

PLANNING COMMITTEE AGENDA



Wednesday, 30th August, 2006

at 10.00 a.m.

in the Council Chamber, Civic Centre

MEMBERS OF PLANNING COMMITTEE:

Councillors D Allison, Belcher, R Cook, S Cook, Henery, Isley, Kaiser, Lauderdale, Lilley, Morris, Payne, Richardson, M Waller, R Waller, Worthy 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 2nd August 2006 (*attached*)

4. ITEMS REQUIRING DECISION

4.1 Planning Applications – Assistant Director (*Planning and Economic Development*)

- | | | |
|-----|-------------|------------------------------|
| 1. | H/2006/0338 | Wynyard, Nursing Home |
| 2. | H/2006/0027 | Wynyard, Nursery |
| 3. | H/2006/0446 | 39 & 41 Murray Street |
| 4. | H/2006/0552 | 6 South Crescent, Hartlepool |
| 5. | H/2006/0551 | 6 South Crescent, Hartlepool |
| 6. | H/2006/0508 | 14 Amberwood Close |
| 7. | H/2006/0530 | 57 Hutton Avenue |
| 8. | H/2006/0531 | Park House, West Row |
| 9. | H/2006/0516 | Warren Road / Easington Road |
| 10. | H/2006/0519 | Hartlepool Old Boys RFC |
| 11. | H/2006/0546 | Greatham Egerton Terrace |

- 4.2 Appeal by Mrs JA Boyle, Site at 65 Seaton Lane, Hartlepool –
Assistant Director (Planning and Economic Development)
- 4.3 Appeal by Mr P Ross, Site at 5 Windsor Street, Hartlepool – *Assistant
Director (Planning and Economic Development)*
- 4.4 Update on Current Complaints – *Head of Planning and Economic
Development*

5. **ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS ARE URGENT**

6. **FOR INFORMATION**

Site Visits – Any site visits requested by the Committee at this meeting will take place on the morning of Monday 25th September at 10.00 am

Next Scheduled Meeting – Wednesday 27th September at 10.00 am

PLANNING COMMITTEE

MINUTES AND DECISION RECORD

2nd August, 2006

Present:

Councillor Bill Iseley (In the Chair)

Councillors Derek Allison, Stephen Belcher, Rob Cook, Shaun Cook, Gordon Henery, John Lauderdale, Geoff Lilley, Carl Richardson, Maureen Waller, Ray Waller, Gladys Worthy and Edna Wright

Also Present: In accordance with Paragraph 4.2 (ii) of the Council's Procedure Rules, Councillor David Young as substitute for Councillor Stan Kaiser, Councillor Pauline Laffey as substitute for Councillor Dr George Morris and Councillor Jonathan Brash as substitute for Councillor Robbie Payne.

Officers: Richard Teece, Development Control Manager
Peter Devlin, Legal Services Manager
Roy Merrett, Principal Planning Officer
Paul Burgon, Enforcement Officer
Adrian Hurst, Principal Environmental Health Officer
Chris Roberts, Development and Co-ordination Technician
Chris Scaife, Countryside Access Officer
Pat Watson, Democratic Services Officer
Jo Wilson, Democratic Services Officer

31. Apologies for Absence

Apologies for absence were submitted from Councillors Stan Kaiser, Dr George Morris and Robbie Payne.

32. Declarations of interest by members

Councillor Lilley declared a personal and prejudicial interest in Planning Application H/2006/0460 and left the meeting during consideration of this item.

Councillor Young declared a prejudicial interest in Planning Application H/2006/0460 and left the meeting during consideration of this item.

Councillor Iseley declared a personal and prejudicial interest in item 6(i) Low field Farm, Dalton Percy, and left the meeting during consideration of

this item.

33. Confirmation of the minutes of the meeting held on 5th July, 2006

Confirmed

34. To receive the minutes of the Planning Committee Working Group meeting held on 17th July, 2006

Received

35. Confirmation of the minutes of the meeting held on 24th July, 2006

Confirmed

36. Planning Applications (*Assistant Director (Planning and Economic Development)*)

Ian Fenny (Representative for the Applicant), Peter Tweddle (Objector), Jean Kennedy (Objector) and Iris Ryder (Objector) addressed the Committee in respect of the following application.

Number:	H/2006/0460
Applicant:	ALAB ENVIRONMENTAL SERVICES Billingham Reach Industrial Estate Billingham
Agent:	ALAB ENVIRONMENTAL SERVICES Able House Billingham Reach Industrial Estate Billingham
Date received:	13/06/2006
Development:	Installation of treatment plant for the solidification/stabilisation of liquid wastes (revisions to approved scheme H/FUL/0043/03) RESUBMITTED SCHEME)
Location:	Seaton Meadows Brenda Road
Decision:	Planning Permission Refused

CONDITIONS AND REASONS OR REASONS FOR REFUSAL

1. It is considered that the proposed development could have a detrimental impact on the amenities and health of the occupiers of housing in Seaton Carew by reason of noise, dust and fumes contrary to policy GEP1 of the adopted Hartlepool Local Plan 2006.
2. It is considered that the proposed development by its presence could have an effect on the image of the town making it a less attractive place to visit with a consequent detrimental impact on the tourism economy of the town.

The Committee considered representations in relation to this matter.

Councillors Stephen Belcher, Jonathan Brash and Bill Iseley requested that their votes in favour of the application be recorded.

Councillors Gordon Henery, Carl Richardson and Edna Wright requested that their votes against the application be recorded.

Malcolm Arnold (Agent) and Mr Grieg (Objector) addressed the Committee in respect of the following application

Number:	H/2006/0448
Applicant:	Mr M Allen Sandgate Industrial Estate Hartlepool
Agent:	Malcolm Arnold 2 Siskin Close HARTLEPOOL
Date received:	07/06/2006
Development:	Renewal of outline permission for the erection of a dwellinghouse
Location:	15 BURWELL WALK HARTLEPOOL
Decision:	Outline Approval

CONDITIONS AND REASONS OR REASONS FOR REFUSAL

1. Application for the approval of the reserved matters referred to below must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) the expiration of five years from the date of this permission; or (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
To clarify the period for which the permission is valid.

2. The siting, design and external appearance of the building, the means of access and the landscaping of the site (hereinafter called the 'reserved matters') shall be obtained in writing from the Local Planning Authority.
To ensure the site is developed in a satisfactory manner.
3. The dwellinghouse hereby approved shall not exceed two storeys in height.
In the interest of the visual amenity of the occupiers of surrounding residential properties.

The Committee considered representations in relation to this matter.

Mr Ashton (Applicant) addressed the Committee in respect of the following application.

Number: H/2006/0333

Applicant: Mr M Ashton
10 Hillcrest Close Elwick

Agent: Business Interiors Group 73 Church Street
HARTLEPOOL

Date received: 23/05/2006

Development: Provision of a touring caravan and campsite with associated facilities

Location: ASHFIELD FARM DALTON BACK LANE
HARTLEPOOL

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS OR REASONS FOR REFUSAL

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. 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.
3. Prior to the development hereby approved being brought into use an acoustic fence shall be erected in accordance with details and in a location to be previously agreed with the Local Planning Authority. The fence shall thereafter be retained at all times.
In order to safeguard residents living near the site from potential noise emissions.

4. 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.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. 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.
6. 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.
7. The development hereby approved shall be restricted to the part of the site outlined in red
For the avoidance of doubt
8. The development hereby approved shall be used as a touring caravan site and camp site only and under no circumstances for the siting of static caravans.
In order to protect the visual amenity of the surrounding area.
9. Prior to the development hereby approved 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 shall be as follows:

From the north - No restriction
To the north - Restriction as follows. Turn right out of the site to Elwick Road crossroads. Turn right along Elwick Road. Left along Dunston Road. Left along Hart Lane. Left along A179 to A19 junction.
From the south - Restriction as follows - From A689 left along Dalton Back Lane through Dalton Piercy to the site
To the south - Restriction as follows - Through Dalton Piercy to A19.
In the interests of highway safety.
10. The development hereby approved shall incorporate the various provisions detailed in the applicant's access statement received 27 July 2006.
In order to ensure that appropriate provision is made for disabled clients

11. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been submitted to and approved in writing by the LPA. The drainage works shall be completed in accordance with the details and timetable agreed and shall thereafter be retained in working order.
To ensure the site is adequately drained.
12. Notwithstanding the submitted details final details of the proposed surface treatment of the access road into the site and details of the proposed sewage treatment plant shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use. Thereafter the development shall be carried out in accordance with the approved details.
To ensure a satisfactory form of development.
13. The touring caravan and campsite hereby approved shall only be open to the public between the months of March and October and shall be closed at all other times.
In the interests of visual amenity and the site is not considered suitable for occupation throughout the year.

The Committee considered representations in relation to this matter.

Number: H/2006/0385

Applicant: Mr Weed
18 LOWTHIAN ROAD HARTLEPOOL

Agent: Design 2 Build 2 Middlewood Close Hartlepool

Date received: 19/05/2006

Development: Alterations and use as offices

Location: 18 LOWTHIAN ROAD HARTLEPOOL

Decision: **Planning Permission Refused**

CONDITIONS AND REASONS OR REASONS FOR REFUSAL

1. The application proposal will result in the provision of a commercial use within a predominantly residential area outside the defined town centre to the detriment of the amenities of neighbouring residents in terms of noise and disturbance from comings and goings on foot and by car contrary to Policy Hsg4, Policy Com13 and Policy GEP1 of the Hartlepool Local Plan 2006.
2. The proposal would, if approved, make it difficult to resist other similar proposals in the locality to the further detriment of the amenities of existing residents and the vitality and viability of the town centre contrary to Policies GEP1, Hsg4 and Com13 of the Hartlepool Local Plan 2006

The Committee considered representations in relation to this matter.

Number: H/2006/0502

Applicant: A Griffiths
OXFORD ROAD HARTLEPOOL

Agent: A Griffiths 143 OXFORD ROAD HARTLEPOOL

Date received: 30/06/2006

Development: Change of use to a hot food takeaway shop

Location: 143 OXFORD ROAD HARTLEPOOL

Decision: **Planning Permission Refused**

CONDITIONS AND REASONS OR REASONS FOR REFUSAL

1. The junction of Oxford Road and Shrewsbury Street opposite the application site, is a heavily trafficked bus route. It is considered that on street parking close to or at this junction and the regular comings and goings of vehicles using the proposed takeaway could be detrimental to highway safety and the free flow of traffic contrary to policies GEPI Com5 and Com12 of the adopted Hartlepool Local Plan 2006.
2. It is considered that vehicles visiting the proposed use could park in adjoining streets which are predominantly residential in character or outside houses on the opposite side of Oxford Road and that noise and general disturbance from the comings and goings of the users of those vehicles could be detrimental to the amenities of the occupiers of those houses particularly at times of the day when they could reasonably expect the peaceful enjoyment of their homes contrary to policies GEPI, Com5 and Com12 of the adopted Hartlepool Local Plan.

The Committee considered representations in relation to this matter.

Number: H/2006/0417

Applicant: Hartlepool Borough Council
Parks And Recreation Municipal Buildings Church
Street Hartlepool

Agent: Landscape Section Hartlepool Borough Council
Leadbitter Buildings Stockton Street Hartlepool

Date received: 26/05/2006

Development: Provision of a car park

Location: TUNSTALL COURT GRANGE ROAD
HARTLEPOOL

Decision: **Council Consent Approved**

CONDITIONS AND REASONS OR REASONS FOR REFUSAL

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 the amended plan(s) received on 19 July 2006, unless otherwise agreed in writing by the Local Planning Authority
For the avoidance of doubt
3. 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.
4. 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.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. 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.
6. No development shall take place until a scheme for the protection during construction works of all trees to be retained on the site, in accordance with BS 5837:2005 (Trees in relation to construction - Recommendations), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be

undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.

- In the interests of the health and appearance of the preserved tree(s).
7. If within a period of five years from the date of the planting of any tree that tree, or any tree planted as a replacement for it, is removed, uprooted, destroyed, dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
In the interests of visual amenity.
 8. No construction traffic shall access the site via the access which passes between East and West lodge to the eastern side of the site.
In the interests of the amenity of the occupants of these properties and in order to protect the listed buildings from any potential for accidental damage.

The Committee considered representations in relation to this matter.

37. Diversion of Public Footpath No 26, Elwick Parish at Low Burntoft Farm *(Director of Adult and Community Services)*

Purpose of report

To seek approval for the diversion of Public Footpath No 26, Elwick Parish, at Low Burntoft Farm.

Issue(s) for consideration by the Committee

The Director of Adult and Community Services sought approval for the Diversion of Public Footpath No 26, Elwick Parish, at Low Burntoft Farm. Detailed information on the background, financial implications and legal considerations was given.

Members were informed that the costs, which would be covered by the Landowner, would be £600. This was reduced from the usual amount of £1,400 approximately as it was felt that the diversion would be of great benefit to the public, particularly those with mobility and visual impairments.

Decision

That the diversion of Public Footpath No 26, Elwick Parish, at Low Burntoft Farm, be approved.

38. Update on Current Complaints (*Head of Planning and Economic Development*)

Members were advised that during the four week period prior to the meeting seventy (70) planning applications had been checked. Thirty five (35) required site visits resulting in various planning conditions being discharged by letter.

Members' attention was drawn to fifteen (15) current ongoing issues detailed in the report.

Decision

That the report be noted.

39. 14 Redcar Close – Notice of Appeal Decision regarding proposed detached garage to rear (*Head of Planning and Economic Development*)

A planning appeal had been lodged against the refusal of the Local Planning Authority to grant planning permission for a detached garage at the rear of the property. Notification had now been received from the Planning Inspectorate that the appeal had been allowed together with a partial award of costs against the Council. A copy of the decision letter was submitted as an appendix.

Decision

That the appeal decision be noted.

40. The White House Public House – Notice of Appeal Decision on proposed extension of opening hours (*Head of Planning and Economic Development*)

A planning appeal had been lodged against the refusal of the Planning Committee to vary permission so as to allow the premises to open between 10am and 12.30am (One hour later than at present). Notification had now been received from the Planning Inspectorate that the appeal had been dismissed. A copy of the decision letter was submitted as an appendix.

Decision

That the decision be noted

41. Any other items which the Chairman considers are urgent.

The Chairman ruled that the following item should be considered by the Committee as a matter of urgency in accordance with the provisions of Section 100(B)(4)(b) of the Local Government Act 1972 in order that the matters could be dealt with without delay.

42. Planning Applications *(Assistant Director, Planning and Economic Development)*

The Committee considered the following applications for planning permission to carry out developments under the Town and Country Planning legislation and, in accordance with their delegated powers, made the decisions indicated below:-

Number:	H/2006/0220
Applicant:	Mr Keen 14 Templeton Close Hartlepool
Agent:	Mr Keen 14 Templeton Close Hartlepool
Date received:	26/05/2006
Development:	Incorporation of land into garden
Location:	Land Rear Of 14 Templeton Close Hartlepool
Decision:	Minded to approve subject to the following conditions but as the land is Council owned and in use as open space the application be referred to GONE for consideration as a departure from the adopted Hartlepool Local Plan

CONDITIONS AND REASONS OR REASONS FOR REFUSAL

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. 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.

43. Local Government (Access to Information) Act 1985

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

Minute 44 – Lowfield Farm, Dalton Piercy (Para 5) – This item contains exempt information under Schedule 12A Local Government Act 1972, namely, information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Minute 45 – Blue House Farm, Newton Newley (Para 5) – This item contains exempt information under Schedule 12A Local Government Act 1972, namely, information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

44. Blue House Farm, Newton Bewley – *Assistant Director (Planning and Economic Development)* (Para 5) – This item contains exempt information under Schedule 12A Local Government Act 1972, namely, information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Purpose of report

The purpose is set out in the exempt section of the minutes.

Issue(s) for consideration by the Committee

The issues considered by members are set out in the exempt section of the minutes.

Decision

The decision is set out in the exempt section of the minutes.

Councillor Rob Cook in the Chair

45. Lowfield Farm, Dalton Piercy – *Head of Planning and Economic Development* (Para 5) – This item contains exempt information under Schedule 12A Local Government Act 1972, namely, information in

respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Purpose of report

The purpose is set out in the exempt section of the minutes.

Issue(s) for consideration by the Committee

The issues considered by members are set out in the exempt section of the minutes.

Decision

The decision is set out in the exempt section of the minutes.

BILL ISELEY

CHAIRMAN

No: 1
Number: H/2006/0338
Applicant: Mr W Morgan
Agent: B3 Burgess 3rd Floor Grainger Chambers 3-5 Hood Street New castle Upon Tyne NE1 6JQ
Date valid: 03/05/2006
Development: Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 55
Location: On The Corner of The Wynd Wynyard Billingham

The Application and Site

1.1 Detailed planning permission is sought for a 'care village' consisting of the erection of a nursing home and apartments for people aged over 55 on a greenfield site to the south of the Wynd.

1.2 The nursing home would comprise a split level 2/3 storey building incorporating various ancillary facilities such as laundry cleaning, communal lounge and dining areas. A communal 'village room' would be provided and made available to apartment residents. The building would comprise frequent changes in roof level and elevation profile. Contrasting building materials would also be utilised including brick, render and timber cladding.

1.3 The care home would take the form of a V-shaped building fronting towards the junction with the Wynd.

1.4 The apartments would be split into four blocks, 2 of 3 storey height and 2 of 2 storey height. Each would comprise 2 bedrooms

1.5 The development would be served by a communal parking area totalling some 61 spaces. Land is set aside to provide a further 9 net additional spaces should they be required in the future. The nursing home and apartment blocks are separated by the car parking area and central grassed communal area.

1.6 There would be provision within the site for larger service vehicles such as refuse wagons to manoeuvre without needing to reverse onto the Wynd.

1.7 The applicant's agent has confirmed that his client's vision for Westgate Care Village is a "Total Care Concept" which everyone residing in the village will become a part of. The care home, apart from providing a 24 hour care to its own residents will also provide a 24 hour emergency care service to the residents in the over 55 apartments who may be in need of immediate help or assistance.

1.8 As well being able to access the care homes staff, the apartments residents will also be able to use the Care Homes communal facilities. This maybe a trip to the hairdressers, using laundry facilities or a social visit to the communal lounge which forms the focal point of the village garden.

1.9 The site is accessed from 2 locations, The Wynd and from the loop road leading off The Wynd and round to the Wynyard Woods area.

1.10 The site slopes southwards towards adjacent woodland. Sectional details have been produced showing that part of the site is to be excavated in order to help reduce visual impact, the nursing home would be sited behind a planted embankment.

1.11 The proposal is almost identical to and follows in the wake of a previously withdrawn application. The principal difference between the two is that the current application accommodates additional parking and manoeuvring space and no longer incorporates footpath proposals through the adjacent woodland to the south.

1.12 In support of the planning application the applicant makes the following points:-

1. There is a bus stop 200 yards from the site which has a 2 hourly service.
2. A dedicated mini-bus service taxi service will be provided for staff.
3. Provision is made within the site for 9 further spaces (net) if found to be necessary.
4. There will be a daily delivery of food and office supplies to serve the nursing home. These will arrive in transit sized vehicles.
5. Demographic information suggests a demand for this type of development.
6. Market evidence suggests a deficit of such care facilities in the Teesside area.

1.13 The applicant has provided an access statement which includes reference to the following in support of the application:-

1. Within 300metres of bus stop adjacent to village shops.
2. Provision of disabled parking bays.
3. Smooth surfacing to car park
4. Footpaths to be illuminated at night
5. Level threshold to buildings and all ironmongery will be easy to use and able to accommodate people with wheelchairs.

Publicity

1.14 The application has been advertised by way of neighbour letters (12), site notice and press notice. To date, there have been 77 letters of objection raising the following points:-

1. There are no facilities / lack of infrastructure to support this type of development. The development would be unsustainable. There would be an over-dependence on private cars. Public transport provision is poor. The proposed mini-bus service will not be able to cater for all staff.
2. A brownfield site should be selected.
3. Will make achievement of brownfield target more difficult. Development should be located at Wynyard Park

4. There is no need for this development. It is not allocated for such development in the Local Plan.
5. Additional traffic will result in noise disturbance.
6. There is insufficient parking space available which will lead to overspill parking on the Wynd. Traffic will back up on the A689. Site is on a double bend with restricted visibility. It is an accident black spot. It would remove a green semi-rural area.
7. The development is too large and out of keeping with the area.
8. Withdrawing and resubmitting the application is a tactical move on the part of the applicant.
9. Wynyard will become another Ingleby Barwick. Wynyard is already overcrowded.
10. Wildlife and trees will be destroyed. Protected species surveys should be undertaken. Wet woodland is a priority under UK Biodiversity Action Plan. The development is inadequately separated from trees.
11. This is not part of the original plans for the site.
12. Lack of evidence of need for the development.
13. Lack of provision for cycle parking.
14. The site is within a Special Landscape Area.
15. There would be 3 road junctions occurring along some 65 metres of the Wynd, which would result in a dangerous highway situation.
16. Lack of scope for meaningful landscaping.
17. The limits of development are identified for housing. This is a business area and so is a departure.
18. How is it possible to ensure that the development would be used by the over-50s only?
19. Will adversely affect light to buildings and privacy.
20. The development would threaten to spoil the attractiveness of the location for inward investors therefore damaging the economic role of the estate. The exclusivity of the estate would be spoilt.
21. It would establish an undesirable precedent.
22. It would lead to the loss of the village's identity removing open green space.
23. Lack of bin storage areas
24. No open space for formal or informal use
25. Additional demands on security
26. Cooking odours from the facilities would cause a nuisance to residents.
27. Disturbances from construction work.
28. Property devaluation.
29. The application should be called in by Secretary of State.
30. An environmental statement should be submitted, the landowner having failed to obtain permission to develop the retail site on grounds of lack of need is now attempting to create the demand for it.

Copy letters G

The period for publicity has expired.

Consultations

1.15 The following consultation replies have been received:

Head of Technical Services – Considers parking provision, junction visibility and servicing provision to be adequate taking account of the nursery proposal on the opposite side of the road. Cycle parking provision should be made. A travel plan will help to relieve vehicular movements to the development.

Head of Public Protection – No objection

Engineering Consultancy – Recommends imposition of condition requiring appropriate remediation of contamination if found to be present.

English Nature – No objection. Proposal is unlikely to affect protected species. Do not consider there to be sufficient likelihood of protected species being present. Tree removals appear to be limited in extent and seen to involve relatively immature specimens.

Elwick Parish Council – Object to development. Wish for the matter to be called in.

Hartlepool Access Group – An access statement needs to be provided.

Northumbrian Water – No objections

Stockton Borough Council – No comments

Grindon Parish Council – lack of evidence of need; density too great; land should be used for residential development not commercial use. Difficult site to service safely; tree loss; 3 storey development unacceptable; would be better to place nursery on this site; design out of keeping.

Planning Policy

1.16 The following policies in the adopted Hartlepool Local Plan 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 edges. 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.

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.

GEP9: States that the Borough Council will seek contributions from developers for the provision of additional works deemed to be required as a result of the development. The policy lists examples of works for which contributions will be sought.

Hsg12: States that proposals for residential institutions will be approved subject to considerations of amenity, accessibility to public transport, shopping and other community facilities and appropriate provision of parking and amenity space.

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.

Hsg9: Sets out the considerations for assessing residential development including design and effect on new and existing development, the provision of private amenity space, casual and formal play and safe and accessible open space, the retention of trees and other features of interest, provision of pedestrian and cycle routes and accessibility to public transport. The policy also provides general guidelines on densities.

Rur2: States that housing and employment land is identified within the Wyngard limit to development but that expansion beyond that limit will not be permitted.

Tra8: States that safe and convenient pedestrian routes linking new housing to local facilities and amenities should be provided.

WL7: States that the Borough Council will seek to minimise or avoid any significant adverse impact of a development on the nature conservation importance of a site through the use of planning conditions or obligations where appropriate.

Planning Considerations

1.17 The main issues for consideration are relevant policy matters including the greenfield nature of the site and housing numbers, highway safety related matters, residential amenity standards, visual impact and nature conservation matters.

Policy issues

1.18 The proposed development site lies within the Wynyard limit to development as defined in the adopted Local Plan. It does not have special landscape designation nor is the area identified as a protected open space (plans showing the protected open space and limits to development are appended). As proposed, it is considered the proposal as a whole constitutes a residential institution (Class C2) use as opposed to a separate care home and residential development. The normal test and guidance in relation to residential development which states that in considering new residential development brownfield sites should normally be prioritised ahead of greenfield sites does not therefore apply.

1.19 Notwithstanding the above, the site in question is clearly a Greenfield one. There are few brownfield locations within the Wynyard Estate. One such location is the Old School site, further along The Wynd and within Stockton Borough Council's area. This site is in a separate ownership and is understood to be smaller in area than the application site. It is currently the subject of an application for residential development by an alternative developer and is not therefore available.

1.20 The applicant confirms that two alternative sites were examined prior to this application being made. The first site was next to the monument situated off the Wynd and the second adjacent to the Fairways development currently being developed by Charles Church. The two sites were deemed to be further away from local shops and therefore discounted.

1.21 The application site lies approximately 200 metres from the village shops and as such would be reasonably accessible to residents of the development.

1.22 A number of objectors have suggested the development should be located at Wynyard Park to the north of the A689. This is however considered inappropriate given that the area is allocated for industrial development and not in close proximity to local facilities.

1.23 It is considered that the proposed site is within a sustainable location. It provides an opportunity for elderly relatives to locate near to families already resident at Wynyard. This would contribute to reducing the need for and duration of car journeys. Taking the above factors into account the proposed development is considered to be acceptable in locational terms.

1.24 The proposed development is intended to operate as a 'close care' scheme whereby certain services available to residents of the care home would also be provided to apartment residents. These services include assisted bathing for residents with restricted mobility and laundry work. There will also be scope for residents to interact with one another within the communal room adjoining the

nursing home. It is suggested that this interrelationship be protected in the long term via a S106 agreement, if Members are minded to approve the application.

1.25 The application is supported by a report prepared by GLP care sector consultants. This has identified a market for residential and nursing care within the Wynyard area. In general demographic terms the population is ageing and as such it is considered likely that the demand for close care provision will strengthen over time.

Highway safety

1.26 The Council's highway engineer has not objected to the proposal on highway and traffic safety related grounds. He considers that provision for car parking within the site appears to be adequate and that junction visibility would be acceptable whilst taking into account the children's nursery proposal on the opposite side of the Wynd. He confirms that adequate provision has been made for larger vehicles servicing the site to manoeuvre. He states that the proposed travel plan should become operational prior to development being brought into use. This arrangement consisting of a dedicated minibus service for staff can be secured through a planning agreement. Provision for cycle parking will be required and can be secured through a planning condition.

Residential amenity

1.27 In terms of the relationships between the proposed buildings themselves, for the most part they meet the minimum separation distances set out in the Local Plan. The separation between specific rooms serving the middle two apartment blocks is at, 15 metres, below the normally required standard. It is however possible to overcome this concern through a requirement for obscure glazing to serve the kitchen windows in the respective elevations. Given the inter-related nature of this development it is considered that a less strict application of standards would be justified.

1.28 Cross sectional details through the site have been produced to illustrate the relationship between the proposed building and existing buildings on Amerston Close to the west and Spring Bank Wood to the south. These show that following excavation of site levels the nursing home will be sited at a lower level than nearby properties on Amerston Close. The separation between the two areas is in excess of Local Plan standards and as such any adverse impact on light or privacy would not be anticipated. There would be a separation distance of some 30 metres between the apartment building and the nearest properties on Spring Bank Wood, through the intervening belt of mature woodland. The relationship between the sites is considered to be acceptable.

Visual impact

1.29 The applicant has incorporated a variety of design features including variation in elevation profiles, rooflines and building materials.

1.30 These attributes are considered to add interest to the scheme and give the development a high quality appearance in keeping with the location. Whilst the three storey apartment buildings would be uncharacteristic of the locality, their impact would be softened behind the nursing home and against the woodland backdrop. A landscaped central square would help to break up the development.

Nature Conservation

1.31 The proposed development has been examined by English Nature who raise no objection to the proposal. Two trees would be lost by virtue of the siting of one of the apartment blocks. The Council's arboriculturist has raised no objections, however recommends a condition requiring general tree protection measures to be instigated during the course of the construction period. The scheme is considered to offer scope for an attractive landscaping scheme around the perimeter of the site.

Other matters

Noise and cooking odours

1.32 The Head of Public Protection has raised no objection to the scheme on these grounds

Security

1.33 Concerns with regard to additional demands on site security are not considered to be a sustainable reason for refusal.

Restrictions over the occupation of the apartments

1.34 In the event that planning permission is granted this could be made subject to a planning agreement restricting the occupation of the apartments to residents aged 55 and over. The agreement is a legally enforceable provision. The restrictions would be made apparent to prospective residents through the conveyancing process just as any other restrictive covenant would be. The agreement could be subject to a requirement whereby the Local Planning Authority are informed of conveyancing details allowing the occupation of the units to be monitored. Similarly the agreement could ensure that the care regime for residents of the apartments is available at all times.

Precedent

1.35 Each development proposal would be assessed on its own merits and as such precedent is not considered to be an issue.

Request for the application to be called in

1.36 There has been a request from a number of residents for the application to be called in for consideration by the Secretary of State. The development is not considered to be a departure from the Local Plan and as such the Local Planning Authority would not normally notify the regional Government Office. In this case, however, the Government Office has requested details of the application for its

consideration. Details have been provided together with a copy of this report however, there has been no indication at this stage that the Secretary of State seeks to call in the application.

Environment Impact Assessment Regulation

1.37 The EIA regulations list categories of development which may need to be subject to a formal assessment subject to scale and sensitivity of location. The nearest category of land use listed in the regulations to what is proposed in this case would be an urban development project. It is not certain that the development could be accurately described as such given its rural location. The regulations indicate where such developments are proposed on sites of more than 0.5 ha the Local Planning Authority should take a view as to whether EIA is required (A screening opinion). However, with respect to this category of development the guidance states that EIA is more likely to be required if the site area is more than 5ha, it would provide more than 10,000m² of commercial floorspace or would have significant urbanising effects in a previously non urbanised area e.g. a new development of more than 1000 dwellings. None of the above criteria would be met in this case and as such it is considered unreasonable to request an Environmental statement.

Construction related disturbance/property devaluation

1.38 Construction noise would not be a sustainable reason on which to refuse the application given its short term nature. Concern with regard to property devaluation would not be a material planning consideration.

Drainage

1.39 Northumbrian Water has confirmed that it has no objections to the proposals.

Bin storage

1.40 It is considered that bin storage areas can be agreed through the imposition of a planning condition.

Conclusion

1.41 This, like the application for the nursery later on this agenda, is not a straightforward proposal. While the site lies within the limits to development it is on greenfield land not specifically identified for development. It is however considered that there are material considerations which would support this proposal. It is considered that the following is relevant.

- 1 Wynyard is not a sustainable community
- 2 The use which is considered to be a Class C2, residential institutional, use is most appropriately found in a residential area and offers the opportunity of broadening the range of facilities available making the community more varied and sustainable including reducing the need for and duration of car journeys.
- 3 There appears to be no brownfield sites available at Wynyard.

- 4 The site is relatively close to the local services including village shops and public house.
- 5 The scheme is of high quality and should complement other developments at Wynyard.

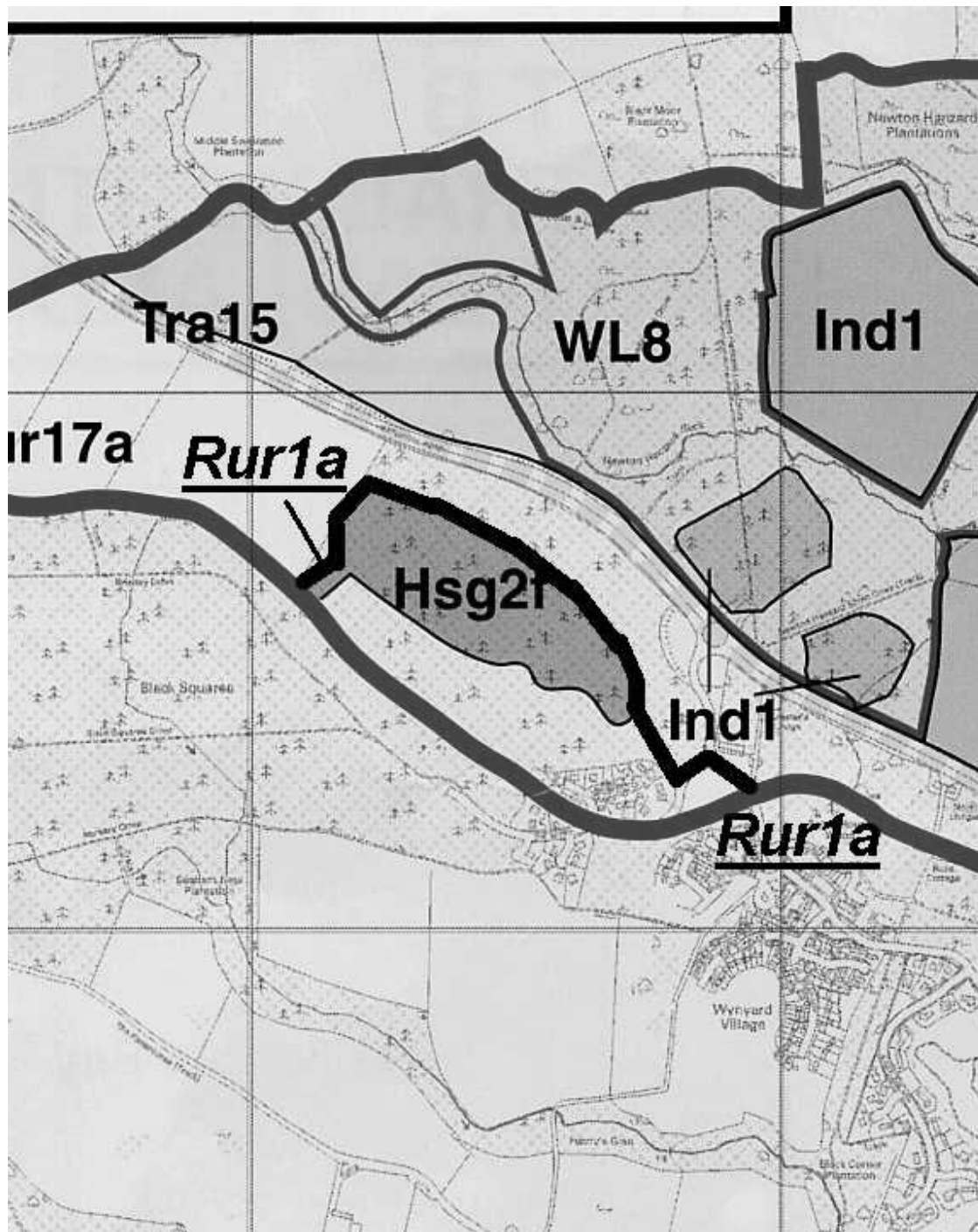
Approval is therefore recommended.

RECOMMENDATION – Approve subject to the following conditions and to a planning agreement to secure a travel plan aimed at transporting staff to the site, a restriction on the occupancy of the apartments to people 55 and over securing the proposed care elements for occupiers of the apartments in perpetuity and to a requirement for the additional parking spaces to be put in place in the future should the Local Planning Authority decide this to be necessary.

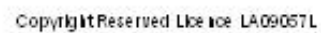
1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.
In the interests of visual amenity.
3. 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.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. 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.
5. The kitchen windows serving the specific type B apartments shown on the attached plan shall be obscure glazed.
In order to protect the privacy of residents.
6. The car parking scheme hereby approved shall be completed prior to the development hereby approved being brought into use.
In the interests of highway safety.

7. 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.

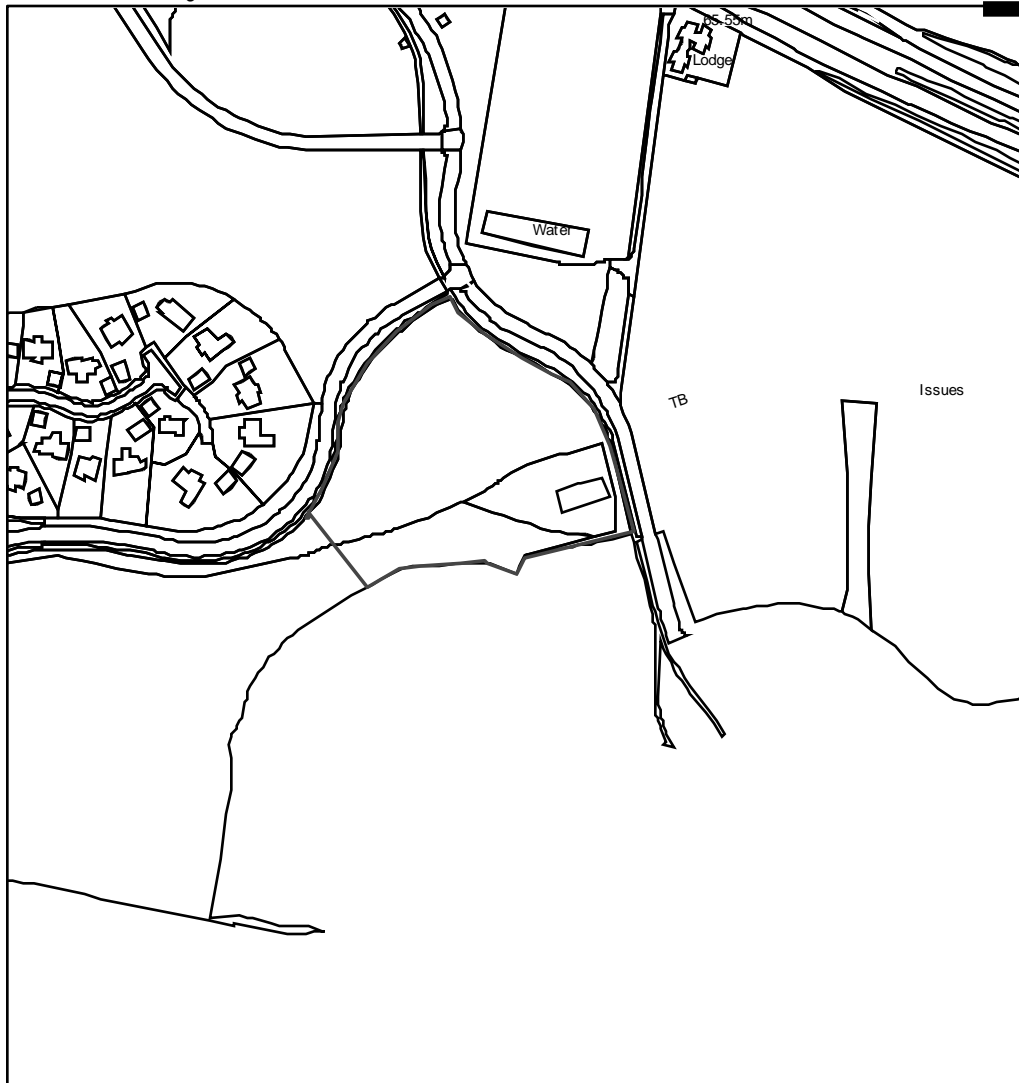
To ensure that any site contamination is addressed.
8. No development shall take place until a scheme for the protection during construction works of all trees to be retained on or adjoining the site, in accordance with BS 5837:2005 (Trees in relation to construction - Recommendations), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.
- In the interests of the health and appearance of the preserved tree(s).
9. A detailed scheme for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented before the development hereby approved is brought into use.
- In the interests of visual amenity.



Hartlepool Local Plan, adopted April 2006
 Policy Rur2 (Previously Policy Rur1a)
 Limit to Development: Wynyard Housing Area



The Wynd - Residential Care Home



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 22/6/06
	SCALE 1:2500	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H-2006-0338	REV

No: 2
Number: H/2006/0027
Applicant: HMC Group Ltd HMC House Keel Keel Row 12 The Watermark Metro Gateshead NE11 9SZ
Agent: Signet Planning Ltd 12B Hornbeam Park Oval Hornbeam Park Harrogate HG2 8RB
Date valid: 13/01/2006
Development: Erection of a children's nursery with associated parking
Location: Land Off The Wynd Wynyard Billingham

The Application and Site

2.1 Detailed planning permission is sought for the erection of a children's nursery on land off The Wynd, Wynyard Woods.

2.2 The site partly comprises a flat triangular area, grassed to the front with a variety of trees to the rear. It is on the northern side of the Wynd, close to the western access to the village from the A689 road. The building would be substantially sited within what is identified as a lagoon and at the most recent site visit was seen to be flooded. The development extends into the western fringe of the Wynyard Woods SNCI.

2.3 The proposed building would be single storey height with a gross floor area of 740 square metres. It would have maximum ground floor dimensions of 43m by 23m and would comprise a mixture of brown / buff facing bricks and natural timber cladding. There would be a slate roof and stained / painted timber window frames.

2.4 There would be designated play space to the south, and east of the building.

2.5 The nursery would operate within the following times:-

Morning session – 7.30 am – 12.30 pm

Afternoon session – 12.30 pm – 6.30 pm

2.6 In support of the planning application the applicant makes the following points:-

1. The facility is intended to serve both Wynyard residents and users of the business park to the north of the A689.
2. The delivery and collection of children would be staggered through the day starting at 7.30 in the morning and continuing through the morning and afternoon periods.
3. In terms of staff parking typically 6 spaces are used at various times throughout the day given the shift work nature of the employment.
4. The entrance to the nursery leads directly from the car park and cannot be accessed from any other point out with the site. Vehicles will not therefore stop on the Wynd.

5. The proposed development would be in keeping with national planning guidance which seeks to promote high quality development and sustainable living patterns. The development would help to provide a sustainable community which at present consists predominantly of houses. It would provide an important facility for the existing community and is also located as close to the existing village centre as possible.
6. The fact that the site is located adjoining the settlement limit reflects the fact that an appropriate site within the main body of the village which is both available and viable could not be identified to accommodate the nursery.
7. The building is designed to be fully accessible to young mothers with children and to disabled persons.

2.7 The proposal has been amended since it was originally submitted in order to take account of concerns about a shortage of car parking provision on site. Originally the development was to have capacity for up to 112 children and would be served by 16 parking spaces. The capacity has now been reduced to 85 children with parking provision correspondingly raised to 23 spaces. It is also proposed to realign the junction of the site access road with the Wynd in the interests of driver visibility and highway safety.

2.8 The siting and elevation details of the proposed building remain unchanged.

2.9 The applicant has provided a tree survey. This identifies the need to remove 18 trees due to disease, structural issues or for safety reasons. In addition the removal of 21 trees comprising mainly regenerating coppice are required to accommodate the proposed development. Of these trees, 3 are regarded as being high quality specimens, 8 fall in the moderate category and 10, whilst they could be retained, are regarded as being in poor condition. It states that during the construction period appropriate tree protection measures would be instigated in accordance with British Standards. Replacement planting is proposed.

2.10 The report concludes that the removal of trees to accommodate the proposed development is not considered to be detrimental to the long term conservation of existing tree cover nor harmful to the overall landscape setting. It states that new planting within the site will also seek to provide spatial division and segregate and screen areas of car parking. Further planting will supplement existing tree cover and help to provide a diversity of age and fill the spaces where there are no suitable existing trees to contribute to screening and enhancing the visual amenity of the site and its landscape setting. In all 52 new trees and 240 metres of hedgerow are proposed to be planted.

Publicity

2.11 The application has been advertised by way of neighbour letters (12), a site notice and press notice. To date, there have been some 179 letters of objection to the proposed scheme.

2.12 The objections are made on the following grounds:-

1. The site is not allocated in the original Local Plan. The site is in a greenfield location and is classified as a Special Landscape Area. A brownfield site should be selected. It is outside the limits to development. It is not a sustainable location
2. It would conflict with policies Ru1, Ru7 and Ru14 of the previous Local Plan. Policy Rur 1A of the new plan states that expansion beyond limits to development will not be allowed.
3. It is recognised that Wynyard is not particularly sustainable however there has been ample time over a number of years to identify and reserve sites within the development limits rather than allow the land to be developed for housing.
4. The development would alter the rural character of the village
5. The development would cause trees to be lost and there would be an adverse effect on wildlife. It acts as a buffer between Wynyard and the adjacent SNCI. The development would give rise to disturbance to fauna within the SNCI to the detriment of its nature conservation value. Trees identified as requiring removal are in fact healthy. They only require removal to accommodate the nursery. The trees are an important amenity and their loss should not be condoned.
6. There would be an adverse effect on the approach to the village. The development would have an unsightly visual impact and would spoil the image of a secluded village estate.
7. Highway safety issues. There would be risk of road accidents given that there is insufficient car parking within the site and an unsuitable narrow access. Overspill parking would occur on the Wynd and the access lane causing highway safety and accessibility problems. There would be conflict with the school bus service. There is poor visibility on the bend and there would be a danger to pedestrians. A pedestrian crossing should be required. The revisions to the application are still unsatisfactory. There would be a highway safety risk given the proximity of the proposed junctions for the nursery and care home.
8. It is inappropriate to apply the Council's parking standards to Wynyard due to the specific circumstances of the estate (affluent, low density, geographically extensive estate). All children would be taken to the premises by car.
9. The emergency services will experience access problems.
10. The development would bring strangers onto the estate therefore presenting a risk to security.
11. There would be noise disturbance from both traffic and children playing.
12. The development would serve to erode valuable green space.
13. The purpose of the development is to service the business park. It should be located within the business area on the opposite side of the A689 which would be a more accessible location. This would remove the prospect of lots of non-Wynyard traffic coming into the estate.
14. The proposal will establish an undesirable precedent for further unsuitable development.
15. There would be a lack of demand from Wynyard residents contrary to the business case for the development.
16. The development is commercially driven without due regard for residents of this rural village.
17. The development would cause property devaluation
18. Exhaust fumes would pose a threat to children's health.

19. Children would congregate at the site at night and weekends.
20. Better to build at existing village centre rather than create a second village.
21. A previous application for a nursery has been rejected on a nearby site.
22. Continuous disturbance from simultaneous construction of nursery and care village.
23. Danger of tree falling on nursery.

The period for publicity has expired.

(Copy letters E)

Consultations

2.13 The following consultation replies have been received:

Head of Technical Services - I can confirm that the proposed parking is now acceptable with the reduced number of children attending the nursery. The sightlines and orientation of the proposed junction onto the Wynd is acceptable.

There will be a minor increase in vehicular movements with the proposed development on the Wynd, however it would be very difficult to sustain an objection on the grounds of traffic congestion as none has been reported to my department and also the type of road the Wynd is.

Council arboriculturist - No objection to the proposed tree removals or the protective distances for the trees to be retained. Considers landscaping scheme suitable in enhancing the appearance of and providing screening for the proposed development.

Council's Ecologist – The boundary of the SNCI extends to include the woodland to the west of the track running up to the Forester's Lodge. Consequently the proposed development would intrude slightly into the SNCI. The character of the area of wood to the west of the track is not as natural as that in Salters House Wood to the east and is of lower ecological value. Consequently I do not consider that this proposal will have a significant adverse effect on the SNCI. However I would agree that the loss of trees as part of this proposal should be compensated for by planting of new trees.

The proposal would also cover an area where a pond is marked on the map. I visited this during the spring of 2005 in order to assess its ecological value. In actual fact the "pond" consisted of a couple of small pools of a few square metres each and generally 10-20cm depth, on a hard, artificial substrate. What water there was was heavily shaded and there was no vegetation in the water, merely a few marginal plants such as rushes growing around the edges. No invertebrate life was observed in the water and I considered that the pond would be unsuitable as breeding habitat for newts. The loss of this pond should not therefore be a significant ecological issue.

I would re-iterate my comments that no construction works should be allowed on the area of SNCI to the east of the track and would add that the SNCI to the west of the

track that is outside the development area should be similarly protected by appropriate fencing during the construction process.

Hartlepool Sure Start – Given the governments agenda of ensuring sufficient childcare across the town we would not oppose the building of a nursery in this locality. Do not expect the creation of new childcare places will have an adverse impact on existing day care providers located in Hartlepool.

Head of Public Protection - No objections

Engineering Consultancy - Recommends that appropriate condition be imposed to secure remediation of contamination if found to be present.

Northumbrian Water - Indicate that development should not take place within at least 3 metres of the trunk main identified as running adjacent to the site. Consideration has been given to revised site layout and trees survey. Accept that with minor adjustments the planting proposals will not impact on the trunk main. Confirm no objection to the discharge of surface water to the watercourse via the existing sewer.

English Nature – Raise no objection subject to a planning condition requiring two trees to be surveyed for bat presence.

Stockton Borough Council – No comments

Grindon Parish Council – Raise objections on grounds that need has not been effectively demonstrated; should be sited on the business park if aimed at a wider clientele; lack of footpath on the nursery side of the road presenting a serious safety issue; parked traffic will cause a nuisance and hazard at picking up times exacerbated by the care home proposal; unnecessary amount of felling of mature trees; resulting fence will create an eyesore.

Planning Policy

2.14 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 edges. 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.

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.

PU9: States that community-based uses will be permitted in residential areas subject to amenity, accessibility, car parking and servicing considerations.

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.

Rur2: States that housing and employment land is identified within the Wynyard limit to development but that expansion beyond that limit will not be permitted.

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.

WL7: States that the Borough Council will seek to minimise or avoid any significant adverse impact of a development on the nature conservation importance of a site through the use of planning conditions or obligations where appropriate.

Planning Considerations

2.15 The main issues to be considered in this case are relevant planning policy at national and local levels particularly with regard to sustainability and accessibility, and highway safety, environmental protection and visual amenity factors.

Policy issues

2.16 The planning system operates on the basis that decisions should be taken in accordance with the Council's development plan unless material indication indicate otherwise.

2.17 The site of the proposed development lies adjacent to but outside the limits of development to Wynyard as defined in the newly adopted Local Plan. Policy Rur2

states that development outside the limit will not be approved. Clearly if permission were to be granted it would represent a departure from the Plan.

2.18 Circular 7/99 the Town and Country Planning (Development Plans etc) Directions 1999 sets out the circumstances when departure applications should be referred to the Secretary of State for consideration if a Council is minded to approve such an application. One of the tests, whether the proposal includes the provision of more than 150 houses or flat or more than 5000 square metres of gross retail, leisure, office or mixed commercial floorspace do not apply. A second test, whether any other development by reason of its scale or nature or the location of the land, would significantly prejudice the implementation of the development plan's policies and proposals is more relevant.

2.19 While the development proposal is not large it is to be located on land outside the limits to development at Wynyard (a copy of the limits to development in the plan is appended). The new Local Plan has only just been adopted. The new Plan did not specifically consider where or how the Wynyard development could be made more sustainable by the provision of complementary developments. In these circumstances it is considered that if Members were minded to grant permission the matter would need to be referred to the Secretary of State to provide an opportunity for the case to be 'called in'. With a presumption in Local Plan terms firmly against the development of this site, any justification for a positive recommendation would require this to be outweighed in importance by other material considerations. It should also be noted that the development lies within a SNCI and must be considered in relation to Local Plan Policy WL7 which indicates that development likely to have a significant adverse effect on an SNCI will not normally be permitted.

National Policy

2.20 There are a number of national planning policy guidance notes that are relevant in this case.

PPS1 – Delivering sustainable development indicates that in broad terms planning should facilitate and promote sustainable land patterns, ensuring high quality developments that support communities in terms of providing good access to jobs and key services.

PPG3 – Housing advises that new developments should not consist exclusively of housing but must be planned as a community with a mix of land uses including adequate shops, employment and services.

PPS7 – Sustainable development in Rural Areas identifies the need to support the provision of small scale local facilities (e.g. childcare) outside local service centres, where access can be gained by walking, cycling and public transport.

2.21 At present the Wynyard Estate is predominantly residential in character with a few commercial services in the village centre. There is an absence of formal childcare provision and as such the proposed development would introduce a facility that could reasonably be accessed on foot by a number of residents. The Tees Valley Joint Strategy Unit report that the GP rd list Data from the Primary Care Trust

dated March 2006 indicates that there are between 50-60 children aged 0-4 within the overall Wynyard area. This would suggest that there could be a sustainable market demand for the nursery.

Alternative Location/Use of Greenfield Site

2.22 Wynyard is predominantly a greenfield location so the potential for anything other than a greenfield site is limited. There is land on the opposite side of the Wynd, within development limits. However this is currently proposed to accommodate a residential care home and apartment development, reported elsewhere on this agenda, arguably another use that could normally be expected in a sustainable community.

2.23 The applicant confirms that the potential siting of the nursery in a range of alternative locations were investigated. These include two brownfield sites one at the old school site further along The Wynd and the workshop – storage buildings at Wynyard golf course. Both sites lie within the Stockton Borough Council area. The old school site was unavailable as it was being pursued for residential development by an alternative developer. An application is understood to be under consideration. The golf course site was unavailable due to continued requirement for its existing use.

2.24 It has been suggested that the facility should be sited within the business area allocated to the north of the A689. It is recognised that it is as not uncommon to find nursery facilities located in industrial estates. It has also to be acknowledged that such a development could constrain the area's development as an employment site and are more commonly located in residential areas. The development there would also represent a departure from the Local Plan.

Highway Safety

2.25 There are no objections to the proposed development on highway safety grounds including levels of parking provision, visibility at junctions and standards of access. The views of the highway engineer take account of the proposed care home development.

2.26 It is acknowledged that a significant number of drop offs and collections will be by private car, however it is also likely that such movements will largely comprise linked trips, car journeys that would happen in any event as parents drive to and from work. Furthermore the site is within easy reach of the A689 and is therefore in a convenient and accessible location. Whilst it is acknowledged that in the future some clients will inevitably be non-Wynyard residents associated with the nearby business park to the north as this area becomes developed, and that this may cause additional traffic on the Wynd, this is not a facility considered likely to generate a large number of special trips.

Tree Loss/Ecology

2.27 The applicant's tree survey considers that a majority of trees requiring removal are either dead, dying or dangerous or are of poor quality. However 11 specimens

would fall within the middle or highest quality category. Many of the trees in question are substantial in size and it is clear that their loss in such a prominent location will be very noticeable. The scheme does however present the opportunity for significant compensatory planting, which would help to assimilate the development into the surrounding environment. It should be noted that the Council's arboriculturist has no objection to the scheme, subject to appropriate tree protection measures during construction and replanting. The Council's Ecologist has examined the proposal and is satisfied that there would be no adverse impact on the SNCI area subject to a compensatory planting scheme. He has inspected the site and commented that the potential for bats to roost in these trees is very low and would not need further survey work prior to determining the application. He recommends that in line with good practice two trees T17 (willow) and T16 (scots pine) should be inspected and if any evidence of bats is found then work must stop and English Nature be informed. English Nature has confirmed that it raises no objection to the proposed development subject to the imposition of a condition requiring the two trees to be surveyed. Policy WL7 is specifically concerned with resisting proposals that would cause a significant adverse effect to an SNCI. In this case there is not considered to be such a significant adverse effect.

Visual Amenity

2.28 Wynyard is an extensively spaced out low density development. The application site is bounded by woodland and The Wynd and as such is somewhat physically isolated. However given the spaced out nature of Wynyard the proposal would not appear out of character with this rural location. The proposed design and use of materials are considered sufficient to assimilate the development into its surroundings.

Other issues

Noise

2.29 With respect to noise the facility would not be immediately adjacent to housing. There is no objection from the Head of Public Protection on noise disturbance grounds.

Security

2.30 It is considered that concerns about additional threats to security as a result of the development could not be sustained at appeal.

Precedent

2.31 Each application would be considered on its own individual merits and therefore precedent is not considered to be an issue.

Drainage Issues

2.32 The development would be in fairly close proximity to a trunk main. The views of Northumbrian Water have been sought and no objection is raised subject to minor

adjustments to the tree planting proposal. The proposed building would encroach on the site of an existing lagoon but this is not considered to be a significant issue. Both Northumbrian Water and the Environment Agency have confirmed that there is no objection to the discharge of surface water into the existing watercourse and the applicant proposes to design an appropriate surface water drainage scheme. No objections are raised with regard to foul sewage capacity.

Property devaluation

2.33 This would not be a material planning consideration.

Other issues

2.34 Other points have been raised such as the impact of exhaust fumes on children's health, social congregation, disturbances associated with the construction period, danger of trees falling on the building and accessibility for emergency services none of which are considered to amount to sustainable refusal reasons.

Conclusion

2.35 This is not a straightforward proposal. The site lies outside the limits to development and as such would be contrary to Local Plan policy. Part of the site falls within an SNCI and is therefore of nature conservation value. The question is as already indicated therefore are there material considerations which should override the policy presumption against development.

2.36 The following is considered relevant:

- 1) Wynyard is not a sustainable community.
- 2) There is an apparent need for child care facilities and these would normally be closely associated with residential development.
- 3) There are no brownfield sites available.
- 4) It is accepted that the facility may not reduce the level of traffic leaving the estate and indeed there could be an increase in traffic on the Wynd as in future additional clientele becomes drawn from business park area. Notwithstanding this the facility is considered to be in a convenient and accessible location for local residents and workers which would help to promote sustainability in broad terms in keeping with national policy. It is relatively close to the village centre.
- 5) Linked trips may mean less impact on other residential areas
- 6) The site is easily accessible to A689 and related industrial developments.
- 7) The development would not cause a significant adverse effect on the SNCI and would not therefore conflict with policy WL7.
- 8) Trees would be lost but compensatory planting is possible. The area is nonetheless heavily planted.
- 9) No traffic problems are envisaged. It is likely that much of the visiting traffic will be generated irrespective of the development as people drop off and collect children in association with linked trips to and from work.
- 10) The proposal is considered to offer the opportunity for children's care and development in a high quality environment.

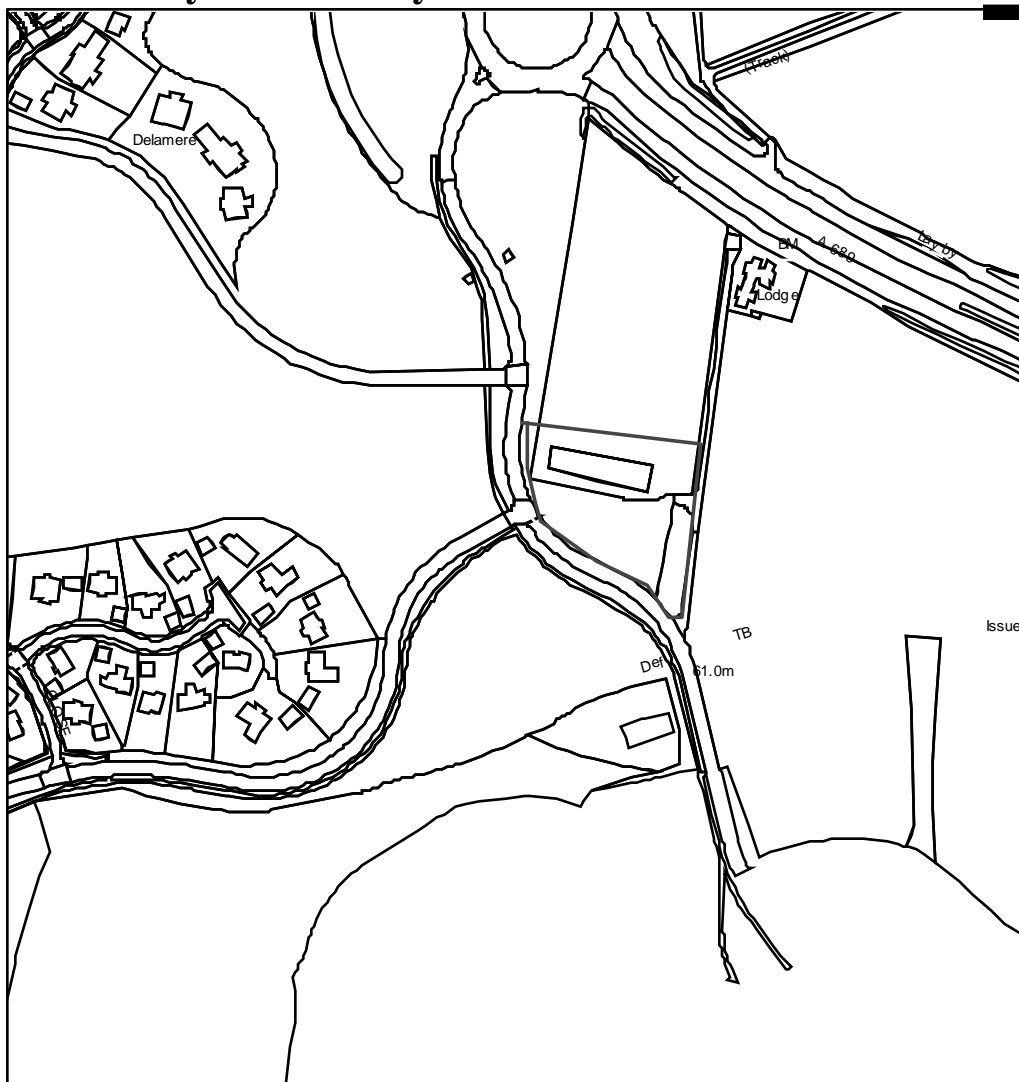
2.37 On balance it is considered that there are strong sustainability arguments which should outweigh in importance the policy presumption against the development. Approval is therefore recommended but given the departure issues it is recommended that the application be referred to the Secretary of State for consideration in the first instance.

RECOMMENDATION – Minded to approve subject to the following conditions but that the application be referred to the Secretary of State for consideration as a departure from the adopted Hartlepool Local Plan.

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. 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.
3. 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.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. 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.
5. No development shall take place until a scheme for the protection during construction works of all trees to be retained on the site, in accordance with BS 5837:2005 (Trees in relation to construction - Recommendations), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.
In the interests of the health and appearance of the preserved tree(s).

6. 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.
7. The car parking scheme hereby approved on plan 1058 L(9-) 01, Received 16 March 2006 shall be implemented prior to the development hereby approved being brought into operation
In the interests of highway safety.
8. The development hereby approved shall be carried out in accordance with the amended plan(s) no(s) 1058 L(9-) 01 Received on 16 March 2006, unless otherwise agreed in writing by the Local Planning Authority
For the avoidance of doubt
9. Neither the development hereby approved nor any associated tree planting shall encroach within a 3 metre easement strip associated with the trunk sewer main adjacent to the site.
In the interests of sewer protection
10. The maximum number of children on the nursery roll shall not exceed 85.
In order to prevent excessive traffic seeking to gain access to the site in the interests of highway safety

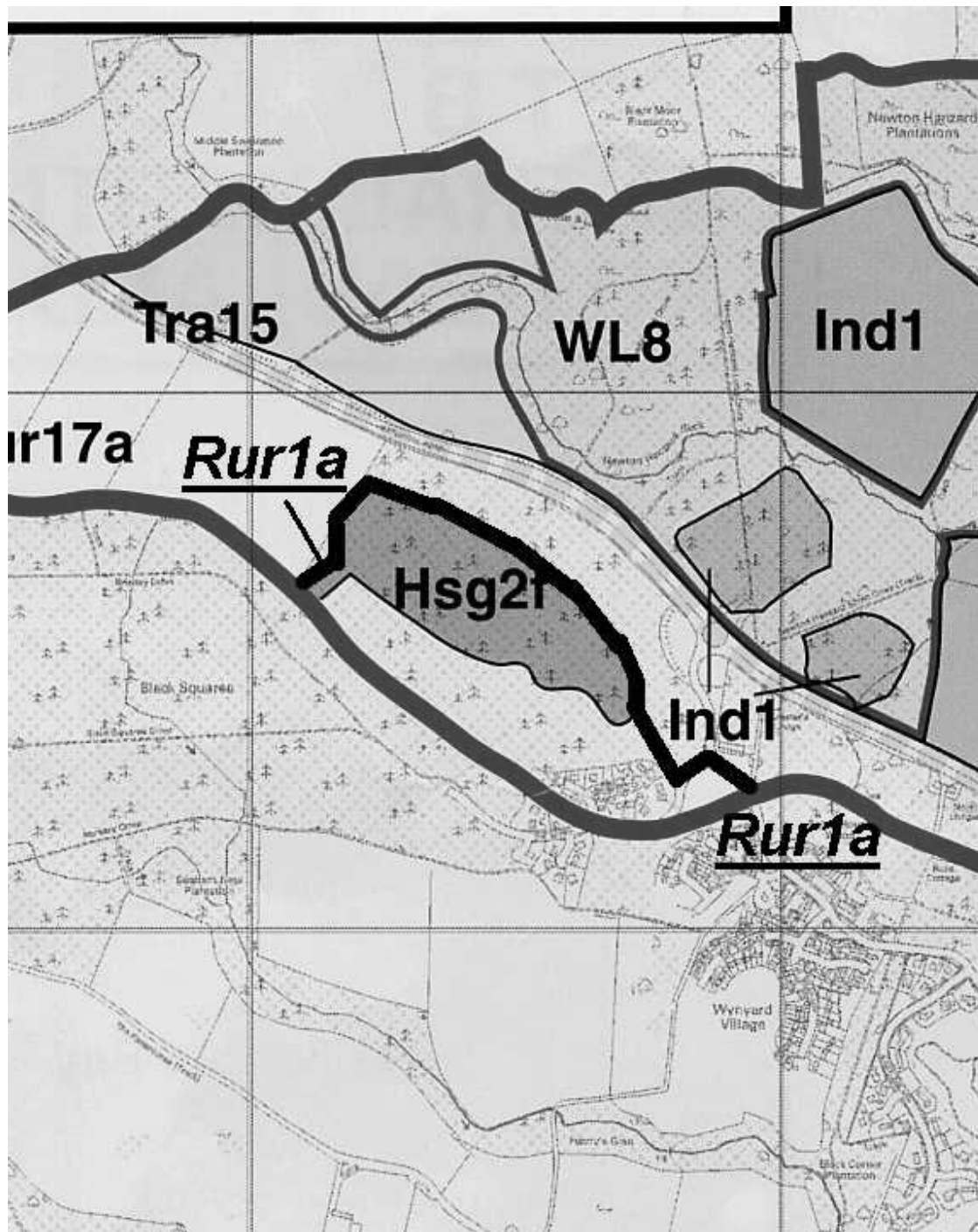
The Wynd - Nursery



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 22/6/06
	SCALE 1:2500	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H-2006-0027	REV



Hartlepool Local Plan, adopted April 2006
 Policy Rur2 (Previously Policy Rur1a)
 Limit to Development: Wynyard Housing Area

No: 3
Number: H/2006/0446
Applicant: Mr R. B. Kinnersley Clifton Avenue Hartlepool
Agent: 82 Clifton Avenue Hartlepool
Date valid: 19/06/2006
Development: Alterations and change of use of vacant first and second floors to form 2 self-contained flats
Location: 39 41 MURRAY STREET HARTLEPOOL HARTLEPOOL

The Application and Site

3.1 The application site consists of a bakery located on the west side of Murray Street. The building is three storey and at the end of a commercial terrace. To the north is a takeaway and Bells store all with flats above. To the south is an alleyway beyond which is a hardware shop. To the rear is alleyway and residential streets beyond.

3.2 It is proposed to change the use of the first and second floors to two self contained two bedroom flats. No external alterations are proposed. Access will be taken from an existing door to the front provided as part of an earlier application. The upper floors are currently not in use however previous applications indicate that they were at one time in residential use.

3.3 H/FUL/0337/89 Alterations and installation of new shop front and formation of new entrance to first floor flat. (The forms and plans indicate that at this time the first floor was a one bedroom flat the proposal included provisions for creating two additional first floor bedrooms).

3.4 H/FUL/0405/94 Alterations and change of use from 1 self contained flat to 3 self contained flats. This application was approved in August 1994 and has now lapsed. (The forms and plans indicate that at this time the first floor was a vacant two bedroom flat).

3.5 H/FUL/0403/96 Alterations and new shop front in connection with use of premises as bakery and 2 retail units, 1 in connection with bakery, 1 general store/off licence.

Publicity

3.6 The application has been advertised by site notice and neighbour notification. The time period for representations has expired. Two letters of no objection and two letters of objection were received. The objectors raise the following issues:

1. Lack of parking facilities.
2. Noise from bakery.
3. Alley gates left open.

The period for publicity has expired.

Consultations

3.7 The following consultation replies have been received:

Head Of Public Protection & Housing - The ground floor of this property is in use as a bakery. This use involves operations during the early hours of the morning which would be in direct conflict with residential use on the first floor. I am therefore of the opinion that this application should be resisted.

Traffic & Transportation - For this type of development, the parking requirement is 3 parking spaces. The development does not have any off street parking available. This part of Murray Street has Traffic Regulation Order, which prevents parking from 8am to 6pm. Therefore any day time parking from this development would be restricted to the surrounding residential streets which are controlled by resident parking zones. This development would add to the parking congestion in these surrounding streets.

Planning Policy

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

Com5: States that proposals for shops, local services and food and drink premises will be approved within this local centre subject to effects on amenity, the highway network and the scale, function, character and appearance of the area.

Com6: States that the Borough Council will encourage environmental and other improvement and enhancement schemes in designated commercial improvement areas.

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 edges. 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.

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.

Hsg3: States that the Council will seek to tackle the problem of imbalance of supply and demand in the existing housing stock through programmes of demolition, redevelopment, property improvement and environmental and street enhancement works. Priority will be given to West Central and North Central areas of the town.

Hsg8: States that proposals for the residential use of upper floors will be approved where they do not prejudice the further development of commercial activities. Parking requirements may be relaxed.

Planning Considerations

Planning History

3.9 The main issues are considered to be policy, highways, the amenity of adjacent occupiers and the relationship between the proposed flats and the bakery.

Policy

3.10 Current Local Plan policy supports the residential use of upper floors provided the further development of commercial activities is not prejudiced and subject where appropriate to the installation of noise insulation and fume control equipment. The parking requirements may be relaxed where existing public provision is considered adequate or in areas well served by public transport.

Highways

3.11 The site has no parking available to it. Murray Street is subject to parking restrictions between 8.00am to 6.00pm and the nearby streets are restricted to residents parking only. Highways have raised concerns that the lack of on site parking could lead to parking in nearby residential streets adding to congestion and this could be the case. In the recent past however planning permission was granted for three flats which in theory would have generated a greater parking demand and the upper floors appear to have a history of residential use as a single flat. It is not unusual for upper floor residential accommodation in commercial streets to lack off street parking and Policy advises that parking requirements can be relaxed in areas well served by public transport. There are no bus stops on Murray Street however the site is within a few minutes walk of the bus stops on York Road, the main western distributor road for the western side of the town and on Victoria Road. It is some six minutes walk to the town centre (The Cenotaph) and eleven minutes walk to the railway station. Whilst the concerns of Traffic & Transportation are acknowledged given the relatively small scale nature of the development, the accessibility of the site to alternative modes of transport and the history of the site it is considered that any reason for refusal on highway grounds would be difficult to defend on appeal.

The amenity of adjacent occupiers

3.12 The site is located on an existing commercial frontage. There are residential properties located to the rear and in flats above adjacent commercial properties it is not considered that the development will affect the amenity of adjoining occupiers in terms of loss light, privacy, amenity or in terms of any overbearing effect,

Relationship between the proposed flats and the bakery

3.13 The ground floor of the property is in use as a commercial bakery. This involves activities taking place early in the morning. The Head Of Public Protection & Housing has therefore raised concerns in relation to the relationship between the accommodation and the bakery. In the recent past however planning permission was granted for three flats and the upper floors appear to have a history of residential use as a single flat. The proposal shows the bedroom accommodation located to the front of the property away from the activities of the bakery which appear to take place more to the rear. Whilst the concerns of the Head of Public Protection & Housing are acknowledged given the history of the site and the layouts proposed it is considered that any reason for refusal on the grounds that the development would result in poor living conditions for the occupiers of the flats or conversely limit the development of the business would be difficult to defend on appeal. It is considered prudent however to condition the provision of an appropriate scheme of noise insulation.

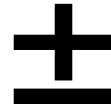
Conclusion

3.14 It is considered that on balance, notwithstanding the concerns raised by consultees the application should be approved

RECOMMENDATION – APPROVE Subject to the following condition(s)

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. Before the use of the flats commences the flats shall be soundproofed in accordance with a scheme, which shall be first submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be retained during the lifetime of the development.
In the interests of the amenities of the occupants of the flats.

39/41 Murray Street



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0446	REV

No: 4
Number: H/2006/0552
Applicant: Mr R Longmoor SOUTH CRESCENT HARTLEPOOL
 HARTLEPOOL TS24 0QH
Agent: 6 SOUTH CRESCENT HARTLEPOOL TS24 0QH
Date valid: 18/07/2006
Development: Listed Building Consent for partial demolition of front
 boundary wall and provision of railings and gates and car
 hardstanding
Location: 6 SOUTH CRESCENT HARTLEPOOL

The Application and Site

4.1 Listed building consent is sought for the demolition of the front boundary wall the creation of a vehicular access and hardstanding to the front of 6 South Crescent including the erection of cast iron railings and gates. The railings will be affixed to a coping stone and the development will incorporate a gated vehicular and pedestrian access. The paved hardstanding will extend to much of the garden area with a half metre linear flower bed retained adjacent to the boundary with 5 South Crescent. To the rear the property has a narrow enclosed yard served by an alleyway.

4.2 The application site is a grade II listed dwellinghouse located in the Headland Conservation Area. It forms part of a listed terrace within the Headland Conservation Area which is described in the listing as "Terrace of 7 houses, early /mid nineteenth century. Stucco on brick, except for exposed brick frontage of No1. Painted stone dressings and chamfered quoins at angles. Welsh slate roofs. Gently curved convex plan. 3 storeys".

Related Applications

4.3 A related application which seeks planning permission for the works is also before Members on this agenda. (H/2006/0551).

Background

4.4 The proposal is part of a wider Townscape Heritage Initiative Scheme to erect railings on the boundaries of properties located on York Place, Albion Terrace, South Crescent and Town Wall. Work has already been completed on parts of this scheme. The finished railings have greatly enhanced the character and appearance of the Conservation Area.

Publicity

4.5 The application has been advertised by site notice, neighbour notification (4) and in the press. The time period for representations has expired. One representation was received with no objections.

Consultations

4.6 The following consultation replies have been received:

Headland Parish Council - No comments received

English Heritage - No comments

Ancient Monuments Society - No comments received.

Society For The Protection Of Ancient Buildings - No comments received.

Georgian Group - No comments received.

Victorian Society - No comments received.

Council for British Archaeology - No comments received.

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.

HE1: States that development will only be approved where it can be demonstrated that the development will preserve or enhance the character or appearance of the Conservation Area and does not adversely affect amenity. Matters taken into account include the details of the development in relation to the character of the area, the retention of landscape and building features and the design of car parking provision. Full details should be submitted and regard had to adopted guidelines and village design statements as appropriate.

HE2: Encourages environmental improvements to enhance conservation areas.

HE4: Identifies the circumstances in which demolition of buildings and other features and structures in a conservation area is acceptable - where it preserves or enhances the character or appearance of the conservation area, or its structural condition is such that it is beyond reasonable economic repair. Satisfactory after use of the site should be approved and committed before demolition takes place.

HE8: States that traditional materials and sympathetic designs should be used in works to listed buildings and to adjoining or nearby properties affecting the setting of the building. These should be in keeping with the character and special interest of the building. Those internal features and fittings comprising an integral part of the character of the building should be retained where practical. Alterations to part of a listed building will only be approved where the main part of the building is preserved or enhanced and no significant features of interest are lost.

Planning Considerations

4.8 The main considerations in this case are considered to be the impact of the development on the character and appearance of the listed building and the listed terrace.

4.9 The property currently enjoys the use of lawned front garden enclosed by a relatively modern low brick wall elsewhere along the terrace there are a variety of enclosures some relatively modern. Historically the front gardens of the terrace would have been enclosed by railings perhaps on a low plinth wall. The railing scheme aims to restore a more authentic and uniform boundary treatment appropriate to the age and character of the buildings. The success of this approach is seen in the adjacent Albion Terrace which has recently benefited from the project.

4.10 It is undoubtedly the case that the enclosure of the garden with historically appropriate railings without provision for vehicular access and car parking would represent a more authentic approach in terms of restoring the original character of the building and terrace. Normally, officer would suggest parking in the front gardens of properties in the Conservation Area should be resisted and parking in the rear yard encouraged. However the applicant wishes to accommodate off street parking and given the restricted size of the rear yard (some 2.22m wide) it is not possible to accommodate it there as other neighbours in the terrace have done. It is understood that the applicant has indicated that they are not willing to take place in the railings scheme unless provision for parking is made.

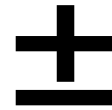
4.11 It is also undoubtedly the case that notwithstanding the accommodation of the vehicular access the railings scheme as a whole will improve the character and appearance of the terrace and the Conservation Area, replacing a varied collection of enclosures with a more uniform, authentic and appropriate treatment. While on occasions a car will be parked in front of the building this is not a permanent situation. Further there would be benefits in terms of crime and the fear of crime and highway safety by having in-curtilage parking. In order that the railing scheme might progress to the wider benefit of the terrace and the Conservation Area it is considered that a compromise has to be made

4.12 Even If it were considered in isolation it is considered that the replacement of the relatively modern low brick wall which currently encloses the front of property with a scheme at least based on a more authentic railings treatment represents an improvement in terms of its visual impact and is more appropriate in terms of its impact on the character and appearance of the listed building.

4.13 It is considered that the development will have an acceptable impact on the character and appearance of the listed building and terrace and it is recommended that the application be approved.

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.
To clarify the period for which the permission is valid.
2. Details of all hardstandings/paving and the coping stone to which the gates/railings are attached shall be submitted to and approved in writing by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.
In the interests of the character and appearance of the listed building and the Headland Conservation Area.
3. The railings and gates shall be cast iron and shall be painted black
In the interests of the character and appearance of the listed building and the Headland Conservation Area.

6 South Crescent

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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0551	REV

No: 5
Number: H/2006/0551
Applicant: Mr R Longmoor SOUTH CRESCENT HARTLEPOOL
 TS24 0QH
Agent: 6 SOUTH CRESCENT HARTLEPOOL TS24 0QH
Date valid: 18/07/2006
Development: Creation of vehicular access, erection of railings and
 gates to front and provision of car hardstanding
Location: 6 SOUTH CRESCENT HARTLEPOOL

The Application and Site

5.1 Full planning permission is sought for the demolition of the front boundary wall the creation of a vehicular access and hardstanding to the front of 6 South Crescent including the erection of cast iron railings and gates. The railings will be affixed to a coping stone and the development will incorporate a gated vehicular and pedestrian access. The paved hardstanding will extend to much of the garden area with a half metre linear flower bed retained adjacent to the boundary with 5 South Crescent. To the rear the property has a narrow enclosed yard served by an alleyway.

5.2 The application site is a grade II listed dwellinghouse located in the Headland Conservation Area. It forms part of a listed terrace within the Headland Conservation Area which is described in the listing as "Terrace of 7 houses, early /mid nineteenth century. Stucco on brick, except for exposed brick frontage of No1. Painted stone dressings and chamfered quoins at angles. Welsh slate roofs. Gently curved convex plan. 3 storeys...."

Related Applications

5.3 A related application which seeks listed building consent for the works is also before Members on this agenda (H/2006/0552).

Background

5.4 The proposal is part of a wider Townscape Heritage Initiative Scheme to erect railings on the boundaries of properties located on York Place, Albion Terrace, South Crescent and Town Wall. Work has already been completed on parts of this scheme. The finished railings have greatly enhanced the character and appearance of the Conservation Area.

Publicity

5.5 The application has been advertised by site notice, neighbour notification (4) and in the press. The time period for representations has expired. One representation was received with no objections.

Consultations

5.6 The following consultation replies have been received:

Headland Parish Council - No comments received.

Traffic & Transportation - No objections.

Planning Policy

5.7 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 edges. 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.

HE1: States that development will only be approved where it can be demonstrated that the development will preserve or enhance the character or appearance of the Conservation Area and does not adversely affect amenity. Matters taken into account include the details of the development in relation to the character of the area, the retention of landscape and building features and the design of car parking provision. Full details should be submitted and regard had to adopted guidelines and village design statements as appropriate.

HE2: Encourages environmental improvements to enhance conservation areas.

HE4: Identifies the circumstances in which demolition of buildings and other features and structures in a conservation area is acceptable - where it preserves or enhances the character or appearance of the conservation area, or its structural condition is such that it is beyond reasonable economic repair. Satisfactory after use of the site should be approved and committed before demolition takes place.

HE8: States that traditional materials and sympathetic designs should be used in works to listed buildings and to adjoining or nearby properties affecting the setting of the building. These should be in keeping with the character and special interest of the building. Those internal features and fittings comprising an integral part of the character of the building should be retained where practical. Alterations to part of a listed building will only be approved where the main part of the building is preserved or enhanced and no significant features of interest are lost.

Planning Considerations

5.8 The main considerations in this case are considered to be highway safety, the impact of the development on the character and appearance of the listed building/the listed terrace and the Conservation Area.

Highway safety

5.9 It is not considered that the provision of the access raises any significant issues in terms of highway safety and the Traffic & Transportation section have not objected to the proposal. The proposal will reduce on street parking. On this basis the proposal is considered acceptable in Highway terms.

The impact of the development on the character and appearance of the listed building/the listed terrace and the Conservation Area.

5.10 The impact of the development on the character and appearance of the listed building and listed terrace is considered in the report on the related application for listed building consent where it is concluded the impact should be considered to be acceptable.

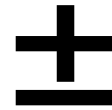
5.11 The same arguments in that report are considered relevant to the consideration of the impact of the development on the Conservation Area.

5.12 Notwithstanding the accommodation of the vehicular access, the railings scheme as a whole will improve the character and appearance of the listed terrace and the Conservation Area, replacing a varied collection of enclosures with a more uniform, authentic and appropriate treatment. In order that the railing scheme might progress to the wider benefit of the terrace and the Conservation Area it is considered that a compromise has to be made. It is therefore considered that the development will have an acceptable impact on the character and appearance of Conservation Area.

5.13 It is recommended that the application be approved.

RECOMMENDATION - APPROVE

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. Details of all hardstandings/paving and the coping stone to which the gates/railings are attached shall be submitted to and approved in writing by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.
In the interests of the character and appearance of the listed building and the Headland Conservation Area.
3. The railings and gates shall be cast iron and shall be painted black
In the interests of the character and appearance of the listed building and the Headland Conservation Area

6 South Crescent

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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0551	REV

No: 6
Number: H/2006/0508
Applicant: Mr Mincher AMBERWOOD CLOSE HARTLEPOOL TS27 3QL
Agent: 14 AMBERWOOD CLOSE HARTLEPOOL TS27 3QL
Date valid: 30/06/2006
Development: Erection of a two bedroom house
Location: 14 AMBERWOOD CLOSE HARTLEPOOL HARTLEPOOL

The Application and Site

6.1 Full planning permission is sought for the erection of a two bedroom house.

6.2 The application site is the garden area to the eastern side of a modern end terrace property. The donor property has front, side and rear gardens. It enjoys the use of a garage and the garden to the rear is partially paved allowing for parking. To the east is a public footpath beyond which is an area of public open space. To the south (rear) are garages and a garage court serving houses in the vicinity beyond are dwellinghouse fronting Woodstock Way. To the front of the site is a small parking court beyond are other houses.

6.3 The proposed two bedroomed house will match in design and materials the other dwellinghouses in the terrace. The proposals allow for two rear parking spaces with access taken from the garage court. The existing house will retain its existing garage and the existing paved parking space to the rear.

Publicity

6.4 The application has been advertised by site notice and neighbour notification. The time period for representations has expired. Six representations were received.

6.5 Three letter of objection raise the following issues.

1. Rear access to house and garage will be used by builders causing obstruction.
2. Existing problems with parking congestion will be exacerbated.
3. Noise during construction.

6.6 Two letters whilst not objecting raise the following

1. Existing problems with parking congestion will be exacerbated and arrangements need to be made to either allocate parking or encourage responsible parking.
2. Rear access to house and garage will be used by builders causing obstruction. Access should be from the front.

6.7 One letter whilst not indicating whether the writer objects or not raises the following issues:

1. View will change
2. Garden will be overlooked.
3. Don't want rear access road used for any deliveries as it will block the road and may damage it.

Copy letters

Consultations

6.8 The following consultation replies have been received:

Northumbrian Water - No comments received.

Traffic & Transportation – Awaited but informally confirmed no objections as applicant is retaining two parking spaces for the donor property and providing two for the new dwellinghouse.

Head Of Public Protection & Housing - No objections.

Planning Policy

6.9 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 edges. 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.

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.

GN3: Strictly controls development of this area and states that planning permission will only be granted for developments relating to open space uses subject to the effect on visual and amenity value and character of the area, on existing uses, the continuity of the green network and on areas of wildlife interest.

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.

Hsg9: Sets out the considerations for assessing residential development including design and effect on new and existing development, the provision of private amenity space, casual and formal play and safe and accessible open space, the retention of trees and other features of interest, provision of pedestrian and cycle routes and accessibility to public transport. The policy also provides general guidelines on densities.

Planning Considerations

6.10 The main considerations in this case are considered to policy, design/impact on the street scene, impact on the amenity of neighbours and highways.

Policy

6.11 The site lies within the urban fence where housing development including infill development is acceptable in principle.

Design/Impact On The Street Scene

6.12 The proposed dwellinghouse will be identical in design and materials to the other dwellinghouses in the terrace. The proposal is considered acceptable in terms of its design and impact on the street scene.

Impact On The Amenity Of Neighbours

6.13 Concerns have been raised by a neighbour to the rear that the garden of their property will be overlooked and the view from their property will change. The proposed dwellinghouse more than meets the required separation distances for new dwellinghouses and views from it will be partly screened by the row of garages to the rear. The loss or change of a view is not a material planning consideration. Given its design and location it is not considered that the proposed dwellinghouse will unduly affect the amenity of the neighbouring properties in terms of loss of light, privacy, outlook or in terms of any overbearing effect.

6.14 One of the objectors has raised the issue of noise arising from the development of the site. Inevitably there will be a degree of disruption caused by building works

however if a noise nuisance does arise, and is proven, this can be dealt with under the relevant environmental health legislation.

Highways

6.15 A number of those making representations have raised concerns in relation to the impact the development will have on parking in the area. The proposal however provides for two parking spaces for the use of the new dwellinghouse. A garage and parking space will be retained for the use of the donor property. The parking provision for the proposed and existing dwellinghouse will therefore meet the required parking standards.

6.16 The issues of obstruction/damage to the access to the rear during building works has also been raised by objectors. The grant of any planning permission would not override the rights of access enjoyed by the neighbours and these issues are essentially a private matter between the developer and those affected.

6.17 In highways terms the proposal is considered acceptable.

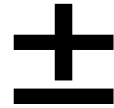
RECOMMENDATION - APPROVE subject to the following conditions:

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The external materials used for this development shall match those of the donor property (14 Amberwood Close).
In the interests of visual amenity.
3. Before the development is brought into use the approved car parking scheme shall be provided in accordance with the approved details. Thereafter the scheme shall be retained for its intended purpose at all times during the lifetime of the development.
In the interests of highway safety.
4. The existing garage and paved driveway serving no. 42 Amberwood Close, and located to the rear, shall be retained for the use of that property.
In the interests of the amenities of the occupants of neighbouring properties and highway safety.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), the dwelling(s) hereby approved shall not be extended in any way without the prior written consent of the Local Planning Authority.
To enable the Local Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other revoking or re-enacting that Order with or without modification), no garage(s) other than those expressly authorised by this permission shall be erected without the prior written consent of the Local Planning Authority.

To enable the Local Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.

7. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, shall be erected within the curtilage of the dwellinghouse forward of the front wall, without the prior written consent of the Local Planning Authority.

To enable the Local Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.

14 Amberwood Close

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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0508	REV

No: 7
Number: H/2006/0530
Applicant: Castlebeck Care (Teesdale) Valley Street North
 Darlington County Durham DL1 1GY
Agent: Anthony Keith Associates 19 Lansdowne Terrace
 Gosforth Newcastle Upon Tyne NE3 1HP
Date valid: 10/07/2006
Development: Use as a residential care home (Class C2)
Location: 57 HUTTON AVENUE HARTLEPOOL

The Application and Site

7.1 The application site is a large Victorian, semi-detached property on the south side of Hutton Avenue, within the Grange Conservation Area.

7.2 The property, which was in use for many years as a small convent (in conjunction with the attached property 55 Hutton Avenue) has a small front and large rear gardens.

7.3 Whilst the surrounding area is principally residential, 55 is still in use by the Faithful Companions of Jesus, albeit on a much reduced scale. The large detached property to the west, 59 Hutton Avenue, has been in use as various types of residential home for a number of years. The current owners, Castlebeck Care Ltd, operate a residential home for mentally and/or physically handicapped adults.

7.4 The proposal involves the change of use of the property to provide supported living accommodation for some of the occupants of Castlebeck's existing home. This will provide a "step down" facility for 5 residents who are better able to operate with a degree of independence.

Publicity

7.5 The application has been advertised by way of a site notice, press advert and neighbour letters (8). To date, there has been 1 letter of no objection and 3 letters of objection

7.6 The concerns raised are:

1. Increase in noise and disturbance
2. Previous use for mentally ill patients frightened children
3. Parking and traffic problems would increase
4. Do not want to be disturbed in garden by noisy residents
5. Will devalue property prices
6. Already pay highest council tax in country
7. Already have trouble from the alleyway – noise and disturbance
8. Unauthorised use of residents parking scheme

The period for publicity has expired.

Consultations

7.7 The following consultation replies have been received:

Head of Public Protection & Housing : No objections

Landscape Planning & Conservation : No objections

Traffic & Transport : No objections

Planning Policy

7.8 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 edges. 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.

Hsg12: States that proposals for residential institutions will be approved subject to considerations of amenity, accessibility to public transport, shopping and other community facilities and appropriate provision of parking and amenity space.

Planning Considerations

7.9 The main planning considerations in this case are the appropriateness of the proposal in terms of the policies and proposals within the Hartlepool Local Plan 2006, the effect on neighbouring properties in terms of noise and disturbance and on highway safety.

7.10 The proposed use of the property is considered appropriate in policy terms particularly as it is located adjacent to an existing care home, in an area where there

are already a number of residential homes. Many of the properties in this area are very large and not always popular to reuse as a family residence.

7.11 The agent has indicated that the property would provide accommodation for 5 adults with learning difficulties but who could live with some degree of independence. The residents would however be supervised by 2 members of staff during the day and one at night.

7.12 Residents would have the use of existing facilities at 59 Hutton Avenue and would be able to join in with any activities.

7.13 The agent has also stated that the operation of a flexible shift system and rationalised parking facilities at the adjacent property would provide a significant improvement in off street parking facilities. The highway engineer has raised no objections to the proposal. A residents parking zone is in operation in Hutton Avenue and up to 3 parking permits could be available for use by visitors to the premises.

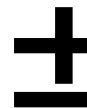
7.14 59 Hutton Avenue has 6 off-street parking spaces and the use of up to 6 parking permits for Hutton Avenue.

7.15 Whilst it is acknowledged that this type of use could increase the potential for additional activity and noise at the property, no objections have been raised by the Head of Public Protection.

7.16 In view of the above, the proposed care home is considered to be an acceptable use for the property and the area in general.

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.
To clarify the period for which the permission is valid.
2. Prior to the commencement of the development hereby approved, the building shall be provided with noise insulation measures, details of which shall be submitted for the consideration and approval of the Local Planning Authority. The scheme shall ensure adequate protection is afforded against the transmission of noise between 57 Hutton Avenue and 55 Hutton Avenue. The noise insulation scheme, as approved, shall be implemented in full and retained thereafter during the lifetime of the development.
In the interests of the amenities of the occupants of neighbouring properties.



57 Hutton Avenue



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0530	REV

No: 8
Number: H/2006/0531
Applicant: Mr Ellwood
Agent: J W Dickinson Associates 2 Surtees Street
 HARTLEPOOL TS24 7HG
Date valid: 10/07/2006
Development: Erection of a one bedroom bungalow
Location: Park House WEST ROW Greatham HARTLEPOOL

The Application and Site

8.1 Full planning permission is sought for the erection of a one bedroom bungalow .

8.2 The application site is a narrow linear site which extends south westwards from West Row and forms the southern part of the garden of Park House the donor property. It includes a single storey garage building which is gable ended onto West Row and currently serves Park House. It is located within the Greatham Conservation Area. A protected Beech tree is located to the north east of the site.

8.3 Park House is a large detached dwellinghouse located in generous grounds. The northern boundary of the site is partially formed by the northern elevation of the garage building and by a high garden wall which extends for much of the remainder of this boundary before giving way to tree and bushes. To the north of Park House is the Church Of St. John the Baptist. The southern boundary of the site is formed by a high fence and a hedge, beyond is an access, the gable end of a terrace of cottages fronting West Row and a large garden area. The garden area serves three properties located at the southern end of West Row and is behind the terrace referred to above. To the west the boundary terminates in a stone wall beyond which are grounds associated with The Hospital of God at Greatham. To the east is West Row a small grassed area lies between the garage gable and the road.

8.4 It is proposed to erect a one bedroomed bungalow on the site. The development will incorporate the existing garage as a double garage serving the new bungalow . The existing openings onto Park House will be walled up and rendered whilst a new opening for vehicular access will be formed onto West Row . Attached to the western end of the garage a long linear extension will extend some 26m along the northern side of the site. Its northern wall will partially replace the existing high brick garden wall. At ground floor it will accommodate a utility, kitchen, lobby, living room with balcony, a study bathroom and bedroom with a dressing room. At first floor a bathroom and what appears to be a second bedroom will be formed though this is referred to as an open area on plan. The development will incorporate rooflights. The building will be constructed in a partial brickwork and partial render finish with a roof covering to Local Planning Authority approval.

Planning History

8.5 In November 1996 planning permission was granted for the alteration and extension of the existing garage to provide a two bedroomed dwelling house. (H/FUL/0355/96).

8.6 In September 2001 the above application was renewed and is still extant.(H/FUL/0408/01)

Publicity

8.7 The application has been advertised by site notice, press notice and neighbour notification (14). The time period for representations has expired. Four letters of no objection have been received.

8.8 One of those raising no objections makes the comment that there is currently another application for a dwellinghouse under consideration at Tall Trees (which will also take access from West Row). The writer asks that any cumulative impact in relation to highway implications should be taken into account.

Copy letter B

Consultations

8.9 The following consultation replies have been received:

Parish Council - No objections.

Tees Archaeology - Greatham is a medieval settlement. The development site lies next door to the church of St. John the Baptist. My main concern is that human remains, which often lie outside the formal churchyard might be present at Park House. I therefore advise that an archaeological watching brief takes place during any ground disturbance. This would allow a member of Tees Archaeology to be present during excavation for foundations and being allowed to record any features of interest and finds. This is a purely precautionary measure and would entail no financial cost to the developer and the minimum of delay. If human remains are discovered then it would be illegal to remove them without first obtaining a license from the Home Office. These licences can usually be obtained within 24 hours but this is a delay of which the developer should be made aware, on top of the time it would actually take to exhume any bodies. Any finds would remain the property of the landowner unless otherwise directed by national law. Requests appropriate watching brief condition.

Northumbrian Water - No comments received.

Traffic & Transportation - No comments received.

Head Of Public Protection & Housing - No objections.

Planning Policy

8.10 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 edges. 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.

HE1: States that development will only be approved where it can be demonstrated that the development will preserve or enhance the character or appearance of the Conservation Area and does not adversely affect amenity. Matters taken into account include the details of the development in relation to the character of the area, the retention of landscape and building features and the design of car parking provision. Full details should be submitted and regard had to adopted guidelines and village design statements as appropriate.

HE14: States that the Borough Council will seek to protect archaeological sites and their setting. Archaeological assessment/evaluations may be required where development proposals affect sites of known or possible archaeological interest. Developments may be refused, or archaeological remains may have to be preserved in situ, or the site investigated prior to and during development.

HE2: Encourages environmental improvements to enhance conservation areas.

HE4: Identifies the circumstances in which demolition of buildings and other features and structures in a conservation area is acceptable - where it preserves or enhances the character or appearance of the conservation area, or its structural condition is such that it is beyond reasonable economic repair. Satisfactory after use of the site should be approved and committed before demolition takes place.

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.

Hsg9: Sets out the considerations for assessing residential development including design and effect on new and existing development, the provision of private amenity space, casual and formal play and safe and accessible open space, the retention of trees and other features of interest, provision of pedestrian and cycle routes and accessibility to public transport. The policy also provides general guidelines on densities.

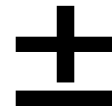
Rur3: States that expansion beyond the village limit will not be permitted.

Planning Considerations

8.11 The applicant has been asked to consider amendments to the window designs by the Conservation Officer. A number of consultations and other matters are also still outstanding. While it is likely that approval will be recommended in light of these outstanding matters the recommendation is left open. An update report will be provided before the meeting.

RECOMMENDATION - – Update report to follow

Park House, West Row



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0531	REV

No: 9
Number: H/2006/0516
Applicant: Mr Nigel Dawson Keel Row 12 Watermark Gateshead
 NE11 9SZ
Agent: Mackellar Architecture Limited 77-87 West Road
 Newcastle Upon Tyne NE15 6RB
Date valid: 06/07/2006
Development: Erection of a 3 storey, 80 bedroom care home with car
 parking
Location: Land at corner of Warren Road and Easington Road
 Hartlepool

The application and site

9.1 Full planning permission is sought for the erection of a 3 storey, 80 bedroom care home with car parking. The application site is located at the junction of Warren Road and Easington Road on part of the University Hospital of Hartlepool complex. It is currently occupied by a staff parking area. It is understood however that the site is now in the ownership of the applicant. It is enclosed on the two public sides by a Hawthorn hedge but open to the sides facing the hospital.

9.2 To the north is Warren Road on the other side of which are a modern block of flats rising to three stories which are on the site of the former Queens Public House, and a pair of residential properties. To the east is a grassed area and the hospital boiler plant. To the south is the hospital spine road beyond which are hospital buildings. To the west is Easington Road.

9.3 The proposed building will be largely located towards the southern part of the site with a wing extending northwards at the Easington Road end of the site. Access will be taken from Warren Road with car parking provided on this side. Areas to the south and west will serve as amenity space. The hedge on the west boundary will be retained on the northern boundary it will be partially removed to allow for the visibility splay at the access.

9.4 The applicant advises that "the proposed Care Home will provide a place of residence for people who require constant medical care. In this instance all of the residents will be of fifty years and above in age but they will fall into two classes, namely those who require personal care only (residential care) and those who require both personal care with interventions and monitoring from a registered nurse (nursing care). It is envisaged that the home will provide predominantly Residential care including those with mental health problems associated with old age. The home is staffed 24 hours per day, 7 days a week. The residents of the home are likely to come from the community and the majority will be funded by the Local Authority".

Publicity

9.5 The application has been advertised by neighbour notification (13), site notice and by press advert. The time period for representations has expired. Four representations were received including three letters of objections. The objectors raise the following issues:

1. Three storeys is too high.
2. Loss of light.
3. Noise
4. Extra traffic will create highway/traffic problems on already busy roads.

9.6 One letter of no objection has been received from the hospital capital planning manager. The letter explains that as staff parking demands are likely to reduce due to various relocations of services it does not intend at this time to replace the staff parking. The trust will however monitor the level of usage of onsite parking and will undertake to construct additional spaces if it becomes necessary.

Copy letters C

Consultations

Head of Public Protection & Housing: No objections.

Hartlepool Access Group: Request applicant to provide an access statement, which relates to the access into the property, the horizontal and vertical circulation for wheelchair users, disabled/unisex toilets, the height of reception counter and lighting etc. should be in accordance with BS 8300:2001 and part M of the building regulations.

Traffic & Transportation: No formal comments received but the section has indicated that they will not be objecting to the proposal.

Engineering Consultancy: Standard contaminated land condition should be attached to any approval.

Northumbrian Water: No comments received.

Cleveland Fire Brigade: Applicant should contact Cleveland Fire Brigade to discuss fire safety measures before building works start.

Planning Policy

9.7 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 edges. 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.

GEP7: States that particularly high standards of design, landscaping and woodland planting to improve the visual environment will be required in respect of developments along this major corridor.

Hsg12: States that proposals for residential institutions will be approved subject to considerations of amenity, accessibility to public transport, shopping and other community facilities and appropriate provision of parking and amenity space.

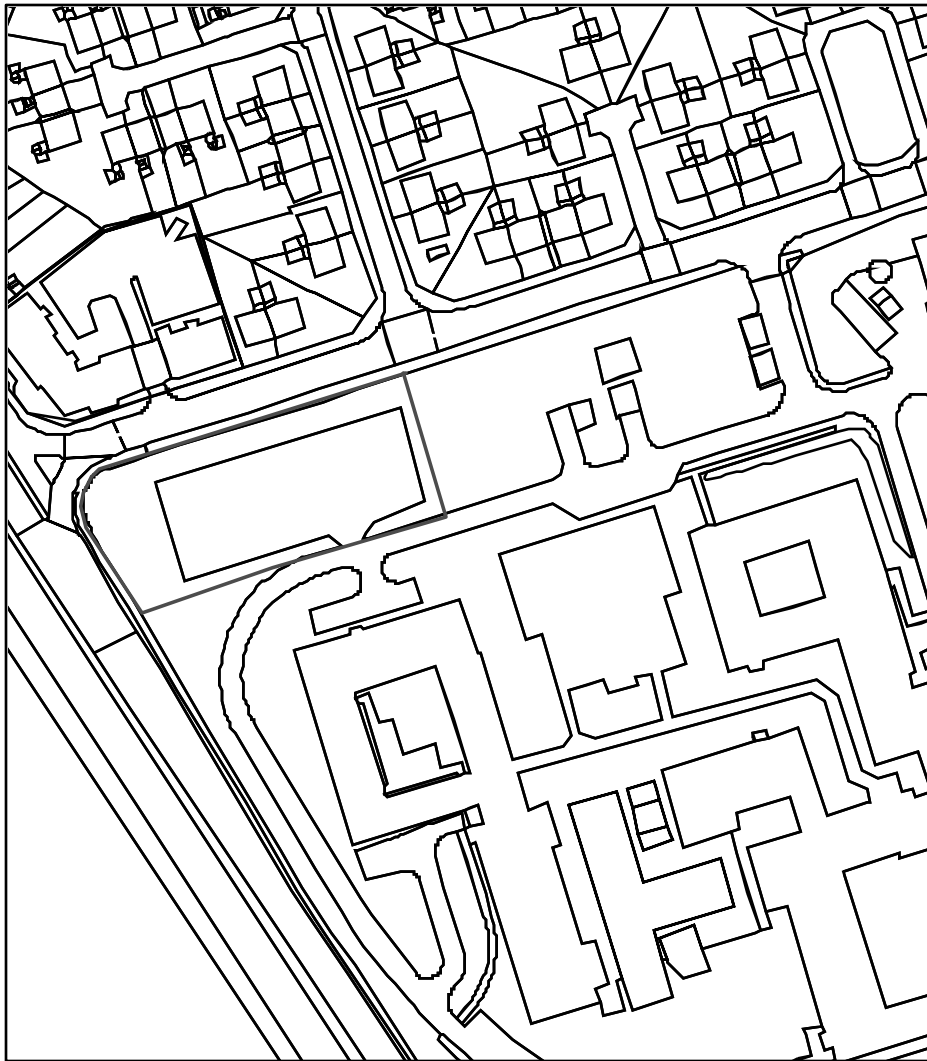
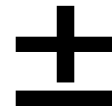
Tra15: States that new access points or intensification of existing accesses will not be approved along this road. The policy also states that the Borough Council will consult the Highways Agency on proposals likely to generate a material increase in traffic on the A19 Trunk Road.

Planning Considerations

9.8 The application has recently provided additional information to show site sections showing the relationship with adjacent development which are currently under consideration. These on first inspection look to be satisfactory but nearby residents have been notified of these details. In light of this and the outstanding consultation response the recommendation has been left open although it would appear that a recommendation to approve will be made. An update report will be provided before the meeting.

RECOMMENDATION – update report to follow

Warren Road/Easington Road



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0516	REV

No: 10
Number: H/2006/0519
Applicant: T-Mobile (UK) Limited Hatfield Business Park Hatfield
Herts AL10 9BW
Agent: Turner & Partners Templar House Sandbeck Court
Sandbeck Way Wetherby LS22 7BA
Date valid: 05/07/2006
Development: Erection of a 20 metre monopole with 3 antennae, 2x
60mm dishes, equipment cabinets and fencing
Location: HARTLEPOOL OLD BOYS R F C MAYFIELD PARK
EASINGTON ROAD HARTLEPOOL HARTLEPOOL

The Application and Site

10.1 The site to which this application relates is an area of grassed land to the north of the Mayfield Park rugby pitch at Hartlepool Rovers Rugby Club located directly off Easington Road. To the north of the application site is the West View Road Cemetery. Mayfield Park rugby club is bounded to the south (Jones Road) and east (Annandale Crescent) by residential properties. There is an existing 15m high telecommunications tower within the curtilage of the rugby club approximately 22m to the west of the application site.

10.2 The proposal involves the removal of an existing floodlight column serving the rugby pitch and its replacement with a 20m high monopole with 3 antennae, 2x 60mm diameter dishes and associated equipment cabinet and fencing. The proposal incorporates the provision of two floodlights at a height of 16m above ground level.

10.3 The mast is to be located approximately 90m away from the nearest residential property.

Publicity

10.4 The application has been advertised by way of neighbour letters (53), site notice and press notice. To date, there have been 4 letters of objection received

10.5 The concerns raised are:

- 1) Potential health hazard
- 2) TV interference
- 3) Existing telecommunication mast causes a 'buzzing sound'
- 4) Project is too big
- 5) Noise and traffic concerns
- 6) Out of keeping with the environment

10.6 The period for publicity has expired.

Consultations

10.7 The following consultation replies have been received:

Head of Traffic and Transportation – No objection

Head of Property Services – No objection

Head of Public Protection – No objection

Planning Policy

10.8 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 w edges. 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.

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.

PU8: Seeks to find the optimum environmental solution for telecommunications developments and states that proposals within areas of particular environmental importance should be sensitively designed and sited. The policy also sets out the requirements to be submitted with an application in respect of ICNIRP guidelines, minimisation of visual impact, possibility of sharing masts and of erecting equipment on existing structures.

Rec4: Seeks to protect existing areas of outdoor playing space and states that loss of such areas will only be acceptable subject to appropriate replacement or where there is an excess or to achieve a better dispersal of playing pitches or where the loss of school playing field land does not prejudice its overall integrity. Where appropriate, developer contributions will be sought to secure replacement or enhancing of such land remaining.

Planning Considerations

10.9 The main planning considerations in this case are the appropriateness of the development in terms of the policies and proposals contained within the Hartlepool Local Plan and the effect of the proposal on the surrounding area and the visual impact of the development.

10.10 The design of the proposed mast is considered broadly appropriate to the character of the area given the existing floodlight columns and existing telecommunications mast upon the site.

10.11 Although the mast is to exceed the height of the existing floodlights by approximately 4m it is not anticipated that the proposal would appear unduly large as the proposed mast is of a relatively slim design (approximately 0.6m at its widest point).

10.13 The distance of the proposed apparatus from the Easington Road frontage is approximately 165m, and that the site is bounded to the south and west by two-storey semi detached properties and by the West View Road cemetery to the north, it is considered unlikely that the proposal would appear dominant upon the surrounding street scenes. Moreover, given the number of large vertical columns in the immediate surrounding area i.e. floodlight columns, rugby posts and the existing telecommunications mast upon the site, it is not considered that the proposed pole would appear out of character or constitute an alien feature.

10.14 It is not anticipated that the proposal would appear dominant upon the outlook of the surrounding residential properties due to the associated separation distances (closest property is 90m away).

10.15 The applicant has submitted a certificate to confirm that the proposal will operate within the ICNIRP guidelines. Notwithstanding the objections regarding health and safety concerns of such a proposal from nearby residents, taking into account recent appeal decisions in Hartlepool and that the operator will conform to the ICNIRP guidelines, it is considered that it would be difficult to substantiate any objection to the proposal on health grounds.

10.16 PPG8 – Telecommunications reaffirms the Government's view that the planning system is not the place for determining health safeguards. The document states:

"It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them".

10.17 The applicant has considered alternative sites and has provided justification to show this by discounting existing telecommunication sites as unsuitable in line with the guidance held within policy PU8 of the Hartlepool Local Plan.

10.18 An objection has been raised from a nearby resident regarding the noise and traffic implications associated with the proposed development. Given the nature of the proposal it is not anticipated it will create any substantial traffic movements too and from the site following completion of the construction. The Council's Head of Traffic and Transportation has raised no objection to the proposal. With regard to

noise implications, the Council's Head of Public Protection has viewed the proposal and has raised no objection.

10.19 The proposed siting and location of the proposed monopole and associated equipment is such that it will not affect the existing formal playing field provision upon the site.

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.

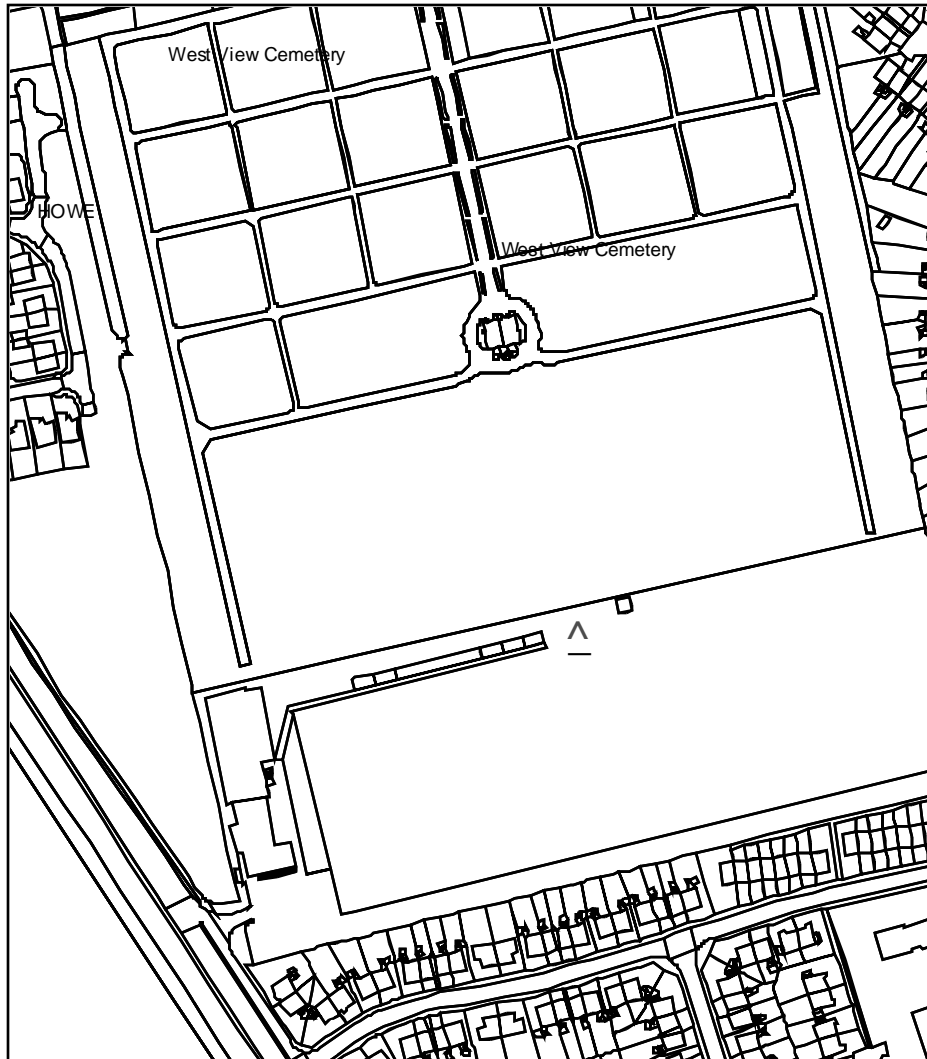
REASON: - To clarify the period for which the permission is valid.

2 - Details of fencing and other means of boundary enclosure including details of the proposed colour shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced.

REASON: - In the interests of visual amenity.



Mayfield Park



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:2000	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0519	REV

No: 11
Number: H/2006/0546
Applicant: Ms J Frain Blackhall L
Agent: a.a.d Church Yard Studio St Mary's Cottage Monk
 Hesleden TS27 4QA
Date valid: 13/07/2006
Development: Erection of a detached dwelling
Location: LAND REAR OF TALL TREES EGERTON TERRACE
 HARTLEPOOL HARTLEPOOL

The Application and Site

11.1 The site to which this application relates is the rear garden area of Tall Trees, a detached two storey dwelling located upon Egerton Terrace, Greatham. The site is located within the Greatham Conservation Area.

11.2 The proposal seeks detailed consent the erection of a detached 5-bedroom property with an attached double garage to the side. The proposed siting is to the western end of the site, which will front and take access from west row.

11.3 The proposal incorporates the demolition of an existing single storey flat roof garage to the south west of the site.

11.4 There are a number of protected trees upon the site.

Planning history

11.5 There have been two similar previous planning applications upon the site for the erection of a detached dwellinghouse. The current planning application is similar in terms of siting and access arrangements, however the internal layout and external appearance of the proposed dwelling have changed.

11.6 H/FUL/0542/97 – Erection of a detached house and garage and retention of 1.8m high boundary fence adjacent public footpath. This application was approved subject to a number of conditions.

11.7 H/FUL/0468/02 – Erection of a detached house with integral garage. This application was approved subject to a number of conditions. This application is extant.

Publicity

11.8 The application has been advertised by way of neighbour letters (8), site notice and press notice. To date, there has been 1 letter of objection and 1 letter of comments

11.9 The concerns raised are:

- 1) Overlooking issues from the rear of the property
- 2) Land to the front of the site is used as a turning head for the terrace.
Copy letters H

The period for publicity has expired.

Consultations

11.10 The following consultation replies have been received:

Head of Public Protection and Housing – Comments awaited but informally no objections

Northumbrian Water – No objection

Head of Traffic and Transportation – Comments awaited but informally no objections

Greatham Parish Council – No objection

Planning Policy

11.11 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.

HE1: States that development will only be approved where it can be demonstrated that the development will preserve or enhance the character or appearance of the Conservation Area and does not adversely affect amenity. Matters taken into account include the details of the development in relation to the character of the area, the retention of landscape and building features and the design of car parking provision. Full details should be submitted and regard had to adopted guidelines and village design statements as appropriate.

HE14: States that the Borough Council will seek to protect archaeological sites and their setting. Archaeological assessment/evaluations may be required where development proposals affect sites of known or possible archaeological interest. Developments may be refused, or archaeological remains may have to be preserved in situ, or the site investigated prior to and during development.

HE2: Encourages environmental improvements to enhance conservation areas.

HE4: Identifies the circumstances in which demolition of buildings and other features and structures in a conservation area is acceptable - where it preserves or enhances the character or appearance of the conservation area, or its structural condition is such that it is beyond reasonable economic repair. Satisfactory after use of the site should be approved and committed before demolition takes place.

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.

Hsg9: Sets out the considerations for assessing residential development including design and effect on new and existing development, the provision of private amenity space, casual and formal play and safe and accessible open space, the retention of trees and other features of interest, provision of pedestrian and cycle routes and accessibility to public transport. The policy also provides general guidelines on densities.

Rur3: States that expansion beyond the village limit will not be permitted.

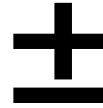
Planning Considerations

11.12 The main planning considerations in this case are the appropriateness of the development in terms of the policies and proposals contained within the Hartlepool Local Plan and the effect of the proposal in terms of the general effect on the surrounding area and the visual effect of the development

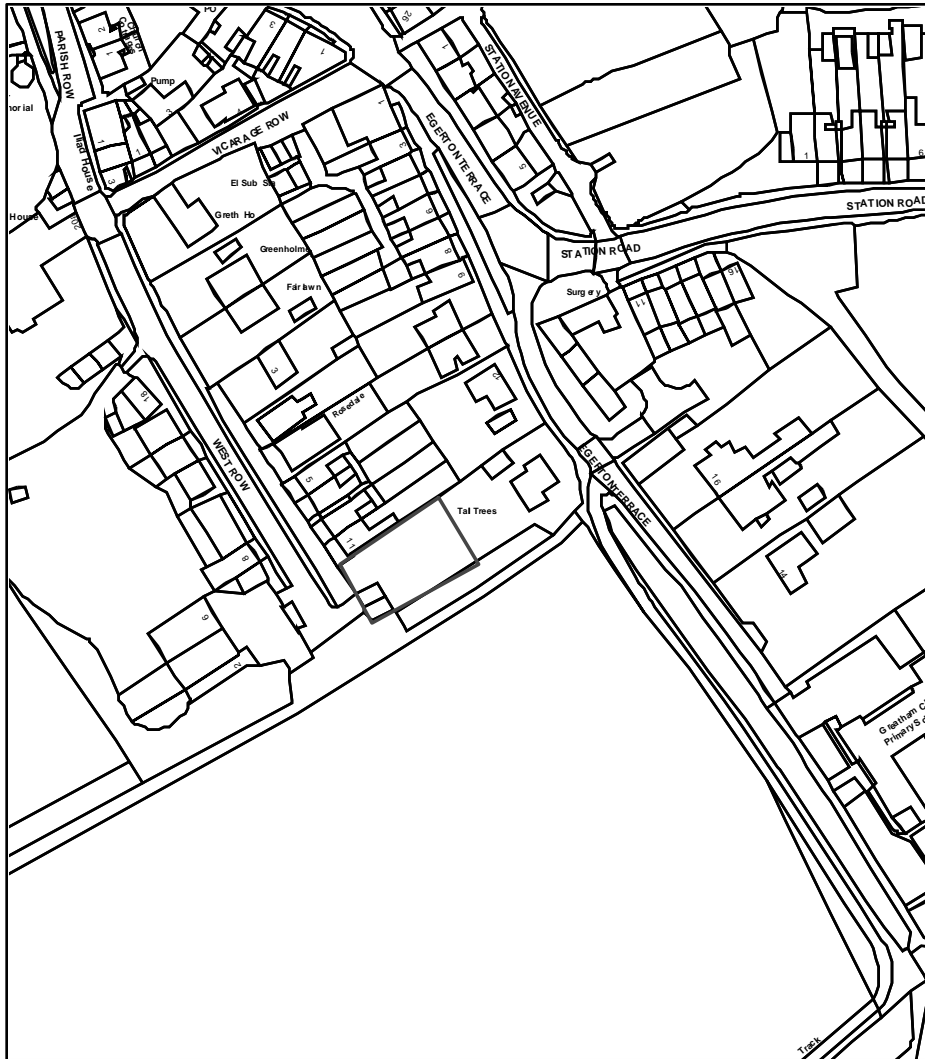
11.13 As the proposal is located inside the village's limits to development the principle of residential development is considered acceptable in this location.

11.14 While the detailed comments are awaited from the Councils Head of Traffic and Transportation, Public Protection and the Arboricultural Officer no objections are envisaged. It is likely therefore that a recommendation to approve will be made however a detailed update report will follow.

RECOMMENDATION – An update report will follow ..



Tall Trees



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0546	REV

No:
Number: H/2006/0531
Applicant: Mr Ellwood
Agent: J W Dickinson Associates 2 Surtees Street
HARTLEPOOL TS24 7HG
Date valid: 10/07/2006
Development: Erection of a one bedroom bungalow
Location: Park House WEST ROW Greatham HARTLEPOOL
Hartlepool

UPDATE

Background

This application appears on the main agenda at item 8.

The recommendation was left open. The applicant had been asked to amend the window details in line with the Conservation Officer's comments and a number of consultations were outstanding.

The applicant has amended the proposal and the remaining consultations have been received.

Further consultation responses

Highways : No objections

Northumbrian Water : No objections. There is an existing public sewer within the application site. This development will/may affect the public sewer. The sewer must be located prior to work starting on site. New buildings, structures, tree planting and alteration of the land will not be permitted within at least 3m of the sewer. The sewer must be protected before and during construction works.

Landscape & Conservation : No objections to amended proposals.

Planning Considerations

The main planning considerations are considered to be policy, design/impact on the character and appearance of the conservation area, highways and impact on the amenity of neighbouring properties.

Policy

The site lies within the village boundaries in an area where new housing including infill housing is acceptable in principle and benefits from an extant permission.

Design/impact on the character and appearance of the conservation area.

The proposal retains the existing garage building and has been designed to have the appearance of a linear range of single storey outbuildings when viewed from the public road. It has been amended to account for the comments of the Conservation Officer and external materials will be conditioned to ensure they are appropriate. It is considered that the amended proposal is acceptable and that the proposal as a whole would not detract from the character and appearance of the Conservation Area.

Highways

Concern have been raised in relation to the potential highway impact of two new properties with access onto West Row (see H/2006/0546). The proposal accommodates adequate parking provision and it is not considered that either in itself, or cumulatively with the other housing proposal also before members (H/2006/0546), it would unduly affect the highway situation in the area. Vehicular access will be taken from West Row where an access to the garage will be accommodated on a grassed verge. The garage door will be set back some 5.1m from the footpath edge allowing a vehicle to stand without obstructing the footpath. In highway terms the proposal is considered acceptable.

Impact on the amenity of neighbours

The proposal is largely single storey and given the relative location of adjacent development it is not considered that it will unduly affect the amenity of any neighbouring property in terms of loss of light, outlook or in terms of any overbearing effect. For the most part views towards other properties will be screened by existing or proposed boundary treatments. The first floor element will potentially allow for views of neighbouring gardens from rooflights, one of these gardens belongs to the donor property whilst the other garden area is already overlooked by the rear windows of neighbouring properties. It is not considered that the proposal will unduly affect the existing privacy enjoyed by the neighbouring properties.

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.
To clarify the period for which the permission is valid.
2. The development hereby approved shall be carried out in accordance with the amended plan(s) no(s) JWD102_002A & JWD102_103 received at the Local Planning Authority on 23rd August 2006, unless otherwise agreed in writing by the Local Planning Authority
For the avoidance of doubt
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other revoking or re-enacting that Order with or without modification), no garage(s) other than those expressly authorised by this permission shall be erected without the prior written consent of the Local Planning Authority.

- To enable the Local Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), the dwelling(s) hereby approved shall not be extended in any way without the prior written consent of the Local Planning Authority.
To enable the Local Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.
 5. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences including those for the driveway, samples of the desired materials being provided for this purpose.
In the interests of visual amenity.
 6. Prior to the commencement of development details of all windows and doors including materials, surface treatments/colours and specifications including 1:10 scale drawings and sections shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall thereafter be installed in accordance with the approved details.
In the interests of the character and appearance of the building and the Conservation Area.
 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other revoking or re-enacting that Order with or without modification), the garage shall be retained as a garage for vehicular parking and shall not be converted to a habitable room in whole, or in part, without the prior written consent of the Local Planning Authority.
In order to ensure that adequate parking is retained on site.
 8. Prior to commencement of development the public sewer which passes/crosses the site shall be located and protected in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. Any scheme of protection shall be retained until the development is completed unless otherwise agreed in writing with the Local Planning Authority.
In order to ensure the public sewer is not damaged during the construction process.
 9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting the Order with or without modification), no additional windows(s) or doors shall be inserted in the elevations of the dwellinghouse facing Park House without the prior written consent of the Local Planning Authority.
To prevent overlooking
 10. The developer shall give two weeks written notice of a commencement of works to any archaeologist nominated by the Local Planning Authority prior to development commencing and shall thereafter afford access at all reasonable times to the archaeologist and shall allow him/her to observe the excavation and record items of interest.
The site is of archaeological interest
 11. 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.

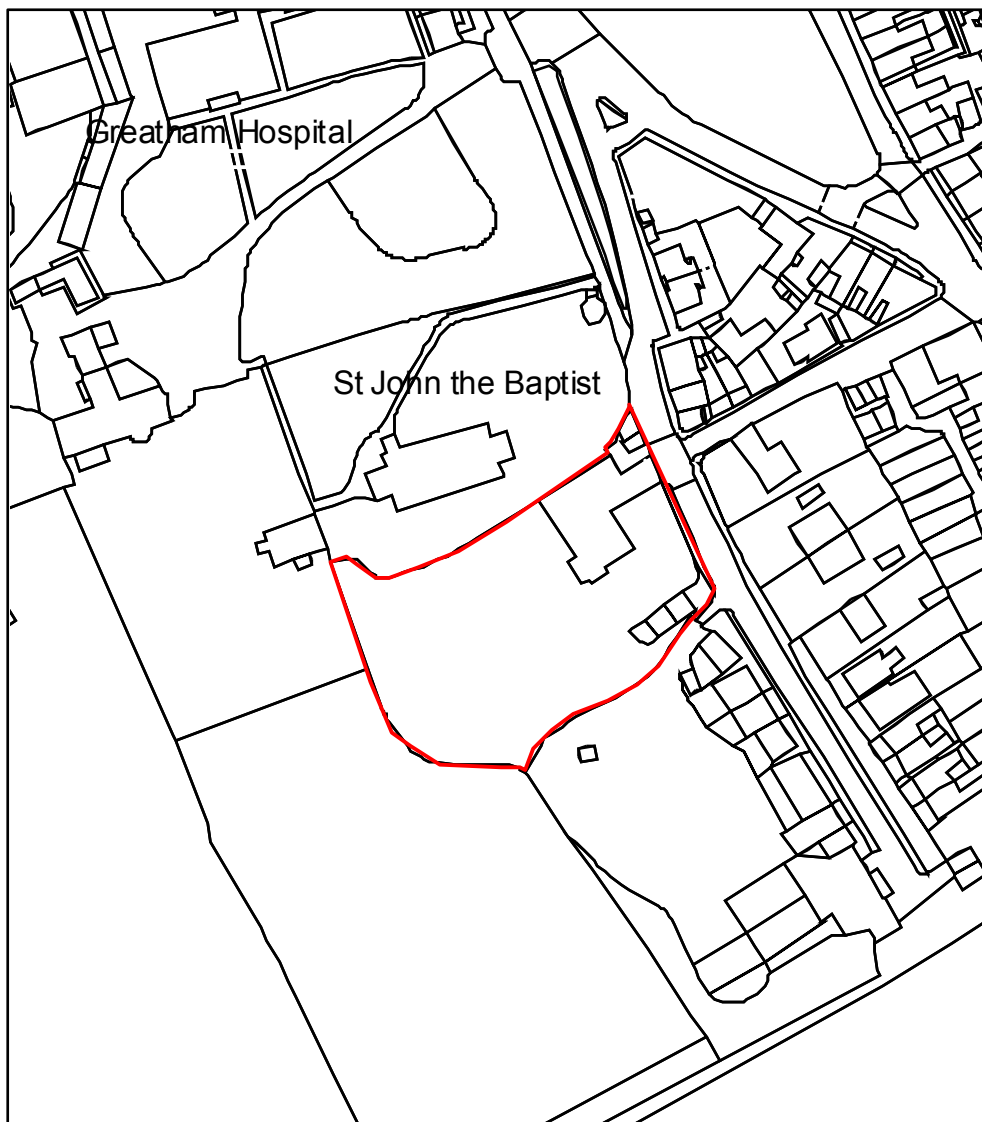
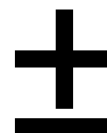
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from 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.

13. 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.

Park House, West Row



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2006/0531	REV

No:
Number: H/2006/0516
Applicant: Mr Nigel Dawson Keel Row 12 Watermark Gateshead
NE11 9SZ
Agent: Mackellar Architecture Limited 77-87 West Road
Newcastle Upon Tyne NE15 6RB
Date valid: 06/07/2006
Development: Erection of a 3 storey, 80 bedroom care home with car
parking
Location: Land at corner of Warren Road and Easington Road
Hartlepool

UPDATE

1.1 This application appears on the main agenda at item 9.

1.2 The recommendation was left open as a number of consultations were outstanding and site sections showing the relationship of the proposal with adjacent development were under consideration.

Further Publicity

1.3 The applicant has recently submitted site sections. The drawings have also been amended to account for slight discrepancies between the elevations and plans and a porch has also been added to the entrance. Neighbours have been re-consulted and asked to respond before the meeting. Any further responses received will be reported at the meeting. No replies have been received to date.

Further consultation responses

1.4 **Traffic & Transportation** : No objections to the proposed development at this location, however has concerns regarding the loss of parking to the hospital and where it is going to be relocated within the hospital grounds.

The proposed access spacing to the other road junctions meets the Council's Design Guide Specification for junction spacing.

On the information provided by the applicant, the parking shown for the proposed development is adequate. It would be very difficult to sustain an objection to the development due to the lack of parking provision.

A Traffic Regulation Order will need to be extended on the southern side of Warren Road to prevent parking outside the development at the expense of the applicant. This should be part of the conditions if the permission is granted for the development.

Northumbrian Water : The public sewer and the pumping station to which flows from the proposed development will discharge are at full capacity and cannot accept

the surface water discharges. The surface water should discharge to the culvert which is located in the land to the west of the development site, as previously agreed.

Environment Agency : No comments received.

Planning considerations

1.5 The main issues are considered to be policy, design/impact on the street scene, impact on the amenity of nearby residential properties, highways, drainage flooding and access for all.

Policy

1.6 The site was formerly part of the hospital complex. It is considered that the proposed care home use is acceptable in principle in this location and compatible with the existing hospital use and the residential uses on the other side of Warren Road.

Design/impact on the street scene

1.7 The building is three storey however the flats on the opposite side of Warren Road extend to three stories as do buildings elsewhere within the hospital complex. The design and appearance of the proposed building is considered acceptable in this location. It is considered that the building will have an acceptable impact on the street scene.

Impact on the amenity of nearby properties

1.8 A number of objections have been received in relation to the proposal from the occupiers of residential properties on the other side of Warren Road. In particular concerns have been raised in relation to the height of the development, loss of light and noise.

1.9 The building will extend to three storeys. It will be some 8m to the eaves and some 12m to the ridge. Sections showing the relationship of the site to the adjacent development show the building set down on the site to a level comparable with the adjacent development. The closest residential properties will be the flats which at the closest point will face a gable of the northern projection some 17.7m distant. In terms of the main elevation of the building, facing onto Warren Road, the closest flats will be some 29.8m away whilst the closest dwellinghouses will be some 31.7m away. To the south the closest of the hospital buildings will be some 25m away from the main rear face of the building. The applicant has agreed to a condition which will require the windows in the north elevation of the northern projection to be obscure glazed. Given this proposed condition, the separation distances and the proposed levels it is not considered that the development will unduly affect the amenity of the occupiers of the neighbouring properties in terms of loss of privacy, light, outlook or in terms of any overbearing effect.

1.10 An objection has been made in relation to noise from the development. The property is a care home and it is not considered that it will generate undue noise and disturbance to the detriment of the occupiers of nearby residential properties. The Head of Public Protection has raised no objection to the proposals.

Highways

1.11 Objections have been received raising concerns that the development will create highway/traffic problems on an already busy road. Highways have not objected to the proposal they have however expressed concerns in relation to the loss of hospital parking and where it will be relocated in the hospital grounds. The Hospital Capital Manager has responded to the application and advised that as staff parking demands are likely to reduce it is not intended to replace the staff parking at this time. He states that the trust will however monitor the level of usage and will construct additional spaces if it becomes necessary. In highways terms the proposal is considered to be acceptable. Highways have requested that a Traffic Regulation Order be extended on the southern side of Warren Road to prevent parking outside the development. This would be at the expense of the applicant and an appropriate condition is proposed.

Drainage

1.12 The public sewer and pumping station are at capacity and surface water flows from the development cannot be accepted. Instead it is proposed to discharge surface water to the culvert located to the west of the site on the other side of Easington Road. This is acceptable in principle subject to the comments of the Environment Agency. However it appears connection to the sewer will require the applicant to cross the land of a third party and so to obtain their consent. It is considered appropriate therefore to impose a Grampian style condition requiring that no development commence until this connection has been agreed.

Flooding

1.13 The site lies within a Flood Risk Zone. The applicant has been asked to provide a flood risk assessment and the Environment Agency have been consulted.

Access for all

Level access is available to the building.

RECOMMENDATION : APPROVE subject to the receipt of satisfactory comments from the Environment Agency and subject to the following conditions and any other conditions arising from the outstanding consultation:

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 on 16th August 2006, for the avoidance of doubt

the approved section is the one showing the ground floor level of the building to be 13.500, unless otherwise agreed in writing with the Local Planning Authority.

3. The premises shall be used for Care Home and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.
In the interests of the amenities of the occupants of neighbouring properties.
4. The proposed windows in the north elevation of the northern projection of the building shall be glazed with obscure glass which shall be installed before the care home is occupied and shall thereafter be retained at all times while the windows exist.
To prevent overlooking
5. The area(s) indicated for car parking on the plans hereby approved shall be provided before the use of the site commences and thereafter be kept available for such use at all times during the lifetime of the development.
In the interests of the amenities of the occupants of neighbouring properties and highway safety.
6. 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.
7. 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.
8. 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.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. 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.
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. The development hereby permitted shall not be brought into use until a "prohibition of waiting order" has been implemented on the southern side of Warren Road in accordance with details first submitted to and approved in writing by the Local Planning Authority.
In the interests of highway safety.
 12. No development shall commence until details for the disposal of surface water arising from the site have been submitted to and agreed in writing with the Local Planning Authority. Therefore the development shall be carried out in accordance with the approved details.
In order to ensure that a satisfactory means for the disposal of surface water is agreed and secured.
-

No: 11
Number: H/2006/0546
Applicant: Ms J Frain Blackhall L
Agent: a.a.d Church Yard Studio St Mary's Cottage Monk
Hesleden TS27 4QA
Date valid: 13/07/2006
Development: Erection of a detached dwelling
Location: LAND REAR OF TALL TREES EGERTON TERRACE
HARTLEPOOL HARTLEPOOL

Update:-

11.12 The main planning considerations in this case are the appropriateness of the development in terms of the policies and proposals contained within the Hartlepool Local Plan and the effect of the proposal in terms of the general effect on the surrounding area and the visual effect of the development

11.13 As the proposal is located inside the village's limits to development the principle of residential development is considered acceptable in this location.

Design:-

11:14 The design of the proposed dwellinghouse is considered acceptable. The scale and massing of the property is considered in keeping with the surrounding residential properties. The detailing of the windows, doors and proposed materials are sympathetic to the detailing of the properties in the immediate vicinity area and the Greatham Conservation Area as a whole. A condition requiring large-scale details of windows and doors will be attached to any approval.

11:15 The Council's Conservation Officer has viewed the proposal and has raised no objection.

11:16 The application involves the demolition of the existing garage to the rear of the site and provision of a 2.5m wide access way with gates. The applicant has indicated that the original boundary wall fronting West Row will be renewed and retained to allow a separate pedestrian access to the dwelling. A planning condition requiring exact details of the boundary treatment will be attached to any approval.

Trees:-

11:17 The Council's Arboricultural Officer has surveyed the application site and is of an opinion that the loss of the small trees required to facilitate this development would be unlikely to lead to a significant loss to the character of the village. The trees to be removed are small ornamental trees. There are a number of larger sycamore trees outside the site, which may require minor trees surgery work to allow such a construction to proceed; it is considered that the character of these trees would not be directly threatened by the development.

Highways:-

11:18 The proposal incorporates the provision of an attached double garage with a 6.2m driveway to the front. It is considered that the parking provision associated with the proposal is acceptable and is unlikely to lead to a proliferation in on street parking in the locality.

11:19 The proposal includes the demolition an existing garage, which fronts west row and serves the host property. As Tall Trees has an existing substantial driveway to the front/side it is not anticipated that the loss of the associated garage to the rear will lead to on street parking problems upon Egerton Terrace.

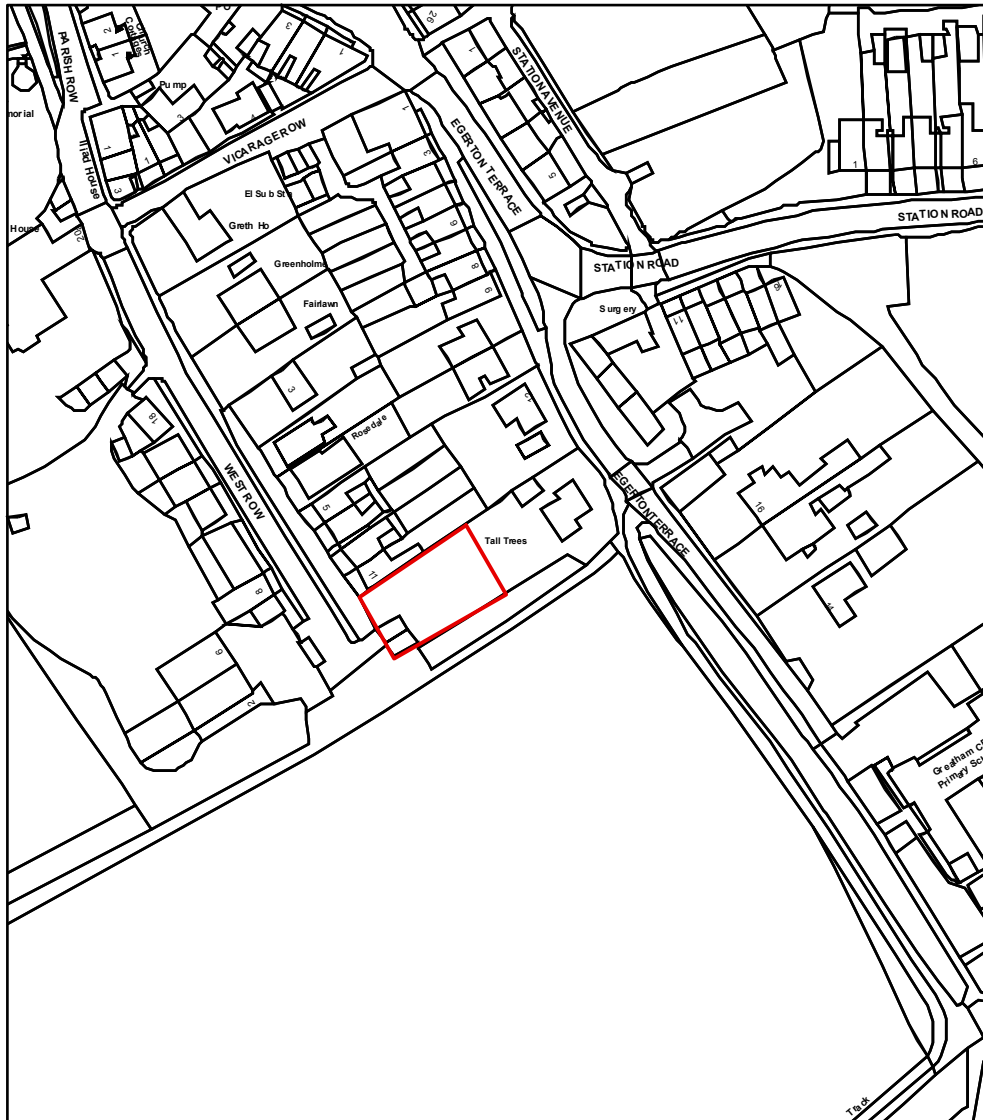
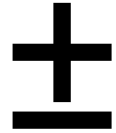
11:20 A concern has been raised by a nearby resident regarding the current use of the head of West Row to turn vehicles. The Council's Head of Traffic and Transportation has raised no objection to the proposal. Given that there is existing access taken directly from West Row to the garage serving the host property it is not considered a refusal could be sustained on the impact upon the free flow of traffic.

Siting:-

Discussions regarding the siting of the property are still ongoing and it is anticipated that these will be resolved prior to the committee meeting. A further update report will follow.

RECOMMENDATION – An update report will follow

Tall Trees



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 16/8/06
	SCALE 1:1250	
Department of Regeneration and Planning Bryan Hanson House.Hanson Square. Hartlepool TS24 7BT	DRG.NO H/2006/0546	REV

Report of: Assistant Director Planning and Economic Development

Subject: APPEAL BY MRS J A J BOYLE, SITE AT 65 SEATON LANE, HARTLEPOOL

1. PURPOSE OF REPORT

- 1.1 To inform the Committee of the outcome of a planning appeal against the refusal of outline planning permission for the erection of a detached dormer bungalow.
- 1.2 The appeal was allowed the Inspector concluded that the proposal would not have a detrimental effect on the existing occupants of adjacent dwellings. The appeal decision is attached.

2. RECOMMENDATION

- 2.1 That the outcome of the appeal be noted.



The Planning Inspectorate

Room: 305
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Bristol BS1 6PN

Direct Line: 0117-372-6117
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<http://www.planning-inspectorate.gov.uk>

Mr J Ferguson
Hartlepool Borough Council
Department Of Regeneration &
Planning
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

Your Ref: H/2005/5644
Our Ref: APP/H0724/A/06/2011635/WF
Date: 3 August 2006

Dear Mr Ferguson

Town and Country Planning Act 1990
Appeal by Mrs J A J Boyle
Site at 65 Seaton Lane, Hartlepool, TS25 1JB

I enclose a copy of our Inspector's decision on the above appeal.

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252
Fax No. 0117 372 8139
E-mail: Complaints@pins.gsi.gov.uk

Yours sincerely

Zelah Vincent

COVERDL1

You can now use the Internet to submit and view documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>



You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button





The Planning Inspectorate

An Executive Agency in the Office of the Deputy Prime Minister and the National Assembly for Wales

Challenging the Decision in the High Court

Challenging the decision

Appeal decisions are legal documents and, with the exception of very minor slips, we cannot amend or change them once they have been issued. Therefore a decision is final and cannot be reconsidered unless it is successfully challenged in the High Court. If a challenge is successful, we will consider the decision afresh.

Grounds for challenging the decision

A decision cannot be challenged merely because someone disagrees with the Inspector's judgement. For a challenge to be successful you would have to show that the Inspector misinterpreted the law or, for instance, that the inquiry, hearing, site visit or other appeal procedures were not carried out properly, leading to, say, unfair treatment. If a mistake has been made and the Court considers it might have affected the outcome of the appeal it will return the case to us for re-consideration.

Different appeal types

High Court challenges proceed under different legislation depending on the type of appeal and the period allowed for making a challenge varies accordingly. Some important differences are explained below:

Challenges to planning appeal decisions

These are normally applications under Section 288 of the Town & Country Planning Act 1990 to quash decisions into appeals for planning permission (including enforcement appeals allowed under ground (a), deemed application decisions or lawful development certificate appeal decisions and advertisement appeals.). For listed building or conservation area consent appeal decisions, challenges are made under Section 63 of the Planning (Listed Buildings and Conservation Areas) Act 1990. **Challenges must be received by the Administrative Court within 42 days (6 weeks) of the date of the decision - this period cannot be extended.**

Challenges to enforcement appeal decisions

Enforcement appeal decisions under all grounds [see our booklet 'Making Your Enforcement Appeal'] can be challenged under Section 289 of the Town & Country Planning Act 1990. Listed building or conservation area enforcement appeal decisions can be challenged under Section 65 of the Planning (Listed Buildings and Conservation Areas) Act 1990. To challenge an enforcement decision under Section 289 or Section 65 you must first get the permission of the Court. However, if the Court does not consider that there is an arguable case, it can refuse permission. **Applications for permission to make a challenge must be received by the Administrative Court within 28 days of the date of the decision, unless the Court extends this period.**

Important Note - This leaflet is intended for guidance only. Because High Court challenges can involve complicated legal proceedings, you may wish to consider taking legal advice from a qualified person such as a solicitor if you intend to proceed or are unsure about any of the guidance in this leaflet. Further information is available from the Administrative Court (see overleaf).



The Planning Inspectorate

An Executive Agency in the Office of the Deputy Prime Minister and the National Assembly for Wales

Our Complaints Procedures

Complaints

We try hard to ensure that everyone who uses the appeal system is satisfied with the service they receive from us. Planning appeals often raise strong feelings and it is inevitable that there will be at least one party who will be disappointed with the outcome of an appeal. This often leads to a complaint, either about the decision itself or the way in which the appeal was handled.

Sometimes complaints arise due to misunderstandings about how the appeal system works. When this happens we will try to explain things as clearly as possible. Sometimes the appellant, the council or a local resident may have difficulty accepting a decision simply because they disagree with it.

Although we cannot re-open an appeal to re-consider its merits or add to what the Inspector has said, we will answer any queries about the decision as fully as we can.

Sometimes a complaint is not one we can deal with (for example, complaints about how the council dealt with another similar application), in which case we will explain why and suggest who may be able to deal with the complaint instead.

How we investigate complaints

Inspectors have no further direct involvement in the case once their decision is issued and it is the job of our Quality Assurance Unit to investigate complaints about decisions or an Inspector's conduct. We appreciate that many of our customers will not be experts on the planning system and for some, it will be their one and only experience of it. We also realise that your opinions are important and may be strongly held.

We therefore do our best to ensure that all complaints are investigated quickly, thoroughly and impartially, and that we reply in clear, straightforward language, avoiding jargon and complicated legal terms.

When investigating a complaint we may need to ask the Inspector or other staff for comments. This helps us to gain as full a picture as possible so that we are better able to decide whether an error has been made. If this is likely to delay our full reply we will quickly let you know.

What we will do if we have made a mistake

Although we aim to give the best service possible, we know that there will unfortunately be times when things go wrong. If a mistake has been made we will write to you explaining what has happened and offer our apologies. The Inspector concerned will be told that the complaint has been upheld.

We also look to see if lessons can be learned from the mistake, such as whether our procedures can be improved upon. Training may also be given so that similar errors can be avoided in future. Minor slips and errors may be corrected under the terms of the Planning & Compulsory Purchase Act 2004 but we cannot amend or change in any way the substance of an Inspector's decision.

Who checks our work?

The Government has said that 99% of our decisions should be free from error and has set up an independent body called the Advisory Panel on Standards (APOS) to report on our performance. APOS regularly examines the way we deal with complaints and we must satisfy it that our procedures are fair, thorough and prompt.

SCANNED

04 AUG 2006

Taking it further

If you are not satisfied with the way we have dealt with your complaint you can contact the Parliamentary Commissioner for Administration (often referred to as The Ombudsman), who can investigate complaints of maladministration against Government Departments or their Executive Agencies. If you decide to go to the Ombudsman you must do so through an MP. Again, the Ombudsman cannot change the decision.

Frequently asked questions

"Can the decision be reviewed if a mistake has happened?" – Although we can rectify minor slips, we cannot reconsider the evidence the Inspector took into account or the reasoning in the decision. This can only be done following a successful High Court challenge. The enclosed High Court leaflet explains more about this.

"If you cannot change a decision, what is the point of complaining?" – We are keen to learn from our mistakes and try to make sure they do not happen again. Complaints are therefore one way of helping us improve the appeals system.

"Why did an appeal succeed when local residents were all against it?" – Local views are important but they are likely to be more persuasive if based on planning reasons, rather than a basic like or dislike of the proposal. Inspectors have to make up their own minds whether these views justify refusing planning permission.

"How can Inspectors know about local feeling or issues if they don't live in the area?" – Using Inspectors who do not live locally ensures that they have no personal interest in any local issues or any ties with the council or its policies. However, Inspectors will be aware of local views from the representations people have submitted.

"I wrote to you with my views, why didn't the Inspector mention this?" – Inspectors must give reasons for their decision and take into account all views submitted but it is not necessary to list every bit of evidence.

"Why did my appeal fail when similar appeals nearby succeeded?" – Although two cases may be similar, there will always be some aspect of a proposal which is unique. Each case must be decided on its own particular merits.

"I've just lost my appeal, is there anything else I can do to get my permission?" – Perhaps you could change some aspect of your proposal to increase its acceptability. For example, if the Inspector thought your extension would look out of place, could it be re-designed to be more in keeping with its surroundings? If so, you can submit a revised application to the council. Talking to its planning officer about this might help you explore your options.

"What can I do if someone is ignoring a planning condition?" – We cannot intervene as it is the council's responsibility to ensure conditions are complied with. It can investigate and has discretionary powers to take action if a condition is being ignored.

Further information

Every year we publish a Business and Corporate Plan which sets out our plans for the following years, how much work we expect to deal with and how we plan to meet the targets which Ministers set for us. At the end of each financial year we publish our Annual Report and Accounts, which reports on our performance against these targets and how we have spent the funds the Government gives us for our work. You can view these and obtain further information by visiting our website (see 'Contacting us'). You can also get booklets which give details about the appeal process by telephoning our enquiries number.

You can find the latest Advisory Panel on Standards report either by visiting our website or on the ODPM website - www.odpm.gov.uk/

Contacting us

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Website

www.planning-inspectorate.gov.uk

Enquiries

Phone: 0117 372 6372
E-mail: enquiries@pins.gsi.gov.uk

Complaints

Phone: 0117 372 8252
E-mail: complaints@pins.gsi.gov.uk

Cardiff Office

The Planning Inspectorate
Room 1-004
Cathays Park
Cardiff CF1 3NQ
Phone: 0292 082 3866
E-mail: Wales@pins.gsi.gov.uk

The Parliamentary Ombudsman

Office of the Parliamentary
Commissioner for Administration
Millbank Tower, Millbank
London, SW1P 4QP

Helpline: 0845 0154033
Website: www.ombudsman.org.uk
E-mail: opca-enqu@ombudsman.org.uk



Appeal Decision

Site visit made on 1 August 2006

by **Graham E Snowdon** BA BPhil DipMgmt MRTPI

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
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Temple Quay House
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Bristol BS1 6PN
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gsi.gov.uk
Date: 3 August 2006

Appeal Ref: APP/H0724/A/06/2011635

Rear Garden of 65 Seaton Lane, Hartlepool, Cleveland TS25 1JB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs J A J Boyle against the decision of Hartlepool Borough Council.
- The application ref: H/2005/5644 dated 10 August 2005, was refused by notice dated 17 March 2006.
- The development proposed is a detached dormer bungalow and improved access on to Seaton Lane.

Summary of Decision: The appeal is allowed and outline planning permission granted subject to the conditions set out below.

Preliminary Matters

1. The application is submitted in outline form with design, external appearance and landscaping reserved for future approval.
2. The Council has indicated that it is minded to grant planning permission for the development of a large site, fronting Seaton Lane, to the west and south-west of the appeal site for 70 houses and 12 flats, subject to the completion of legal agreements, which, among other things, would ensure safeguards are provided on the adjoining commercial industrial site to protect the future amenity of occupiers of the housing. These include measures to prevent the operation of electrical or mechanical equipment in the industrial building to the south, when doors are open and restricting the future use of adjacent land and buildings to Class B1. At the time of my site visit, I was informed that such agreements are not yet in place and the planning permission has not yet been issued. In considering the appeal, therefore, I have accorded only limited weight to the likelihood of this development taking place.

Main Issue

3. The main issue is the effect of the proposed development on the living conditions of both future occupants of the proposed bungalow, in terms of noise and disturbance, and existing occupants of adjacent dwellings, in terms of noise and disturbance, overlooking and loss of light/outlook.

Development Plan and other Planning Policies

4. The development plan includes the recently adopted Hartlepool Local Plan 2006 (Local Plan). In its reason for refusal the Council cites Policies GEP1 and Hsg12(A). I am also referred to other Policies, including Hsg10(A) and Supplementary Note 5: Guidelines for House Extensions and government guidance in PPS1, PPG3 and PPG24.

Appeal Decision APP/H0724/A/06/2011635

The living conditions of occupants of adjacent dwellings

10. Although the Council's Supplementary Note 5 relates to House Extensions, it gives useful guidance on separation distances between dwellings. I note that the proposal would comply with these. A dormer bungalow is proposed. Whilst design and external appearance is reserved for future approval, the layout plan submitted shows an arrangement with dormer windows on the rear roofslope. With such an arrangement, agreement on window arrangements in the east-facing elevation and appropriate boundary treatment, I am satisfied that a satisfactory design, which would not lead to any undue overlooking of neighbouring property, can be achieved.
11. I note that the neighbouring property (63 Seaton Lane) has a patio area located halfway down the rear garden area and I can appreciate concerns that any new dwelling on the appeal site might lead to overshadowing of this. However, I am satisfied that the essentially single storey structure proposed (which can be secured at reserved matters approval stage) and its location to the southwest of the neighbouring garden area, would only have a minimal impact in this respect.
12. Tandem arrangements, such as that proposed, can, I accept, result in undue noise and disturbance and loss of privacy for occupiers of the "front" dwelling and I note that the existing dwelling has three windows lighting habitable rooms on its western elevation that would face the new driveway to the proposed bungalow. However, both dwellings would have individual driveways for most of their length and these would be separated by a 1.1 metre high wall. I consider this arrangement to be adequate to maintain an acceptable level of privacy. It would also minimise potential noise and disturbance from vehicles entering and leaving the rear part of the site. This factor, combined with existing levels of traffic on the adjacent Seaton Lane, which carries the B1276, and the level of traffic likely to be generated by a single dwelling, convinces me that the proposal would not result in undue noise and disturbance.
13. I, therefore, conclude on this issue that the proposal would not have an unacceptable detrimental effect on existing occupants of adjacent dwellings, in terms of noise and disturbance, overlooking and loss of light/outlook. It would not, therefore, conflict with the provisions of Local Plan Policy GEPI.

Other Considerations

14. Objectors have argued that the proposal is out of keeping in its context. I acknowledge that there is no other "tandem" or "backland" development in the immediate vicinity, but do not consider that this, in itself, represents a fundamental objection to the development. The site is within the "urban fence" of Hartlepool, where residential development is acceptable in principle and it is government policy to encourage higher densities in sustainable urban locations and the efficient use of previously-developed land. The width of the appeal site, relative to its immediate neighbours, would, in my view, ensure that allowing the present appeal would not create a precedent for the immediate vicinity.
15. I have noted the various comments relating to localised flooding in the area, but, from the information before me, I consider this to be primarily a legal issue relating to maintenance of drainage systems on adjoining land. I also regard the land ownership issue raised to be primarily a legal matter and have no reason to doubt the validity of the

Appeal Decision APP/H0724/A/06/2011635

application as submitted. The comments of Northumbrian Water regarding the discharge of foul and surface water are also noted, but this is a matter which can be controlled by others and there is no evidence before me that the proposed dwelling would lead to pollution or flooding problems or the overload of existing sewerage systems.

16. None of these matters alters my overall conclusion that the proposal is acceptable and that the appeal should succeed.

Conditions

17. In addition to the standard conditions relating to outline permissions, the Council has suggested 12 conditions, in the event of the appeal being allowed. Three of these relate to the removal of permitted development rights. Government advice in Circular 11/95 states that such rights should only be removed in exceptional circumstances and I do not consider that the Council has made out a case in this instance, especially as one of the suggested conditions relates to dwellinghouses fronting a road, which is not applicable here.
18. Details of external materials, boundary treatment and site and building levels are matters, which I would expect to be submitted as part of any reserved matter submission and, in my view, separate conditions are unnecessary.
19. For the reasons set out in paragraphs 7 and 15 above, I consider that the proposed conditions relating to drainage and noise protection are either unnecessary or inappropriate. I shall, however, impose the condition recommended in PPG24, to which I have referred. I shall also impose a condition to give effect to the Council's suggestion regarding the provision of parking facilities for the existing dwelling at 65 Seaton Lane, in the interests of highway safety.

Conclusion

20. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

21. I allow the appeal and grant outline planning permission for a detached dormer bungalow and improved access to Seaton Lane in respect of the rear garden of 65 Seaton Lane, Hartlepool, Cleveland TS25 1JB, in accordance with the planning application ref: H/2005/5644, dated 10 August 2005, and the plans submitted therewith, subject to the following conditions:
- i) Approval of the details of the design and external appearance of the proposed bungalow and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.
 - ii) Plans and particulars of the reserved matters referred to in condition i) above shall be submitted in writing to the local planning authority and shall be carried out as approved.



Appeal Decision APP/H0724/A/06/2011635

- iii) Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this decision.
- iv) The development hereby permitted shall be begun either before the expiration of five years from the date of this decision, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- v) Construction work shall not begin until a scheme for protecting the proposed bungalow from noise from the industrial premises to the south and southwest of the site has been submitted to and approved by the local planning authority; all works which form part of the scheme shall be completed before any part of the bungalow is occupied.
- vi) No development shall commence until details of two car parking spaces for the use of occupants of, and visitors to, 65 Seaton Lane have been submitted to and approved by the local planning authority and subsequently provided within the application site, in accordance with the approved details. Thereafter, the parking spaces shall be retained for their intended purpose at all times during the lifetime of the development.

G. E. Snowden

INSPECTOR

Report of: Assistant Director Planning and Economic Development

Subject: APPEAL BY MR P ROSS, SITE AT 5 WINDSOR STREET
HARTLEPOOL

1. PURPOSE OF REPORT

- 1.1 To inform the Committee of the outcome of a planning appeal against the refusal of planning permission for conversion of a house to 3 flats at the above property.
- 1.2 The appeal was allowed. The Inspector concluded that the proposal would not have a detrimental impact on the living conditions of the occupants of neighbouring properties, would not significantly exacerbate parking difficulties, would not affect the character of the area and would not undermine the aims and objectives of the New Deal for Communities Community Housing plan. The appeal decision is **attached**.

2. RECOMMENDATION

- 2.1 That the outcome of the appeal be noted.



Appeal Decision

Site visit made on 6 June 2006

by **Malcolm Rivett BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gov.uk

Date: 11 August 2006

Appeal Ref: APP/H0724/A/06/2010068
5 Windsor Street, Hartlepool, TS26 9LG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr P Ross against the decision of Hartlepool Borough Council.
- The application Ref H/2005/5775, dated 8 September 2005, was refused by notice dated 25 November 2005.
- The development proposed is change of use from house to 3 no flats.

Decision

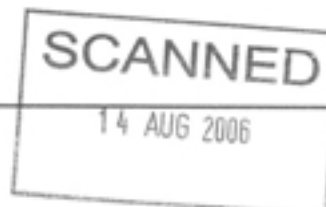
1. I allow the appeal, and grant planning permission for change of use from house to 3 no flats at 5 Windsor Street, Hartlepool, TS26 9LG in accordance with the terms of the application, Ref H/2005/5775, dated 8 September 2005, and the plans submitted therewith, subject to the following conditions:
 - 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issues

2. The main issues are the effect of the proposal on the living conditions of the occupiers of neighbouring properties, the character of the area and the strategies to regenerate the area.

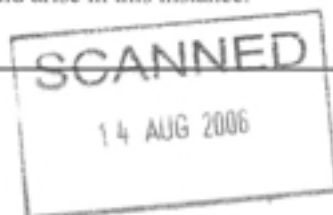
Reasons

3. The appeal property is in a street of traditional terraced properties, immediately adjacent to Hartlepool town centre. There is a mix of similar and more modern properties in the surrounding area, which like Windsor Street, are generally well maintained, although in a small number of specific streets the majority of properties appear vacant and are currently boarded-up.



Appeal Decision APP/H0724/A/06/2010068

4. I do not consider that the volume of general “comings and goings” to the proposed development would necessarily be significantly greater than that associated with the existing property as a 4-bedroom house. In my view it is unlikely that the 3 single-bedroom flats would be occupied by more than 6 residents in total, a number quite likely to be living in the property as a single-household dwelling. Therefore, I do not consider that the proposal would be detrimental to the living conditions of the occupiers of neighbouring properties. References have been made to the current parking difficulties in the area and during my daytime visit a large number of vehicles were parked in the street. However, given that the street comprises some 35 or more dwellings, I do not consider that the proposal, creating an additional 2 housing units, would be likely to significantly exacerbate these problems. Indeed, given their size and location immediately adjacent to the town centre with its good public transport services, it is in my view likely that the flats would particularly appeal to non car owners.
5. I accept that a significant number of sub-divided properties has the potential to change the character of an area of traditionally single-household dwellings. However, bearing in mind the Council’s view that flats are a legitimate part of the housing market and the guidance in PPG3 about the importance of creating mixed communities, I do not consider that an individual house conversion to flats would necessarily be detrimental to an area’s character. Objectors have referred to the existence of “flatted” and multi-occupation properties in the street already, although I do not consider that it is possible to easily distinguish these from the single-household dwellings. I am therefore of the view that this proposal, bearing in mind its scale and likely effects as referred to above, would not adversely affect the character of the street or the surrounding area. Consequently, in my opinion, the proposal accords with Gen 1 and Ho11 of the adopted Hartlepool Local Plan, which support the conversion of single dwellings into self-contained flats where there is no significant detrimental impact on the amenities of occupiers of adjoining or nearby properties or on the character of the surrounding area. These policies are echoed in policies GEP1 and Hsg 7 of the draft deposit Hartlepool Local Plan.
6. Given that it has been reflected in both the draft deposit Hartlepool Local Plan and the adopted Supplementary Planning Guidance (SPG) “Proposed Housing Redevelopment in West Central Hartlepool”, I have given substantial weight in my considerations to the main aims and objectives of the New Deal for Communities Community Housing Plan. The plan seeks to address the current imbalance in housing demand and supply in the area through the demolition of a number of properties and their replacement with a smaller number of new houses. However, I do not consider that the appeal proposal is inconsistent with the overall strategy of the plan: Windsor Street is not a street proposed for clearance and redevelopment and the 2 additional housing units created would not, in my view, significantly undermine the overall net reduction in number of dwellings in the area which, I understand, is likely to be in the order of several hundred units. Furthermore, the proposal would contribute towards achieving one of the other main aims and objectives of the plan, that being to increase the variety of size and type of dwellings in the area.
7. I have given very careful consideration to the letters of objection from residents of the street. Other than the issues of an increased volume of “comings and goings” and parking, which I have addressed above, the majority of comments relate to the possible undesirable and antisocial behaviour of potential landlords and residents of the proposed flats. However, I have no firm evidence to suggest that such problems would arise in this instance.



Appeal Decision APP/H0724/A/06/2010068

8. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed. As the proposal will involve the blocking-up of a rear window I agree with the Council that, in the interests of its appearance, a condition is necessary to ensure that the external materials of the development match the existing building.

Malcolm Rivett

INSPECTOR



Report of: Head of Planning and Economic Development

Subject: UPDATE ON CURRENT COMPLAINTS

1. PURPOSE OF REPORT

- 1.1 During this four (4) week period, forty seven (47) planning applications have been registered as commencing and checked. Twenty five (25) required site visits resulting in various planning conditions being discharged by letter.

2. BACKGROUND

- 2.1 Your attention is drawn to the following current ongoing issues:

1. A neighbour complaint about a retaining wall being erected within the beck situated to the rear of Clevecote Walk has been investigated. The Council's engineers attended a site visit and it was confirmed that this required planning permission. An application is envisaged developments will be reported to a future meeting if necessary.
2. Two cases of parking of commercial vehicles at Blackwood Close and South Road are being investigated and developments will be reported to a future meeting if necessary.
3. A complaint about the structure of a new boundary wall at Durham Street has been investigated. The wall is being built as per the approved drawings therefore there has been no breach of planning control.
4. A Councillor complaint about the erection of a business advertisement attached to a residential property is being investigated and developments will be reported to a future meeting if necessary.
5. A neighbour complaint about the use of a building on Wharton Terrace as a gym has been investigated. After an investigation it was concluded that the gym is the within same use as the existing use therefore no planning breach has occurred.
6. A neighbour complaint about the insertion of French doors at first floor level at a property on Coatham Drive is being investigated. Developments will be reported to a future meeting if necessary.
7. A neighbour complaint about works commencing to the rear of a social club on Station Lane has been investigated. It was concluded that general maintenance was being carried out and no development was taking place.

8. The working outside of regulated hours for a company on Thomlinson Road is being investigated. A restrictive planning condition is attached to the approval. Developments will be reported to a future meeting if necessary.
9. A high hedge complaint from a neighbour of a property on Oakwood Close was determined invalid as no prior communication between the owner and complainant to try and resolve this situation in first instance had been undertaken. Developments will be reported to a future meeting if necessary.
10. An anonymous complaint about the running of a livery business at a farm house in Dalton Piercy is being investigated. Developments will be reported to a future meeting if necessary.
11. Two cases of structures being built on farm land at Dalton Piercy and a residential property on Lawson Road are being investigated. Developments will be reported to future meeting if necessary.
12. A neighbour complaint about the raising of land levels at Middle Warren, is being investigated. Developments will be reported to a future meeting if necessary.
13. A neighbour complaint about the erection of a high fence at Dunlin Road has been investigated. The fence is considered to be permitted development therefore there has been no planning breach.
14. A neighbour complaint about the finishing materials on an extension being built on Wilson street is being investigated. Developments will be reported to a future meeting if necessary.

No:
Number: H/2006/0494
Applicant: Mr A Brahimi Brunel Close Wingfield Park HARTLEPOOL TS24 0UF
Agent: 7 Brunel Close Wingfield Park HARTLEPOOL TS24 0UF
Date valid: 28/06/2006
Development: Variation of opening hours to allow opening Monday-Thursday 11.00-00.00 Friday and Saturday 11.00-01.30 and Sunday 11.00-23.30
Location: 28 WHITBY STREET HARTLEPOOL HARTLEPOOL

The Application and Site

1. The site to which this application relates is an existing public house. The site is within an edge of town centre area (as defined in the adopted Hartlepool Local Plan 2006). The premises are located upon the corner of Surtees Street and Whitby Street. The area is predominately commercial in character. There is one residential property opposite in Whitby Street. This property was previously a house in multiple occupation.

2. This application is seeking to vary a condition attached to the approval of the public house, with restricted opening hours (9:00 until 23:30 Mondays to Saturdays and 9:00 until 23:00 on Sundays).

3. This application seeks to vary this restriction so as to allow the premises to open between 11:00 until Midnight Monday to Thursday, 11:00 until 01:30 Friday and Saturday and 11:00 until 23:30 on Sunday. A previous application proposed opening times until 02:00 Thursday to Saturday and Midnight on Sunday was refused.

Publicity

4. The application has been advertised by way of neighbour letters (5) and site notice. To date, there has been 1 letter of objection received.

5. The concerns raised are:

- 1) Noise disturbance
- 2) Having to remove empty bottles from property left by late night revellers

6. The period for publicity has expired.

Consultations

7. The following consultation replies have been received:

8. Head of Public Protection and Housing – Has commented that as the property is located very close to a late night use area where a number of properties have 4:00am licences it would be difficult to sustain an objection.

9. Head of Traffic and Transportation – Has commented that the premises is located outside the Town centre area for parking. No details have been given regarding parking provision. However as it is an existing use, which has not received reports of parking problems, it is considered there are no major highway implications with this application.

Planning Policy

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

Com12: States that proposals for food and drink developments will only be permitted subject to consideration of the effect on amenity, highway safety and character, appearance and function of the surrounding area and that hot food takeaways will not be permitted adjoining residential properties. The policy also outlines measures which may be required to protect the amenity of the area.

Com4: Defines 10 edge of town centre areas and indicates generally which range of uses are either acceptable or unacceptable within each area particularly with regard to A1, A2, A3, A4, A5, B1, B2, & B8 and D1 uses. Proposals should also accord with related shopping, main town centre uses and recreational policies contained in the plan. Any proposed uses not specified in the policy will be considered on their merits taking account of GEP1.

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.

GEP9: States that the Borough Council will seek contributions from developers for the provision of additional works deemed to be required as a result of the development. The policy lists examples of works for which contributions will be sought.

Rec13: States that late night uses will be permitted only within the Church Street mixed use area, or the southwest area of the Marina subject to criteria relating to amenity issues and the function and character of these areas. Developer contributions will be sought where necessary to mitigate the effects of developments.

Planning Considerations

11. The main planning considerations are the appropriateness of this altered proposal in terms of the policies and proposals contained within the adopted Hartlepool Local Plan 2006, and the effect of the proposal upon the neighbouring residential property.

12. Whilst amenity is a determining issue it should be noted that the residential property opposite the application site could not be expected to benefit from the same environmental quality as a predominately residential area. The Head of Public Protection has indicated that the premise is situated in an area where there are already a number of premises with late licenses in very close proximity. A number of these have licenses until 4:00am. He is therefore of the opinion that it would be difficult to sustain an objection to this proposal.

13. It is also worth acknowledging that there would be a certain amount of external activity, particularly at closing times, but the impact of this would be mitigated by the fact that the area would already be lively at night. It should be noted that a number of public house located on Whitby Street benefit from a premises licence allowing late opening after midnight under the provisions of the Licensing Act 2003.

14. Although it is recognised that local policies seek to restrict new uses opening between midnight and 7am to a certain defined area, and the application site is located outside this area, it is not considered that there would be serious detrimental effects arising from the extended hours to 1:30 am on Friday & Saturday.

15. For the reasons noted above it is considered difficult to sustain an objection to the amended extended opening hours on policy grounds. Therefore, subject to a hours restriction condition, the proposal is recommended for approval.

RECOMMENDATION - APPROVE

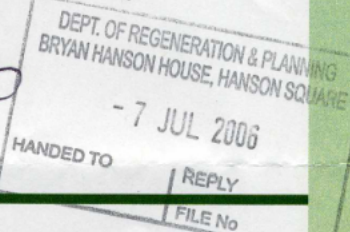
1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The premises hereby approved shall be open to the public between the hours of 11:00 until midnight Monday to Thursday, 11:00 until 1:30 Friday and Saturday and 11:00 until 23:30 Sunday.
To enable the Local Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.

Application No H/2006/0494

Proposal Variation of opening hours to allow opening Monday-Thursday 11.00-00.00 Friday and Saturday 11.00-01.30 and Sunday 11.00-23.30

Location 28 WHITBY STREET

Case Officer Paul Burgon



I/~~We~~* have received your letter and want to object/~~do not want to object~~* to the proposal.

I/~~We~~* want/~~do not want~~* to have the chance to speak to the Committee of Councillors if it is asked to consider this application.

Please use the space below to explain your concerns/reasons for objecting to the proposal.

My house has double glazing plus I am very deaf, and yet, the loud music is very obtrusive and I am pleased when 11-30pm arrives. I already keep removing bottles and pint glasses from the street and from my window sills.

If you need more space, please continue over or attach additional sheets to this letter.

Name (Please print)	MR. BARRIE FRANCIS RICHARDS	Mr/Mrs/Miss/Ms*
Address	25 Whitby Street	
Date		
Telephone number	01429 862477	
Email address		

Nb - It is not essential that we have your telephone number but it will help us if we need to contact you

* Please delete as appropriate

For Official Use Only	
No objections	
Objections	
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	