from a high level and whilst some screening is afforded by trees lining the watercourse the site is visible from the public footpath as it passes to the south and west.

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1.14 It would be difficult to conclude therefore that the site is currently exceptional well screened, especially given the elevated views from the public footpath, however given the prevailing landform the distance of the site from the A19 and Dalton Back Lane nor is it considered that it is unduly prominent in the wider landscape.

1.15 The applicant's proposals include significant tree planting around the site with a 5m wide planting strip provided to the east west boundaries, a three metre wide strip to the northern end and additional landscaping to the southern boundary to reinforce the planting along the watercourse. The scheme has been assessed by the Landscape & Conservation Manager and is considered to be broadly acceptable subject to the planting of larger trees adjacent to the main building. A detailed landscaping scheme would be conditioned. Given the advice from Tees Forest there appears to be potential for more significant tree planting and this is being discussed with the applicant, and has been accepted in principle.

Impact On The Amenity Of Neighbouring Properties

1.16 The site is located in the countryside. It includes pitches for caravans and tents, a club house and amenity facilities and there is therefore potential for the residential neighbours to be affected. The closest residential neighbours are located on the holdings surrounding the site. These include Low Stodfold Farm some 483m to the west, West Pastures Farm some 302m to the east/south east. Also to the east and north east are the temporary caravans occupied by individuals seeking to establish livery businesses the closest of these is some 550m to the east. The Head of Public Protection has advised that he has no objection in principle to the application. He has however recommended conditions on the use of the function room, restricting outside drinking areas and prohibiting the playing of outside music. Given these comments and the separation distances involved it is not considered that the activities on the site will unduly affect the residential amenity of the occupiers of adjacent properties. The comings and goings of the vans along the access road may have some affect on the amenity of the occupiers of the caravans however these are not located directly adjacent to the road and given the intermittent nature of the activity it is not considered that these will significantly affect the amenity of the occupiers of these caravans.

1.17 In terms of the developments impact on the proper functioning of the surrounding farms and emerging livery businesses. The site is self-contained and with appropriate landscaping and enclosure it is considered any opportunity for accidental trespass from the site could be effectively limited. If trespass did occur then essentially this would be a legal matter for the landowners to resolve. It is not considered that the proposal would unduly affect the proper functioning of the adjacent enterprises.

Flooding

1.18 The site is adjacent to a watercourse and a small part of it to the south is identified in the Environment Agency floodmaps as within or adjacent to a floodzone. The applicant has provided a Flood Risk Assessment, which concludes that the use of the site is acceptable, and the use of the land bordering or within the flood zone is acceptable subject to a flood warning and evacuation plan.

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1.19 The application forms and plan indicate that surface water will be discharged to soakaways and watercourse, though the buildings also incorporate rainwater harvesting devices. The Environment Agency has no objections to the proposed development. They have pointed out however that the site is at the head of a catchment prone to flooding down stream and have advised that surface water runoff should be attenuated to no more than existing rates so as not to cause or exacerbate flooding elsewhere. They have advised that if planning permission is granted a planning condition be imposed with regard to surface water drainage and that the applicant should also demonstrate that the site is suitable for the use of soakaways. A suitable condition is proposed and the applicant has been asked to provide evidence that soakaways will work in this area.

Ecology

1.20 Concerns have been raised in relation to the impact of the development on the ecology of the area. The site consisting of rough grassland is of limited ecological interest and it is not considered that the use of the site will have significant ecological impacts in the area.

Drainage

1.21 The site is not served by mains drainage. The proposals for surface water drainage have been discussed in the section on flooding above. In terms of foul drainage the applicant is proposing to provide a package sewage treatment plant with outflow to the adjacent watercourse. The Environment Agency and the Engineering Consultancy have not raised objections to the proposals.

Highways

1.22 A number of objections have been received in relation to highway issues. The Traffic & Transportation Section have advised that the development would have minimal impact on the nearby highway network and have not raised objections to the proposal. They have requested conditions relating to access information on promotional literature and the maintenance of sightlines. The Highways Agency, which is concerned with the impacts on the strategic road network, have advised that they have no objections in principle to the development. Given the significant accident history at the A19/Dalton Back Lane/Red Lion Farm junction and at the A19/Elwick junctions to the north however they have requested conditions to seek to encourage clients to use their preferred safe routes to and from the site. An appropriate condition is proposed.

1.23 The applicant's proposals include improvement to the access point and the provision of a 6m wide access track. It is apparent however that the applicant no longer owns fields either side of the access and across which the visibility splay is in part achieved. In order that this can be secured it is proposed that any permission is subject to a legal agreement securing the provision and maintenance of the visibility splay.

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Conclusion

1.24 The proposal is considered acceptable in principle subject to confirmation of the extent of additional tree planting requested by Tees Forest, the confirmation that soakways are suitable on the site or another acceptable mechanism for the disposal of surface water arising from the site, the completion of an appropriate legal agreement securing the provision and maintenance of the entrance visibility splays. It is hoped these matters can be resolved before the Committee.

RECOMMENDATION – APPROVE subject to confirmation of the extent of additional tree planting requested by Tees Forest, the confirmation that soakways are suitable on the site or another acceptable mechanism for the disposal of surface water arising from the site, the completion of an appropriate legal agreement securing the provision and maintenance of the entrance visibility splays and the following conditions.

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby approved shall be carried out in accordance with plans and details received at the time the application was made valid on 7th March 2008 as amended in relation to the site layout by the drawing BIG/IC/TB/286-102C received at the Local Planning Authority on 10th April 2008, unless otherwise agreed in writing by the Local Planning Authority.
For the avoidance of doubt
3. The touring caravan pitches (157) and the camping area shall be restricted to the area shown on the approved layout plan unless otherwise agreed in writing by the Local Planning Authority.
In the interests of visual amenity.
4. Prior to its installation details of any play equipment to be installed in the childrens play area shall be submitted to and approved in writing by the Local Planning Authority.
In the interests of visual amenity.
5. Unless otherwise agreed in writing with the Local Planning Authority the amenities building shown on the submitted plans (incorporating the function room) shall only be open to the public between the hours of 07:00 and 24:00 on any given day.
In the interests of the amenities of the occupants of neighbouring properties.
6. The site including the amenities building and other facilities shown on the submitted plans shall only operate between the months of March to November inclusive in any year.
As indicated in the application and in the interests of visual amenity.
7. The bars and function room in the amenities building shown on the submitted plans shall only be open to residents of the caravan and camping site. The amenities building shall be used only in association with the caravan and camping site and shall not be used as an independent facility.
In the interests of the amenities of the occupants of neighbouring properties.
8. No beer gardens or outside drinking areas shall be provided in association with the amenities building.
In the interests of the amenities of the occupants of neighbouring properties.

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9. No amplified music shall be played or relayed outside of the amenities building.
In the interests of the amenities of the occupants of neighbouring properties.
10. The development hereby permitted shall not be commenced until: a) A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study, b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority, c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority, d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme, e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority. To ensure that any site contamination is addressed.
11. Details of the proposals for the disposal of surface water shall be submitted and approved by the Local Planning Authority prior to the commencement of development. A surface water drainage system shall be designed in accordance with the conclusions of the flood risk assessment, and agreed with the Local Planning Authority. The agreed system shall be fully installed before any impermeable surfaces designed to drain to that system are constructed.
To reduce the risk of flooding
12. Prior to the development being brought into use details of (i) signage to be erected on the site and (ii) promotional literature for the operation shall be agreed with the Local Planning Authority in order to promote safe routes to and from the site for caravan related traffic. The route restrictions in question for caravan related traffic using the A19 shall be as follows:
Arriving from the North - No restrictions
Departing to the North - Turn right onto Dalton Back Lane, turn right onto A689 to A19 junction.
Departing to the South - Turn right onto Dalton Back Lane, right turn onto A689 to A19 junction.
Arriving from the South - Leave A19 at A689, follow A689, turn left onto Dalton Back Lane.
To ensure that the A19 trunk road might continue to fulfil its purpose as part of national system of routes for through traffic, in accordance with Section 10(2) of the Highways Act 1980, and to maintain the safe free flow of traffic on the trunk road.
13. Prior to the site being brought into use the access track and access onto Dalton Back Lane shall be improved in accordance with the approved details.

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The 4.5m X 90m visibility splay indicated on the approved drawing shall thereafter be maintained at all times in accordance with the approved drawing. No object, building structure or enclosure, nor any part of the hedgerow, tree, bush or plant within the visibility splay shall be allowed to exceed one metre in height.

In the interests of highway safety.

14. The development hereby approved shall be used as a touring caravan site and camping site only and under no circumstances for the siting of static caravans. Neither shall it be used for the storage of caravans. In line with planning policies and in order to protect the visual amenity of the area.
15. Unless otherwise agreed in writing with the Local Planning Authority the individual caravan pitches and associated car parking areas shall be retained in grass and no hardstandings shall be formed. As stated in the application and in the interests of visual amenity.
16. No open storage shall take place on the site unless otherwise agreed in writing by the Local Planning Authority. In the interests of the visual amenity of the area.
17. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose. In the interests of visual amenity.
18. Details of the construction of the access, access roads including surfacing materials shall be submitted to and approved by the Local Planning Authority before development commences. In the interests of visual amenity and highway safety.
19. Details of all walls, fences and other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced. In the interests of visual amenity.
20. Prior to the commencement of development details of any excavation, leveling or earthworks proposed shall be submitted to and approved in writing by the Local Planning Authority. In the interests of visual amenity.
21. Notwithstanding the submitted details a detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works. In the interests of visual amenity.
22. Any trees/shrubs required to be planted in association with the development hereby approved, and which are removed, die, are severely damaged, or become seriously diseased, shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted. All approved tree planting shall be retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority. In the interests of visual amenity.

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23. The details of provisions for supervision and any managers/staff accommodation shall be submitted to and approved in writing by the Local Planning Authority prior to the site being brought into use. In order to ensure these matters are clarified.
24. Prior to the commencement of development a detailed phasing plan for the development of the site, including a timetable for the provision of caravan pitches/camping facilities and all associated amenity buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the phasing plan so agreed unless otherwise agreed in writing by the Local Planning Authority. In order to ensure that the development of the site proceeds in a satisfactory manner.



Application No H/2008/0001

Proposal Provision of a touring caravan and camping site with associated amenity facilities

Location BRIERTON MOORHOUSE FARM DALTON BACK LANE HARTLEPOOL

PS Code:6

DELEGATION ISSUES		
1) Publicity Expiry	Neighbour letters:	Not applicable
	Site notice:	Not applicable
	Advert:	Not applicable
	Weekly list:	Not applicable
	Expiry date:	Not applicable
2) Publicity/Consultations		
<p>Engineering Consultancy : I have examined the drainage details and do have queries about these. However, in view of your suggested condition, it seems more sensible at this stage to rely on this condition, and add wording to the condition "Details of the proposal..... the commencement of the development" with the addition of "notwithstanding the details already submitted", rather than entering into detailed discussion prior to determination of the planning application. On the assumption that the treated foul discharge will be controlled by the EA consent process I do not require any other conditions in relation to the storm or foul systems. With reference to the aforementioned surface water condition (which I do agree with), I do not understand why the EA requested that HBC respond to details regarding discharging this condition, when they themselves requested the condition initially. I am concerned that the EA are abrogating their responsibility in this regard, and the matter should perhaps be raised with them to ensure that both parties' roles and responsibilities are clearly understood, and a workable protocol can be established for the future.</p> <p>Building Control : Providing the systems meet the requirements of the Building Regulations then it will be acceptable for us.</p> <p>We would check this with the Building Regulation application submission and as such would clear your condition.</p> <p>The problem would be if an approved inspector is used for the Building Control function then this would need to be discussed with them or we could look at it on your behalf to allow you to raise any issues.</p> <p>I would expect that full details of the proposed system would be provided at the time of the Building Regulation submission showing capacities, emptying schedules and outfall capacities etc as confirmed by Big-interiors ltd.</p> <p>With regards to rainwater/ surface water drains the following is a requirement under the Building Regulations</p>		

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**Rainwater drainage**

- H3.** (1) Adequate provision shall be made for rainwater to be carried from the roof of the building
- (2) Paved areas around the building shall be so constructed as to be adequately drained
- (3) Rainwater from a system provided pursuant to sub-paragraphs (1) or (2) shall discharge to one of the following, listed in order of priority -
- (a) an adequate soakaway or some other adequate infiltration system; or, where that is not reasonably practicable,
 - (b) a watercourse; or, where that is not reasonably practicable,
 - (c) a sewer.

As can be seen the preferred solution in the Building Regulations is to use a soakaway or infiltration system or into a watercourse (if suitable - so if prone to flooding then it would seem not to be suitable!).

It should be noted that we would only be looking at the surface water from the buildings that require approval under the Building Regulations and not hard standing, exempt buildings or roadways.

Environment Agency – The Environment Agency has no objections to the proposed development advises that if planning permission is granted a planning condition be imposed with regard to surface water drainage. The site is at the head of a catchment prone to flooding down stream. We consider therefore, that surface water runoff should be attenuated to no more than existing rates so as not to cause or exacerbate flooding elsewhere. The applicant states that surface water will be discharged to a soakaway. The Agency would recommend that before planning permission is granted soakways are shown to be effective for the disposal of surface water from this site and, if not the applicant should be requested to resubmit amended proposals showing how he proposes to drain the site. It is therefore recommended that an appropriate assessment is carried out in accordance with BRG Digest 365. Under the terms of the Water Resources Act, the prior written consent of the Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled Waters including rivers, streams, underground waters, reservoirs, estuaries and coastal waters).

3) Neighbour letters needed	Y
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4) Parish letter needed	Y
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5) Policy
GEP1: General Environmental Principles
GEP12: Trees, Hedgerows and Development
GEP2: Access for All
GEP3: Crime Prevention by Planning and Design
Rur1: Urban Fence
Rur14: The Tees Forest

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Rur7: Development in the Countryside	
To10: Touring Caravan Sites	
Comments: Not applicable	
6) Planning Considerations	
<p>This application was considered at the Planning Committee of 11th June 2008 members were minded to approve the application "subject, to the satisfactory conclusion of discussions about the handling of surface water and sewage at the site, to the completion of a legal agreement under section 106 of the Planning Act to ensure adequate sightlines are maintained at the main access to the site and the Tees Forest planting is secured both during the lifetime of the development and the following conditions. However a final decision was delegated to the Development Control Manager in consultation with the Chair of the Planning Committee. Officers are to liaise with the Council's Highway Engineers and officers of the Highway Agency to ensure agreed information about safe routes to and from the site is provided to the applicant.</p> <p>Discussion in relation to foul and surface water have been concluded. It is considered that these matters can be conditioned. After further consideration an additional Grampian condition, condition 26, covering foul drainage has been added. A Grampian condition in relation to the disposal of surface water was previously proposed and an amended version to take account of the Engineering Consultancy comments is restated below (12).</p> <p>After further consultation with Traffic & Transportation & the Highways Agency the safe route has been amended. Condition 13 has therefore been amended to reflect changes to the route.</p> <p>After further consideration a further condition is also proposed in relation to the provision of water supply, Condition 27.</p> <p>The other conditions are as approved at the meeting of the Planning Committee on 11th June 2008 and are restated below.</p> <p>The recommendation remains to approve the application subject to the completion of a section 106 agreement, which is being progressed and the conditions set out below.</p>	
7) Chair's Consent Necessary	Y
8) Recommendation	APPROVE subject to the completion of a legal agreement under section 106 of the Planning Act to ensure adequate sightlines are maintained at the main access to the site and the Tees Forest planting is secured both during the lifetime of the development
CONDITIONS/REASONS	
<p>1. The development to which this permission relates shall be begun not later than three years from the date of this permission. To clarify the period for which the permission is valid.</p> <p>2. The development hereby approved shall be carried out in accordance with plans and details received at the time the application</p>	

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was made valid on 7th March 2008 as amended in relation to the site layout by the drawing BIG/IC/TB/286-102C received at the Local Planning Authority on 10th April 2008, unless otherwise agreed in writing by the Local Planning Authority.

For the avoidance of doubt.

3. The touring caravan pitches (157) and the camping area shall be restricted to the area shown on the approved layout plan unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity.

4. i) Any caravans on/brought onto site are to be occupied for holiday purposes only;

ii) Any caravans on/brought onto site shall not be occupied as any person's sole, or main place of residence;

iii) No individual may be in residential occupation of the site or any caravan thereon for more than 28 days (whether cumulatively or continuously) in any six month period; AND

iv) the owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site at any time, and of their main home addresses, and shall make this information available upon reasonable request to the Local Planning Authority

For the avoidance of doubt/to ensure that the site operates only as a touring caravan and camping site in the interests of visual amenity and the site is not considered suitable for residential occupancy.

5. Prior to its installation details of any play equipment to be installed in the childrens play area shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of visual amenity.

6. Unless otherwise agreed in writing with the Local Planning Authority the amenities building (incorporating the function room) shall only be open to the public between the hours of 07:00 and 24:00 on any given day.

In the interests of the amenities of the occupants of neighbouring properties.

7. The site including the amenities building and other facilities shown on the submitted plans shall only operate between the months of March to November inclusive in any year.

As indicated in the application and in the interests of visual amenity.

8. The bars and function room in the amenities building shown on the submitted plans shall only be open to residents of the caravan and camping site. The amenities building shall be used only in association with the caravan and camping site and shall not be used as an independent facility.

In the interests of the amenities of the occupants of neighbouring properties.

9. No beer gardens or outside drinking areas shall be provided in association with the amenities building.

In the interests of the amenities of the occupants of neighbouring properties.

10. No amplified music shall be played or relayed outside of the amenities building

In the interests of the amenities of the occupants of neighbouring properties.

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11. The development hereby permitted shall not be commenced until:
 a) A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study, b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority, c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority, d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme, e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority.

To ensure that any site contamination is addressed.

12. Notwithstanding the details submitted no development shall take place until a surface water drainage system has been designed in accordance with the conclusions of the flood risk assessment, and agreed with the Local Planning Authority. The agreed system shall be fully installed before any impermeable surfaces designed to drain to that system are constructed.

To reduce the risk of flooding

13. Prior to the development being brought into use details of (i) signage to be erected on the site and (ii) promotional literature for the operation shall be agreed with the Local Planning Authority in order to promote safe routes to and from the site for caravan related traffic. The route restrictions in question for caravan related traffic using the A19 shall be as follows:

Arriving from the North - No restrictions

Departing to the North - From site turn left onto Dalton Back Lane to Three Gates junction, turn right onto Dalton Lane, turn right onto Elwick Road, turn left onto Dunston Road roundabout, turn left to Hart Lane, turn left onto A179, turn right onto A19 at A179/A19 junction.

Departing to the South - From the site turn left onto Dalton Back Lane, turn left at Three Gates junction, turn left onto A19.

Arriving from the South - Leave A19 at A689 junction, follow A689, turn left onto Dalton Back Lane.

To ensure that the A19 trunk road might continue to fulfil its purpose as part of national system of routes for through traffic, in accordance with Section 10(2) of the Highways Act 1980, and to maintain the safe free flow of traffic on the trunk road.

14. Prior to the site being brought into use the access track and access onto Dalton Back Lane shall be improved in accordance with the approved details. The 4.5m X 90m visibility splays indicated on the approved drawing shall thereafter be maintained at all times in

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accordance with the approved drawing. No object, building structure or enclosure, nor any part of the hedgerow, tree, bush or plant within the visibility splay shall be allowed to exceed one metre in height.

In the interests of highway safety.

15. The development hereby approved shall be used as a touring caravan site and camping site only and under no circumstances for the siting of static caravans. Neither shall it be used for the storage of caravans.

In line with planning policies and in order to protect the visual amenity of the area.

16. Unless otherwise agreed in writing with the Local Planning Authority the individual caravan pitches and associated car parking areas shall be retained in grass and no hardstandings shall be formed.

As stated in the application and in the interests of visual amenity.

17. No open storage shall take place on the site unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the visual amenity of the area.

18. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.

In the interests of visual amenity.

19. Details of the construction of the access, access roads including surfacing materials shall be submitted to and approved by the Local Planning Authority before development commences.

In the interests of visual amenity and highway safety.

20. Details of all walls, fences and other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced.

In the interests of visual amenity.

21. Prior to the commencement of development details of any excavation, leveling or earthworks proposed shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of visual amenity.

22. Notwithstanding the submitted details a detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.

In the interests of visual amenity.

23. Any trees/shrubs required to be planted in association with the development hereby approved, and which are removed, die, are severely damaged, or become seriously diseased, shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted. All approved tree planting shall be retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

In the interests of visual amenity.

24. The details of provisions for supervision and any managers/staff accommodation shall be submitted to and approved in writing by the

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Local Planning Authority prior to the site being brought into use.
In order to ensure these matters are clarified.

25. Prior to the commencement of development a detailed phasing plan for the development of the site, including a timetable for the provision of caravan pitches/camping facilities and all associated amenity buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the phasing plan so agreed unless otherwise agreed in writing by the Local Planning Authority.

In order to ensure that the development of the site proceeds in a satisfactory manner.

26. Notwithstanding the details submitted no development shall take place until a scheme for the disposal of foul water arising from the site (including the design of the system and copies of consents and authorisations from the Environment Agency if necessary) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the details so approved. The site shall not be occupied until the approved scheme has been implemented and is operational.

To prevent pollution of the water environment.

27. Notwithstanding the details submitted development shall not commence until a scheme for the provision of a water supply for the development (including the design of the system and copies of consents and authorisations from the Environment Agency if necessary) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the details so approved. The site shall not be occupied until the approved scheme has been implemented and is operational.

In order to ensure that an adequate water supply is provided.

INFORMATIVE NON-STD
Under the terms of the Water Resources Act, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (Controlled Waters including rivers, streams, underground waters, reservoirs, estuaries and coastal waters).

Signed:

Dated:

Assistant Director (Planning and Economic Development)
Development Control Manager

I consider the scheme of Officer/Chair delegation to be
appropriate/inappropriate in this case

Signed:

Dated:

Chair of the Planning Committee

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BRIERTON MOORHOUSE FARM

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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 28/05/08
	SCALE 1:10,000	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2008/0001	REV

No: 3
Number: H/2010/0274
Applicant: Cleveland House Queens Square Middlesbrough TS2
1AA
Agent: ASP Associates 8 Grange Road HARTLEPOOL TS26
8JA
Date valid: 22/04/2010
Development: (Amendments to previously approved scheme
H/2006/0179) for erection of two detached dwellings with
associated detached garages (retrospective application)
Location: NORTON HOUSE THETFORD ROAD HARTLEPOOL

The Application and Site

3.1 The application site is the grounds of a large Victorian property which was formerly a residential home for the elderly. The property is now converted to residential, as is the adjacent coach house, by virtue of planning permission H/2006/0179. The site is bounded by housing, to the south Aldeburgh Close and Thetford Cottage, to the north, Thetford Road. To the west are the gardens of Crowland Road and a rear garden of a property on Thetford Road to the east. The site is accessed via the Black Path.

3.2 That permission also allowed for the erection of two detached dwellings with associated detached garages in the grounds of Norton House. The dwellings were subsequently developed not in accordance with the approved plans. On that basis this application is subsequently submitted retrospectively for the erection of two detached dwellings with associated detached garages.

Publicity

3.3 The application has been advertised by way of site notice and neighbour letters (32). To date, there have been 7 letters of objection.

3.4 The concerns raised are:

- a) Too close to surrounding houses;
- b) Unduly large and out of keeping;
- c) Restrict sunlight
- d) Little wildlife now the houses have been constructed, no bats seen;
- e) Construction has restricted sunlight to garden;
- f) Property directly overlooks our property;
- g) Enough traffic along the Black Path, another two dwellings will make more traffic;
- h) Drainage problems;
- i) Concern that original plans were not followed;
- j) Completely overlooked;
- k) Privacy has been eroded;

- l) Why was this not picked up at an earlier stage of development;
- m) House and garage too close to property;
- n) Dominates area to the rear of properties;
- o) Flooding during winter months;
- p) Dwelling closest to Thetford Road is some 4-5m closer;
- q) The horse chestnut tree (TPO) has been cut back substantially because of the error;
- r) Have the finished floor levels been checked?
- s) The new property is well above original garden levels;
- t) Additional traffic and noise disturbance.

3.5 The period for publicity expires prior to the meeting.

Copy Letters C

Consultations

3.6 The following consultation replies have been received:

Engineering Consultancy – Previous comments on last application requested further details, design calculations and methodology in respect of soakaway construction details, storage details etc. This information has not been received and previous comments still apply.

Greatham Parish Council – Serious mistakes have been made whilst the buildings were being constructed and serious consideration should be given to the rejection of the retrospective application because the dwellings are in wrong place, the issues surrounding the “change” of building site should be enforced and perhaps, replaced by new or the original plans.

Head of Public Protection – Comments awaited.

Northumbrian Water – Comments awaited.

Traffic and Transportation – There are no highway or traffic concerns.

Planning Policy

3.7 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP12: States that the Borough Council will seek within development sites, the retention of existing and the planting of additional, trees and hedgerows. Development may be refused if the loss of, or damage to, trees or hedgerows on or adjoining the site will significantly impact on the local environment and its enjoyment by the public. Tree Preservation Orders may be made where there are existing trees worthy of protection, and planning conditions will be imposed to ensure trees and hedgerows are adequately protected during construction. The Borough Council may prosecute if there is damage or destruction of such protected trees.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

GEP6: States that developers should seek to incorporate energy efficiency principles through siting, form, orientation and layout of buildings as well as through surface drainage and the use of landscaping.

Hsg10: Sets out the criteria for the approval of alterations and extensions to residential properties and states that proposals not in accordance with guidelines will not be approved.

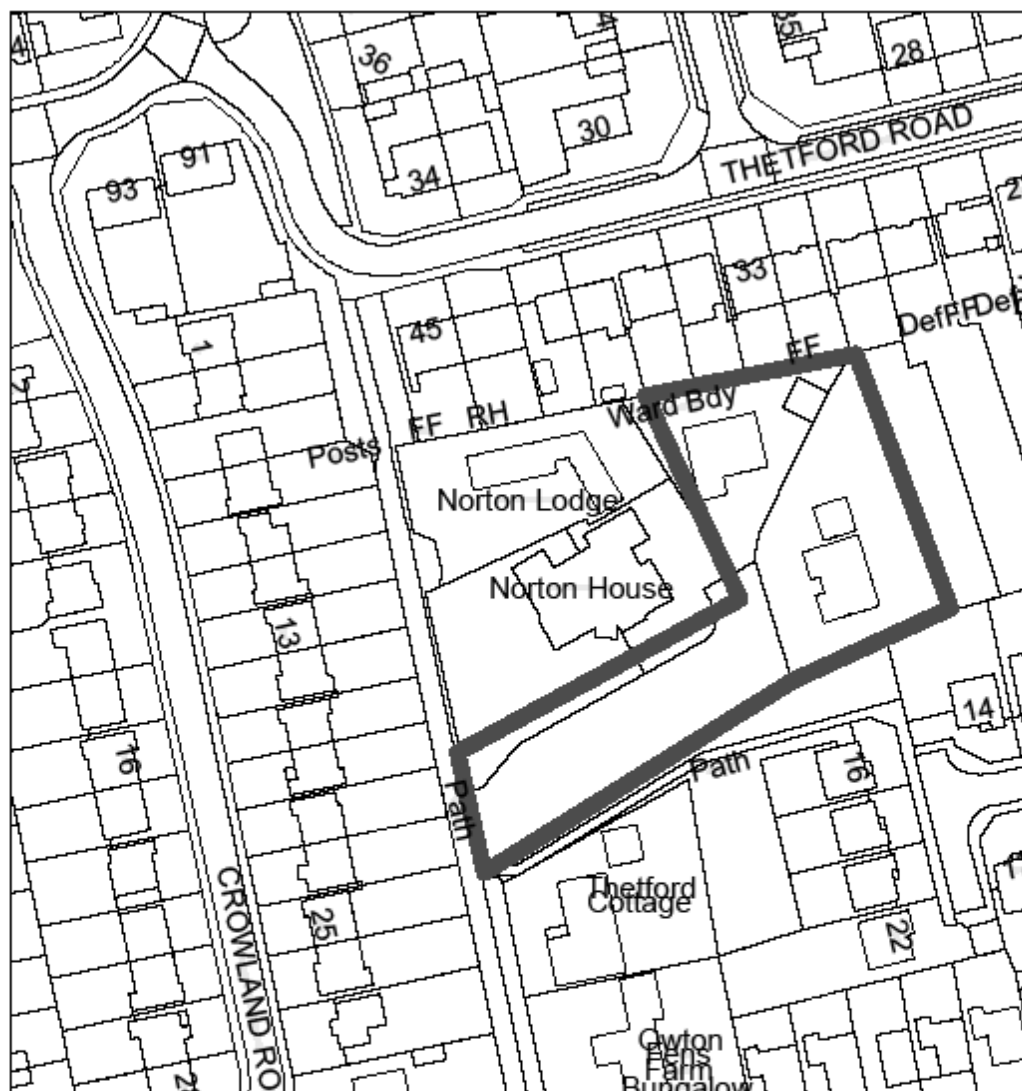
Hsg5: A Plan, Monitor and Manage approach will be used to monitor housing supply. Planning permission will not be granted for proposals that would lead to the strategic housing requirement being significantly exceeded or the recycling targets not being met. The policy sets out the criteria that will be taken into account in considering applications for housing developments including regeneration benefits, accessibility, range and choice of housing provided and the balance of housing supply and demand. Developer contributions towards demolitions and improvements may be sought.

Planning Considerations

3.8 The main planning considerations in this instance are the appropriateness of the proposals in relation to the relevant Hartlepool Local Plan (2006) policies with particular regard to, the principal of the development in policy terms, the effect of the proposal on the amenity of surrounding properties, design and the effect on the character of Norton House and the wider area, highway safety, drainage/flooding issues, ecology and trees.

3.9 A number of consultation responses are awaited and a number of key issues require further investigation. In addition publicity is outstanding and expires prior to the meeting. On that basis it is considered prudent to provide a comprehensive update report fully addressing all the issues.

RECOMMENDATION – Update report to follow.

**NORTON HOUSE**

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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 4/05/10
	SCALE 1:1000	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2010/0274	REV

No: 4
Number: H/2010/0231
Applicant: Mr P Todd NEWQUAY CLOSE HARTLEPOOL TS26 0XG
Agent: Mr P Todd 17 NEWQUAY CLOSE HARTLEPOOL TS26 0XG
Date valid: 04/05/2010
Development: Construction of pedestrian access by installation of gate in existing boundary wall (retrospective application) ☐
Location: 17 NEWQUAY CLOSE HARTLEPOOL

The Application and Site

4.1 Retrospective approval is sought for the construction of a pedestrian access which has been created by way of installing a gate in the rear boundary wall of 17 Newquay Close. The wall is located at the top of Elmwood Road. For the avoidance of doubt permission is sought for both the gate and access. The gate opens onto Council Owned adopted highway, the applicant has served notice on the Council in respect of this. The land in question is approximately two metres wide and overgrown. The applicant has indicated that he has installed the gate so that he can walk to his nearby allotment.

Publicity

4.2 The application has been advertised by way of neighbour notification (4) and site notice (x2). An additional site notice was attached to a lamp post at the top of Elmwood Road on 28 May 2010. To date there have been nine responses received, seven letters of objection and two letters of no objection.

4.3 The concerns raised are:

1. Detrimental to seduced cul-de-sac
2. Impact on parking facilities due to extra cars
3. Unhappy access gained on Council property
4. Safety implication for children
5. Unsightly
6. Crime implications
7. Gate being used as a public thoroughfare
8. Applicant was aware of distance to allotment when he obtained it
9. Unhappy at consultation process
10. Land and door is an eye-soar
11. Residents cultivate and maintain strip of land
12. No residents would have bought properties in cul-de-sac if they had known pedestrian access would be granted
13. Doorway should not have cut out of the wall until Mr. Todd got permission
14. Boundary wall and should remain that way.

4.4 The period for publicity is outstanding for the additional site notice and expires following the meeting.

Consultations

4.5 At the time of writing Notice 1 in relation to Certificate B of the application form has been served on the Council and the application form amended.

4.6 The following consultation replies have been received:

Traffic and Transportation Section – There are no highway or traffic concerns

Estates and Assets Section – Comments Awaited

Police – Comments Awaited

Planning Policy

4.7 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

Hsg10: Sets out the criteria for the approval of alterations and extensions to residential properties and states that proposals not in accordance with guidelines will not be approved.

Planning Considerations

4.8 The main planning considerations in this instance are the appropriateness of the proposal in relation to the relevant Hartlepool Local Plan (2006) policies, with particular regard to the effect of the proposal on the amenity of neighbouring properties, the effect on the character and appearance of the surrounding area, the potential for crime and highway safety.

4.9 The principle of the development is considered appropriate subject to the detailed consideration of the aforementioned issues. The key consultation responses of the Police and the Councils Estates and Assets Department are awaited and the period for publicity is still outstanding and expires following the meeting. It is considered appropriate therefore to address all consultation and neighbour responses received in a comprehensive update report to follow.

RECOMMENDATION – Update report to follow

**17 NEWQUAY CLOSE**

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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 4/06/10
	SCALE 1:1000	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2010/0231	REV

No: 5
Number: H/2010/0284
Applicant: Mr Peter McIntosh Schools Transformation Team The
 Borough Hall Hartlepool TS24 OJD
Agent: England & Lyle Ltd Mr Jeremy Good Morton House
 Morton Road Darlington DL1 4PT
Date valid: 29/04/2010
Development: Re-modelling of existing school, provision of Multi Use
 Games Area, landscaping, car parking, and associated
 works
Location: DYKE HOUSE SECONDARY SCHOOL MAPLETON
 ROAD HARTLEPOOL

The Application and Site

5.1 The application site is situated within the existing grounds of Dyke House Comprehensive School. The site is currently in use and the application boundary comprises the entire school and playing fields. The site comprises two to three storey buildings surrounding two internal courtyards. The proposal is to remodel the school, under the Building Schools for the Future programme; this would include some demolition. The proposal also includes an extension to the existing swimming pool building.

5.2 Primarily the boundaries are formed from gardens backing onto the site separated by Palisade security fencing with little vegetation in the immediate proximity. The site is surrounded by two storey housing on all boundaries. The Northern half of the site is primarily used as external sports area.

5.3 Access to the site currently has three vehicular access points, leading from Raby Road, Mapleton Road and Milbank Road.

5.4 There are currently two main designated car parking areas. One around the north west corner of the school adjacent to the Avondale Centre and accessed via the Raby Road entrance. The other area is to the frontage of the building and accessed via the Mapleton Road entrance.

5.5 The main vehicular access will be retained from Mapleton Road to the southern car parking area and circulation restricted to a one-way system through the car park to the southwest and west of the building. There is also provision for a pupil drop off zone at the front of the school buildings.

5.6 It is proposed to split the car parking into 108 spaces for the school (including 4 disabled and 14 visitor) and 102 spaces for community use (including 2 disabled, 26 visitor, 10 police and 2 charging points). A separate service and drop-off facility, which can accommodate 3 buses is proposed utilising the Amberton/Milbank Road along the eastern boundary of the site.

5.7 40 secure cycle parking spaces are proposed to be provided within the development.

Publicity

5.8 The application has been advertised by way of neighbour letters (252). To date, there have been 17 letters of no objection and 4 letters of comment.

The comments raised are:

1. no complaint as long as it is on exactly the same existing school site.
2. no objection other than to ask cars not to speed on inner road.
3. hope improving Mapleton approach road, and housing problems, i.e. empty housing, private landlords etc.
4. concerns regarding traffic in Avondale Gardens.
5. no traffic gets into the school through Mapleton Road.
6. All the streets or roads of Mapleton Road have been blocked off.
7. there are more than 60 cars in the Dyke House School car park probably the staffs, this is without school runs.
8. school ruins are terrible as this is only an ordinary side road.
9. when work begins on the revamp I suppose all the lorries will use Avondale Gardens.

The period for publicity has expired.

Copy letters B

Consultations

5.9 The following consultation replies have been received:

Public Protection - No objection, subject to conditions regarding details of the acoustic barrier and any biofuel heating system to be agreed with the Local Planning Authority.

Property Services - No objection

Northumbrian Water - No objection subject to a condition regarding disposal of surface water from the site.

Traffic & Transportation - Commented awaited.

Engineering Consultants - No objection subject to a condition regarding potential contaminants on site.

Children's Services - No comment.

Cleveland Police - Comments regarding security measures

Environment Agency - No objection subject to a condition regarding drainage.

Sport England - No objection subject to a condition regarding community use of the site.

CABE - Comments regarding the proposal, the proposal makes a sound response to the challenge posed by an extensive refurbishment project. There is a good balance between the creation of transformational new spaces alongside a respectful approach to the character and qualities of the original 1930's school. Such reuse is a testament to the inherent adaptability of the existing accommodation. Yet further work is required: the school falls short on the environmental strategy and does not guarantee a high quality learning environment in these spaces.

Planning Policy

5.10 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime. Strategies, plans and programmes, and planning proposals,

Rec6: Seeks the wider community use of school sports and playing field facilities. Developers contributions may be sought in this respect.

Tra11: Identifies this land as a safeguarded road improvement corridor where no permanent development will be permitted.

Tra16: The Council will encourage a level of parking with all new developments that supports sustainable transport choices. Parking provision should not exceed the maximum for developments set out in Supplementary Note 2. Travel plans will be needed for major developments.

Tra20: Requires that travel plans are prepared for major developments. Developer contributions will be sought to secure the improvement of public transport, cycling and pedestrian accessibility within and to the development.

Planning Considerations

5.11 The main planning considerations in this instance are the appropriateness of the proposal in terms of the policies and proposals contained within the adopted Hartlepool Local Plan outlined above and in particular the impact of the proposals upon neighbouring properties in general. Highway safety, flood risk and any potential affect on bats also need to be considered.

5.12 Due to the some consultee responses being received late and as Traffic and Transportations is still awaited an update report will be provided which discusses the planning considerations.

RECOMMENDATION – Update to follow



THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

<h1 style="text-align: center;">HARTLEPOOL</h1> <h2 style="text-align: center;">BOROUGH COUNCIL</h2>	DRAWN <div style="text-align: right;">GS</div>	DATE <div style="text-align: right;">4/05/10</div>
	SCALE <div style="text-align: right;">1:3000</div>	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO <div style="text-align: right;">H/2010/0284</div>	REV

UPDATE

No: 2
Number: H/2008/0001
Applicant: Mr Terry Bates 7 Brinkburn Court Hartlepool TS25 5TF
Agent: BIG-Interiors Ltd. Mr Ian Cushlow 73 Church Street
Hartlepool TS24 7DN
Date valid: 07/03/2008
Development: Provision of a touring caravan and camping site with
associated amenity facilities
BRIERTON MOORHOUSE FARM DALTON BACK LANE
HARTLEPOOL

2.1 This application appears on the main agenda at item 3.

2.2 The recommendation was left open as legal advice was awaited on issues relating to land ownership. This matter is still outstanding.

2.3 It is therefore recommended that the application be withdrawn from the agenda and be reported back to committee only when officers are able to make a clear recommendation.

RECOMMENDATION : - That the application be withdrawn from the agenda until officer's are able to make a clear recommendation.

UPDATE

No: 4
Number: H/2010/0231
Applicant: Mr P Todd NEWQUAY CLOSE HARTLEPOOL TS26
0XG
Agent: Mr P Todd 17 NEWQUAY CLOSE HARTLEPOOL TS26
0XG
Date valid: 04/05/2010
Development: Construction of pedestrian access by installation of gate in
existing boundary wall (retrospective application)
Location: 17 NEWQUAY CLOSE HARTLEPOOL

The Application and Site

4.1 Since the previous report was prepared the responses from the Council's Estates Department and the Police have been received.

Planning Policy

4.2 The following policies in the adopted Hartlepool Local Plan 2006 are relevant to the determination of this application:

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be located on previously developed land within the limits to development and outside the green wedges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

Hsg10: Sets out the criteria for the approval of alterations and extensions to residential properties and states that proposals not in accordance with guidelines will not be approved.

Planning Considerations

4.3 The main planning considerations in this instance are the appropriateness of the proposal in relation to the relevant Hartlepool Local Plan (2006) policies, with particular regard to policy considerations and neighbour objections regarding the effect of development in situ on the amenity of neighbouring properties, the effect on the character and appearance of the surrounding area, the potential for crime and/or anti-social behaviour and highway safety.

4.4 The applicant has amended the originally submitted application form and has served notice on the Council. The Council's Estates Department have raised no objections to the proposed works. An additional site notice was posted due to an

error with regard to the positioning of the original notice and in an attempt to alleviate initial concerns regarding the consultation process. The period of publicity with regard to this notice is outstanding and expires following the meeting (18/06/2010).

Character and Appearance of the Area and Amenity

4.5 It is not considered that the gate as constructed has detrimentally impacted upon the character and appearance of the area visually or the amenity of nearby residential properties. The gate is of a design and appearance which would be found throughout the town. Objections have been received raising concerns regarding the gate being used as a public thoroughfare by multi users. The applicant has indicated that he has installed the gate so that he can walk to his nearby allotment. It is acknowledged that the use of the gate will increase the foot traffic to the front of the residential properties on Elmwood Road. However, it is not considered that the comings and goings associated with the gate will impact significantly upon the appearance of the area or occupiers amenity in general. It is likely that users of the gate will be familiar to the occupants of nearby residential properties.

4.6 Concerns have been raised regarding the appearance and nature of the land and access. The land to the top of Elmwood Road to which the access relates to is Council owner adopted highway. The Estates Department have raised no objections. Whilst it is acknowledged the land in its current state is overgrown and the access has been created by way of removing vegetation it must be noted that the applicant has no statutory obligation to maintain the land given its current ownership. Further it is noted that residents have in the past cultivated and maintained the land, however this is not a material planning concern in the context of this application.

Crime

4.7 Concerns have been raised regarding the potential crime implications the gate may have created. The Police have commented on the application and have raised no objections, but have indicated that the gate should have the capability to be locked. The case officer can confirm that the gate can be locked from inside the curtilage of the applicant's property.

Highway Safety

4.8 The Council's Traffic and Transportation Section have raised no concerns regarding the development. The neighbour concerns regarding implications on parking in Elmwood Road have been considered. It is not considered that the installation of the gate and its use would give rise to a significant impact upon parking provision in Elmwood Road. The applicant has a large driveway which could provide off-street parking for approximately 8 cars.

RECOMMENDATION – Minded to approve subject to the following conditions and no significantly different objections received from the outstanding site notice, but the final decision to be delegated to the Development Control Manager in conjunction with the Chair of Planning Committee.

1. The development hereby permitted shall relate to the description of proposed works outlined in the application form received by the Local Planning Authority on 03/06/2010, unless otherwise agreed in writing by the Local Planning Authority.
For the avoidance of doubt.
2. The gate hereby approved shall be used only for pedestrian access and for no other purpose unless otherwise agreed in writing with the Local Planning Authority.
In the interests of the occupants of neighbouring properties

17 NEWQUAY CLOSE



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 4/06/10
	SCALE 1:1000	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2010/0231	REV

UPDATE

No: 5
Number: H/2010/0284
Applicant: Mr Peter McIntosh Schools Transformation Team The
 Borough Hall Hartlepool TS24 OJ D
Agent: England & Lyle Ltd Mr Jeremy Good Morton House
 Morton Road Darlington DL1 4PT
Date valid: 29/04/2010
Development: Re-modelling of existing school, provision of Multi Use
 Games Area, landscaping, car parking, and associated
 works
Location: DYKE HOUSE SECONDARY SCHOOL MAPLETON
 ROAD HARTLEPOOL

5.1 Since the original Committee report was written discussions have been continuing regarding this application and an update report is provided accordingly.

5.2 The main planning considerations in this instance are the appropriateness of the proposal in terms of the policies and proposals contained within the adopted Hartlepool Local Plan outlined above and in particular the impact of the proposals upon neighbouring properties in general. Highway safety, flood risk and any potential affect on bats also need to be considered.

Policy

5.3 Dyke House School is the sample school of Hartlepool's Building Schools for the Future Programme. The project is a major refurbishment on the existing footprint with some demolition and some areas to be retained in their current form.

5.4 The site comprises an existing school therefore the scheme to remodel the site is considered acceptable in principle in terms of the policies and proposals contained within the adopted Hartlepool Local Plan 2006. Part of the site also benefits from outline planning consent for remodelling of the school under the Building School for the Future project approved in December 2008; however the current application includes works to the playing fields which was not included in the outline planning consent.

Sports Provision

5.5 The sports pitches have been retained to the north of the main building. The existing all weather pitch has been retained and a new multi-use games area (MUGA) has been sited immediately north of the sports hall, providing four tennis

courts and three basketball/netball courts, with grass pitches accessible to the north of this facility to ensure direct access from the proposed new changing facilities. The pitches are proposed to be reconfigured to provide an increase in overall pitch provision in comparison to the existing school layout, whilst creating the opportunity for additional pitches to be accommodated, for example volleyball, ultimate frisbee and training grids. Athletics provision including a 300m running track, long jump, high jump, shot, discus and javelin complement the playing field areas.

5.6 Floodlights are not proposed for the new multi use games area, however the existing all weather pitch has existing floodlights which are proposed to be retained. It transpires that the agent does want the MUGA to be floodlight and is something which Sport England would also encourage, however as no details or reference to this has been submitted with the planning application and therefore has not been consulted upon it is considered prudent for the agent to submit a separate application for this element of the scheme.

5.7 To complement the above provision and recognise the schools specialism in sport, additional facilities have been proposed following client discussions including; a traversing wall along the north face of the sports block; trim trail, including exercise stations to the periphery of the playing field with start and finish points close to the building; amphitheatres creating opportunities for dance and performance to the northwest of the main building, in close proximity to the dance studio and a canopy protected external gym located within the western courtyard.

5.8 The development proposal will encroach slightly into the area currently used as playing fields; however this is considered to be minimal and will not prejudice the overall integrity of the pitches. Sport England does not object to the proposal.

5.9 Dyke House already offers a degree of community use on the site, however Sport England have requested that the submission of a community use agreement is conditioned for this project to ensure a mechanism for community sports facilities.

Impact on the surrounding area

5.10 The location of the existing building is fixed. It is proposed to redesign the main entrance to the school to provide the school with a clear sense of identity and civic pride. The front entrance has been widened and replaces the brick façade with a two storey glazed curtain. It is proposed that the entrance portal frames the double height glazed entrance with the reception area beyond providing a vista through the heart of the building via the proposed double height street. A new entrance plaza is proposed in front of the main entrance, which softens the appearance of the school as opposed to the expanse of car parking and hard standing which currently exists at the front of the site.

5.11 It is proposed to relocate the community entrance of the Avondale Centre which provides extended services such as a police station, health advisers, conference facilities etc. A new relatively small, single-storey block is proposed to house the new reception area for the community, a fitness suite and external changing rooms to the northwest of the existing building. It is considered that the new addition will

provide a clear segregation between the community and the pupil entrance during the school hours.

5.12 This project incorporates approximately 27% of new build with a large proportion of refurbishment. The design philosophy for the new-build blocks is the provision of a simple and robust structure, sympathetic to the existing Dyke House School but with its own identity. The new blocks are primarily two-storey structures, located within the existing quadrangles. Their height is limited to below the highest point of the original 1930's building thus creating minimum visual impact on the overall building massing.

5.13 The proposal does include an extension to the swimming pool to the east of the site, however no details have been provided. It is considered that this can be dealt with by planning condition, and that any extension is unlikely to have a detrimental affect on the adjacent neighbours given the separation distance of approximately 22metres between the proposed extension and the residential fencing adjacent and that the swimming pool is a single storey building with low pitched roof.

5.14 A belt of 'allotment' gardens form the boundary between the neighbourhood and the school on the south east, while a habitat buffer softens the boundary to the east. The north of the building comprises predominantly of playing fields while the car parking is provided along the west of the building.

5.15 The redevelopment does propose to reconfigure the layout of the car parking and does propose additional car parking adjacent to residential properties to the south west of the site, although this area is identified on existing plans as tennis courts it should be noted that the area is currently being used as car parking. The existing tennis court fencing on this boundary does not offer any privacy or separation to the adjacent residential properties. It is considered that the landscaping and the acoustic boundary proposed will mitigate the affect this car park may have on the adjacent neighbours and this can be controlled by planning condition. The boundary between the car parking and the neighbouring houses has been carefully considered and 'soft' landscape is provided to provide a buffer between the houses and the car park.

5.16 In summary, it is considered that the proposal does not have a significant detrimental affect on the surrounding area in general.

Landscaping

5.17 The application involves the removal of existing trees at the site; however the submitted landscaping scheme includes the provision of many new trees within a variety of soft landscaped areas. In order to compensate for the loss of existing landscaping a substantial re-planting scheme is proposed to enhance the overall site, including a habitat buffer to the eastern boundary, avenue planting to the main entrance and western building edge and tree planting complimenting the ornamental beds within the courtyards.

5.18 The proposed planting style is using predominantly native trees, hedgerows and grassland. The grassland will be managed using a range of mowing strategies to

promote additional interest for example, informal paths, glades and wildflower areas. Hedgerow and woodland planting on site boundaries is proposed to provide screening of the school from adjacent properties.

5.19 The creation of a habitat buffer will be created along the eastern site boundary providing a framework for a variety of external spaces to be nestled within and community allotments/growing areas. A high quality entrance plaza has been created to the front of the school which complements and emphasises the architecture of the remodelled entrance creating a strong civic presence.

5.20 The informal and formal play areas created to the south and east of the school will benefit from a southerly aspect, which will provide more opportunity for these spaces to be used on a year-round basis. Four distinct external spaces have been created beyond the building envelope extending out from the habitat buffer into the formal play area. Each one will provide a quiet, flexible space in which pupils can reflect or take part in learning outside the classroom.

5.21 In addition to these, two amphitheatres have been provided; one to the northwest of the main building which also doubles as an informal seating/gathering space for students.

5.22 Within the building envelope, two courtyards have been developed which create opportunities to provide personalised gardens owned either by individual schools, the SEN (Special Educational Needs) unit or the schools specialism's i.e. Sports with their own external gym in the western courtyard and Technology in the eastern courtyard.

5.23 The Council Landscape team has assessed the proposal and considers that the proposed scheme provides an enhancement of the site in terms of visual amenity and wildlife value.

Bats

5.24 The application has been accompanied by a bat survey, which has been assessed by the Council's Ecologist. The bat survey identified a roost of two Common Pipistrelle bats at the front of the main building. Other buildings on the site were assessed as having negligible or low potential for roosting bats and no bats were seen to emerge from them. As the works to the school will not be affecting the part of the main building where the bats were roosting it is considered that there should be no adverse effect, and therefore there are no objections in terms of the potential affect on bats.

Highway Safety

5.25 Vehicular access is retained from Mapleton Road to the southern boundary of the site with circulation restricted to a one-way system during peak hours through the car park to the southwest and west of the building, which exits the site along the western boundary onto Raby Road. A separate service and drop-off facility, which can accommodate 3 buses, is provided utilising the existing access from Amberton Road along the eastern site boundary.

5.26 The proposal accommodates 108 car parking spaces (including 4 disabled and 14 visitor spaces) for the School itself and 102 car parking spaces (including 2 disabled, 26 visitor, 10 police and 2 charging points) for the Avondale Centre. The site currently provides 155 car parking spaces, this equates to an increase of 55 spaces. A School Travel Plan has also been provided with the application.

5.27 The Traffic and Transportation team have assessed the scheme and have no objection, however have stated that access for construction traffic should only be taken from Milbank Road, this can be controlled by condition.

5.28 The Traffic and Transport team have also commented that speed restrictions around the surrounding area and junction improvements to the Raby Road entrance would be beneficial however as the application site is an existing school and as the development does not propose an increase in staff or students it is considered difficult to justify these measures.

5.29 Vehicular and pedestrian circulation are segregated within the site with pedestrians entering the site from the south, drawn towards the main entrance at the centre of the southern facade of the building and vehicles directed to the car park to the west via a one-way system which exits the site onto Raby Road along the western site boundary. The pedestrian access from Raby Road has been retained and improved, with a realigned and clearly defined footpath to provide safe direct access to the entrance to the Community facilities, mitigating the existing vehicular/pedestrian conflict.

5.30 Cycle access for staff and students will also be achieved from Mapleton Road, via the main entrance and will lead cyclists east of the main entrance plaza where cycle shelters are located. A separate cycle shelter will be located adjacent to the community entrance and accessed from Raby Road for community use in the main. 40 secure cycle spaces are proposed to be provided however the final design of the cycle storage can be controlled by condition.

5.31 The existing access point from Amberton Road located on the eastern boundary of the site will be retained and provide access to a new drop-off and turning circle adjacent to the swimming pool. Service access will also be obtained via this route, which is located close to the kitchens to facilitate waste collection and deliveries and the relocated caretakers' office for all other deliveries typically associated with a school premise.

5.32 The recycling facilities and bin store area situated within a separate secure area thus reducing conflict between students and service and delivery vehicles. Through swept path analysis the layout has been configured to ensure fire tenders and maintenance vehicles can access the majority of the building façade. The proposal has been assessed by the Council Waste Management Team and it is considered that the locations and waste management plan are acceptable.

Flood Risk

5.33 The application site lies within flood zone 1 which is the least likely zone to flood, however given the size of the site the application has been accompanied by a flood risk assessment. The Environment Agency has assessed the flood risk assessment and does not object to the proposal. The EA has requested that details of the disposal of surface water to be submitted; however this can be controlled via condition.

It was noted in the original committee report that Northumbrian Water requested a condition regarding the disposal of surface water, however this was an error and Northumbrian Water has offered no objection and has not requested any conditions.

Sustainability

5.34 The building is proposed to employ the use of sustainable systems wherever possible. Primarily the nature of the project implies that the most significant contribution to sustainability is the effective reuse of an existing building.

5.35 Construction materials and detail design for the new build have all been included within a coordinated strategy contributing to the buildings' performance, financial sustainability and environmental impact. The basic building dimensions and orientation have informed the conceptual approach and support maintenance strategies. Natural day-lighting is used to create an efficient, user friendly and inspiring internal environment. As well as enhanced basic construction technologies such as improved wall and roof insulation, the building will feature the following sustainable technologies:

- Displacement ventilation systems in the new-build blocks;
- Heating and cooling systems which utilise the exposed thermal mass of the building structure in the 1930's retained building;
- Rainwater recovery systems;
- Photovoltaic panels (used as an educational tool);
- Small scale wind turbine (used as an educational tool);
- Bio-fuel to achieve 10% renewable technology targets.

Other design features in addition to these 'main' sustainable technologies include:

- Effective waste disposal systems and storage facilities for recycling;
- Workable and accessible facilities for cyclists (including secure parking / showers);
- Utilising natural elements and flora to create a positive internal environment;
- Use of materials from sustainable sources, produced using benign methods will be used wherever practicable;
- Where available and appropriate, materials will be sourced locally, to reduce transport energy use;
- Low energy high frequency luminaires employing T5 or PL lamps;
- Presence detection and daylight linked detection for lighting control.

5.36 Dyke House College of Sports & Technology is committed to achieving environments that are demonstrably sustainable in their procurement and use. There is a prerequisite for the school to achieve a minimum BREEAM rating of "Very Good".

Other Issues

5.37 Prior to the submission of the application the applicant gave the local community the opportunity to comment on the proposals to identify any issues with the proposal. The public consultation process took the form of a leaflet drop, newspaper advert, site notices and advertisement on web sites advising people of the proposal and the opportunity to view the details at a public consultation event. The consultation event was attended by 8 members of the public. However, only 3 people completed and returned comments forms. All three respondents supported the proposed development and only one comment was made in relation to the land drains of the playing pitches adjacent to Poweltt Road.

5.38 The scheme has been assessed by Cleveland Police who have been involved in the discussions regarding the proposed development prior to the submission of the application. Cleveland Police have provided comments regarding secured by design principles and how these should be incorporated into the development, this can be controlled by a planning condition.

Conclusion

5.39 Having regard to the policies identified in the Hartlepool Local Plan 2006 above and in particular consideration of the effects of the development on the amenity of neighbouring properties and the streetscene in general the development is considered satisfactory.

RECOMMENDATION –APPROVE subject to the following conditions:

- 1) The development to which this permission relates shall be begun not later than three years from the date of this permission.
Reason: To clarify the period for which the permission is valid.
- 2) Unless otherwise agreed in writing, the development hereby approved shall be carried out in accordance with the drawings:
 - PL-DHS-A-022; Site Location Plan
 - PL-DHS-A-023; Existing Ground Floor Plan
 - PL-DHS-A-024; Existing First Floor Plan
 - PL-DHS-A-025; Existing Elevations Sheet 1
 - PL-DHS-A-026; Existing Elevations Sheet 2
 - PL-DHS-A-001; Proposed Ground Floor Plan
 - PL-DHS-A-002; Proposed First Floor Plan
 - PL-DHS-A-003; Proposed Roof Plan
 - PL-DHS-A-004; Proposed Elevations Sheet 1
 - PL-DHS-A-005; Proposed Elevations Sheet 2
 - PL-DHS-A-006; Proposed GA Sections
 - PL-DHS-L-001; Existing Site Survey (whole site)
 - PL-DHS-L-002; Existing and proposed playing fields
 - PL-DHS-L-003; Site Plan Overview
 - PL-DHS-L-004; Site plan Area around building

- PL-DHS-L-005; Proposed contours including Indicative levels and tree retention
- PL-DHS-L-006; Site Sections
- PL-DHS-L-007; Fencing Strategy New/Existing
- PL-DHS-L-008; Fencing types - new & existing
- PL-DHS-L-009; Circulation Plan
- PL-DHS-L-010; Soft Landscape Strategy Plan
- PL-DHS-E-001; Proposed External Lighting
- PL-DHS-E-002; External CCTV Layout

Reason: For the avoidance of doubt

- 3) Prior to their use during the construction process samples of the materials to be used in the construction of the external surfaces (buildings and paving) shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development

- 4) Unless otherwise agreed in writing, the landscaping scheme shall be implemented in accordance with approved details. All planting, seeding or turfing comprised shall be carried out by the first planting season following the completion of the development. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the implementation of the landscaping scheme, shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure a satisfactory form of development

- 5) Boundary treatments shall be carried out in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority. Prior to its erection, final details of the acoustic fencing shall be submitted and approved in writing by the Local Planning Authority. Thereafter the scheme shall be carried out in accordance with the approved details and the acoustic fence shall be retained for the lifetime of the development.

Reason: To ensure a satisfactory form of development

- 6) 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,

- groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's, 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with 3.

5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the longterm effectiveness of the proposed remediation over a period of 10 years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the

effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy GEP18 of the adopted Local Plan 2006.

- 7) Unless otherwise agreed with the Local Planning Authority, prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

- 8) For the avoidance of doubt construction access shall be taken from Milbank Road only, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- 9) Prior to the commencement of the use of the refurbished school a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: In the interests of providing suitable well managed community facilities for sport and recreation.

- 10) Prior to the commencement of works on the swimming pool building, details of the elevational treatments shall be submitted to and approved by the Local Planning Authority. Thereafter the swimming pool building shall be constructed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development

- 11) Prior to the installation of any satellite dish, antenna, or plant (not already shown on the approved plans) details of such equipment shall be submitted to and approved the Local Planning Authority. Thereafter the equipment shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development

- 12) Prior to the installation of any bio fuel heating system further details of the specification and location of the bio fuel boiler, shall be submitted to, and approved in writing by, the Local Planning Authority. This will include an

assessment of the likely local air quality impact of the bio fuel boiler. The assessment shall also provide details, for the approval by the Local Planning Authority, of any proposed mitigation measures required to ensure that there is no significant adverse impact on local air quality from the bio fuel boiler. The approved measures shall thereafter be retained on site at all times and the mitigation measures shall be implemented prior to the operation of the biomass plant. All equipment installed shall thereafter be operated and maintained in accordance with the manufacturers instructions at all times.

Reason: In the interests of sustainability and to ensure there is no significant adverse impact on local air quality or likely breach of national air quality standards as a result of the proposals.

- 13) Construction work shall only be carried out between the hours of 08:00 and 18:00 on Mondays to Fridays, 08:00 and 13:00 on Saturdays; and at no time on Sundays, Bank or Public Holidays unless first agreed in writing by the Local Planning Authority.

Reason: To protect residential and local amenities from noise and disturbance.

- 14) Prior to the commencement of development, details of the construction compound, material storage and site offices for the duration of the construction period shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the amenities of local residents.

- 15) Final details of the hereby approved cycle storage areas shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason: In the interests of visual amenity.

- 16) Car and cycle parking, as shown on the approved plans, shall be provided, including drop off, disabled and electric charging spaces, prior to the occupation of the redeveloped school buildings unless otherwise agreed in writing by the Local Planning Authority.

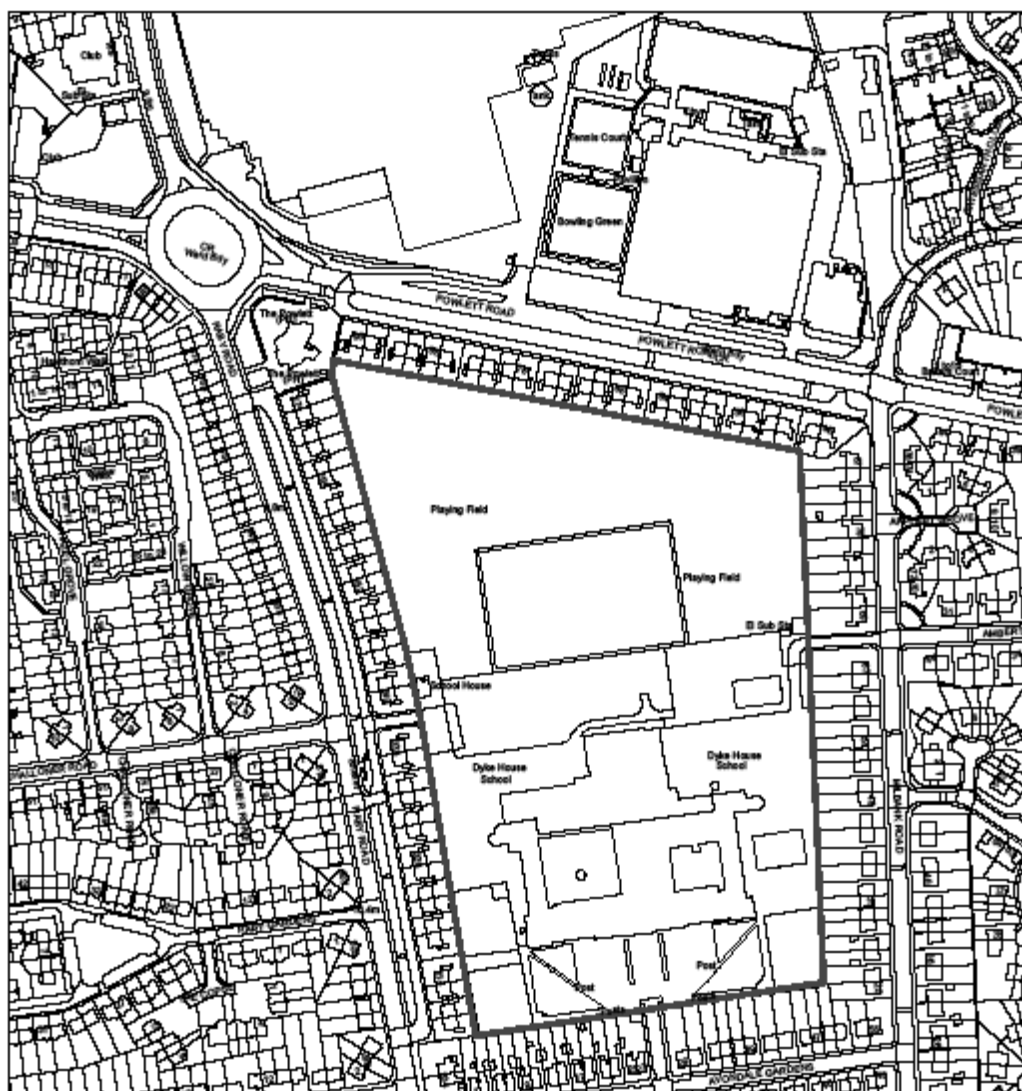
Reason: To ensure the provision of an appropriate standard of cycle parking facilities.

- 17) The development hereby approved shall incorporate 'secured by design' principles. Details of proposed security measures, including CCTV shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details.

Reason: In the interests of crime prevention.

- 18) The Permission hereby granted shall not relate to the provision of floodlights at the multiuse games area.

Reason: Floodlighting was not identified as part of the application and any such proposal should be subject to separate consideration in the interests of the amenities of the occupiers of adjoining housing.

**DYKE HOUSE SCHOOL**

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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 4/05/10
	SCALE 1:3000	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG NO H/2010/0284	REV

PLANNING COMMITTEE

16 June 2010



Report of: Assistant Director (Planning and Economic Development)

Subject: UPDATE ON CURRENT COMPLAINTS

1. PURPOSE OF REPORT

- 1.1 Your attention is drawn to the following current ongoing issues, which are being investigated. Developments will be reported to a future meeting if necessary:
- 1.2 Officer monitoring recorded the conversion of garage to living accommodation at a property in Thornbury Close. The property is located on a housing development where their 'permitted development' rights to extend or alter the property have been removed.
- 1.3 A neighbour complaint regarding a car repair business operating from a residential property on Serpentine Road.
- 1.4 A neighbour complaint regarding an extension under construction to a property in Welldeck Road and suggestion that it is intended to be used as a House in Multiple Occupation has been investigated. The property owners have confirmed the property will be occupied by a family.
- 1.5 Officer monitoring recorded the erection of an extension to the rear of a property on Bennett Road.
- 1.6 A neighbour complaint regarding the erection of decking to the rear of a property on Intrepid Close.
- 1.7 Officer monitoring recorded the erection of an extension to the rear of a commercial property on Raby Road.
- 1.8 Officer monitoring recorded the erection of an extension to rear of a property on Grange Road.
- 1.9 A complaint regarding extending the height of a boundary fence to the rear of a property on Intrepid Close.
- 1.10 A complaint regarding the fixing of metal railings along the top of an existing brick boundary wall to the front of a property on Beaconsfield Square.

- 1.11 A complaint regarding conditions linked to a planning approval for a development not been discharged at an agricultural holding in Dalton Piercy.
- 1.12 A neighbour complaint regarding building works carried out to a manufacturing business in Hart.
- 1.13 A complaint regarding the erection of an extension to the rear of a property on Elwick Road.
- 1.14 Officer monitoring recorded the laying of decking and smoking shelter to the rear of a drinking establishment on Whitby Street.
- 1.15 Officer monitoring recorded the erection of a wooden shelter erected to the front of a property on Beaconsfield Street.

2. RECOMMENDATION

- 2.1 Members note this report.

PLANNING COMMITTEE

16 June 2010



Report of: Assistant Director (Planning and Economic Development)

Subject: MONITORING OF THE MARAD CONTRACT, ABLE UK LTD, GRAYTHORP

1. PURPOSE OF REPORT

- 1.1 To advise Members of the results of ongoing Environmental Inspections of the Marad contract at the Able UK site Graythorp.

2. BACKGROUND

- 2.1 As part of the permission for the Able ship dismantling operation there is a requirement that independent monitoring by an approved Environment Inspector of the Marad contract related works takes place. Scott Wilson have fulfilled this Environmental Inspector role. In respect of this Scott Wilson advise as follows:

“Scott Wilson Ltd has undertaken the role of Environmental Inspector, pursuant to Part 5.5 of the Section 106 Agreement in relation to planning applications HFUL/2007543, HFUL/2007544 and HFUL/2007545. The remit of Scott Wilson Ltd is to observe the dismantling operations at the site, ensuring due care and attention is given to the surrounding physical environment. Scott Wilson Ltd are also reviewing environmental monitoring records.

- 2.2 The current inspection regime involves Scott Wilson Ltd undertaking random inspections at irregular intervals. These visits can be announced or unannounced. Scott Wilson Ltd considers that the frequency of inspection during this monitoring period was sufficient, and reflects the general level of activity at the site with respect to ship dismantling removal of asbestos from ships and associated with the construction of the dry dock around the ships. The dismantling works were extensive as the attached report from Scott Wilson indicates. (Appendix 1).
- 2.3 Able UK currently contract an independent asbestos specialist, Franks Portlock Consulting Limited. Franks Portlock is UKAS accredited for Asbestos Inspection and Asbestos Testing and have continued to implemented through testing of

the infrastructure and make-up of each MARAD ship berthed at the TERRC Facility, personal monitoring of site staff and air monitoring around the site. Following testing, a report is provided to Able UK detailing the location and type of asbestos contained within each compartment of the ship. Results for personal and perimeter monitoring are also produced. The asbestos removal process is carried out under the supervision of Franks Portlock using method statements and approved working practices, which are subject to inspection by the Health and Safety Executive. The information and reports provided by Franks Portlock is reviewed by Scott Wilson as part of their Inspector Role to ensure it is accurate, and adheres to agreed working practices. Both Scott Wilson and Franks Portlock aim to integrate monitoring and reporting to ensure due care is given to the surrounding physical environment.

- 2.4 Both the Health and Safety Executive and Environment Agency also visit the site regularly, to ensure national guidelines and agreed working practices are adhered to while dealing with asbestos and constructing required infrastructure.
- 2.5 During the previous reporting periods Scott Wilson Ltd had identified no significant concerns relating to the procedures, record keeping and activities associated with the asbestos removal and general site operations.
- 2.6 As already indicated a copy of Scott Wilson's latest report for the period December to February 2009/2010 is attached as **Appendix 1**. The report concludes that no critical environmental issues have been identified during this reporting period. One notable event involving pumping operation's was noted and this was immediately discontinued.

3. RECOMMENDATION

- 3.1 Members note this report.



Hartlepool Borough Council

Environmental Inspection Report – Year 2, Second Quarter

MARAD Contract

May 2010



Prepared for:



Hartlepool Borough Council
MARAD Contract Environmental Inspection Report – Year 2, Second Quarter

Revision Schedule

MARAD Contract Environmental Inspection Report – Year 2, Second Quarter May 2010

D115634

Rev	Date	Details	Prepared by	Reviewed by	Approved by
01	May 2010	Final issue	Brad Hall Environmental Specialist	Hugh Smith Principal Planner Adrian Milton Associate	Neil Stephenson Technical Director

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Hartlepool Borough Council
MARAD Contract Environmental Inspection Report – Year 2, Second Quarter

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Appendix

1. Completed Site Inspection Proformas

1 Introduction

- 1.1 Scott Wilson has been appointed by Hartlepool Borough Council to provide planning and environmental advice with respect to the development and operation of the Teesside Environmental Reclamation & Recycling Centre (TERRC).
- 1.2 Paragraph 5 of the Section 106 agreement for the development approved under planning permission HFUL/2007/543, HFUL/2007/544 and HFUL/2007/545 states that:
- "During the period of dismantling the ships comprised in the MARAD contract the Council may appoint an environmental inspector (or inspectors to a single person full time equivalent) for the purpose of monitoring the ship dismantling. The Developer shall pay the reasonable employment costs of the environmental inspector, afford him daily access to the Site in accordance with arrangements agreed in consultation between the Council and the Developer and supply all such information as he shall reasonably request (including the opportunity to meet with the Environmental Manager), PROVIDED ALWAYS that before being supplied with information that is commercially confidential the auditor shall first have signed an appropriate confidentiality agreement in respect of such confidential information and whilst at TERRC shall comply with the health and safety requirements of the Developer;"*
- 1.3 Hartlepool Borough Council (HBC) has appointed Scott Wilson Ltd to fulfil the role of Environmental Inspector for the purpose of monitoring the dismantling of the MARAD ships. The Environmental Inspector is independent of Able UK and HBC and supplements the formal regulator inspections of, for example, the Environment Agency and the Health and Safety Executive. Furthermore, Able UK's asbestos removal activities are monitored by an independent specialist contractor (Franks Portlock Consulting Limited).
- 1.4 This report is the sixth inspection report and covers the period from December 2009 to February 2010 inclusive. The report provides details of the inspection methodology, observations from inspections completed during this period and recommendations for future inspections. Any environmental issues identified or addressed during the course of this monitoring period are highlighted as are any remedial actions or agreements made with regard to these issues by either Able UK or HBC.

2 Inspection Methodology

- 2.1 With the agreement of HBC and Able UK, the nominated Environmental Inspector has carried-out a number of site visits commensurate with the level of environmental risks associated with the ongoing works. These visits have included both pre-announced and unannounced visits.
- 2.2 Each visit followed the general programme set-out below:
- general update from MARAD project manager on the progress and status of ship dismantling;
 - review of environmental monitoring reports/data completed by Able UK and their contractors since the last inspection;
 - visual inspection of areas around MARAD ships; and
 - visual inspection of asbestos removal and demolition activities on-ship.
- 2.3 During each visit a site inspection proforma was completed and the findings agreed and signed by both the inspector and the MARAD project manager. Completed proformas are attached as Appendix 1.
- 2.4 Due to a confidentiality agreement with the MARAD ship owners, no photographic record is generally collected. However, if required, photographs can be taken by an Able UK representative and special dispensation sought for their release. This is the only restriction on the inspections, with free and open access available to all areas of the MARAD dismantling operations. This restriction does not compromise the efficiency of the inspections since if significant environmental concerns were identified then a photographic record could be collected and held until approval for release is obtained from the MARAD owners.
- 2.5 During this reporting period and due to increased remediation and dismantling activity on site, a total of fifteen inspection visits have been completed. These were undertaken on:
- | | |
|--|--|
| Tuesday 1 st December 09 (Unannounced) | Wednesday 27 th January 10 (Announced) |
| Monday 9 th December 09 (Unannounced) | Tuesday 2 nd February 10 (Unannounced) |
| Tuesday 15 th December 09 (Unannounced) | Friday 5 th February 10 (Announced) |
| Tuesday 22 nd December 09 (Unannounced) | Monday 8 th February 10 (Unannounced) |
| Friday 15 th January 10 (Unannounced) | Friday 12 th February 10 (Announced) |
| Tuesday 19 th January 10 (Unannounced) | Tuesday 16 th February 10 (Unannounced) |
| Friday 22 nd January 10 (Announced) | Tuesday 23 rd February 10 (Unannounced) |
| | Friday 26 th February 10 (Announced) |

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- 2.6 As agreed with Able UK site representatives and to increase transparency, 66% of all site visits this quarter were unannounced.
- 2.7 Observations made during the visits have been classified using a traffic light system. The following classes of observation have been used.
- **GENERAL:** Routine site observation. No corrective action(s) needed;
 - **NOTABLE:** Observation with potential environmental impacts; however risks associated with observations are not immediately significant and/or corrective actions can be (and have agreed to be) quickly implemented; and
 - **CRITICAL:** Observation has immediate and/or major environmental risks. Urgent/immediate corrective action required, which may affect site operations or cannot be quickly implemented.

3 Observations and Corrective Actions

- 3.1 During the reporting period, site activities carried-out by Able UK under the MARAD contract have primarily focused on the removal of asbestos from the ships, activities associated with the construction of the dry dock (around the ships) and ship dismantling activities. All stripped asbestos has been double bagged and stored in accordance with the agreed method statements.
- 3.2 The following **GENERAL** observations have been made during the site visits.
- Site perimeter asbestos monitoring results have been regularly reviewed. All results have been below the reportable airborne fibre concentration of 0.01 f/ml. This indicates that asbestos control measures and management procedures are operating within the required limits. In addition the frequency of the perimeter monitoring is considered commensurate with the risks given the local asbestos control measures in areas where removal activities are being carried out.
 - Asbestos enclosures¹ around the engine room of the Compass Island have been inspected during visits and works are being undertaken with the necessary environmental controls and monitoring in place.
 - Completed components of the site drainage system (Phase 1) have been constructed and move surface water run-off and cofferdam seepage (Seaton Channel inflow) through a network of sumps and pipes to the storage ponds (located near the Dirty Dismantling Pad) from where they are discharged (after water quality testing) to Seaton channel. The operational procedures for the dry dock storage ponds have been reviewed and are considered suitable to ensure the correct operations of the system.
 - Cutting works, to reduce the size of ship pieces, being undertaken around the perimeter of the dry dock (cutting ship sections into 5 ft sections).
 - **Compass Island:** Asbestos removal works are now completed on the Compass Island. The ship is now undergoing dismantling. The vessel is being dismantled concurrently from the bow and stern towards the engine room and from the upper decks down to the hull to improve access for breaking machines. Strategic weakening cuts (using oxyacetylene cutting tools²) are made in the vessel to form sections approximately 5m x 5m x 2.5m which are then removed by crane. The sections are then placed on the dry-dock floor where they are then dismantled by breaking machines and then further reduced by cutting into 5ft sections.
 - **Canopus:** Preparatory works on the Canopus prior to asbestos removal and ship dismantling are ongoing; this includes removal of non-fixed furniture and the laying of power supply cables.

¹ An asbestos enclosure is a sealed barrier erected around an area of asbestos removal works to prevent the escape of asbestos fibres into the surrounding environment. All works conducted within an enclosure is undertaken in a controlled and monitored environment in accordance with approved method statements.

² Oxyacetylene cutting is a process that uses oxygen to cut metal by heating the metal to kindling temperature before using a stream of oxygen to cut through the heated metals.

- **Canisteo:** No asbestos removal or demolition works undertaken during this monitoring period. Ballast water removal ongoing during the period.
 - **Caloosahatchee:** Demolition works have been ongoing and approximately two thirds of the ship has been broken into smaller sections which are stockpiled in or around dock. The main sections remaining in the dry dock are the boiler room and the port side of the ship from the upper deck to the hull and keel.
 - The site is generally well maintained and house-keeping across the site and on the ships is good.
 - Inspection of oil spillage kits located around the site has been carried out. All noted to be in appropriate locations (i.e. near where oil spill could occur) with adequate equipment in place.
 - Waste segregation and movement is well managed and suitably documented.
- 3.3 One **NOTABLE** observation has been made during the site visits undertaken during the reporting period.
- A pump, with associated pipework, was observed pumping channel inflow from the inner face of the coffer dam (inside the dry-dock) into Seaton Channel. This removal of Seaton Channel inflow water was not in accordance with submitted and approved drainage plans. This was reported to site management who immediately rectified the situation. The pumping was immediately discontinued and the equipment removed by site management to prevent reuse.
- 3.4 No **CRITICAL** observations have been made during the site visits undertaken during the reporting period.

4 Conclusions and Recommendations

Conclusions

- 4.1 No **CRITICAL** environmental issues have been identified during the current reporting period.
- 4.2 One **NOTABLE** issue has been identified during the current reporting period. However, overall, Scott Wilson is satisfied that, on the basis of the inspections of the MARAD ships, dismantling carried-out to date has involved no activities that results in a breach of the agreed environmental protection measures or that were assessed to have a significant risk of causing significant environmental pollution or damage.
- 4.3 There are no outstanding issues identified in previous inspection reports.

Recommendations

- 4.4 With the ongoing ship breaking and recommencement of asbestos removal (due shortly on the Canopus) environmental inspection visits should continue at a frequency commensurate with this potential level of environmental risk.
- 4.5 The inspection visits should also continue on a random basis, and include a proportion of both announced and unannounced visits.

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Appendix 1 Completed Site Inspection Proformas

Environmental Inspection Report (Q6)

April 2010



DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 1/12/2009
		Time:
Location:	Comments:	Action:
OFFICE	PERIMETER MONITOR REPORTS INSPECTED, NO FIBRES DETECTED	NIL
SITE	GENERALLY CLEAN AND TIDY	NIL
SHIPS	DISMANTLING OF SHIPS ONGOING NO EVIDENCE OF ENVIRONMENTAL IMPACT OR CONTAMINATION	NIL
DOCK	ASBESTOS REMOVAL ON COMPASS ISLAND Ongoing DISMANTLING OF SHIPS ON DRY DOCK FLOOR ONGOING	NIL

Inspector
Signed: [Signature]
Print: B. HALL

Environmental Manager
Signed: [Signature]
Print: M. DITTON



DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 4/12/2009
		Time: 12.00 (UNANNOUNCED)
Location:	Comments:	Action:
SHIPS	SOFT STRIPPING STARTED ON CANOPUS PRIOR TO ASBESTOS REMOVAL	NIL
	INSPECTED ASBESTOS ENCLOSURE ON COMPASS ISLAND (GOOD CONDITION)	NIL
	ADDITIONAL WORKS IDENTIFIED ON COMPASS ISLAND. (ASBESTOS ROPE FOUND BEHIND TIN SHEETING ON SUPPORT BEAMS IN BOILER HOUSE)	SMALL LEAK ON MAINS WATER PIPE NOTED ON SHIP. RECTIFIED IMMEDIATELY BY SITE REP. NO FURTHER ACTION REQUIRED.
	ASBESTOS REMOVAL WORKS TO BE CARRIED OUT IN LINE WITH BEST PRACTICE CURRENTLY EMPLOYED	NIL
	OBSERVED A SECTION OF THE COMPASS ISLAND (BOW) REMOVED AND DROPPED INTO DRY DOCK	NIL
SITE/DOCK	GENERALLY CLEAN + TIDY GOOD HOUSE KEEPING	

Inspector
Signed: *[Signature]*
Print: B. HALL

Environmental Manager
Signed: *[Signature]*
Print: M. DITTON



DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 15/12/2009
		Time: 11 am (UNANNOUNCED)
Location:	Comments:	Action:
OFFICE	PERIMETER MONITORING REPORTS INSPECTED ALL RESULTS BELOW REPORTABLE AIRBORNE FIBRE CONCENTRATION	NIL
SHIPS/ DOCK	INSPECTED THE DISMANTLING WORKS ON CALODSAHATCHEE WITH RECLAMATION MANAGER OBSERVED VIDEO OF DISMANTLING WORKS	NIL
	SOFT STRIPPING ON-GOING ON CANOPIES	NIL
	ASBESTOS REMOVAL WORKS ON-GOING IN ENGINE ROOM OF COMPASS ISLAND. AHEAD WITH DISMANTLING WORKS	NIL
	ALL WORKS BEING CARRIED OUT IN ACCORDANCE WITH ASBESTO METHOD STATEMENTS	
SITE/ SHIPS	GOOD HOUSEKEEPING AND WASTE SEPARATION ON SITE AND SHIPS	NIL

Inspector
Signed: *[Signature]*
Print: B. HALL

Environmental Manager
Signed: *[Signature]*
Print: M. DITTON



DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 22.12.09 Time: 09:30
Location:	Comments:	Action:
SITE	ALL SITE TIDY, LOTS OF SNOW + V. ICY CONDITIONS	NIL
SHIPS	NO ASBESTOS WORK DUE TO FREEZING CONDITIONS. SOME CONCRETE BREAKING.	NIL.

Inspector
Signed: J. Atkinson
Print: J. ATKINSON

Environmental Manager
Signed: C. Sibley
Print: C. Sibley



DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRAC		Date: 15 January 2010 Time:
Location:	Comments:	Action:
OFFICE	PERIMETER MONITORING RESULTS CHECKED. NO RESULTS ABOVE NOTIFIABLE LEVELS	NIL
DRY DOCK	SHIP DISMANTLING GOING ON MARAD SHIP	NIL
DRAINAGE	WATER MANAGEMENT SYSTEM INSPECTED. ONE PUMP NOTED REMOVING WATER FROM INNER SIDE OF COFFERDAM. WATER WAS NOTED AS CLEAN INFLOW CHANNEL WATER. DRAINAGE SYSTEM OPERATING NOT AS SUBMITTED	NOTABLE OCCURRENCE: SITE MANAGEMENT IMMEDIATELY RECTIFIED THE SITUATION WHEN INFORMED BY REMOVING THE PUMP NO FURTHER ACTION REQUIRED

Inspector
Signed: *[Signature]*
Print: B Hall

Environmental Manager
Signed:
Print:

50011

DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 19/01/2010 Time: 11.30
Location:	Comments:	Action:
SITE	<p>ESCORTED AROUND SITE BY IAN RAWLINSON TO VIEW THE GENERAL SITE CONDITIONS, COFFER DAM & DRY DOCK</p> <p>OBSERVED DRY DOCK SUMP AND DRAINAGE SYSTEM. OK</p> <p>WALKED THE COFFER DAM. OK</p> <p>DRY DOCK ACCESS ROUTES GOOD AND SITE GENERALLY TIDY</p> <p>GOOD WASTE SEGREGATION</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>
SHIPS	<p>VISITED ASBESTOS ENCLASURE COMPAS ISLAND AND OBSERVED BREAKING OF PORT AND STARBOARD JUST OFF BOW. OK</p>	N/A
OFFICE	<p>PERIMETER MONITOR REPORT INSPECTED. ALL RESULTS BELOW REPORTABLE AIRBORNE FIBRE CONCENTRATION</p>	N/A

Inspector
Signed: [Signature]
Print: B. HALL

Environmental Manager
Signed: [Signature]
Print: M. DITTON

DAILY SITE ENVIRONMENTAL DIARY

Project: TERRC

Date: 22/01/2010

Time: 12.00 (ANNOUNCED)

Location:

Comments:

Action:

SITE

GOOD HOUSE KEEPING
GOOD WASTE SEGREGATION

N/A

DOCK

GOOD WASTE SELECTION
AT ABETOS REMOVAL POINT
ON COMPAS ISLAND
ALL DRAINAGE SYSTEMS IN
PLACE AND OPERATIONAL

N/A

SHIPS

COMPASS ISLAND:
ASBESTOS REMOVAL ONGOING
ENCLOSURE ON
VISITED DEMOLITION WORKS
ALL WORKS UNDERTAKEN
SAFELY AND IN LINE WITH
METHOD STATEMENTS

CALLOOSATATCHEE:
DEMOLITION WORKS ONGOING
ALL WORKS UNDERTAKEN
SAFELY AND IN LINE WITH
METHOD STATEMENTS

CANORUS AND CANISTEO
NO WORKS

NA

N/A

Inspector

Signed:

Print: 3/12/21

Environmental Manager

Signed:

Print: M 21110N

DAILY SITE ENVIRONMENTAL DIARY

Project: TERRC

Date: 28 / 01 / 200

Time: 11.00 ANNOUNCING

Location:

Comments:

Action:

SITE

GOLD HAD KEELING
ACROSS THE SITE/DOCK
AND SHIPS

NIL

Doc li

GOOD WASTE SEGREGATION
IN ORY DOCK OF BAGGED +
FERROUS MATERIALS

NIL

SHIPS

VISITED ASSBATED ENVELOURE
COMPASS ISLAND AND OBSERVED
DEMOLITION WORKS. ALL WORKS
UNDERSTANDEN AS PER METHOD
STATEMENTS

NIL

CALLOSATHATCHEE, OBSERVED
DENAMATION WORKS AND
GENERAL HOUSE KEEPING

FOR INFORMATION:
TALKED THROUGH OIL SPILLAGE
PROCEDURE AND K IT AND
NOTED THAT THEY WERE ALL IN
PLACE

File

Inspector
Signed: _____
Print: B. M. C.

Environmental Manager
Signed: Mark Ditton
Print: MARK DITTON

5601


DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRAC		Date: 2/2/2010 Time: 2pm (UNANNOUNCED)
Location:	Comments:	Action:
SITE	GOOD HOUSE KEEPING AND WASTE SECREATION	NIL
DOCK	OBSERVED DRAINAGE SYSTEM IN DRY DOCK. ALL PIPES AND PUMPS IN WORKING ORDER	NIL
SHIPS	COMPASS ISLAND DEMOLITION WORKS ONGOING	NIL
	CANOPS SOOT STRIPPING AREA WORK BEING UNDERTAKEN	NIL
	CALCO SAHATCHEE DEMOLITION WORKS ONGOING	NIL
	CANISTEO NO WORK	NIL


Inspector
Signed: *[Signature]*
Print: B HALL

Environmental Manager
Signed: *[Signature]*
Print: M DITTON



DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 5/2/2010 Time: 12pm (ANNOUNCED)
Location:	Comments:	Action:
	<p>DUE TO A FIRE ON A NON MARAD VESSEL THE SITE WAS EVACUATED TO ALLOW THE FIRE BRIGADE TO ISOLATE THE AREA AND UNDER HEALTH + SAFETY GROUNDS</p> <p>A SITE VISIT WAS THEREFORE NOT UNDERTAKEN AT THIS TIME</p>	

Inspector
Signed: 
Print: B. HALL

Environmental Manager
Signed: 
Print: MARK DUTTON

DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 8/2/2010 Time: 1pm (UNANNOUNCED)
Location:	Comments:	Action:
DRAINAGE PONDS	WATER LOOKS CLEAN AND POND AND DRAINAGE SYSTEMS APPEAR IN GOOD CONDITION AND ALL WORKING	NIL
OFFICE	PERIMETER ASBESTOS REPORTS INSPECTED. ALL RESULTS BELOW REPORTABLE AIRBORNE FIBRE CONCENTRATIONS	NIL
SHIPS	COMPASS ISLAND: ASBESTOS WORK COMPLETED DEMOLITION WORKS ONGOING CANOPUS: SOFT STRIPPING WORKS ONGOING CALLOO GATHREE: DEMOLITION WORKS ONGOING CANISTEC: NO WORKS	NIL NIL NIL NIL NIL NIL NIL
SITE	GOOD HOUSEKEEPING AND WASTE SEGREGATION	NIL

Inspector
Signed: [Signature]
Print: B. HAN

Environmental Manager
Signed: [Signature]
Print: MARK DITTON

DAILY SITE ENVIRONMENTAL DIARY

Project: TERRC

Date: FRIDAY 12th FEB 2010

Time: 11:30 (ANNOUNCING)

Location:

Comments:

Action:

SHIPS

INSPECTED BOLER ROOM
ON COMPASS ISLAND
AND OBSERVED THE
REMOVAL OF THE
ASBESTOS ENCLOSURE
AND SCAFFOLDING

NIL

INSPECTED DEMOLITION
WORKS AT THE BOW
OF THE COMPASS ISLAND
WORKS CARRIED OUT AS
PER METHOD STATEMENT

2016

DOCK

WATER PUMP NEAR SD
COPPER DAM WAS PLACED
ON A SUMP TANK
TO REDUCE POTENTIAL
ENVIRONMENTAL RISKS
GOOD WWT SELECTION

2012

576

TIDY + GOOD house
KEEPING

۱۱۱۱

Inspector
Signed: _____

Print: B HALL

Environmental Manager
Signed: M. D. H.

Print: M. DITTON:

Sent

DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRAC		Date: 16/2/2010
		Time: 11 am (UNANNOUNCED)
Location:	Comments:	Action:
SITE	GOOD HOUSEKEEPING AND WASTE SEGREGATION	NIL
SHIPS	INSPECTED A NUMBER OF OIL SPILLAGE KITS. ALL PRESENT	
	DEMOLITION WORKS ONGOING ON COMBES ISLAND AND CALLED SMITHS	NIL
	SOFT STRIPPING WORKS BEING UNDERTAKEN ON CANALS	NIL
DOCK	SEWAGE WATER FROM THE COFFER DAM APPEARS CLEAN AND IS BEING FED INTO SITE DRAINAGE SYSTEM FOR REMOVAL	NIL

Inspector
Signed: B. Hall
Print: B. Hall

Environmental Manager
Signed: M. Dutton
Print: MARK DUTTON

DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 23/2/2010
		Time: 12 pm (UNANNOUNCED)
Location:	Comments:	Action:
SHIP	CURRENTLY NO ASBESTOS WORKS ON MARAD SHIPS. DEMOLITION WORKS ONGOING ON COMPASS ISLAND AND CALLOOSA HATCHES.	NIL
	SOFT STRIPPING/ PREP WORKS ONGOING ON CANAL, WORK IN ACCORDANCE WITH METHOD STATEMENTS.	NIL
	NO WORK ON CANISTED	NIL
DRY DOCK	OBSERVED THE REMOVAL OF SURFACE WATER AND ITS MOVEMENT INTO THE DRAINAGE SYSTEM.	
	DRAINAGE SYSTEM LAYOUT EXPLAINED BY MARK DITTON, ROBERT'S MANAGER	NIL

Inspector
Signed: *[Signature]*
Print: *B. Hall*

Environmental Manager
Signed: *[Signature]*
Print: *MARK DITTON*



DAILY SITE ENVIRONMENTAL DIARY		
Project: TERRC		Date: 26/2/2010 Time: 10.30
Location:	Comments:	Action:
OFFICE	PERIMETER MONITORING REPORT INSPECTED. ALL RESULTS BELOW REPORTABLE AIRBORNE FIBRE CONCENTRATIONS.	NIL
DOCK	GOOD HOUSE KEEPING OBSERVED COLLECTION OF SURFACE WATER	NIL
SHIPS	DEMOLITION WORKS ONGOING ON COMPASS ISLAND AND CALLOUSATHATCHEE IN LINE WITH METHOD STATEMENTS. SAFE WORKING CONDITIONS MAINTAINED NO WORKS ON CANISTERED LEFT STRIPPING WORKS UNDERTAKEN ON CANOES PRIOR TO ASBESTOS + DEMOLITION WORKS GOOD WORKING PROCEDURES	NIL NIL

Inspector
Signed: [Signature]
Print: B MALL

Environmental Manager
Signed: [Signature]
Print: M DITTON