

PLANNING COMMITTEE AGENDA



Wednesday 7 June 2017

at 10.00 am

**in Committee Room B
Civic Centre, Hartlepool**

MEMBERS OF PLANNING COMMITTEE:

Councillors S Akers-Belcher, Belcher, Buchan, Cook, Fleming, James, Lawton, Loynes, Martin-Wells, Morris and Sirs

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 10 May 2017 (*to follow*).

4. ITEMS REQUIRING DECISION

4.1 Planning Applications – *Assistant Director (Economic Growth and Regeneration)*

1. H/2017/0170 – Clavering Primary School, Clavering Road (page 1)
2. H/2017/0122 – Land to the South of Wynyard Woods and West of Woodside, Wynyard (page 8)
3. H/2017/0039 – 14 Albion Terrace (page 24)
4. H/2017/0245 – 5 Grove Close (page 33)

5. ITEMS FOR INFORMATION

5.1 Update on Current Complaints - *Director of Regeneration and Neighbourhoods*

5.2 Five Year Supply of Deliverable Housing Sites – November 2016 – *Assistant Director (Economic Growth and Regeneration)*



6. ITEMS FOR DECISION

No items.

7. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT

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

EXEMPT ITEMS

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

9. ITEMS REQUIRING DECISION

9.1 Enforcement Action – *Assistant Director (Economic Growth and Regeneration) (para 5 and 6)*

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

11. FOR INFORMATION

Site Visits – Any site visits requested by the Committee at this meeting will take place on the morning of the next scheduled meeting on Wednesday 12 July 2017.



PLANNING COMMITTEE

MINUTES AND DECISION RECORD

10th May 2017

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

Present:

Councillor: Stephen Akers-Belcher (In the Chair)

Councillors: Rob Cook, Trisha Lawton, Brenda Loynes, Ray Martin-Wells,
George Morris and Jean Robinson

In accordance with Council Procedure Rule 4.2:

Councillor Christopher Akers-Belcher was in attendance as substitute
for Councillor Allan Barclay

Councillor Paul Beck was in attendance as substitute for Councillor
Sandra Belcher

Councillor Bob Buchan was in attendance as substitute for Councillor
Tim Fleming

Councillor Carl Richardson was in attendance as substitute for
Councillor Marjorie James

Officers: Peter Devlin, Chief Solicitor
Andrew Carter, Assistant Director, Economic Growth and
Regeneration
Jim Ferguson, Planning and Development Manager
Mike Blair, Technical Services Manager
Adrian Hurst, Environmental Health Manager (Environmental
Protection)
Matthew King, Planning Policy Team Leader
Kieran Bostock, Principal Engineer (Environmental
Engineering)
Jane Tindall, Planning Officer
Jo Stubbs, Democratic Services Officer

112. Apologies for Absence

Apologies were submitted by Councillors Allan Barclay, Sandra Belcher,
Tim Fleming and Marjorie James

113. Declarations of interest by members

Councillor Ray Martin-Wells declared personal interests in planning
applications H/2015/0353 (Land off Dalton Heights) and H/2017/0118 (Land

adjacent to Hart on the Hill)

114. Confirmation of the minutes of the meeting held on 10th May 2017

Minutes approved

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

Number:	H/2015/0353
Applicant:	Wynyard Homes Ltd
Agent:	GAP DESIGN MR GRAEME PEARSON CHANTRY COTTAGE 11 THE GREEN ELWICK HARTLEPOOL
Date received:	06/10/2015
Development:	Residential development comprising 31 two, three and four bedroomed bungalows
Location:	Land off Dalton Heights Dalton Piercy HARTLEPOOL

A member queried whether the recent announcement of Tees Valley Rural Community funding for transport links had been taken into account as part of the officer recommendation. The Technical Services Manager advised that it had not as it had not been applicable at the time the recommendation had been made. The member also questioned why officers felt the site was not sustainable as the report indicated that more houses would improve sustainability. The Planning and Development Manager indicated they felt the site was not sustainable by virtue of the limited amount of services in the village although he acknowledged that more dwellings might lead to greater usage of the bus services and village hall.

The applicant, Barry Miller, addressed the Committee. He referred to an acknowledged need for bungalows within the borough which most developers would not provide due to them being uneconomical. His company were prepared to meet these needs and make developer contributions. His company was local and the development would contribute to the economy of the town. He disagreed with the officer comments on sustainability feeling that growth would contribute to improved public transport links.

Alan Timothy spoke against the application, supporting the recommendation of the planning officer, saying the development would not constitute sustainable development, would encourage car use, have an adverse impact on the environment and lead to road accidents due to the extreme narrowness of the roads to and from the site. The current bus service was only in place thanks to financial support from the Ward Councillors with no guarantee that

this would continue. He also referred to the large number of accidents on the A19 Dalton junction compared with the number of accidents on the A19 Elwick junction, noting that a Section 28 Notice had been served on the Dalton junction which residents would not hesitate to pursue should there be further accidents as a result of the proposed development. Access to the site was unsafe due to the narrow roads and 'blind' road leading into oncoming traffic. There were also significant flooding issues at Dalton Piercy. He urged members to support the officer recommendations.

A member requested clarification regarding Mr Timothy's comments on accidents at the Dalton and Elwick junctions. Mr Timothy advised that he had been informed by the Highways Agency that over the last 10 years there had been a higher number of accidents at the Dalton junction than the Elwick junction. The Technical Services Manager felt that over the last 5 years the number of accidents at each junction were probably on a par, with 1 fatality at both sites. Highways England had not objected to the application in its proposed form.

The member queried Mr Timothy's concerns around flooding as the proposed site was on higher ground. Mr Timothy commented that flooding would occur in the centre of the village due to run off from the fields. He felt that Northumbrian Water's contention that this development would improve flooding was speculative for the future. The Principal Engineer advised that hard engineering had been included within the site plans to capture rainwater and control its discharge thereby preventing it from leaving the site. However there was no guarantee that this would improve the flooding situation as it was only one field and runoff was an issue.

Members were broadly in support of the application for the following reasons:

- A desperate need for bungalows in the Borough and a lack of developers prepared to provide them
- Growth would lead to more services and improved sustainability
- The recommendation was incompatible with the Council's housing strategy as the Council plan was reliant on growth
- Tees Valley Rural Community funding into local transport links had not been taken into account
- The proposed Elwick bypass would ultimately lead to the closure of the Dalton and Elwick junctions thereby preventing future accidents and fatalities
- Officers had provided reassurance that flooding problems could be improved by the development.

Members supported the application by a majority. The reasons given for deviating from the officer recommendation were i) the development will deliver bungalows for which there is an acknowledged need, ii) the development will deliver two affordable dwellings (intermediate tenure), iii) The development will deliver £66,000 of developer contributions to address impacts arising from it, iv) the development will contribute to economic growth v) the increased population will help sustain facilities and services in Dalton Village,

vi) it is anticipated that the Elwick Bypass and Grade Separated Junction as proposed within the emerging Local Plan (2016) will ultimately address the issues with nearby junctions on the A19.

Decision: **Planning Permission Approved with conditions and planning obligations delegated to the Planning & Development Manager in consultation with the Chair or Vice Chair of the Planning Committee**

Number: H/2017/0118

Applicant: MAJOR H AND MRS M WALKER 3 SWINBURNE ROAD EAGLESCLIFFE

Agent: ASP Associates Mr David Loughrey 8 Grange Road HARTLEPOOL

Date received: 15/03/2017

Development: Erection of two detached dwelling houses with detached garages, formation of access and erection of fences and gates (Resubmitted Application)

Location: LAND ADJACENT HART ON THE HILL DALTON PIERCY ROAD DALTON PIERCY HARTLEPOOL

Mr Byers urged members to support the application which was a resubmission of a previous approval for 4 holiday cottages made in 2008 which had never been progressed. There had been no objections from neighbours, Council departments or other members of the public and the site was brownfield having previously been wrongly designated as Greenfield. The design of the buildings was outstanding and innovative and would be virtually transparent from the roadside. This was not an isolated development, having 10 dwellings close by, and would help with population increase.

Members approved the application unanimously. The reasons given for deviating from the officer recommendation were that the development would increase the sustainability of Dalton Piercy and make use of former brown-field land.

Decision: **Planning Permission Approved with conditions delegated to the Planning & Development Manager in consultation with the Chair or Vice Chair of the Planning Committee**

Number: H/2017/0115

Applicant: LGFR PROPERTIES LTD RICHMOND HOUSE
WALKERN ROAD STEVENAGE

Agent: MR S LITHERLAND 29 SILVERBIRCH ROAD
HARTLEPOOL

Date received: 10/03/2017

Development: Erection of a 3/4 bedroom dormer bungalow and
modification of existing driveway

Location: GLENDOWER 38A EGERTON ROAD
HARTLEPOOL

Members approved the application unanimously.

Decision: **Planning Permission Approved**

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the Proposed Plans received by the Local Planning Authority on 29th March 2017.
For the avoidance of doubt.
3. 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. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.
4. Prior to the commencement of development hereby approved a scheme detailing acoustic fencing (of a height of not less than 2m from ground level as taken from the rear garden of 40 Egerton Road extending the full length of the driveway adjacent to the rear patio area of 40 Egerton Road) shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall then be implemented strictly in accordance with the agreed details and shall thereafter be retained in accordance with those details for the lifetime of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.
In the interest of amenity of the adjacent neighbouring property.
5. 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. Thereafter

the development shall be carried out in accordance with the approved details and retained for the life of the development.

In the interests of visual amenity.

6. No development shall take place until a comprehensive survey of all trees on the site, including their exact location, species and crown spread, including confirmation of the trees to be retained has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

To preserve the landscape features on the site in the interest of visual amenity.

7. No development shall take place until a detailed scheme of tree and shrub planting has been submitted to and approved in writing by the Local Planning Authority. The scheme must specify sizes, types and species, indicate the proposed layout of the planting, include a programme of the works to be undertaken, and thereafter be implemented in accordance with the approved details and programme of works. All planting, seeding or turfing comprised in the approved details 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.

8. 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) on site.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 Planning Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no garage(s) shall be erected without the prior written consent of the Local Planning Authority.

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

11. The development hereby approved shall not commence until details of a domestic sprinkler system have been submitted to and approved in writing by the Local Planning Authority in consultation with the Cleveland Fire Authority and the Local Authority Building Control Section. The approved sprinkler system shall be installed prior to the occupation of the dwelling hereby approved and remain operational through the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

In the interests of health and safety.

12. No development shall commence until a scheme for the surface water management system for the site including the detailed drainage design, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the plant and works required to adequately manage surface water; detailed proposals for the delivery of the surface water management system including a timetable for its implementation; and details of how the surface water management system will be managed and maintained for the lifetime of the development to secure the operation of the surface water management system. With regard to the management and maintenance of the surface water management system, the scheme shall identify parties responsible for carrying out management and maintenance including the arrangements for adoption by any public authority or statutory undertaker or any arrangements to secure the operation of the surface water management system throughout its lifetime. The scheme shall be fully implemented and subsequently managed and maintained for the lifetime of the development in accordance with the agreed details.

To prevent increased risk of flooding from any sources in accordance with the NPPF.

13. The proposed bedroom window in the eastern elevation shall be fixed (i.e. no opening) and glazed with obscure glass to a minimum of level 4 of the 'Pilkington' scale of obscurity or equivalent which shall be installed before the dwelling is occupied and shall thereafter be retained at all times while the window(s) exist(s). The application of translucent film to the window would not satisfy the requirements of this condition.

To prevent overlooking.

Number: H/2017/0107

Applicant: HARTLEPOOL BOROUGH COUNCIL CIVIC CENTRE VICTORIA ROAD HARTLEPOOL

Agent: HARTLEPOOL BOROUGH COUNCIL MR STEVE WILKIE CIVIC CENTRE VICTORIA ROAD HARTLEPOOL

Date received: 06/03/2017

Development: Public realm improvement to Church Street including replacement of existing surfaces, re-alignment of southern footway kerblines; relocation of lighting columns, refurbishment of street furniture; removal of bus lay-bys and shelters, removal of existing trees and creation of two temporary events areas and to Church Square including replacement of surfaces and lighting column, street furniture, signage and soft landscaping and creation of permanent events area

Location: CHURCH STREET/CHURCH SQUARE HARTLEPOOL

A member referred to the restrictions on any events taking place between 7am and 10pm noting that a licensed premises in Church Square had a licence until 11pm. The Chair suggested that the proposal be amended to 11pm including an hour for clear up. Members were happy to support this and approved the application, with this amendment, unanimously.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby permitted shall be carried out in accordance with the following plans:
Church Street Church Square Location Plan 300/75F L014
Church Street Draft Masterplan Revised Option 300/75F L008 Rev C
Church Street Master Plan Sheet 1 Tower Street-Church Square Link Drawing 300/75F L009 Rev A
Church Street Master Plan Sheet 2 Gateway Area & Interchange Drawing 300/75F L010 Rev A
Church Street Draft Masterplan Sheet 3 Upper Events Street Drawing 300/75F L011 Rev A
Church Street Draft Masterplan Sheet 4 Lower Events Street & Car

Park Access Drawing 300/75F L012 Rev A
 Church Street Draft Masterplan Option 2 Sheet 5 CCAD Frontage
 Drawing 300/75F L013 Rev B
 Landscape General Arrangement RF16-361-L02 Rev A
 Landscape Site Plan Church Square RF16-316-L03
 Received by the Local Planning Authority 28 February 2017.

For the avoidance of doubt.

3. Notwithstanding the proposals detailed in the Design and Access Statement/submitted plans and prior to the development hereby approved being brought into use, full details of all street furniture including waste storage and benches shall be submitted to and agreed in writing with the Local Planning Authority. The elements shall be carried out in accordance with the details so approved.

To ensure a satisfactory and sustainable form of development.

4. Notwithstanding the proposals detailed in the Design and Access Statement/submitted plans and prior to the commencement of development, details of proposed hard landscaping and surface finishes (including the proposed floorscape artwork and any other areas of hard standing to be created) shall be submitted to and agreed in writing by the Local Planning Authority. This will include all external finishing materials, and all construction details confirming materials, colours, finishes and fixings. The agreed scheme shall be implemented prior to the operation of the site and/or the site being open to the public.

To enable the local planning authority to control details of the proposed development, in the interests of visual amenity of the area.

5. The event space hereby approved shall not operate outside the hours of 07:00 and 22:00 Monday to Sunday inclusive and all associated equipment shall be removed from the site by 23:00 on that day.

In the interest of residential amenity.

116. Appeal at Crescent House, South Crescent, Hartlepool *(Assistant Director (Economic Growth and Regeneration))*

Members were advised that the inspector had issued a split decision in respect to a planning appeal in relation to replacement windows at Crescent House, approving some of the windows but not all. The inspector's decision letter was attached to the report.

Decision

That the outcome of the appeal be noted.

117. Update on current complaints *(Director of Regeneration and Neighbourhoods)*

Members' attention was drawn to 9 ongoing issues currently being

investigated and 6 investigations which had been completed.

Decision

That the report be noted.

118. Chair's comments

The Chair advised that this would be his final meeting as Chair of Planning Committee. He thanked his Vice-Chair for her help and support, the previous Chair for his guidance and the officers from Planning, Legal and Democratic Services.

119. Local Government (Access to Information) (Variation Order) 2006

Under Section 100(A)(4) of the Local Government Act 1972, the press and public were excluded from the meeting for the following items of business on the grounds that they involved 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 120 – (Complaint cases to be closed) – This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (paras 5 and 6) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person or (b) to make an order or direction under any enactment.

120. Complaint cases to be closed (*Director of Regeneration and Neighbourhoods*) This item contains exempt information under Schedule 12A Local Government Act 1972 as amended by the Local Government (Access to Information) (Variation) Order 2006 namely (paras 5 and 6) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person or (b) to make an order or direction under any enactment.

Members' authority was sought to close outstanding complaint cases. The Planning and Development Manager gave the background and outlined the reasons for the recommendations.

Decision

That the case files referred to be closed and that no further action be taken.

The meeting concluded at 10:50am

CHAIR

No: 1
Number: H/2017/0170
Applicant: MISS JULIE REED BRIERTON LANE HARTLEPOOL
TS25 4BY
Agent: HARTLEPOOL BOROUGH COUNCIL DARRON
PEARSON PROPERTY SERVICES DIVISION CIVIC
CENTRE HARTLEPOOL TS25 8AY
Date valid: 07/04/2017
Development: Classroom extension and dining hall extension
Location: CLAVERING PRIMARY SCHOOL CLAVERING ROAD
HARTLEPOOL

PURPOSE OF REPORT

1.1 A valid application has been submitted for the development highlighted within this report. Accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

1.2 The school has been the subject of a number of previous planning approvals allowing for the extension of the premises.

PROPOSAL

1.3 Planning permission is sought to add a single storey dining hall extension to the south western facing, and a single storey classroom extension to the south eastern facing, elevations of the building.

1.4 This application is being reported to Planning Committee because the school is owned and operated by the Council and there has been more than one objection to the proposals.

SITE CONTEXT

1.5 Clavering Primary School is housed within a substantial freestanding single storey building constructed predominantly of brick, for the external walls, under a flat roof. It is located to the immediate east of Tintagel Close on the northern edge of the town. The surrounding area is otherwise largely residential in character.

PUBLICITY

1.6 The application has been advertised by way of neighbour letters sent to forty (40) of the surrounding properties. A site notice has also been posted to advertise the proposals. Two letters of objection have since been received from local residents.

Their objections are:-

- a) that the extensions will further affect light to their properties (in addition to light loss caused by a boundary hedge), and
- b) that the additional areas of flat roof that these proposals will create will lead to increased noise, mess and annoyance from nesting gulls.

1.7 Concern has also been expressed about how this project will be funded should it be approved.

1.8 Members should be aware that the period for publicity for this application does not expire until midnight on 8th June 2017.

1.9 Copy letters **B**

CONSULTATIONS

1.10 The following consultation replies have been received:-

HBC Traffic and Transport:- No objections

HBC Public Protection:- No objections

HBC Engineering Consultancy:- No objections

PLANNING POLICY

1.11 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

1.12 The following policy in the adopted Hartlepool Local Plan 2006 is relevant to the determination of this application:

GEP1 – General Environmental Principles
REC4 – Protection of outdoor playing space

Emerging Local Plan

1.13 The Council's emerging Local Plan is currently at the Publication Stage and weight can therefore also be given to policies within it. More or less weight can be apportioned to individual policies dependent on the level of objection received in respect of them.

1.14 In this context it is considered that the following policies can be afforded some limited weight in the decision making process.

LS1 – Locational Strategy
QP3 – Location, Accessibility, Highway Safety and Parking

NE2 – Green Infrastructure
 QP4 - Layout and design of development
 NE5 – Playing Fields
 INF4 – Community Facilities
 QP5 – Safety & Security
 SUS1 – Presumption in favour of sustainable development

National Policy

1.15 In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the National Planning Policy Framework (NPPF). The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic heading – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision taking, these being; empowering local people to shape their surrounding, proactively drive and support economic development, ensure a high standard of design, respect existing roles and character, support a low carbon future, conserve the natural environment, encourage re-use of previously developed land, promote mixed use developments, conserve heritage assets, manage future patterns of growth and take account of and support local strategies relating to health, social and cultural well-being. The following sections are relevant to this application

PARA – 001 : Apply Policy
 PARA – 002 : Primary of development plan
 PARA – 007 : 3 dimensions of sustainable development
 PARA – 009 : Sustainable development
 PARA – 011 : Planning law and development plan
 PARA – 012 : Statutory status of development plan
 PARA – 013 : NPPF is a material consideration
 PARA – 014 : Presumption in favour of sustainable development
 PARA – 017 : Role of Planning System
 PARA – 056 : Design of built development
 PARA – 057 : High quality in inclusive design
 PARA – 196 : Planning system is plan led
 PARA – 197 : Presumption in favour of sustainable development

PLANNING CONSIDERATIONS

1.16 The main issue for consideration is the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan. In this instance the key issues are considered to be visual amenity, amenity of neighbours and highway safety.

VISUAL AMENITY

1.17 The extensions are considered to be in keeping with the existing design of the school. They will individually appear as very modest and subservient additions when viewed in the context of the host building as a whole. They are to be constructed of materials that will match those used in the construction of the main school building namely brick with powder coated aluminium windows under flat roofs.

AMENITY OF NEIGHBOURS

1.18 It is not envisaged that the extensions will adversely affect the level of light currently received by the surrounding properties despite concerns to the contrary. They will stand almost 40 metres away from the nearest adjoining dwelling with, in the case of the dining hall extension, a building and a substantial hedge in between.

1.19 The proposals will not lead to unacceptable overlooking of neighbouring properties either. Windows in the dining hall extension will directly face towards properties in Tintagel Close to the west but at a distance of some 40 metres and with the building and hedge referred to above in between. Windows in the new classroom extension will face the school playing fields to the south.

1.20 The extensions will not, it is contended, appear unduly overbearing when viewed from the windows of the neighbouring properties.
In terms of their impact on amenity the proposal is considered acceptable.

HIGHWAY SAFETY

1.21 The proposals will not, it is contended, give rise to any undue highway safety concerns, a view supported by the Council's Traffic and Transport Service. It is not envisaged that enlarging the school in the manner proposed will lead to significant additional vehicular movements to and from the premises but if it does it is contended that the car park serving the school would be large enough to satisfactorily accommodate those extra vehicles.

RESIDUAL MATTERS

1.22 The other concerns raised by the objectors to the scheme have been considered. However:-

- a) concerns about the effect that the existing boundary hedge may be having upon light to neighbouring properties cannot be taken into consideration when determining this application as that hedge does not form part of the proposed scheme,
- b) the Local Planning Authority cannot reasonably refuse a planning application for an extension on the grounds that it may attract gulls or other wildlife,
- c) the Local Planning Authority cannot take into consideration whether there will be a suitable means of funding this development, should it be approved, when determining this application as this is not a 'planning matter'.

CONCLUSION

1.23 It is considered that the proposals will satisfy the requirements of Saved Policy GEP1 of the Hartlepool Local Plan and the requirements of Sections 7 and 8 of the National Planning Policy Framework. It is contended that the extensions will appear in scale and keeping with the character of the host building, and that the premises so extended will retain the character and appearance of the surrounding area. It is also contended that they will safeguard the amenities of local residents and will not give rise to any undue highway safety concerns.

EQUALITY AND DIVERSITY CONSIDERATIONS

1.24 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

1.25 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

1.26 There are no Section 17 implications.

REASON FOR DECISION

1.27 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

RECOMMENDATION – APPROVE - subject to the consideration by the Planning & Development Manager of any other representations received before the expiry of the publicity period and the following conditions.

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. The development hereby approved shall be carried out wholly in accordance with the details shown on drawing numbers 704/60/1001; 704/60/1002; 704/60/1004; 704/60/1006 and 704/60/1007 which had been received by the Local Planning Authority at the time the application was made valid on 7th April 2017, and drawing numbers 704/60/1003 and 704/60/1005, received on 22nd May 2017.
For the avoidance of doubt.
3. The external materials used for the extensions shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
In order to safeguard the character of the host building and the visual amenity of the surrounding area in accordance with the provisions of Policy GEP1 of

the Hartlepool Local Plan and Section 7 of the National Planning Policy Framework.

BACKGROUND PAPERS

1.28 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line: <http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

CONTACT OFFICER

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CLAVERING PRIMARY SCHOOL



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 19/05/17
	SCALE 1:2000	
Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY	DRG.NO H/2017/0170	REV

No: 2
Number: H/2017/0122
Applicant: EFA 125 NORFOLK STREET SHEFFIELD S1 2FJ
Agent: WATSON BATTY ARCHITECTS LTD MR SCOTT LUNN
 SHIRES HOUSE SHIRES ROAD GUISELEY LS20 8EU
Date valid: 03/03/2017
Development: Erection of a Primary Free School (including sport facilities) and Nursery together with access from Wynyard Woods (NB: only part of the site access from Wynyard Woods is within the Borough of Hartlepool).
Location: LAND TO THE SOUTH OF WYNYARD WOODS AND WEST OF WOODSIDE WYNYARD

PURPOSE OF REPORT

2.1 A valid application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

2.2 Stockton Borough Council (SBC) (SBC ref 13/0342/EIS) granted outline consent in January 2017 for the construction of up to 500 houses, Primary School (inc. Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved).

2.3 This outline consent included the application site and established the principle of a school as part of the wider residential development. The proposed access road was also established through this outline consent and will serve both the school and the future wider residential development within SBC permission 13/0342/EIS. A section of the site access(s) fell within the administrative boundary of Hartlepool Borough Council (HBC) and therefore a duplicate application was submitted for consideration and determination by HBC (HBC ref H/2013/0076, approved 08.03.2017).

2.4 The wider design of the overall master plan of the above outline application has since changed and as such the proposed location of the new school has altered placing the school to the east of the site which is the basis for the current application.

2.5 A temporary school on the Wynyard Estate (within HBC) is currently being funded by the Education Funding Agency, it has a cohort of over 80 children and a permanent school is now required to cater for the predicted increase in pupil numbers. Planning permission was granted recently in May 2017 (H/2017/0166) to extend the temporary school site to allow up to 160 pupils at any one time. The temporary school is permitted to operate until September 2018.

2.6 This planning application is for a new-build primary school for Wynyard Church of England Primary School and the adjacent highway and access road which will serve the school, the majority of which falls within the administrative boundary of SBC. As such, the main element of the application is to be considered and determined by SBC at the SBC planning committee meeting of 24.05.2017 (SBC reference 17/0526/FUL), of which the Officer Report (available on SBC's website) has a recommendation for approval. A small section of the site access from Wynyard Woods falls within the administrative boundary of HBC hence the submission of the current duplicate application for consideration by HBC.

2.7 The new permanent school is programmed to be completed and ready for opening by September 2018.

2.8 As part of the approved outline consent (SBC reference 13/0342/EIS), both HBC (reference H/2017/0185) and SBC (ref 17/0909/REM) are in receipt of a reserved matters application for 'Phase A' for the erection of 138 dwellings. Both applications are currently pending consideration.

SITE AND SURROUNDINGS

2.9 The application site is approximately 3.5 ha and forms part of a wider residential development proposal on the land in and around Wynyard Village. The site is currently open greenfield to the south and woodland to the north.

2.10 New vehicular and pedestrian access/egress to the site will be provided through the wooded area within the north of the application site and will connect onto Wynyard Woods (the small section of highway falling within HBC).

2.11 Immediately to the north and east of the site is Wynyard Village which is primarily residential with some commercial units.

2.12 The Environment Agency Flood Zone map shows the subject site to be within Flood Zone 1 (low risk).

PROPOSAL

2.13 The full application is for the construction of a new primary school on the Wynyard Estate which is required to meet current demand and in order to serve further housing in the area.

2.14 The application includes the alignment of the link road connecting the school through Salter House Wood to Wynyard Woods. The link road is proposed in accordance with the principles established by the original outline planning permission (SBC reference 13/0342/EIS). The access road includes a priority junction with Wynyard Woods (partially within the administrative boundary of HBC) which will result in a small swale of land being formed between the amended highway and the rear of the boundaries to Amerston Close (primarily No's 16, 18, 19, 20 and 22). The submitted plans indicate that this is to be landscaped.

2.15 A strip would be cleared through the woods in Stockton Borough to accommodate the road. Clearance of this area of land will also allow vehicular access to the wider development site.

2.16 The Primary School is currently operating from a temporary site north of Wynyard Woods, within HBC, which has permission to operate up until September 2018. The proposed permanent school will deliver 420 pupil places, which will future proof the area's primary school provision as the surrounding residential developments are built out. The nursery will accommodate up to 39 children. In relation to staff, there will be 34 full time staff and 26 part-time staff.

2.17 The proposal includes the development of a part two storey and part single storey school building; car parking (42 spaces); pick up and drop off bays (11 in total); together with 1.8 metre high perimeter fencing; a dual 3 metre wide cycle and pedestrian path; hard and soft informal social areas; and outdoor physical education areas, including a football pitch. The proposal includes the alignment of the link road up to the entrance to the school access road and provides a temporary turning head, pending the development of the residential development. The proposal also widens a shared footway and cycleway connecting to Woodside, which will provide access to the residential area to the east. The building is located in the south eastern corner of the redline boundary site which allows the space to the north to be used for staff and visitor parking and for pick-up and drop-off alongside the school access road. The building is approximately 71m long and 19m wide with a ridge height of 9.7m and an eaves height of 6.9m when measured from finished floor level at the lower ground floor. The primary material of the façade is brick. The roof is to be constructed using colour coated profiled metal. The eaves, fascias and guttering are intended to match or compliment the roof colour and will visually retreat when set against the brick.

2.18 The application has been referred to the Committee as an objection has been received from a statutory consultee (Grindon Parish Council).

PUBLICITY

2.19 The application has been advertised by way of neighbour letters, a site notice and a press notice. To date, 2 objections have been received from neighbouring properties. These objections and concerns (including those of Grindon Parish Council) can be summarised as follows;

- Impact on amenity and privacy of residential properties as a result of increased traffic and noise and dust
- Loss of privacy as a result of increased traffic and footfall to area
- Impact on general amenity as a result of loss of woodland
- Loss of 'greenbelt'
- The proposed access route will result in a significant traffic issue
- Development is out of keeping/proportion with the surrounding area
- The school is not warranted/needed for this area
- Why is the access route not being kept within the Stockton Borough Council (SBC) controlled area? Access should be taken from Black Wood/SBC area to

reduce the impacts on residents in the Hartlepool Borough Council area of Wynyard.

- If the application is approved, a planning condition should ensure a form of physical screening, preferably a brick wall, from the development to the properties on Amerston Close that back onto the development to maintain privacy in rear garden areas and insulation from noise/traffic flows
- A physical screen would be preferable to planting as the planting would take time to establish
- Any parking on the access road should be prohibited in the interests of highway and pedestrian safety
- How will access be maintained to existing properties during development?
- Will the access road be cleaned on a daily basis?
- What parking restrictions and speed reductions will be applied?
- Concerns over how security of existing properties will be maintained as a result of the increased traffic volume
- Grindon Parish Council have provided detailed comments as set out in full above, but their concerns include pedestrian and highway safety, traffic congestion and inadequate car parking facilities, and the design of the school building being 'an ugly cuboid'.

2.20 It should be noted that the applicant has undertaken consultation in accordance with the adopted Statement of Community Involvement which involved a public consultation event held on 2nd February at the temporary Wynyard Church of England School. At the consultation event the Head Teacher, Contractor and Architects were present to explain the scheme and respond to questions.

2.21 Copy Letters A

2.22 The period for publicity has expired.

CONSULTATIONS

2.23 The following consultation replies have been received:

HBC Traffic and Transport; The amendments to the junction at Wynyard Woods are acceptable. These need to be carried out under a section 278 agreement, by a NRSWA accredited contractor.

Need to ensure that vehicles cannot park on the verge opposite the drop off pick up area. This can be done physically or with a Traffic regulation order.

HBC Arboricultural Officer; This application will involve the removal of a considerable number of trees from part of Salter House Wood to create an access from Wynyard Woods to the proposed new school facility. The applicant has produced a report in which this has been surveyed previously with recommendations to its general management however the tree loss is going to be far greater and could be more to anticipate windthrow from trees that are currently protecting each other.

This stand (shown as TG1 on the applicants Arboricultural Survey) comprises a mixture of trees primarily Lodgepole Pine which have never been thinned and are likely to become unstable when clearing takes place. To this effect it is recommended that these are all removed leaving the following species Scots Pine, Ash, Beech, Birch, Alder and Sycamore but many of these will also need to be removed to accommodate the roadway.

As there is little room to manoeuvre on this because of site constraints, the access will need to keep to the route shown and there will be a loss of habitat and tree cover because of it. The emphasis will need to be on protecting those trees that are left and where a swathe is taken out, broadleaved trees are planted to provide a buffer to limit any future wind throw that may occur. In this respect the recommendations in the Arboricultural Report submitted by the applicant will need to be stringently adhered to especially the part of tree protection.

Additional comments received on amended plan (regarding landscaping adjacent to the site access within HBC land)

The tree species chosen will eventually become large enough to make a contribution to the visual aspect of the site together with the underplanting of bulbs, wildflower meadow and grass. The trees that have been selected are suited to the climate here and should establish well as should the rest of the planting.

HBC Public Protection; I would make the following comments with regards to this application; suitable shade provision should be given to any outdoor spaces where activities take place on a regular basis, particularly if this is during the times of high Ultra Violet Radiation. Consideration must be given to the type, size and positioning of shade provision.

HBC Countryside Access Officer; There is no information to imply that there is any data of any recorded or unrecorded public rights of way and/or permissive paths running through, abutting to or being affected by the proposed development of this site.

HBC Engineering Consultancy; Can I request a surface water condition on this one please as the details provided are not enough for me to approve at this stage?

I am satisfied with the geological reports provided so no condition is required on that side of things.

Northumbrian Water; In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above we have the following comments to make:

The planning application does not provide sufficient detail with regards to the management of foul and surface water from the development for Northumbrian Water to be able to assess our capacity to treat the flows from the development. We would therefore request the following condition:

CONDITION: Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

How to Satisfy The Condition

The developer should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely:-

- Soakaway
- Watercourse, and finally
- Sewer

If sewer is the only option the developer should contact Northumbrian Water to agree allowable discharge rates & points into the public sewer network. This can be done by submitting a pre development enquiry directly to us. Full details and guidance can be found at <https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx> or telephone 0191 419 6646.

Please note that the planning permission with the above condition is not considered implementable until the condition has been discharged. Application can then be made for a new sewer connection under Section 106 of the Water Industry Act 1991.

For information only

We can inform you that a public sewer crosses the site and may be affected by the proposed development. Northumbrian Water do not permit a building over or close to our apparatus and therefore we will be contacting the developer direct to establish the exact location of our assets and ensure any necessary diversion, relocation or protection measures required prior to the commencement of the development. We will be contacting the developer/agent directly in this matter, however, for planning purposes you should note that the presence of our assets may impact upon the layout of the scheme as it stands.

Tees Archaeology; This site has previously been subject to archaeological evaluation comprising geophysical survey and trial trenching (Tees Archaeology Events 957 and 958). This work identified a single gully likely to date to the Iron Age. This is not of sufficient significance to warrant further archaeological investigation. The evaluation has therefore satisfied the requirements of the NPPF (para 128).

HBC Ecologist; No ecology concerns. I have no ecology requirements.

Additional comments received on amended plan (regarding landscaping adjacent to the site access within HBC land)

I approve of the landscaping plan (NT13126 002) and the meadow species mix proposed.

Grindon Parish Council; (objection) The Transport Statement provided with this planning application states the school is designed for 420 pupils and a nursery and these pupils will walk / cycle to school. Section 2.3.5 states the 1434 new homes planned along with existing homes will provide the pupils.

The Wynyard demographic does not support this claim as 61% of residents are in the 40 and over age groups, a demographic not likely to have young children. Less than 13% of the Wynyard population are aged 5-14.

The new school will take children from a far wider area than Wynyard, Public Consultation document supports this argument as it states Para 8.0 'proximity to the A689 and A19 will provide easy access' to the school. It is therefore envisaged by the Church of England that the school will draw on pupils from the wider Teesside.

Safety

Children from Wynyard Park to the north of the A689 will have to cross this road if they are to walk or cycle to school, as the Transport Statement says they will. I would not like to see any child attempt to cross this dual carriageway as there are no pedestrian facilities and the speed limit is 70 mph. This makes a mockery of the Transport Statement section 5.1.6 conclusion that there are 'no inherent highway safety issues'.

The same study dismisses 3 accidents within Wynyard as not relevant as they happened outside school hours, but traffic has been clocked on The Wynd (main access road from the east side of Wynyard) at 60mph in a 30mph zone

Transport

Parents will bring their children to school by car. Transport Statements notwithstanding, the distances to be walked and the hazards en route plus time pressure and weather and a car based culture within the area will ensure parents use cars. Evidence - the temporary school is permitted a maximum of 100 pupils and does not have anywhere near that number, but 10 - 15 cars can be counted outside the school for evening pick up already.

This will cause congestion on Wynyard Woods as these children will arrive in cars as there is no public transport to Wynyard and there is unlikely to be any for the foreseeable future. There will be 660 new homes emptying onto Wynyard Woods in addition to the 250 or so already. As average car ownership in Wynyard is >3 per household the new development will put an extra 1800 cars on the road in the morning. This will mix with school traffic and cars will park on Wynyard Woods and the new link road. Parents coming from the east of Wynyard (north and south) will be able to park on Woodside as there will be pedestrian access to the school from

here. The road is not a standard width and has no turning area. The parked cars will block drives and present a significant traffic hazard to the children and other road users.

Inadequate Parking

In the light of previous statements in this document the car parking provision for drop off / collection of children is totally inadequate. 11 bays will only scratch the surface and parents will park on Woodside, the new access road and Wynyard Woods creating traffic hazards to other road users, noise and pollution.

Insufficient parking for the anticipated 60 staff will cause the 11 bays for visitors and parents to be permanently filled. Staff cannot seriously be expected to cycle to Wynyard down a 70mph dual carriageway and / or the A19. This amounts to a death wish.

School Building

The building itself has not been sufficiently modified to be acceptable to residents. It is an ugly cuboid and the brown metal roof is not in keeping with existing surrounding housing, which is brick construction with a red or grey tile roof.

1SOURCE: Estimates calculated by TVU by applying a residential address weighted method to ONS mid-2014 population estimates for output areas.

2 SOURCE: (SBC from the SID placed on The Wynd)

Elwick Parish Council; No objection, although they would wish to see traffic calming measures in place on the roads around the school.

PLANNING POLICY

2.24 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

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

GEP1: General Environmental Principles
 GEP2: Access for All
 GEP3: Crime Prevention by Planning and Design
 RUR1: Urban Fence
 RUR2: Wynyard Limits to Development
 TRA16: Car parking standards

Emerging Local Plan

2.26 The emerging 2018 Local Plan has now reached a stage where weight can be applied to policies, so they should be considered within the assessment of this application. The following policies are relevant.

HSG6.: Wynyard Housing Developments
 INF4: Community Facilities
 LS1: Locational Strategy
 NE2 – Green Infrastructure
 QP3: Location, Accessibility, Highway Safety and Parking
 QP4: Layout and Design of Development
 QP5: Safety and Security
 QP6: Technical Matters
 SUS1: The Presumption in Favour of Sustainable Development

National Policy

2.27 In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the National Planning Policy Framework (NPPF). The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic heading – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision taking, these being; empowering local people to shape their surrounding, proactively drive and support economic development, ensure a high standard of design, respect existing roles and character, support a low carbon future, conserve the natural environment, encourage re-use of previously developed land, promote mixed use developments, conserve heritage assets, manage future patterns of growth and take account of and support local strategies relating to health, social and cultural well-being. The following paragraphs are relevant to this application:

Paragraph 14 presumption in favour of sustainable development
 Paragraph 17 12 planning principles
 Paragraph 19 support sustainable economic growth
 Paragraph 56 Good design
 Paragraph 57 high quality and inclusive design for all development
 Paragraph 61 the connections between people and places and the integration of new development
 Paragraph 72 Importance of ensuring a sufficient choice of school places
 Paragraph 123 Noise pollution
 Paragraph 196 determination in accordance with the development plan
 Paragraph 197 presumption in favour of sustainable development

HBC Planning Policy comments (summarised); Planning policy support the proposed development. Planning Policy acknowledge that this application is only for the access element of the development however this will help facilitate the development of the school on the Stockton.

PLANNING CONSIDERATIONS

2.28 As stipulated above, the school buildings, car parking areas and majority of the application site falls within the SBC administration area. As such, SBC Officers have presented a report to the SBC committee on 24.05.2017 with an officer recommendation that is minded to approve the application subject to a number of planning conditions. The SBC committee report considers in detail the resultant impacts of the scheme which SBC considers to be acceptable.

2.29 Given that the principle of development for the siting and need for a school in this area of Wynyard has been established by the outline consent, the main considerations with respect to this application relate to the impact of the proposed development (the small section of the highway/access within HBC) on the locality in terms of the impact on visual amenity, residential amenity, vehicular access and highway safety and any other material planning considerations.

IMPACT ON VISUAL AMENITY OF SURROUNDING AREA

2.30 In respect of the resultant impacts of the proposed junction and highway works (that affect the administrative land of HBC), the proposal would create a small swale of land between the new highway and junction and the rear boundaries of the properties to the north (within Amerston Close). The applicant has provided additional details which show that the swale area would be landscaped with tree and wildflower meadow style planting and the remaining areas being laid to grass to tie into the existing grassed verge, which has been agreed in principle by both the Council's Arboricultural Officer and the Council's Ecologist. This element of the proposal (within HBC) is considered to be acceptable and would assist in softening the impact of the proposed access. Overall, it is considered that the proposal will not result in an adverse impact on the visual amenity of the surrounding area. A number of conditions covering hard and soft landscaping are recommended accordingly.

2.31 The Council's Arboricultural Officer has also provided detailed landscape comments on the overall scheme which primarily relates to the works that fall within SBC including tree protection measures that would be secured by planning conditions on the SBC application should it be approved. As such, the Arboricultural Officer's recommendations can be appended as an informative for the applicant's consideration.

IMPACT ON RESIDENTIAL AMENITY

2.32 In terms of the resultant impacts of the proposed highway works (that fall within HBC), it is considered that the siting and design of the layout minimises any potential adverse impact on the amenity of neighbouring properties through loss of privacy, noise pollution etc. Given the nature and scale of the proposed element of the scheme falling within HBC, it is considered that the proposed layout has been

designed with adequate distances and would not result in any direct overlooking and would not be visually intrusive or overbearing. Furthermore, the Council's Public Protection team has raised no objections to the proposal subject to advisory comments regarding the provision of suitable shade provision for outdoor shaded areas at the school itself in Stockton, which can be appended as an informative.

MEANS OF ACCESS AND TRAFFIC ISSUES

2.33 The application is accompanied by a Transport Statement in order to satisfy the Local Planning Authority that the principle of the development and the subsequent movement of future traffic can be accommodated in and around the site on the surrounding road network.

2.34 A number of objections/concerns have been raised by residents with traffic and highway congestion, parking on residential streets and highway safety featuring prominently in the consultation responses.

2.35 The Council's Traffic and Transport section have considered the proposal and raise no objection on highway grounds to the proposed development commenting that the amendments to the junction (and the small section of highway land that falling within HBC) are acceptable and will need to be carried out under a separate highway agreement. This can be secured by an informative.

2.36 The Traffic and Transport section has also commented that the scheme needs to ensure that vehicles cannot park on the verge opposite the drop off pick up area; whilst these comments are noted, given that this section falls within the jurisdiction of SBC, this will fall within the control of SBC.

2.37 A condition is recommended to agree a Construction Management Plan prior to construction commencing on the site (to reflect the requirement within the SBC Officer report recommendation).

OTHER PLANNING MATTERS

2.38 No objections have been received from technical consultees in respect of contaminated land, ecology, archaeology and impact on public rights of way.

2.39 In terms of flood risk, a Flood Risk Assessment accompanies the application and identifies the site falls within Flood Zone 1 (the lowest risk) with a need to demonstrate a satisfactory management of surface water. The Council's Engineering Consultancy section and NWL have raised no objection to the proposal subject to appropriate controlling conditions relating to surface water drainage and foul drainage.

OTHER MATTERS

2.40 The application site is not classed as greenbelt land.

CONCLUSION

2.41 In conclusion, the impacts of the proposal have been considered against national and local planning guidance. Overall the nature and scale of the development is acceptable. It is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and does not conflict with policies in the Local Plan(s). It is considered that the development can be undertaken without significant harm to the surrounding area and there are no overriding matters of a technical nature that would outweigh the presumption in favour of a sustainable development on this site.

2.42 It is considered that the application site is sustainable and the presumption in the NPPF that Planning should operate to encourage and not act as an impediment to sustainable growth must be applied. Significant weight is required to be placed on the need to support schools through the planning system. It is considered the proposal would not give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole and therefore the application is accordingly recommended for approval subject to the conditions set out in the report.

EQUALITY AND DIVERSITY CONSIDERATIONS

2.43 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

2.44 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

There are no Section 17 implications.

REASON FOR DECISION

2.45 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

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 in accordance with the following approved plan(s); WYNY01-WBA-XX-ZZ-DR-A-PL01 (Site Location Plan), WYNY01-WBA-XX-ZZ-DR-A-PL04 (Existing Site Layout), WYNY01-WBA-A-PL13 (Site Plan- Council Boundary), WYNY01-WBA-XX-ZZ-DR-A-PL05 (Proposed Site Layout - Sheet 1), WYNY01-WBA-A-PL06 (Proposed Site Layout - Sheet 2), WYNY01-WBA-XX-B1-DR-A-PL09 (Proposed Lower Ground Floor), WYNY01-WBA-XX-00-DR-A-PL10 (Proposed Ground Floor),

WYNY01-WBA-XX-R-DR-A-PL11 (Proposed Roof Plan) all plans date received 3rd March 2017 by the Local Planning Authority; and amended plans WYNY01-WBA-XX-ZZ-Planning-A-PL12 Rev P2 (Proposed Elevations) date received by the Local Planning Authority 3rd April 2017; plan 00.16191-ACE-00-XX-DR-C-50-0101 Rev P4 (Proposed Drainage Layout) date received by the Local Planning Authority 10th April 2017; and plan NT13126/002 (Landscape Proposals) received by the Local Planning Authority 27th April 2017 unless otherwise agreed in writing with the Local Planning Authority. For the avoidance of doubt.

3. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans and prior to commencement of soft landscaping works, full details of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths, plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, levels and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. The proposed scheme shall be in general conformity with plan NT13126/002 (Landscape Proposals) received by the Local Planning Authority 27th April 2017. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the Local Planning Authority in writing in the first planting season following commencement of the development or agreed phases or prior to the occupation of any part of the development and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.

Any vegetation within a period of 5 years from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

4. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no hard landscaping works (excluding base course for access roads) shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

5. The development hereby approved shall not be commenced on site, until a scheme of 'Surface Water Drainage and Management' for the implementation, maintenance and management of the sustainable drainage scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- I. Detailed design of the surface water management system;
- II. A build program and timetable for the provision of the critical surface water drainage infrastructure;
- III. A management plan detailing how surface water runoff from the site will be managed during construction phase;
- IV. Details of adoption responsibilities;
- V. Management plan for the Surface Water Drainage scheme and any maintenance arrangements;

The building hereby approved shall not be brought into use until the approved 'Surface Water Drainage' scheme has been implemented and the approved scheme shall be maintained in accordance with the Surface Water Management scheme for the lifetime of the development.

To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the guidance within the National Planning Policy Framework.

6. Development shall not commence until a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details. To prevent the increased risk of flooding from any sources in accordance with the NPPF.

7. No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- (i) the site construction access(es)
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,
- (vi) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site;
- (vii) measures to control and monitor the emission of dust and dirt during construction;
- (viii) a Site Waste Management Plan;
- (ix) details of the routing of associated HGVs;
- (x) measures to protect existing footpaths and verges; and a means of communication with local residents.

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

- In the interests of highway safety and amenity.
8. Prior to the commencement of development, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority. Such street furniture as agreed shall be erected before the development hereby approved is occupied.
- In the interests of the visual amenities of the locality and highway safety.
9. No construction activity or deliveries shall take place except between the hours of 0800 and 1800 on Monday to Friday and 0900 and 1300 on Saturdays. There shall be no construction activity on Sundays or Bank Holidays.
- To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

BACKGROUND PAPERS

2.46 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line: <http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

CONTACT OFFICER

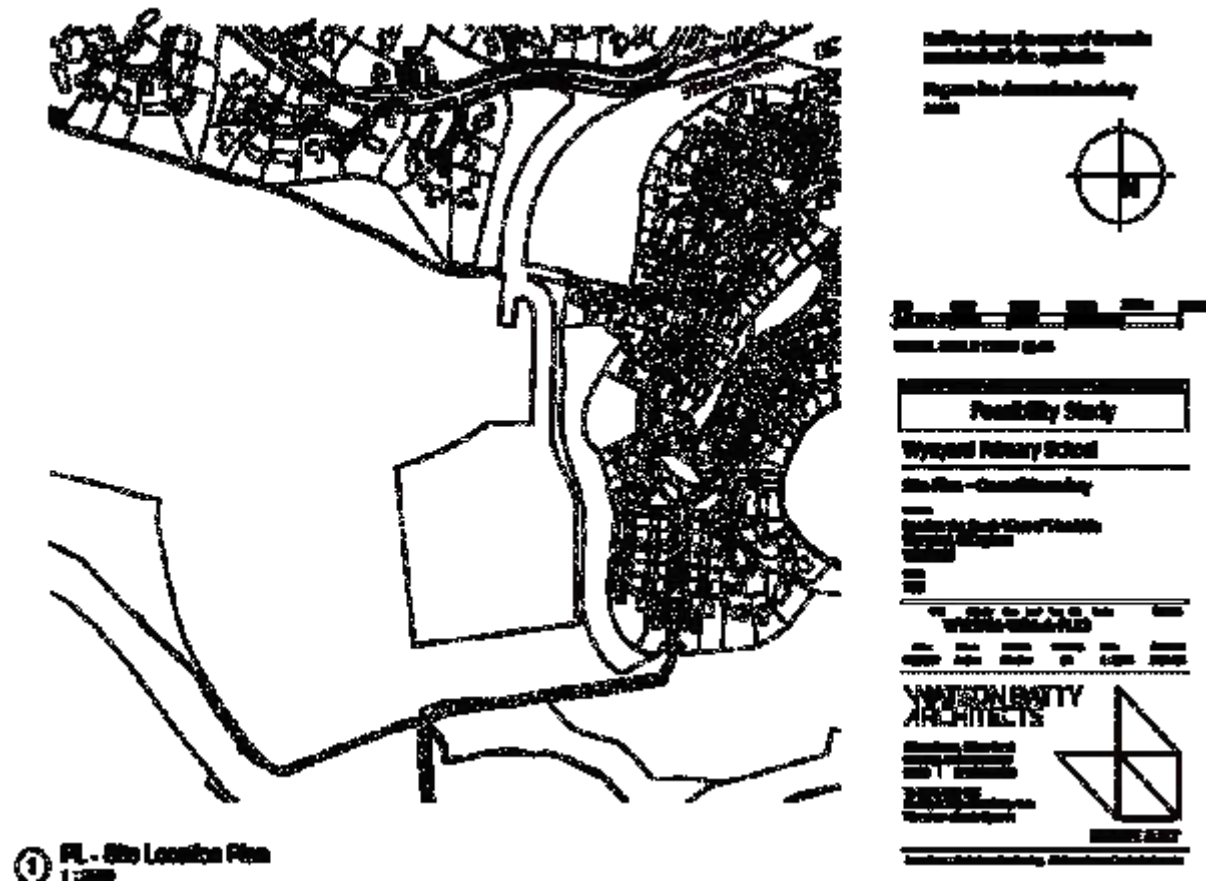
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No: 3
Number: H/2017/0039
Applicant: MR G STRINGER ALBION TERRACE HARTLEPOOL
TS24 0QL
Agent: MR G STRINGER 14 ALBION TERRACE
HARTLEPOOL TS24 0QL
Date valid: 28/03/2017
Development: Listed building consent for the installation of replacement
windows (retrospective application)
Location: 14 ALBION TERRACE HARTLEPOOL

PURPOSE OF REPORT

3.1 A valid application has been submitted for the development highlighted within this report accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

PROPOSAL

3.2 Retrospective approval is sought for the installation of replacement windows on the front and rear elevation of the property. Two windows on the second floor on the front elevation have been replaced and two windows on the rear elevation one at first and one at second floor have been replaced. The replacement windows are UPVC and are of a modern design. The replacement windows are casement (side opening) windows with a narrow fixed window over.

SITE CONTEXT

3.3 The application site is a large end terraced property on the Headland located within the Headland Conservation Area which is a designated heritage asset. The property is a Grade II Listed Building that dates from the early 18th century. The surrounding area is predominantly residential with a mix of traditional Victorian terraced properties which front onto the sea with more modern properties behind.

3.4 The front garden area is enclosed by wrought iron railings with paving to the front with a garage and driveway to the side. The highway to the front is a one way road system.

PUBLICITY

3.5 The application has been advertised by way of neighbour letters (5) a site notice and press notice. To date, there have been no representations received. The period for publicity has expired.

CONSULTATIONS

3.6 The following consultation replies have been received:

HBC CONSERVATION: The application site is a grade II listed building located in the Headland Conservation Area; both of these are identified as designated heritage assets.

In considering applications for listed buildings the 1990 Act requires a local planning authority to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The National Planning Policy Framework (NPPF) looks for local planning authorities to take account of the significance of a designated heritage asset and give great weight to the assets conservation (para 132, NPPF).

The current Local Plan Policy HE8 states, Alterations to part of a listed building will only be approved where it can be demonstrated that the main part of the building will be preserved and enhanced and where no significant features of special architectural or historic interest are lost.

Policy HE4 of the recently published Local Plan states the Borough Council will seek to conserve or enhance the town's listed buildings by resisting unsympathetic alterations [and] encouraging appropriate physical improvement work.

When considering any application for planning permission that affects a conservation area, the 1990 Act requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The National Planning Policy Framework (NPPF) goes further in seeking positive enhancement in conservation areas to better reveal the significance of an area (para. 137, NPPF). It also looks for local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness (paras. 126 & 131, NPPF).

Further to this at a local level, the current Local Plan policy HE1 is relevant, this states, proposals for development within a conservation area will be approved only where it can be demonstrated that the development will preserve or enhance the character or appearance of the area.

In the recently published Local Plan policy HE3 states that the Borough Council will seek to ensure that the distinctive character of Conservation Areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within Conservation Areas will need to demonstrate that they will conserve or positively enhance the character of the Conservation Areas.

Headland Conservation Area is considered to be at risk. The recently published Local Plan policy HE7 sets out that the retention, protection and enhancement of heritage assets classified as at risk is a priority for the Borough Council.

The Headland Conservation area forms the original settlement of Hartlepool, established during the seventh century as a religious centre and later becoming

important as a port. Its unique character derives from its peninsula location and from the Victorian domestic residential architecture.

The detail and standard joinery evident on the Headland also contributes to its unique character. Windows are usually vertical sliding sash containing a single pane of glass, sometimes divided by a single vertical glazing bar. Horns are also evident on sash windows for decoration and strength. Some earlier multi-paned sash windows are found on lesser windows on rear elevations or to basements. Canted bay windows are also a feature of the Headland, sometimes running up the front elevation from basement to attic, or in other instances forming a single projecting oriel window at first floor. Front doors are two or four panelled set in a doorcase which may be of a simple design or may be more decorative with fluted Doric columns. There are examples of later Edwardian architecture which differ from the earlier Victorian houses by the use of more elaborate joinery, to doors, doorcases and windows with multi-paned upper lights and fixed sash lower lights.

In 2009 Planning Committee agreed a series of guidelines for replacement windows in conservation areas. In this instance the relevant section relating to listed buildings states, any replacement or alterations of previously altered joinery items which is not of a type appropriate to the age and character of the building (in terms of design, detailing and materials) should be denied consent.

The proposal is a retrospective application for the replacement of two windows to the second floor front elevation of the house and two windows to the rear of the house one at first and one at second floor. The windows to the front of the building and second floor rear elevation were all replacement UPVC windows. The window to the first floor rear was a timber window which also appears from its design to be a replacement.

The windows installed are of a modern design with two side opening windows to the lower section of the opening with what appears to be a narrow fixed window over.

Typically this property would have had one over one sash windows in timber with horns as can be seen elsewhere in the street. The proposed window does not bear any resemblance to such a window and is therefore contrary to the policy guidelines of Planning Committee.

The buildings within this block are examples of the properties in the Headland area, some of which were later lost through clearance. The significance of the heritage asset is derived from the architecture of the building and the contribution this makes to Albion Terrace as a whole. The architecture and finer detailing on the properties contributes to the significance of the Headland Conservation Area.

The windows do not replicate the traditional sash design which is found on a property such as this. In addition modern materials have been used; as a result the window does not have any of the finer detailing which would have been found on a timber sash window such as the lower sash being set back, the horn detailing or the finer framing elements that can be created in timber. Rather the replacement windows have a thick frame and a rather flat appearance with little relief. The

opening detail with a narrow top light over presents an incongruous design in a terrace where the majority of the windows are of a traditional design.

It is considered that the proposal will cause less than substantial harm to the designated heritage asset (NPPF para 134). No information has been provided to demonstrate that this harm will be outweighed by the public benefits of the proposal.

PLANNING POLICY

3.7 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

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

GEP1: General Environmental Principles
 HE1: Protection and Enhancement of Conservation Areas
 HE8: Works to Listed Buildings (including Partial Demolition)
 Hsg10: Residential Extensions

Emerging Local Plan

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

HE1.: Heritage Assets
 HE3.:Conservation Areas
 HE4.: Listed Buildings and Structures
 LS1: Locational Strategy
 QP4: Layout and Design of Development
 QP5: Safety and Security
 SUS1: :The Presumption in Favour of Sustainable Development

National Policy

3.10 In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the National Planning Policy Framework (NPPF). The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic heading – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision taking, these being; empowering local people to shape their surrounding, proactively drive and support economic

development, ensure a high standard of design, respect existing roles and character, support a low carbon future, conserve the natural environment, encourage re-use of previously developed land, promote mixed use developments, conserve heritage assets, manage future patterns of growth and take account of and support local strategies relating to health, social and cultural well-being. The following paragraphs are relevant to this application:

Paragraph 001: Apply Policy

Paragraph 002: Primacy of Development Plan

Paragraph 009: Sustainable development

Paragraph 011: Planning law and development plan

Paragraph 012: Statutory status of development plan

Paragraph 013: NPPF is material consideration

Paragraph 014: Presumption in favour of sustainable development

Paragraph 017: Role of planning system

Paragraph 056: Design of built environment

Paragraph 126: Positive strategy for the historic environment

Paragraph 128: Heritage assets

Paragraph 129: Significant heritage assets

Paragraph 131: Viable use consistent with conservation

Paragraph 132: Weight given to asset's conservation

Paragraph 134: Less than substantial harm to the significance of a designated asset

Paragraph 137: Positive enhancement of conservation areas

Paragraph 196: Primacy of the Development Plan

Paragraph 197: Presumption in favour of sustainable development.

PLANNING CONSIDERATIONS

3.11 The main issues for consideration in this instance are the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan and in particular the impact on visual amenity and the Listed Building and Headland Conservation Area.

3.12 In considering applications for listed buildings the 1990 Act requires a local planning authority to pay special attention to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The National Planning Policy Framework (NPPF) looks for local planning authorities to take account of the significance of a designated heritage asset and give, great weight to the asset's conservation (para 132, NPPF).

3.13 The current Local Plan Policy HE8 states, alterations to part of a listed building will only be approved where it can be demonstrated that the main part of the building will be preserved and enhanced and where no significant features of special architectural or historic interest are lost.

3.14 Policy HE4 of the recently published Local Plan states the Borough Council will seek to conserve or enhance the town's listed buildings by resisting unsympathetic alterations [and] encouraging appropriate physical improvement work.

3.15 When considering any application for planning permission that affects a conservation area, the 1990 Act requires a local planning authority to pay special

attention to the desirability of preserving or enhancing the character or appearance of the area. The National Planning Policy Framework (NPPF) goes further in seeking positive enhancement in conservation areas to better reveal the significance of an area (para. 137, NPPF). It also looks for local planning authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness (paras. 126 & 131, NPPF).

3.16 Further to this at a local level, the current Local Plan policy HE1 is relevant, this states: *proposals for development within a conservation area will be approved only where it can be demonstrated that the development will preserve or enhance the character or appearance of the area.*

3.17 In the recently published Local Plan policy HE3 states that the Borough Council will seek to ensure that the distinctive character of Conservation Areas within the Borough will be conserved or enhanced through a constructive conservation approach. Proposals for development within Conservation Areas will need to demonstrate that they will conserve or positively enhance the character of the Conservation Areas.

3.18 Headland Conservation Area is considered to be at risk. The recently published Local Plan policy HE7 sets out that the retention, protection and enhancement of heritage assets classified as 'at risk' is a priority for the Borough Council.

3.19 The Headland Conservation area forms the original settlement of Hartlepool, established during the seventh century as a religious centre and later becoming important as a port. Its unique character derives from its peninsula location and from the Victorian domestic residential architecture.

3.20 In 2009 Planning Committee agreed a series of guidelines for replacement windows in conservation areas. In this instance the relevant section relating to listed buildings states: *any replacement or alterations of previously altered joinery items which is not of a type appropriate to the age and character of the building (in terms of design, detailing and materials) should be denied consent.*

3.21 The Council's Heritage and Countryside Manager was consulted on the application and has commented that the application is retrospective with two windows to the second floor front elevation of the house and two windows to the rear of the house one at first and one at second floor. The windows to the front of the building and second floor rear elevation were all replacement UPVC windows. The window to the first floor rear was a timber window which also appears from its design to be a replacement. The windows installed are of a modern design with two side opening windows to the lower section of the opening with what appears to be a narrow fixed window over. Typically this property would have had one over one sash windows in timber with horns as can be seen elsewhere in the street. The proposed window does not bear any resemblance to such a window and is therefore contrary to the policy guidelines of Planning Committee.

3.22 It is considered that the windows do not replicate the traditional sash design which is found on a property such as this. In addition modern materials have been

used, as a result the window does not have any of the finer detailing which would have been found on a timber sash window such as the lower sash being set back, the horn detailing or the finer framing elements that can be created in timber. The replacement windows have a thick frame and a rather flat appearance with little relief. The opening detail with a narrow top light over presents an incongruous design in a terrace where the majority of the windows are of a traditional design.

3.23 In this instance it is considered that these windows cause less than substantial harm to the character of the conservation area. In such cases paragraph 134 of the NPPF requires the harm to be weighed against the public benefits of the proposal. However no supporting information has been provided to suggest public benefits could be derived from the works.

CONCLUSION

3.24 The Local Planning Authority considers that, by virtue of the design and profile of the windows, the proposal would cause less than substantial harm to the Headland Conservation Area, a designated heritage asset. No justification has been submitted in terms of public benefits of the scheme. The proposed has a detrimental impact on the character and appearance of the Conservation Area and Listed Building. Therefore the scheme is considered to be contrary to saved policy GEP1, HE1 and HE8 of the Hartlepool Local Plan and HE1, HE3 and HE4 of the Emerging Local Plan 2016 and paragraphs 126, 131 and 134 of the NPPF.

EQUALITY AND DIVERSITY CONSIDERATIONS

3.25 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

3.26 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

3.27 There are no Section 17 implications.

REASON FOR DECISION

3.28 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is not acceptable as set out in the Officer's Report.

RECOMMENDATION – REFUSE for the following reason

1. The Local Planning Authority considers that the proposal would cause less than substantial harm to a listed building and the Headland Conservation Area, a designated heritage asset, due to the design of the replacement windows. It is considered that the proposed windows by reason of their design and materials would detract from the character and appearance of the listed building and the Headland Conservation Area contrary to policies

GEP1, HE1 and HE 8 of the Hartlepool Local Plan 2006 and HE1, HE3 and HE4 of the Emerging Local Plan 2016 and paragraphs 126, 131 and 134 of the NPPF.

BACKGROUND PAPERS

3.29 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line: <http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

CONTACT OFFICER

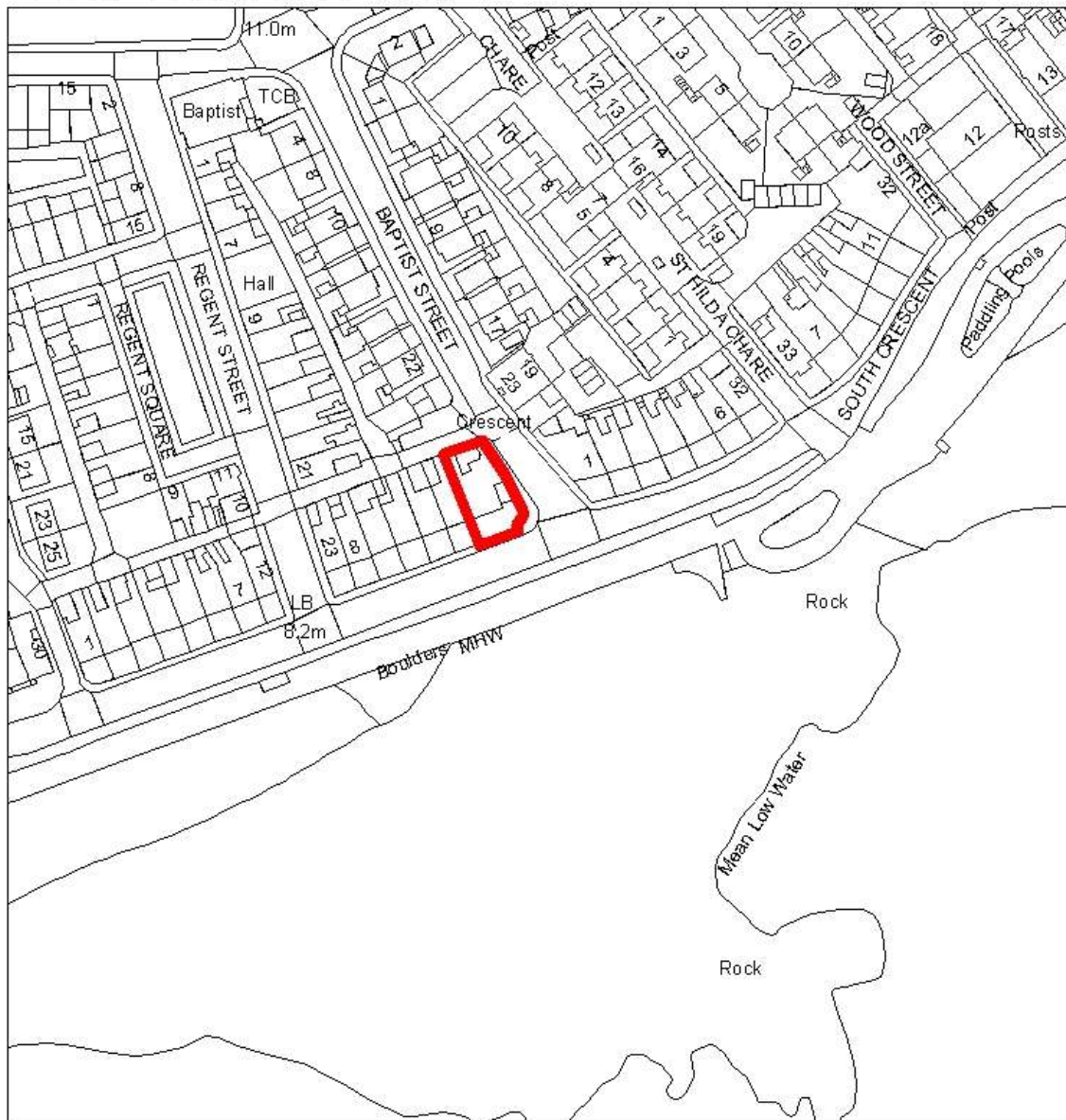
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14 ALBION TERRACE

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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 19/05/17
	SCALE 1:1250	
Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY	DRG.NO H/2017/0039	REV

No: 4
Number: H/2017/0245
Applicant: MR C HUNTER GROVE CLOSE HARTLEPOOL TS26 9NA
Agent: MARK TAYLOR 24 SEDGEWICK CLOSE HARTLEPOOL TS24 9EU
Date valid: 24/04/2017
Development: Erection of a single storey extension at the side and rear, addition of dormer window to side elevation, installation of bow windows to front, and alterations to fenestration.
Location: 5 GROVE CLOSE HARTLEPOOL

PURPOSE OF REPORT

4.1 A valid application has been submitted for the development highlighted within this report. Accordingly Hartlepool Borough Council as Local Planning Authority is required to make a decision on this application. This report outlines the material considerations in relation to the proposal and presents a recommendation.

BACKGROUND

4.2 None.

PROPOSAL

4.3 Planning permission is sought to add a single storey family room/kitchen extension to the side (north eastern) and rear (south eastern) facing elevations of the dwelling; a dormer window to the south western facing roof plane; and two ground floor bay windows in the front (north western) facing elevation. Approval is also sought to install two new first floor windows in the existing bungalow, one in the front (north western) facing elevation of the property and the other in the rear (south eastern) wall. The proposals also involve the installation of a roof light in the north eastern facing roof plane of the existing dwelling and slight alterations to the internal layout of the property. However, as the former works may be carried out as 'permitted development' and the latter do not require planning permission these works do not form part of the formal planning application.

4.4 The application is being reported to Planning Committee because the recommendation is to approve the application (for reasons outlined below) and more than three objections have been received in respect of the proposals.

SITE CONTEXT

4.5 The application site is occupied by a detached bungalow constructed predominantly of brown brick, for the external walls, but with some tile hanging to the front elevation. The bungalow itself benefits from a brown concrete pantile pitched roof but this reduces to a flat felted roof over the adjoining garage.

4.6 The bungalow is located approximately 60 metres south east of the junction of The Grove and Grove Close at the end of a short cul-de-sac. The surrounding area is predominantly residential in character.

PUBLICITY

4.7 The application has been advertised by way of neighbour letters sent to the three properties that immediately surround the site. Six letters of objection have since been received. The objections are:-

- a) that the extensions will unbalance the appearance, and detract from the character, of the host dwelling and will harm the character and appearance of the surrounding area,
- b) that the proposals will give rise to unacceptable overlooking of neighbouring properties, and
- c) that the proposals will lead to an unacceptable increase in vehicles parking on, and using, Grove Close.

4.8 The period for publicity has now expired.

4.9 Copy letters **C**

CONSULTATIONS

4.10 The following consultation reply has been received:

HBC Traffic and Transport:- Observations awaited

PLANNING POLICY

4.11 In relation to the specific policies referred to in the section below please see the Policy Note at the end of the agenda.

Local Policy

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

GEP1 – General Environmental Principles

Hsg10 – Residential Extensions

Emerging Local Plan

4.13 The Council's emerging Local Plan is currently at the Publication Stage and weight can therefore also be given to policies within it. More or less weight can be apportioned to individual policies dependent on the level of objection received in respect of them.

In this context it is considered that the following policies can be afforded a degree of weight in the decision making process.

QP4 – Layout and Design of Development

HSG11 – Extensions to Existing Dwellings

National Policy

4.14 In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the National Planning Policy Framework (NPPF). The NPPF sets out the Governments Planning policies for England and how these are expected to be applied. It sets out the Government requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic heading – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision taking, these being; empowering local people to shape their surrounding, proactively drive and support economic development, ensure a high standard of design, respect existing roles and character, support a low carbon future, conserve the natural environment, encourage re-use of previously developed land, promote mixed use developments, conserve heritage assets, manage future patterns of growth and take account of and support local strategies relating to health, social and cultural well-being. The following section is considered relevant to this application:

PARA – 0056 : Good design

PARA – 0060 : Promoting distinctiveness

PARA – 0064 : Refusing poor design

PARA – 0066 : Working with those affected

PLANNING CONSIDERATIONS

4.15 The main issue for consideration is the appropriateness of the proposal in terms of the policies and proposals held within the Development Plan. In this instance the key issues are considered to be visual amenity, amenity of neighbouring properties and highway safety.

VISUAL AMENITY

4.16 The extension and dormer are not considered ideal in design and scale terms, both being quite large and incorporating flat roofs. Nevertheless, it is considered that it would be difficult to sustain a refusal of either of them on these grounds in this instance despite the concerns of some local residents. This is because:-

- a) the extension will occupy a secluded position to the rear of the dwelling where it will be readily visible only to the occupiers of those properties that immediately surround the rear garden. As such it will have little impact upon the appearance of the street scene. The dormer will be visible from Grove Close but its overall scale will not be readily apparent when viewed from that vantage point as it will generally be seen 'side-on'.
- b) both developments will be subservient to the host dwelling, the extension appearing as a single storey structure located to the rear of the property with a generally lower roof line, and the dormer located on the side facing roof plane set some 0.6 metres back from the main front elevation of the property and 0.5 of a metre below the ridge.
- c) whilst the extension and the dormer will both incorporate quite large areas of flat roof this will match the flat roof of the existing garage.
- d) the extension will also partly incorporate a pitched roof that will reasonably harmonise with the roof of the host dwelling.
- e) both developments will otherwise be constructed of matching materials.

4.17 The new bay and first floor windows will, with one exception, be fully visible from Grove Close. Nevertheless it is considered that they will also be acceptable in design terms appearing in proportion with, and relating in a satisfactory manner to, other windows in the property.

4.18 For the record it is not proposed to increase the overall height of the property despite suggestions to the contrary.

AMENITY OF NEIGHBOURING PROPERTIES

4.19 The proposed extension will be large extending approximately 7.3 metres beyond the main rear wall of the host dwelling and 11.6 metres from the rear of the adjoining garage. Consequently it has the potential to affect the level of light currently received by the neighbouring properties. However, it is considered, on balance, that a refusal of this element of the proposal on light loss grounds would be difficult to sustain in this instance. This is because:-

- a) the extension will stand a minimum of ten metres away from the nearest part of 6 Grove Close (which lies to the immediate west) with a screen fence of approximately 1.8 metres in height in between,
- b) it will stand just 2.6 metres high where it adjoins the boundary with 4 Grove Close (to the north east) just 0.1 of a metre higher than an outbuilding that maybe erected as 'permitted development' in the same position. It should also be borne in mind that the hedge along the long boundary, whilst likely to be removed, is currently of similar height to the proposed extension.
- c) it will otherwise stand a minimum of 30 metres from the next nearest potentially affected dwelling.

4.20 The proposed dormer window will also be quite large and will directly face 6 Grove Close. However, as it will be seen against the backdrop of the larger host dwelling when viewed from that property it is not envisaged that it will significantly affect the level of light that the latter currently receives.

4.21 The bay windows will be very modest in size, will project just 0.3 metres beyond the front wall of the host dwelling and will stand a minimum of four metres from the nearest adjoining window. Consequently they should not unduly affect the level of light that the neighbouring properties currently receive either.

4.22 Despite the concerns of certain local residents the proposals will not, it is contended, give rise to unacceptable overlooking of the neighbouring properties provided that the two side facing windows, to be formed within the new dormer window, are suitably obscure glazed. A condition to secure this is therefore recommended. All other new window and door openings will either be installed at 'high level', will face the quite well screened rear garden boundary of the property at a minimum distance of over 10 metres, or will directly face Grove Close itself. In coming to this view consideration has been given to the fact that the scheme has been amended since it was first submitted with two bedroom windows having been deleted from the proposed dormer.

4.23 None of the extensions will, it is contended, appear unduly overbearing when viewed from the windows of the neighbouring properties.

HIGHWAY SAFETY

4.24 It is not envisaged that the proposals will give rise to any undue highway safety concerns and no objections have been received from HBC Traffic and Transport:-

- a) it will remain possible to satisfactorily park at least two cars within the property curtilage following the completion of the development, a level of parking that is considered acceptable for a dwelling of this size,
- b) it will not be possible to satisfactorily turn a car around within the site meaning that it would be forced to either reverse onto or off Grove Close. However, it is not possible to turn a car around within the site now so in this respect the situation will remain unchanged. Additionally, despite the residents' concerns to the contrary, it is contended that a development of this nature and scale is unlikely to generate significant additional vehicular movements to and from the property.
- c) the property currently benefits from what is considered to be a satisfactory vehicular access from Grove Close. This is to remain unchanged.

CONCLUSION

4.25 It is considered that the proposals will satisfy the requirements of Saved Policies GEP1 and Hsg10 of the Hartlepool Local Plan and the requirements of Section 7 of the National Planning Policy Framework. It is contended, on balance, that the proposed extensions and alterations will collectively appear in scale and keeping with the host dwelling and that the property so enlarged/alterd will safeguard the appearance of the surrounding area. It is also contended, on balance, that the proposals will safeguard the amenities currently enjoyed by the neighbouring properties and that they will not give rise to any undue highway safety concerns.

EQUALITY AND DIVERSITY CONSIDERATIONS

4.26 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

4.27 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making.

4.28 There are no Section 17 implications.

REASON FOR DECISION

4.29 It is considered by Officers that the proposal in the context of relevant planning policies and material planning considerations is acceptable as set out in the Officer's Report.

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 wholly in accordance with the details shown on the Location Plan, which had been received by the Local Planning Authority at the time the application was made valid on 24th April 2017, drawing number 1 received at the Local Planning Authority on 23rd May 2017, and drawing numbers 2 and 3 received at the Local Planning Authority on 24th May 2017.
For the avoidance of doubt.
3. The external materials to be used in the construction of the single storey extension hereby approved shall match those used in the construction of the

existing dwelling unless otherwise agreed in writing with the Local Planning Authority.

In order to safeguard the character of the host dwelling and the visual amenity of the surrounding area in accordance with the provisions of Policies GEP1 and Hsg10 of the Hartlepool Local Plan and Section 7 of the National Planning Policy Framework.

4. The cheeks and front elevation of the dormer window, hereby approved, shall be tile hung using tiles that match in type, colour, texture, and that are laid in a manner to match, those used in the construction of the roof of the host dwelling unless otherwise agreed in writing by the Local Planning Authority.
In order to safeguard the character of the host dwelling and the visual amenity of the surrounding area in accordance with the provisions of Policies GEP1 and Hsg10 of the Hartlepool Local Plan and Section 7 of the National Planning Policy Framework.
5. The windows to be formed within the dormer window hereby approved shall be glazed with obscure glass to a minimum of level 4 of the 'Pilkington' scale of obscuration or equivalent. This shall be installed before the enlarged roof space is first brought into use and shall thereafter be retained at all times while the windows exist. The application of translucent film to clear glazed windows would not satisfy the requirements of this condition.
To safeguard the amenities of the occupiers of 6 Grove Close in accordance with the requirements of Policies GEP1 and Hsg10 of the Hartlepool Local Plan.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting the Order with or without modification) no windows or other openings, other than those shown on the approved plans, shall, at any time, be formed in the dormer hereby approved without the prior written consent of the Local Planning Authority.
To safeguard the amenities of the occupiers of 6 Grove Close in accordance with the requirements of Policies GEP1 and Hsg10 of the Hartlepool Local Plan.

BACKGROUND PAPERS

4.30 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> except for such documents that contain exempt or confidential information and a paper copy of responses received through publicity are also available in the Members library.

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HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 24/05/17
	SCALE 1:1000	
Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY	DRG.NO H/2017/0245	REV

POLICY NOTE

The following details a precis of the policies referred to in the main agenda.
For the full policies please refer to the relevant document.

ADOPTED HARTLEPOOL LOCAL PLAN 2006

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

GEP2 (Access for All) - 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 (Crime Prevention by Planning and Design) - 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 (Protection and Enhancement of Conservation Areas) - 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.

HE8 (Works to Listed Buildings (Including Partial Demolition))
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.

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

Rec4 (Protection of Outdoor Playing Space) - 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.

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

Rur2 (Wynyard Limits to Development) - States that housing and employment land is identified within the Wynyard limit to development but that expansion beyond that limit will not be permitted.

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

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2012

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework for producing distinctive local and neighbourhood plans.

2. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and

future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

12. This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

13. The National Planning Policy Framework is a material consideration in determining applications.

14: At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

17: within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- be genuinely plan-led, empowering local people to shape their surrounding, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear

strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

56: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

60. Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

61: Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64: Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

66: Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

126. LPA's should set out in their local plan a positive strategy for the conservation and enjoyment of the historic environment.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

131: In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness

132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to

the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

137. LPA's should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals to preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

196: The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions.

197: In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Emerging Hartlepool Local Plan Policies

Policy SUS1: The Presumption in Favour of Sustainable Development

SUS1: Presumption in favour of Sustainable Development; When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Policy LS1: Locational Strategy

LS1: Sets the overarching strategic policy objectives for land use development in Hartlepool. It outlines key infrastructure requirements, housing developments to meet set requirement, focus for retail, commercial and employment land and protection and enhancement of the built and natural environment.

Policy INF4: Community Facilities

INF4: The policy sets out that to ensure that all sections of the local community have access to a range of community facilities that meet education, social, leisure/recreation, and health needs, the Borough Council

will: protect, maintain and improve existing facilities where appropriate and practicable require and support the provision of new facilities to serve developments and to remedy any existing deficiencies. As part of the High Tunstall, South West Extension and Wynyard housing allocations the developers will be required to safeguard land for new primary schools.

Policy QP3: Location, Accessibility, Highway Safety and Parking

QP3: The Borough Council will seek to ensure that development is safe and accessible along with being in a sustainable location or has the potential to be well connected with opportunities for sustainable travel.

When considering the design of development developers will be expected to have regard to the matters listed in the policy.

To maintain traffic flows and safety on the primary road network no additional access points or intensification of use of existing access points, other than new accesses associated with development allocated within this Local Plan will be permitted. Planning Obligations may be required to improve highways and green infrastructure.

Policy QP4: Layout and Design of Development

QP4: The policy states that the Borough Council will seek to ensure all developments are designed to a high quality and positively enhance their location and setting. The policy sets out how developments should achieve this.

Policy QP5: Safety and Security

QP5: The policy states that the Borough Council will seek to ensure that all developments are designed to be safe and secure. The policy sets out how developments should achieve this.

Policy HSG11: Extensions to Existing Dwellings

Hsg11: Sets out the criteria for the approval of alterations and extensions to residential properties and states that proposals not in accordance with guidelines will not be approved. Proposals should also be in line with the Residential Design SPD.

Policy HE1: Heritage Assets

HE1: The policy states that the Borough Council will seek to preserve, protect and positively enhance all heritage assets. Proposals which will achieve this or better reveal the significance of the asset will be supported. The policy sets criteria for proposals for any development (including change of use, extensions, additions, alterations, and demolition (partial or total)) which has an impact on a heritage asset (both designated and non-designated) and its setting. Proposals which lead to substantial harm to, or result in the total loss of significance of, a designated heritage asset unless it is evidenced that the harm or loss is necessary to achieve substantial public benefit will be refused. A Heritage Statement should be provided with all applications affecting a heritage asset.

Policy HE4: Listed Buildings and Structures

HE4: The policy states The Borough Council will seek to conserve or enhance

the town's listed buildings by resisting unsympathetic alterations, encouraging appropriate physical improvement work, supporting appropriate and viable proposals to secure their re-use and restoration. The policy sets out consideration for the assessment of proposals for alteration and demolition to and within the setting of listed buildings.

Developments to, or within the setting of, a listed building or structure which will result in the substantial harm or total loss of significance of a listed building will be refused unless it can be demonstrated that this loss and/or harm is necessary to achieve substantial public benefit which outweighs this loss and/or harm. Where it is considered that a proposal will result in less than substantial harm to the significance of a listed building or structure this harm should be weighed against the public benefits of the proposals.

Policy NE2: Green Infrastructure

NE2: States that the green infrastructure within the Borough will be safeguarded from inappropriate development and will work actively with partners to improve the quantity, quality, management and accessibility of green infrastructure and recreation and leisure facilities, including sports pitches, cycle routes and greenways throughout the Borough based on evidence of local need. The policy identifies specific types of Green Infrastructure which are on the proposals map. Loss of green infrastructure will be resisted and in exceptional circumstances where permitted, appropriate compensatory provision will be required.

Policy NE5: Playing Fields, Tennis Courts and Bowling Greens

NE5: The policy seeks to protect existing playing fields, tennis courts and bowling greens. The policy details the exceptional circumstances in which development and loss of such facilities may be acceptable.

When additional facilities are required to serve new housing developments and/or to meet an increase in demand for an activity, they should be concentrated together as a hub to ensure effective use by clubs and organisations as well as the wider community.

PLANNING COMMITTEE

7 June 2017



Report of: Director of Regeneration and Neighbourhoods

Subject: UPDATE ON CURRENT COMPLAINTS

1. PURPOSE OF REPORT

1.1 Your attention is drawn to the following current ongoing issues, which are being investigated. Developments will be reported to a future meeting if necessary:

1. An investigation has commenced in response to a complaint regarding the erection of a timber outbuilding in the rear garden of a residential property in Westbrooke Avenue.
2. An investigation has commenced in response to a complaint regarding the erection of fencing at a listed residential property in Elwick Road.
3. An investigation has commenced in response to a complaint regarding the erection of a fence at the site of a former public house on Warrior Drive.
4. An investigation has commenced in response to a complaint regarding the parking of heavy goods vehicles at an area of land to the rear of Thirsk Grove.
5. An investigation has commenced in response to a complaint regarding non-compliance with conditions relating to dust suppression and working hours restrictions at a housing development site on Elwick Road.
6. An investigation has commenced in response to a complaint regarding the erection of a porch at the front of a residential property in Glaisdale Grove.
7. An investigation has commenced in response to a complaint regarding the erection of an outbuilding in the rear garden of a residential property in Spalding Road.
8. An investigation has commenced in response to complaints regarding the erection of timber fencing to the front of three residential properties in Rosthwaite Close. The permitted development rights allowing householders to erect fences, walls or other means of enclosure to the front of properties have been removed by means of an 'open plan' condition linked to the original estate planning permission.
9. An investigation has commenced in response to a complaint regarding the erection of a high fence at the front of a residential property in Manor Road.

1.2 Your attention is drawn to the following investigations that have been completed:

1. An investigation has been completed in response to complaints regarding the erection of timber fences at the front of two residential properties in Portmadoc Walk. Permitted development rights apply in both cases.
2. An investigation has been completed in response to a complaint regarding non-compliance with conditions relating to tree protection barriers at a listed residential property in Elwick Road. The tree protection barriers have now been correctly positioned.
3. An investigation has been completed in response to a complaint regarding car repairs taking place at a residential property in Ryan Court. It was found that the car repair activity was occasional only, low level and domestic in scale. No further action necessary.
4. An investigation has been completed in response to a complaint regarding the installation of ANPR cameras and the display of parking restriction signage at a supermarket car park on Marina Way. Valid retrospective applications seeking to regularise the installation of the ANPR camera equipment and display of the signage have since been received.
5. An investigation has been completed in response to a complaint regarding the erection of a tree house in the rear garden of a residential property in Greta Avenue. A valid retrospective application seeking to regularise the erection of the tree house has since been received.
6. An investigation has been completed as a result of a complaint regarding the use of a hotel car park as a car wash at a hotel at The Front, Seaton Carew. The car wash company has now ceased to operate at the premises.
7. An investigation has been completed as a result of a complaint regarding non-compliance with conditions relating to the use of an emergency access gate at the rear of commercial premises complex on Easington Road. As a result of the helpful co-operation of one of the premises managers the gates have now been secured.
8. An investigation has been completed as a result of a complaint regarding the erection of a smoking shelter and installation of external lighting at a licensed premises on Wooler Road. A valid retrospective application seeking to regularise the developments has since been received.
9. An investigation has been completed as a result of a complaint regarding the untidy condition of a residential property in Tunstall Avenue. Recent extensive renovations at the property have resulted in a significant improvement in its appearance. No further action necessary.
10. An investigation has been completed as a result of a complaint regarding the running of a furniture making business at a residential property in Irvine Road. It was found that the craft business being run at the property was

small in scale and of a low level and as such did not result in a material change of use of the property as a residential dwelling.

11. An investigation has been completed as a result of a complaint regarding the prospective change of use from offices and storage (B1/B8) to a gym (D2) at a commercial premises in Havelock Street. A valid planning application has since been received.
12. An investigation has been completed as a result of information received from the Council's Building Control section regarding the erection of a single storey rear extension at a residential property in Masefield Road. A valid retrospective application seeking to regularise the development has since been received.
13. An investigation has been completed as a result of a complaint regarding a side extension not being constructed in accordance with the approved plans at a residential property in Pinewood Close. A valid retrospective application seeking to regularise the development has since been received.
14. An investigation has been completed as a result of a complaint regarding car sales at a residential property in Wynyard Road. No evidence of the commercial sale of cars was found. No further action necessary.

2. RECOMMENDATION

- 2.1 Members note this report.

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PLANNING COMMITTEE

7 June 2017

Report of: Assistant Director, Economic Growth and Regeneration

Subject: Five year supply of deliverable housing sites - November 2016

1. PURPOSE OF THE REPORT

- 1.1 To provide Members with an update on the five year supply of deliverable housing sites evidence which informed the production of the Publication Stage Local Plan.

2. BACKGROUND

- 2.1 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable housing sites sufficient to provide five years worth of housing against their housing requirements. An additional buffer of 20% must be added to the requirement in the event of persistent under-delivery.
- 2.2 As Members are aware, the NPPF states that where a Council cannot demonstrate a five year supply of deliverable housing sites, relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 2.3 The NPPF requires housing needs to be established via an objective assessment of housing need (OAN). The National Planning Practice Guidance makes clear that this is the first step towards identifying a housing requirement, with the factoring in of constraints being a clearly distinct and separate second step. This is a fundamental change from the pre-NPPF approach to identifying housing requirements.
- 2.4 The Council has commissioned an OAN as this was undertaken by independent consultants as part of the strategic housing market assessment (SHMA) which was completed in 2015. To accord with the PPG, the Council's OAN should be based on up-to-date information. An update of the OAN was undertaken following the

publication of the 2014 household projections and published as an addendum to the SHMA in November 2016.

- 2.5 The updated OAN informed the housing requirement that is stated in the Hartlepool Publication Local Plan. Therefore the housing requirement in the Publication Local Plan has been used as the benchmark against which to determine whether the Council is able to demonstrate a five year supply of deliverable housing sites.

3. PROPOSALS

- 3.1 The five year supply of deliverable housing sites assessment is attached as Appendix 1. The assessment was undertaken in November 2016 in order to inform the Publication Local Plan which was published for consultation in December 2016.
- 3.2 The assessment shows that the Council is able to demonstrate 5.04 years worth of deliverable housing sites when assessed against the housing requirement in the Publication Local Plan.
- 3.3 The Council's ability to demonstrate a five year supply of housing sites and the durability of that supply will be important considerations which the Inspector appointed to examine the emerging Local Plan will take into account.
- 3.4 Work has commenced to update the assessment in order that it is up-to-date as possible prior to the Examination-in-Public of the emerging Local Plan. When the updated assessment has been completed it will be reported to the Regeneration Services Committee and to Planning Committee at the earliest opportunity.

4. IMPLICATIONS FOR THE COUNCIL

Financial Risks

- 4.1 There are no risk implications relating to this report.

5. EQUALITY AND DIVERSITY CONSIDERATIONS

- 5.1 There are no equality or diversity implications.

6. SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS.

- 6.1 There are no Section 17 implications.

7. RECOMMENDATIONS

- 7.1 That Members note Appendix 1.

8. BACKGROUND PAPERS

- 8.1 There are no background papers relating to this report.

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Interim Assessment - November 2016: Five year supply of deliverable housing sites



Demonstrating a 5 Year Land Supply of Deliverable Housing Sites

- 1.0 The NPPF places great importance in the delivery of a wide choice of high quality homes. NPPF paragraph 47 states:

“To boost significantly the supply of housing, local planning authorities should:

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;*
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;*
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;”*

- 1.1 NPPF paragraph 48 states:

“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”

- 1.2 Bearing in mind paragraphs 47 and 48 the Council has a requirement to identify a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements.
- 1.3 The Council is currently preparing a new Local Plan to replace the 2006 Local Plan. The Publication Local Plan is due to be consulted on over the period 9th December 2016 to 4th February 2017. A major component of the robust and up to date evidence base is the Objectively Assessed Housing Need (OAHN). The Hartlepool Strategic Housing Market Assessment (SHMA) was published in 2015 and considers the Housing Market Area of Hartlepool, and the Objectively Assessed Housing Need. Arc4, the consultants who undertook the SHMA, engaged with key stakeholders during its preparation including planning and housing representatives from other Tees Valley authorities and the Registered Provider sector.
- 1.4 Since the SHMA was published, the Office for National Statistics have released 2014-based population projections and these have been used to prepare 2014-based household projections. At the Preferred Options there were also a range of comments received which related to the various scenarios which had been considered within the original SHMA. As such, and to ensure the Local Plan was based on the most up to date and sound evidence an addendum to the SHMA has subsequently been produced. The purpose of the SHMA Addendum 2016 is to update the evidence base relating to Objectively Assessed Housing Need.
- 1.5 The SHMA states that an appropriate housing target would be approximately 290 net additional dwellings going forward over the next 15 years. Taking the SHMA housing target as a starting point the following issues need to be taken into consideration when looking at meeting future housing need, as set out in Table 1.

Table 1: Housing Target Breakdown

Housing target breakdown	Annual dwellings	Total dwellings over 15 years
SHMA Housing Requirement	240	3600
Historical backlog from 2006 Local Plan	47	705
OAN Total Requirement	287	4305

Replacement of demolitions (assuming 50% on site windfall replacement)	65	975
20% buffer and affordable housing allowance	57	860
Proposed Annual Housing Target	409	6135

- 1.6 The proposed annual housing target in the emerging Local Plan has been rounded up to 410 dwellings. This incorporates the previous under-delivery of 705 dwellings averaged out over the period covered by the emerging Local Plan (2016 - 2031). As the Council has not achieved the housing target (at the time) consistently over the last 10 years, in accordance with NPPF paragraph 47 the Council accepts that there has been a record of persistent under delivery of housing. As a result there is a requirement to increase the provision over the first 5 years by an additional 20% (moved forward from later in the plan period). This essentially means that the Council needs to demonstrate a 6 year supply instead of a 5 year supply over the same period. Table 2 illustrates the housing delivery scenario over the next 15 years bearing in mind the 20% buffer allowance.
- 1.7 In identifying sites that contribute towards meeting a 1st 5 year supply the Council has only included deliverable (meeting the definition in NPPF footnote 11) housing sites in the borough; which are drawn from the following sources:
- (a) Sites with planning permission,
 - (b) Site identified in the SHLAA and included in the Local Plan Publication Document as allocations.
- 1.8 In accordance with NPPF footnote 11, in judging the deliverability of housing sites an assessment has been carried out looking at whether the housing delivery site has any issues with regard to:
- Site availability,
 - Site location,
 - Viability constraints,
 - Infrastructure constraints,
 - Planning policy constraints,
 - Market demand constraints,
 - Other constraints.
- 1.9 The development phasing of the sites has also been taken into account. For instance if a site was granted planning permission in outline in 2016, it may take 12 months to submit and approved Reserved matters, a further 12 months to assemble the site and start building units; as a result completions would not start occurring until year 2/3 (i.e. 2018/2019) of the development lifespan.
- 1.10 For information, the assessment is set out in *Appendix A*. Where there are identified issues relating to the deliverability of the housing site they have subsequently not been included in the 1st 5 years as they have specific delivery problems. Where sites have not been included in the 1st 5 years they have been discounted (i.e. beyond the 15 year period) or identified for development in the 2nd and 3rd 5 year periods, when it is more likely that development could occur.
- 1.11 Table 2 and graph 1 summarise all of the sites which contribute towards the 5 year supply; the details can be observed in *Appendix A*.
- 1.12 For information a number of sites that have extant planning permissions for flatted development at the Marina are included in *Appendix A* but have not had any delivery scheduled over the 15 year period covered by the Local Plan. This is because market conditions for this type of development are no longer as favourable as was previously the case and the rate of delivery has slowed considerably as a result. The Council is therefore cautious about projecting a delivery for the permissions for flatted development at the Marina. This will be kept under review. The planning permission for 100 dwellings at the site of the former Cresot Works has also not had any delivery scheduled over the period covered by the Local Plan. This is because there are concerns regarding contamination on the site. The costs of environmental remediation could be significant and could potentially make the site economically unviable to develop.

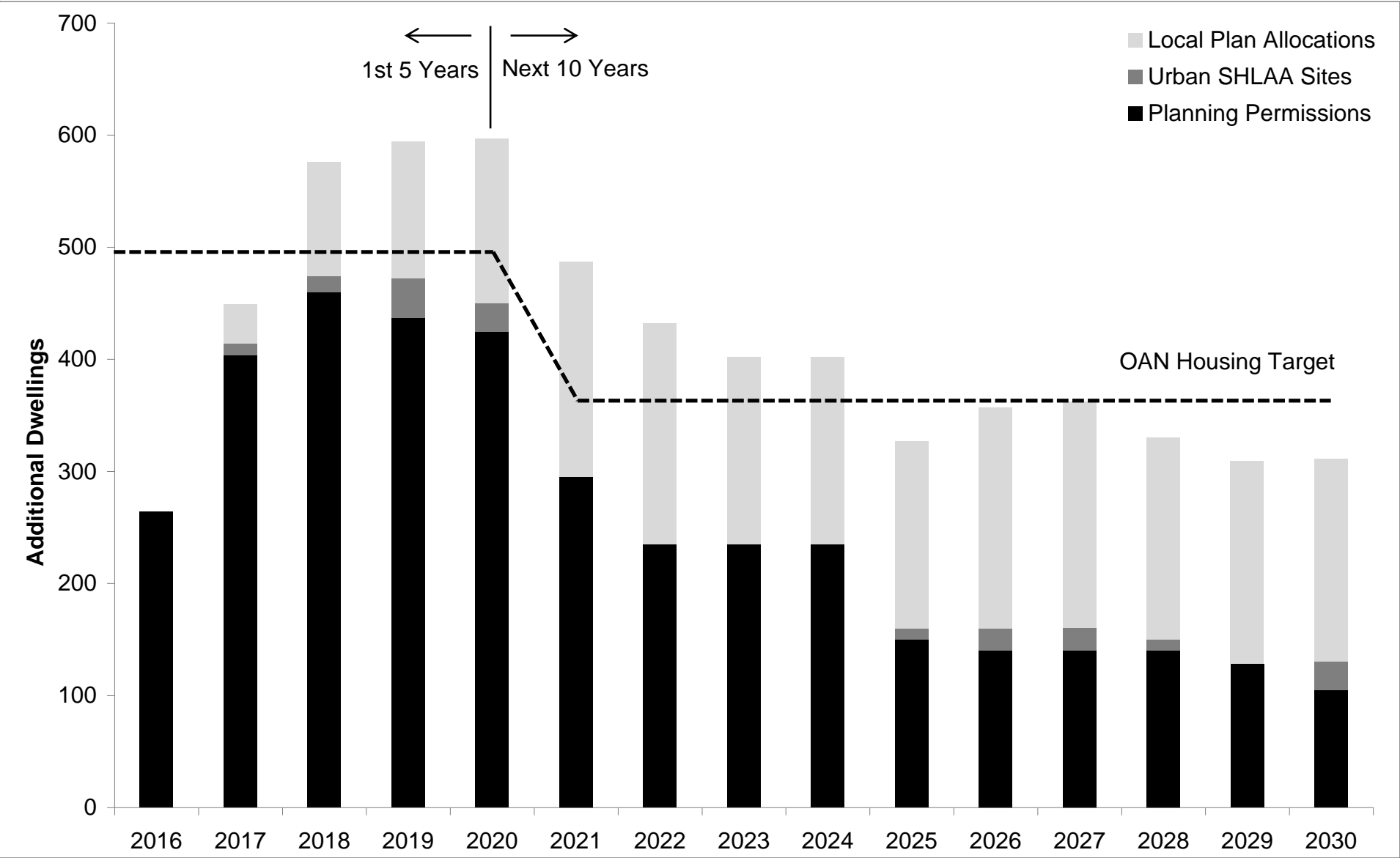
5.2

Table 2: Summary of Demonstrating a 5 Year Supply of Deliverable Housing Sites

Housing Delivery Source	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
(a) Planning Permissions	264	404	460	437	425	295	235	235	235	150	140	140	140	128	105	3793
(b) Urban Local Plan Sites	0	10	14	35	25	0	0	0	0	10	20	20	10	0	25	169
(c) Rural Local Plan Sites	0	35	102	122	147	192	197	167	167	167	197	202	180	181	181	2237
Total Housing Delivery Trajectory	264	449	576	594	597	487	432	402	402	327	357	362	330	309	311	6199
Baseline Housing Target	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	6150
20% NPPF Para 47 Buffer Target	492	492	492	492	492	369	369	369	369	369	369	369	369	369	369	6150
Housing Target Accordance	-228	-43	84	102	105	118	63	33	33	-42	-12	-7	-39	-60	-58	49
5 Year Land Supply Accordance (Dwellings)	+20					+205					-176					49
5 Year Land Supply Accordance (Years)	5.04					5.56					4.52					15.12

5.2

Graph 1: Current Housing Trajectory



- 1.13 Table 2 and graph 1 reveals a situation where the Council is able to demonstrate a five year supply of deliverable housing sites to meet the housing requirement (including the NPPF 20% buffer) over the next 5 years when considering the projected housing delivery in the borough. It is anticipated that a large proportion of the new housing in the first five years will be delivered through existing planning permissions, and sites allocated through the Local Plan will begin to deliver towards the end of the five year period. Currently there is a surplus of 20 dwellings which equates to a 5.04 year supply of deliverable housing sites. NPPF paragraph 49 states:

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

- 1.14 The previous inability of the Council to demonstrate a 5 year supply of deliverable housing sites meant that, in accordance with NPPF paragraph 49, any saved policies included in the 2006 Local Plan regarding the supply of housing were not considered up-to-date. As the Council is now able to demonstrate a 5 year supply of deliverable housing sites, policies in the 2006 Local Plan which deal with the supply of housing need to be assessed in the context of NPPF paragraph 215.

Appendix A: Demonstrating a 5 Year Land Supply of Deliverable Housing Sites

(a) Sites With Planning Permission

Site Ref	Site Name	Completed	Remaining	1st 5 Years						2nd 5 Years					3rd 5 Years					Site deliverability justification						
				2016/17 Completed	2016/17 Remaining	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Site availability issues?	Suitable location issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?
H075	Block 17 Marina	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H076	Block 18 Marina	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H077	Block 19 Marina	0	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H078	Block 20 Marina	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H079	Block 24 Marina	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H080	Block 25 Marina	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H081	Block 26 Marina	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H082	Block 28 Marina	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H083	Block 29 Marina	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H084	Block 31 Marina	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H085	Block 32 Marina	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	No	No	Yes	No
H086	Mixed Use Maritime Avenue	0	54	0	0	0	10	12	12	20	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No

Site Ref	Site Name	Completed	Remaining	1st 5 Years						2nd 5 Years					3rd 5 Years					Site deliverability justification						
				2016/17 Completed	2016/17 Remaining	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Site availability issues?	Suitable location issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?
H087	South of Maritime Avenue	0	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	Yes	No	Yes	Yes	
H007	Land adjacent to the manor house	4	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H091	Union House	4	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H023	Jesmond Road / Heather Grove	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H148	Park House	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H145	2-4 Whitby Street	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H158	Manor House Farm	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H154	Lambs House Farm	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H161	Mayfair	150	111	22	11	20	20	20	20	20	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H166	Perth Street Regeneration Scheme	78	1	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H172	Overlands Plot A	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H177	37 York Road	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H179	Close Farm Cottage	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H181	Middle Warren Area 9 Phase 15	125	55	31	15	20	20	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	

Site Ref	Site Name	Completed	Remaining	1st 5 Years						2nd 5 Years					3rd 5 Years					Site deliverability justification						
				2016/17 Completed	2016/17 Remaining	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Site availability issues?	Suitable location issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?
H187	Brierton Farm	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H188	Land at Tanfield Road	44	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H189	Wynyard Park (The Meadows)	87	81	28	12	30	30	9	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H191	FORMER HENRY SMITH SCHOOL SITE	45	72	7	12	15	15	15	15	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H197	Havelock Centre	4	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H198	FORMER BRIERTON SCHOOL SITE	0	107	0	0	0	35	35	37	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H185	Former Mas Agra Palace	0	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H209	120 Alma Steet	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H211	Southbrooke	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H215	Land North of the A689/North Pentagon	0	200	0	0	25	25	25	25	25	25	25	25	0	0	0	0	0	0	No	No	No	No	No	No	No
H212	20 Owton Manor Lane	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H220	Creosote Works	0	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	Yes	Yes	No	Yes	Yes
H104	Hartlepool Hospital	0	100	0	0	20	20	20	20	20	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No

Site Ref	Site Name	Completed	Remaining	1st 5 Years						2nd 5 Years					3rd 5 Years					Site deliverability justification						
				2016/17 Completed	2016/17 Remaining	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Site availability issues?	Suitable location issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?
H218	FRIARAGE	0	38	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H219	Raby Arms/The Darlings	9	14	9	4	10	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H222	Priory Farm	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H225	Britmag Ltd/Former Magnesium Works	12	468	12	25	35	35	35	35	35	35	35	35	35	35	35	35	23	0	No	No	No	No	No	No	No
H227	45-49 Raby Road	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H226	Land to the rear of 51 The Front	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H217	THE WOODCUTTER PUBLIC HOUSE	0	14	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H233	Quarry Farm	0	81	0	21	30	30	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H231	18 Lowthian Road	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H230	Pawton Hill Farm	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H234	Ashfield Farm	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H203	Upper Warren	0	500	0	0	35	35	70	70	70	70	70	70	10	0	0	0	0	0	No	No	No	No	No	No	No
H238	Tunstall Farm	0	110	0	0	20	30	30	30	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H244	Seaton Lane (Lot 1)	0	20	0	0	7	7	6	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H245	Seaton Lane (Lot 2)	0	22	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No

Site Ref	Site Name	Completed	Remaining	1st 5 Years						2nd 5 Years					3rd 5 Years					Site deliverability justification						
				2016/17 Completed	2016/17 Remaining	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Site availability issues?	Suitable location issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?
H246	Seaton Lane (Lot 3)	0	11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H243	Greatham (Land off Station Road)	0	29	0	0	0	14	15	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H247	138 Elwick Road	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H236	Priory Farm	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H237	Worset Lane	0	7	0	0	4	3	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H242	Meadowcroft	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H253	Land to the South of Hartdale	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H251	South West Extension	0	1260	0	0	25	40	40	105	105	105	105	105	105	105	105	105	105	105	No	No	No	No	No	No	No
H249	Rear of 138 Elwick Road	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H250	21 Seaton Lane	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H240	Manorside Phase 1	0	15	0	5	5	5	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H258	Adjacent to 1 Burns Close	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H257	Land at 9 The Grove	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H255	Elwick Hall	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H216	WYNYARD WOODS WEST	0	64	0	0	10	10	20	24	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No
H123	North Farm	0	14	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No

5.2

Site Ref	Site Name	Completed	Remaining	1st 5 Years						2nd 5 Years					3rd 5 Years					Site deliverability justification						
				2016/17 Completed	2016/17 Remaining	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Site availability issues?	Suitable location issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?
H248	Manorside Phase 2	0	12	0	0	5	5	2	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H259	149 York Road	0	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H241	Coniscliffe Road	0	39	0	0	15	15	9	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H002	Gainford House	0	6	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H260	Wynyard Site B	0	30	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	
H261	Nelson Farm	0	50	0	0	0	15	15	20	0	0	0	0	0	0	0	0	0	No	No	No	No	No	No	No	

(b) Urban Sites Identified in the SHLAA

Housing Source	Remaining	2016/17 Com	2016/17 Rem	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Site availability issues?	Suitable location issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?
South of John Howe Gardens	25																25	No	No	No	No	No	No	No
Carr & Hopps	70			10	10	25	25											No	No	No	No	No	No	No
Coronation Drive	60											10	20	20	10			No	No	No	No	No	No	No
Briarfields	14				4	10												No	No	No	No	No	No	No

(c) Sites Allocated in the 2016 Local Plan.

Local Plan Policy Ref	Housing Source	Remaining	2016/17 Com	2016/17 Rem	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Site availability issues?	Suitable location issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?
HSG5	High Tunstall	1200				35	55	60	90	90	90	90	90	120	120	120	120	120	No	No	No	No	No	No	No
HSG5a	Quarry Farm	220				22	22	22	22	22	22	22	22	22	22				No	No	No	No	No	No	No
HSG6	Wynyard Park	732			35	35	35	55	55	55	55	55	55	55	60	60	61	61	No	No	No	No	No	No	No
HSG7	Elwick Village	35							15	20									No	No	No	No	No	No	No
HSG8	Hart Village	50				10	10	10	10	10															