

PLANNING COMMITTEE AGENDA



Wednesday 12 July 2017

at 10.00 am

**in the Council Chamber
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 7th June 2017

4. ITEMS REQUIRING DECISION

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

1. H/2017/0245 5 Grove Close (page 1)
2. H/2017/0028 Glebe Farm, Palace Row, Hart (page 11)
3. H/2017/0229 Advanced House, Wesley Square (page 47)
4. H/2017/0276 Unit 1, Former Schooner Public House, Warrior Drive (page 57)
5. H/2014/0405 Land between A689 and Brierton Lane, South West Extension (page 67)

5. ITEMS FOR INFORMATION

5.1 Church Street Conservation Area Appraisal and Management Plan – *Assistant Director (Economic Growth and Regeneration)*

5.2 Update on Current Complaints – *Director of Regeneration and Neighbourhoods*



6. **ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT**
7. **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

8. ITEMS REQUIRING DECISION

- 8.1 Enforcement Action – *Assistant Director (Economic Growth and Regeneration)* (paras 5 and 6)

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

10. 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 9 August 2017.



PLANNING COMMITTEE

MINUTES AND DECISION RECORD

7th June 2017

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

Present:

Councillor: Rob Cook (In the Chair)

Councillors: Stephen Akers-Belcher, Sandra Belcher, Bob Buchan, Tim Fleming, Trisha Lawton, Brenda Loynes and George Morris

In accordance with Council Procedure Rule 4.2 Councillor Paul Beck was in attendance as substitute for Councillor Kaylee Sirs

Officers: Peter Devlin, Chief Solicitor
Andrew Carter, Assistant Director, Economic Growth and Regeneration
Jim Ferguson, Planning and Development Manager
Mike Blair, Technical Services Manager
Sarah Scarr, Heritage and Countryside Manager
Daniel James, Planning Team Leader (DC)
Kieran Bostock, Principal Engineer (Environmental Engineering)
Jo Stubbs, Democratic Services Officer

121. Apologies for Absence

Apologies were submitted by Councillors Marjorie James, Ray Martin-Wells and Kaylee Sirs

122. Declarations of interest by members

Councillor Paul Beck declared a non-prejudicial interest in planning application H/2017/0170 (Clavering Primary School)

Councillor Rob Cook declared a non-prejudicial interest in planning application H/2017/0170 (Clavering Primary School). He indicated he would leave the meeting during consideration of this item due to his role as Governor at the school.

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

Minutes approved

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

Number: H/2017/0245

Applicant: MR C HUNTER GROVE CLOSE HARTLEPOOL

Agent: MARK TAYLOR 24 SEDGEWICK CLOSE HARTLEPOOL

Date received: 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

Decision: DEFERRED FOR SITE VISIT

Number: H/2017/0122

Applicant: EFA MS KERRY STEVENSON 125 NORFOLK STREET SHEFFIELD

Agent: WATSON BATTY ARCHITECTS LTD MR SCOTT LUNN SHIRES HOUSE SHIRES ROAD GUISELEY

Date received: 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

Roger Ward, the Head of Wynyard Church of England Primary School was present and available to answer any questions from the Committee. The Planning Team Leader highlighted that this application related solely to a small section of highway access to the site. Approval for the school

development had already been given by Stockton Borough Council. The application was approved unanimously.

Decision: 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 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.

Number: H/2017/0039

Applicant: MR G STRINGER ALBION TERRACE
HARTLEPOOL

Agent: MR G STRINGER 14 ALBION TERRACE
HARTLEPOOL

Date received: 28/03/2017

Development: Listed building consent for the installation of
replacement windows (retrospective application)

Location: 14 ALBION TERRACE HARTLEPOOL

A member referred to a previous request for updated guidance in respect of applications made regarding properties in conservation areas. The Chair acknowledged the current guidance was due to be updated but felt that to defer this item until then was unrealistic.

The applicant, Mr Stringer, requested that members approve his retrospective application commenting that the type of wood which was recommended by heritage officers was difficult to source and deteriorated quickly. A high proportion of the windows in Albion Terrace were UPVC and he had received a letter in December 2008 from the then Assistant Director for Planning and Economic Development stating that the Planning Committee had agreed that no further action would be taken against the work which had originally been carried out on his property. This retrospective application was simply to install replacement windows were identical. He also advised that the 2 front windows under discussion had never been sliding sash and produced photographs which were circulated.

The Chief Solicitor advised members that the letter from 2008 did not mean that they could take no further action at this time as it was simply an indication that enforcement action would not be taken at that time. It was for members to determine based on the planning merits of the case at this time.

Members discussed the application at length. While they were generally happy to allow the replacement windows at the rear of the property where they were less likely to be seen a number of members were not happy with the windows at the front of the property as they felt they did not match traditional windows.

The application was approved by a majority as members felt UPVC windows were commonplace in the conservation area and the applicant had provided some evidence of the previous use of casement windows on the property.

Decision: **APPROVED**

The Committee considered representations in relation to this matter.

The Chair left the meeting

Councillor Stephen Akers-Belcher in the Chair

Number: H/2017/0170

Applicant: MISS JULIE REED BRIERTON LANE
HARTLEPOOL

Agent: HARTLEPOOL BOROUGH COUNCIL DARRON
PEARSON PROPERTY SERVICES DIVISION
CIVIC CENTRE HARTLEPOOL

Date received: 07/04/2017

Development: Classroom extension and dining hall extension

Location: CLAVERING PRIMARY SCHOOL CLAVERING
ROAD HARTLEPOOL

The application was approved unanimously.

Decision: **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 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.

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

Members were informed of 9 ongoing issues currently being investigated and 14 completed investigations.

Decision

That the report be noted

126. Five year supply of deliverable housing sites – November 2016 *(Assistant Director (Economic Growth and Regeneration))*

The Assistant Director for Economic Growth and Regeneration informed members that the Council was now able to demonstrate 5.04 years worth of deliverable housing sites when assessed against the housing requirement in the emerging Local Plan. This meant that officers would no longer be obligated to recommend approval for all housing applications (unless the development would have a significant impact). The interim assessment was appended to the report and would be further updated in time for the public examination of the emerging Local Plan, at which time it would be reported to Planning Committee and Regeneration Services Committee.

Decision

That the interim assessment be noted.

127. 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 128 – (Enforcement Action) – 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 (para 5) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and (para 6) 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.

128. Enforcement Action (*Assistant Director (Economic Growth and Regeneration)*) 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 (para 5) information in respect of which a claim to legal professional privilege could be maintained in legal proceedings and (para 6) 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 considered a request to issue an enforcement notice. Further details are provided in the closed minutes.

Decision

Details provided in the closed minutes.

The meeting concluded at 11:10am.

CHAIR

No: 1
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

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 application was deferred at the last planning committee (07/06/17) for a site visit to take place before the committee meeting (12/07/17).

PROPOSAL

1.3 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.

1.4 The proposals also involve the installation of a roof light in the north eastern facing roof plane of the existing dwelling and 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.

1.5 Amended plans have since been received showing:-

- i) two bedroom windows deleted from the proposed dormer window and the introduction of 'high level' roof lights into the roof of the structure, and

- ii) alterations to the proposed floor plans to ensure that they ‘tie –up’ with the proposed elevations (essentially four roof lights previously missing from the floor plans have now been added).

1.6 The applicant has provided a supporting letter to seek to refute the objections and concerns raised by the objectors.

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

SITE CONTEXT

1.8 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.

1.9 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

1.10 The application was initially advertised by way of neighbour letters sent to the three properties that immediately surrounded the site. Five letters of objection were subsequently received. The objections at that time were:-

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

1.11 A further re-consultation has been undertaken on these amendments giving the objectors a further 21 days to comment. This has led to the receipt of a further 18 letters of objection (albeit from the same seven households). The objectors have re-iterated their concerns to the scheme as outlined above but in addition have:-

- raised further objections, namely that the proposals would lead to the overdevelopment of the site and a further reduction in the already limited stock of single storey properties in the Borough,
- requested that the site is visited by members before a decision is made on the application,

- requested that a representative of the objectors be allowed to put their views to members at the meeting itself,
- expressed concern that the works have commenced without planning permission,
- raised concerns about the way the application has been advertised (in particular that it has not been publicised by way of a site notice and that there has been no re-consultation on the amended plans),
- raised concerns that not all of the submitted representations are on the Council's web-site,
- refuted claims that works have been carried out to other properties in the Close without the necessary planning permission, and
- raised concerns that the applicant has a friend in the planning department.

1.12 The period for publicity expired on 22nd June 2017.

1.13 Copy letters **B**.

CONSULTATIONS

1.14 The following consultation reply has been received:

HBC Traffic and Transport:- No objections

PLANNING POLICY

1.15 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

1.16 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

1.17 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.

1.18 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

1.19 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

1.20 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. These and any other matters will be considered as follows.

VISUAL AMENITY

1.21 The proposed 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 the proposals on these grounds in this instance despite the concerns of some local residents. This is because:-

- a) the proposed single storey 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 (approximately) back from the main front elevation of the property and 0.5 of a metre (approximately) 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.
- f) it is contended that the proposals would not lead to the overdevelopment of the site.

1.22 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.

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

AMENITY OF NEIGHBOURING PROPERTIES

1.24 The proposed single storey 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) which is 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 this 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(s) to the rear.

1.25 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. The existing dwelling would screen the dormer from no.4 Grove Close.

1.26 The bay windows will be very modest in size, will project just 0.3 metres (approximately) 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.

1.27 Despite the concerns raised by 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 and top hung opening. 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 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.

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

HIGHWAY SAFETY

1.29 It is not envisaged that the proposals will give rise to any undue highway safety concerns, a view supported by HBC Traffic and Transport Service. The proposal is therefore considered to be acceptable in this respect.

OTHER MATTERS

1.30 The concerns raised by the objectors to the scheme have been considered. However they are not considered to represent justifiable reasons for refusing this application for the reasons given earlier in the report and below:-

- a) it is contended that a refusal of these proposals could not reasonably be sustained solely on the grounds that they would lead to the loss of a single storey dwelling,
- b) no works requiring planning permission had commenced at these premises as of 18th May 2017 (the time of the case officers site visit). This aside any works

carried out without the necessary planning permission would have been carried out wholly at the applicant's own risk,

- c) the application was advertised in accordance with the current requirements of the planning legislation (see 'Publicity' section above). It was not necessary to post a site notice in this instance as this site is not within a Conservation Area, does not adjoin a public footpath and the property is not a listed building. Additionally, the proposals do not constitute 'Major' development as defined by the current planning legislation and would not represent a departure from the policies of the adopted Development Plan.

RESIDUAL MATTERS

1.31 In response to a number of points raised the objections received;

- a) it is understood that all of the representations received in respect of this proposal have been put onto the Council's web site,
- b) the applicant is not known to have any connections with any person currently working in the Council's Planning Department,
- c) it is not known whether any works have been carried out to neighbouring properties without the necessary planning permission. Should complaints to this end be received they would be fully and separately investigated,
- d) it is not within the remit of the Local Planning Authority to assess whether these properties are suitable for occupation by the retired elderly.

CONCLUSION

1.31 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

1.32 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

1.33 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.

1.34 There are no Section 17 implications.

REASON FOR DECISION

1.35 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 in accordance with the following approved plans; the Location Plan, date received 24th April 2017 by the Local Planning Authority, and amended drawing numbers 1 (Existing Floor Plans and Elevations) 2 (Proposed Floor Plans) and 3 (Proposed Elevations) received by the Local Planning Authority on 31st 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 2 no. windows to be formed within the south western facing elevation of the dormer window (serving 2 no. en-suites) hereby approved shall be glazed with obscure glass to a minimum of level 4 of the 'Pilkington' scale of obscuration or equivalent. The windows shall be fixed glazed (lower panel) with top opening windows as shown on approved drawing number 3. The glazing shall be installed before the enlarged roof space is first brought into use and shall thereafter be retained at all times that 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

1.36 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

- 1.37 Andrew Carter
Assistant Director of Economic Growth & Regeneration
Level 3
Civic Centre
Hartlepool
TS24 8AY

Tel: (01429) 523596
E-mail: andrew.carter@hartlepool.gov.uk

AUTHOR

- 1.38 Ian Lunn
Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY

Tel: 01429 523273
E-mail: ian.lunn@hartlepool.gov.uk

5 GROVE CLOSE

Copyright Reserved Licence LA09057L

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

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

No: 2
Number: H/2017/0028
Applicant: KANE ARCHITECTURAL SERVICES CASTLE EDEN
HARTLEPOOL TS27 4SU
Agent: KANE ARCHITECTURAL SERVICES THE OLD
BREWERY BUSINESS CENTRE CASTLE EDEN
HARTLEPOOL TS27 4SU
Date valid: 20/02/2017
Development: Outline application (all matters reserved) for residential
development consisting of up to 13 no. dwellinghouses
(demolition of existing buildings including bungalow)
Location: GLEBE FARM PALACE ROW HART HARTLEPOOL

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/RELEVANT PLANNING HISTORY

2.2 H/2009/0137 – Alterations and extension to bungalow to form a dwelling and erection of triple garage, approved 14.05.2009 (never implemented).

2.3 H/2010/0593 – Lawful Development Certificate in respect of use of premises for residential use unconnected with agriculture or forestry, approved 13.12.2009.

2.4 H/2010/0701 – Erection of a first floor extension to provide two storey dwelling, approved 08.02.2011 (never implemented).

2.5 H/2015/0013 – Conversion of barn to single dwelling, allowed on appeal 10.02.2016 (appeal ref APP/H0724/W/15/3133288).

PROPOSAL

2.6 This outline application seeks planning permission for residential development consisting of up to 13 dwelling houses with all matters reserved at Glebe Farm. The application will require the demolition of the buildings on site including the existing bungalow.

2.7 The proposed dwellings would utilise an amended existing access which would provide a cul de sac layout with dwellings indicatively shown as being positioned around the perimeter of the site with one of the plots fronting onto Palace Row. A number of the dwellings are indicatively shown as being served by detached double garages.

2.8 Although the application has been submitted in outline only, the application is accompanied by an indicative plan (for illustrative purposes) which shows a two storey dwelling with a maximum ridge height of 9.5m and eaves height of 5.8m. During the course of the application, amended plans have been submitted to amend the layout to achieve the requisite separation distances between the indicatively shown dwellings in addition to providing indicative landscaping details.

2.9 The application has been referred to planning committee as objections have been received from a statutory consult(s).

SITE CONTEXT

2.10 The application site relates to Glebe Farm located along Palace Row, located to the west of Hart village. The site currently falls outside of the defined development limits and village envelope of Hart as defined by saved Local Plan policy Rur1. The application site is however included within the development limits of the emerging Local Plan (as defined by emerging Policy LS1).

2.11 The site consists of an occupied bungalow with a number of detached out buildings, farm buildings and stable blocks, and enclosed paddock areas/fields to the south of the buildings. Beyond the southern boundary of the site is the A179. A parcel of land is located beyond the eastern boundary of the site and the village envelope of Hart, which is a site that has been allocated for residential development within the emerging Local Plan (site HSG8b). A planning application is currently pending consideration for this site for 27 dwellings (reference H/2017/0301).

2.12 Beyond the highway to the north is an enclosed parcel of land known as 9 Acres (HBC owned), which has also been allocated for residential development within the emerging Local Plan (site HSG8a).

PUBLICITY

2.13 The application was advertised by way letters to neighbours and local ward councillors, 2 sites notices and a press notice.

2.14 To date, two objections have been received (in addition to those from Hart Parish Council and the Hartlepool Rural Neighbourhood Plan Group, set out in full below). The objections and concerns can be summarised as follows;

- the proposal is contrary to the Hartlepool Local Plan (emerging) and the emerging Hartlepool Rural Neighbourhood Plan
- there is no need for additional housing
- The village is not big enough for more housing in terms of the impact on the school and increase in traffic
- The development is unnecessary and would 'stick out' in the countryside

2.15 Copy Letters **A**

2.16 The period for publicity has expired.

CONSULTATIONS

2.17 The following consultation replies have been received:

HBC Traffic and Transport; The proposed layout is acceptable and should be constructed in accordance with the HBC Design Guide and Specification under a section 38 / advanced payment code with a view to the road being adopted. The final carriageway surface would need to be approved by the Council. A pro rata contribution should be sought from the developer to allow safety works to be carried out at the A179 Western Village Access. There are concerns that the cumulative effect with the other potential housing developments in the area would constitute a severe road safety impact on this uncontrolled junction.

Further comments

The plan layout of the development indicates a footway around the junction. It doesn't go into the detail of showing a dropped crossing point for pedestrians to gain access to the footway on the north side of Palace Row. I am happy for the dropped crossing details to be conditioned and the details provided later. I can also confirm that I have no requirements for the footway to be extended on the southern side of Palace Row beyond the dropped crossing or for a more formal crossing to be provided.

HBC Engineering Consultancy; I have reviewed the proposals for this application and would like to comment as follows;

Contaminated Land- Insufficient detail on the portal with regards to insitu testing of the site. Can I therefore request a full contaminated land condition. Reason- To ensure that the presence of contaminated land is identified and effectively remediated to ensure users of the site are not subjected to the potential effects of land contamination.

Surface Water- At this stage I would need to request a surface water condition. I have reviewed the drainage strategy which assumes connection to the Northumbrian Water sewer and Northumbrian Water have indicated a discharge of 5/l/s could be accepted however given the amount of detailed design required to facilitate this discharge rate I would request a full surface water condition. Reason- To ensure that surface water can be adequately discharged without passing on a flood risk elsewhere.

HBC Public Protection; No objections.

HBC Heritage and Countryside Manager; The proposal is an outline application for residential development consisting of up to 13 dwellings, including the demolition of existing buildings, at Glebe Farm, Palace Row.

There are no listed buildings, conservation areas or locally listed buildings in close proximity to this site therefore it is considered that the proposal will not impact on any heritage assets.

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

However I would like to see a new footway to a new road crossing, from the development to the existing footway into Hart village as well as improvements to the existing footway itself - surface and width.

This would provide safer and improved links to services, schools and recreational access within the village and from there to the town.

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 Northumbrian Water have the following comments to make:

We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "Drainage Strategy". In this document it states that foul water will discharge to the agreed manhole 7801 and surface water will discharge to manhole 7802 at a restricted rate of 5 Litres per second if it is proven that there is no other option for the disposal of surface water.

We would therefore request that the following condition be attached to any planning approval, so that the development is implemented in accordance with this document:

CONDITION: Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Strategy" dated "December 2016". The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 7801 and ensure that surface water discharges to the surface water sewer at manhole 7802. The surface water discharge rate shall not exceed the available capacity of 5 l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

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

It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored and that the discharge rate and volume is in accordance with their policy. The required discharge rate and volume may be lower than the Northumbrian Water figures in response to the National and Local Flood Policy requirements and standards. Our comments simply reflect the ability of our network to accept flows if sewer connection is the only option.

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

HBC Ecologist; Thank you for the photographs of the Glebe Farm buildings, following a query from a member of the public, suggesting that bats may use the farm buildings. The photograph shows the style and age of the most suitable building on site. I agree that the building itself has some bat potential, however, I assess that the surrounding countryside is of low quality for bats and that the overall risk is low. I do not require a bat survey. I recommend that should planning be approved, the HBC Bat Informative is issued.

Habitat Regulations Assessment (summarised)

Hartlepool Borough Council, as the competent planning authority, has undertaken a Habitat Regulations Assessment for a housing development 'project' at Glebe Farm in Hart Village.

Mitigation is based on the small totals for new residents and new dog-owning families.

The provision of Suitable Alternative Natural Green Space (SANGS), particularly for daily walks/ dog exercising, is not justified.

A financial contribution to managing recreation on the coast is not justified.

The developer has agreed to provide each new household with an information pack. This will provide education on the importance of the coast for European protected birds and illustrate alternative destinations for recreational activities. For example, the open access, Tees Forest Community Woodland is situated 2km to the west (with car parking) along the A179 (at NZ 447-342).

The provision of householder packs has been agreed with the developer and will be a condition in the case officer's recommendation to planning committee.

Conclusion

The project triggers indirect LSE through increased recreational disturbance to two European Sites. Due to the low numbers involved, this is assessed as being low and mitigation has been agreed in the form of householder information packs. In the view of Hartlepool BC, this mitigates the LSE. The Glebe Farm housing development will have no overall detrimental effect on European Sites.

Additional comments in response to Natural England comments:

I note the Annex A, Additional Advice on Environmental Enhancement, provided by Natural England in their response dated 28/04/2017.

I am satisfied that the scheme offers sufficient enhancement, based on the submitted plan – 'Landscape Layout - Draft 3 – Indicative', plan N^o 16-002-102. This includes details of tree planting and both internal and boundary hedges (one with a native species mix and one a beech hedge).

Natural England; Summary Of Natural England's Advice - No Objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Natural England's advice on other natural environment issues is set out below.

European sites - Northumbria Coast Special Protection Area and Ramsar Site and Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Northumbria Coast Special Protection Area and Ramsar Site

and Teesmouth and Cleveland Coast Special Protection Area and Ramsar Site and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out. The following may provide a suitable justification for that decision:

The HRA screening report (dated 11 April 2017) states that the applicant has agreed to provide householder information packs. The assessment therefore concludes that the proposal is unlikely to have significant effects on European protected sites.

Natural England concurs with this conclusion.

Other advice

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the Landscape Institute Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply the requirements of the NPPF. This is the case regardless of whether the proposed development is sufficiently large to consult Natural England.

Further information is contained in Natural England's Technical Information Note 049. Agricultural Land Classification information is available on the Magic website on the Data.Gov.uk website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further. Guidance on soil protection is available in the Defra

Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Priority habitats and species

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found here². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species is considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Ancient woodland and veteran trees-link to standing advice

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 118 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forest Commission have produced standing advice for planning authorities in relation to ancient woodland and veteran trees. It should be taken into

1 <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>
 2 <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

Development provides opportunities to contribute to and enhance biodiversity and the local environment, as outlined in paragraph 109 and 118 of the NPPF. We advise you to consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.

- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraph 75 of the NPPF highlights the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

Tees Archaeology; The trial trenching report has demonstrated that although there is an archaeological feature on the site, this is not of sufficient significance to require

any further work. The applicant has therefore fulfilled the requirements of the NPPF with regard to archaeology and no further archaeological work is required.

Cleveland Police Architectural Liaison Officer; I would always encourage developers to adopt crime prevention measures in relation to the layout of a development along with the physical security of homes. I have no concerns in relation to the proposed layout and would recommend that street lighting and footpaths including shared drives and non -adopted highways comply with requirements of BS5489:2013. Any rear boundary fencing that's backs onto to open ground should have the horizontal support rail placed to the private sided of the fence to avoid providing climbing aids to help provided greater security to rear of premises.

In relation to physical security of new dwellings I would recommend that this complies with Police preferred specification as outlined in Secured by Design homes 2016 if any further information required please contact me direct. Direct Line 01642 303359.

HBC Arboricultural Officer; The site is partially screened by tree cover along Palace Row and the Hart By-Pass, consisting of semi mature Sycamore trees and hawthorn hedging although these are within the adjacent highway verge. The application site is relatively devoid of tree cover itself other than around the perimeter and this is mentioned in the applicants Design and Access Statement together with mention being made of additional proposed soft landscaping. There are no TPO or Conservation Area constraints on this site.

Subject to suitable landscaping details being submitted together with a schedule of works, I have no objections or representations to make with this application.

Additional comments received in response to amended plans:

The landscape proposals are ok with me and address the points I raised earlier. Species selection will help define boundaries and add character to the proposed development.

Highways England; Highways England has no objections to this application.

Cleveland Fire Brigade; Cleveland fire Brigade offers no representations regarding the development as proposed.

However access and water supplies should meet the requirements as set out in approved document B volume 1 of the building regulations for domestic dwellings, or where buildings other than dwelling houses are involved then these should meet the requirements of Approved Document B Volume 2 for both access and water supply requirements.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 17.5 tonnes. This is greater than the specified weight in AD B Section B5 Table 20. Further comments may be made through the building regulation consultation process as required.

Hart Parish Council; Hart Parish Council is strongly opposed to this planning application. The land is outwith both the Rural Plan and Local Plan designated housing development sites.

The village has suffered for many years from flooding due to surface water run-off, in particular water flooding down Main Street, coming down the road which runs past this site. We note from the planning application that surface water attenuation is to be used to manage the surface water, a proposal which, bearing in mind the long term problems of flooding in the village, is surprising, as:

1. This type of house design with attenuation and run off will add to the village flooding problems.
2. It is well known that the village has poor storm water filtration and that runoff should only go to *managed* systems.
3. We question the adequacy of the proposed attenuation to deal with the volume of water likely to be incurred from the number of dwellings, and therefore concreted area, in a climate of increasing nationwide rainfall and climate change.
4. A recommendation in the report states that if flooding of the attenuation tank occurred the runoff would be directed away from the development and captured by the Highway drainage in Palace Row. This would require the water to be pumped *uphill*, would increase ongoing flooding problems and is NOT acceptable. Maintenance of the filter drain and checking if the orifice plate is clear, will need to be undertaken regularly - who will undertake this? The Borough Council is already overstretched!
5. It is unlikely that water butts would contribute much to the overall problem.

We are also aware that a local farmer has an 18foot-wide right of access over the land - large, heavy agricultural vehicles use the route.

Hartlepool Rural Neighbourhood Plan Group; On behalf of the Hartlepool Rural Neighbourhood Plan Group I have been asked to submit an objection to application H/2017/0028, Glebe Farm, Hart. This housing site proposed by this application would be contrary to the policies of both Hartlepool Local Plan and Hartlepool Rural Neighbourhood Plan. Both these emerging plans are well advanced being at publication stage.

Housing development over the past 20 years or so has been carefully managed through the Local Plan, with the definition of village envelopes and strategic gaps between Hart and Greatham, and the main urban area of Hartlepool. Just over 200 new households have been added to the rural area during the last 20 years mainly through small developments and conversions of existing property. The figure of 170 additional homes at identified sites contained in the Rural Neighbourhood Plan is in line with recent housebuilding trends. It is considered to be sufficient to meet the housing needs of the plan area in the light of the results of the Housing Needs Survey undertaken during the consultation on the Rural Neighbourhood Plan. Any requirements for significant areas of growth in the Borough's housing requirements are expected to be accommodated either in the urban area or adjacent to the urban area of Hartlepool in order to support the sustainable development and regeneration of the town.

From the following tables it is clear that Hart has more existing permissions for housing than any of the other villages. The Rural Plan proposes a site at Nine Acres which supports the provision of an informal recreational space identified as lacking in Hart which has no village green. The proposal for additional housing at Glebe Farm would put Hart out of sync with the other villages in terms of new development despite the fact that Hart has fewer facilities – in particular no village shop that can offer day to day essentials. There is no provision or space in the proposed site at Glebe Farm for any open space that might provide for the needs of existing or new residents.

Rural housing sites with existing permissions

Village	Site Name	No with planning permission
Dalton Piercy	Priory Farm Stackyard	2
Elwick	North Farm	14
Greatham	Station Road (behind school)	29
Hart	Rear of Raby Arms Millbank Close	23 15

Rural housing sites proposed in the Neighbourhood Plan

Village	Site Name/ windfall	Max Number allocated	Planning permission
Dalton Piercy	Infill only	10	n/a
Elwick	North of North Farm/ Potters Farm (43 and 44)	25	25 additional dwellings considered over the 14 already approved.
Greatham	Between Hill View and Saltaire Terrace (106)	12	
Greatham	Mellanby Lane	5	
Greatham	Garden rear of 15 High Street	6	
Greatham	Grove House Nursery	6	
Hart	Eastern part of Nine Acres (eastern part 3)	23	
Newton Bewley	Infill only	NA	
TOTAL		87	

Both the Local Plan and Neighbourhood Plan strategy for housing appear to agree on seeking small scale incremental development commensurate with the size of the villages and services available, taking account of environmental constraints. While a further 13 houses may seem very minor to a town the size of Hartlepool, it is a significant increase for a village the size of Hart when added to the existing and proposed housing sites at Hart. That most valued of village features, it's sense of community can too easily be lost, becoming a detached dormitory estate, which this proposal is clearly aimed at.

Paragraph 50 of the NPPF seeks “inclusive and mixed communities”; proposals in Hart village for large detached executive housing cannot meet this. The application

does not meet the development needs of the rural area. Contrary to paragraph 55 of the NPPF there is no evidence that this development will enhance or maintain the vitality of Hart – it is clearly a dormitory development of large executive homes which will be very reliant on the nearby facilities of Hartlepool. It offers no suggestion that 13 new homes will help bring a village shop back to Hart, nor could it be said that so small a development would boost significantly the supply of housing for Hartlepool (para 47 NPPF). It does not offer the provision of any affordable homes which might serve the rural population (para. 54 NPPF). It seems almost all developers are seeking to provide larger detached houses in villages rather than look at the immediate needs of the village or rural population. The Rural Neighbourhood Plan specifically seeks affordable provision from smaller developments than the Local Plan because of the tendency for applications in villages to be for smaller sites. The SHMA for Hartlepool Borough is based on Borough Wards not villages. Both Wards that include the rural area include substantial urban areas. The Neighbourhood Plan seeks to base housing sites on need within rural area balanced with past history of housing development.

The Glebe Farm site is close to the busy A179 and therefore the new housing will be more likely to be impacted by traffic. The Neighbourhood Plan seeks improvement of the A179, including dualling of the Hart bypass, which could adversely affect any sites at Glebe Farm. The proposals in this application provides for no form of buffer planting for the proposed housing from the A179.

The site which is the subject of this application would be detached from the village of Hart and stand alone in the countryside. There are no indications of landscaping or planting which would help any new properties sit into the countryside.

As the application is for outline permission the design suggestions are somewhat irrelevant. If a full application follows this could take a very different line from the images included in this application.

HBC Waste Management; No comments received.

Northern Powergrid; No comments received.

Northern Gas Networks; No comments received.

The Ramblers Association; No comments received.

Hartlepool Water; No comments received.

PLANNING POLICY

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

National Planning Policy Framework

2.19 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:

Para	Subject
2	Application of planning law (development plan and material considerations)
6	Purpose of the planning system – creation of sustainable development
7	Three dimensions to sustainable development
9	Pursuing sustainable development
11	Determination of applications
12	Statutory status of the development plan
13	The National Planning Policy Framework constitutes guidance
14	Presumption in favour of sustainable development
17	Core planning principles
22	Prospect of employment land coming forward
30	Reducing greenhouse gas emissions and reducing congestion
32	Transport statement or transport assessment
34	Minimising the need to travel by car
47	Boost significantly the supply of housing
49	Housing and the presumption in favour of sustainable development
50	Sustainable , inclusive and mixed communities
54	Respond to local circumstances and needs
55	Sustainable development in rural areas
56	Design of the built environment and its contribution to sustainable development.
61	The connections between people and places
64	Improving the character and quality of an area
66	Community involvement
69	Social interaction and healthy, inclusive communities
70	Social, recreation and cultural facilities
72	School Places
93	Planning and climate change.
96	Minimise energy consumption
109	Contribute to and enhance the natural and local environment

118	Conserving and enhancing biodiversity
150	Determination in accordance with the development plan
196	Determination in accordance with the development plan
197	Presumption in favour of sustainable development
203-205	Planning Obligations
206	Planning Conditions

ADOPTED LOCAL PLAN (2006) (summarised)

2.20 The 2006 Local Plan forms part of the Development Plan and is still the overriding consideration for determining planning applications.

2.21 Within the current Hartlepool Local Plan the site is classed as employment land, the following policies are relevant to this application:

Policy	Subject
GEP1	General Environmental Principles
GEP2	Access for All
GEP3	Crime Prevention by Planning and Design
GEP9	Developers' Contributions
GEP12	Trees, Hedgerows and Development
Hsg5	Management of Housing Land Supply
Hsg9	New Residential Layout
Tra16	Car Parking Standards
GN5	Tree Planting
Rur1	Urban Fence
Rur7	Development in the Countryside
Rur18	Rights of Way

2.22 Further information relating to the level of compliance that each policy has with the NPPF can be viewed on the Council's web site at:

https://www.hartlepool.gov.uk/downloads/file/375/hbc_policy_framework_-_november_2015_update.

EMERGING LOCAL PLAN

2.23 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.

Policy	Subject	Weight
SUS1	The Presumption in Favour of Sustainable Development	Great
LS1	Locational Strategy	Limited
CC1	Minimising and adapting to Climate Change	Limited
CC2	Reducing and Mitigating Flood Risk	Great
INF1	Sustainable Transport Network	Limited
INF2	Improving Connectivity in Hartlepool	Limited
INF4	Community Facilities	Great
QP1	Planning Obligations	Limited

QP3	Location, Accessibility, Highway Safety and Parking	Great
QP4	Layout and Design of Development	Great
QP5	Safety and Security	Limited
QP6	Technical Matters	Limited
QP7	Energy Efficiency	Limited
HSG1	New Housing Provision	Limited
HSG2	Overall Housing Mix	Limited
NE1	Natural Environment	Great

ADOPTED TEES VALLEY MINERALS AND WASTE DPD 2011

2.24 The Tees Valley Minerals DPDs (TVMW) form part of the Development Plan and includes policies that need to be considered for all major applications, not just those relating to minerals and/or waste developments.

The following policies in the TVMW are relevant to this application:

Policy	Subject
MWP1	Waste Audits

2.25 Planning Policy note that a site waste management plan should be submitted as part of the application.

PLANNING CONSIDERATIONS

2.26 The main planning considerations of this application are the compliance of the proposal with national and local planning policy, (the principle of housing development, sustainability of the site, planning obligations), impact on highway and pedestrian safety, impact upon the visual amenity of the area, landscaping, impact on the amenity and privacy of existing and future neighbouring land users, ecology and nature conservation, impact on heritage assets and archaeological features, flooding and drainage and any other material planning considerations.

PLANNING POLICY

2.27 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the area consists of the saved policies of the local plan, which was adopted in 2006.

Hartlepool Local Plan (2006)

2.28 The relevant policies of the current adopted Hartlepool Local Plan (2006) are identified in the policy section in the main body of the report. The site lies outside of the limits to development as defined by saved Policy RUR1. Saved Policy Rur7 sets out a number of criteria for development in the countryside including the requirement to deliver sustainable development through a satisfactory relationship of the development to other buildings and the visual impact on the landscape. These matters will be considered in further detail below.

Emerging Local Plan and evidence base

2.29 The application site has been allocated within the limits to development for Hart village as illustrated on the Proposals Map for the emerging Local Plan which has now been submitted to the Secretary of State. Two sites are proposed to be allocated for residential development within Hart; a parcel of land that lies beyond the eastern boundary of the current application site and to the west of the village envelope of Hart, known as site HSG8b (allocated for approximately 20 dwellings). The second site relates to a parcel of land to the north of the site, known as Nine Acres (allocated for approximately 30 dwellings). The application site is not within either of the proposed allocations but it is considered to be well related to both allocations.

Hartlepool Rural Neighbourhood Plan

2.30 Paragraph 216 of the NPPF states that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the greater the weight that may be given);
- The extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

2.31 The emerging Hartlepool Rural Neighbourhood Plan is at an advanced stage of preparation and it is understood that the Planning Inspector has completed his examination and will be issuing his report in due course. In the context of paragraph 216 of the NPPF, HBC Planning Policy have advised that

- There are significant unresolved objections to Policy GEN1 – Village Envelopes.
- They consider that the relevant policies are consistent with the NPPF
- On this basis HBC Planning Policy would advise that only limited weight can be given to the village envelopes policy in the emerging Rural Neighbourhood Plan.

2.32 Neither the emerging Rural Neighbourhood Plan nor the emerging Local Plan allocates the application site for housing. In this regard the two plans are consistent with one another. However there is also a degree of inconsistency as the site is outside of the limits to development for Hart village in the emerging Rural Neighbourhood Plan but within the revised limits to development in the emerging Local Plan. HBC Planning Policy considers that development for housing, although not specifically prescribed in the emerging Local Plan, would not be incongruous within the context of the plan. Development for housing would, however, be in conflict with the emerging Rural Neighbourhood Plan. If the Rural Neighbourhood Plan were to be adopted then this could be viewed as significant material consideration for the current application as it would be contrary to the Rural Neighbourhood Plan which would form part of the Development Plan for the

Borough. This element will need to be considered within the ‘planning balance’ of the application as set out below.

Supply of deliverable housing sites

2.33 A significant material consideration is the supply of housing land. Increasing the supply of housing is clearly one of the government’s priorities and this is reflected in NPPF paragraph 47 which states that to boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that the full objectively assessed needs for market and housing in the market area is addressed.

2.34 NPPF paragraph 49 states: that ‘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.’

The NPPF states ‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.’ (paragraph 55).

2.35 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 which states that ‘due weight’ should be given to relevant existing policies depending on their degree of consistency with the NPPF.

2.36 In this context, the housing requirement in the 2006 Local Plan is not up-to-date (and therefore the saved housing policies are not considered to be fully compliant with the NPPF). The Council is therefore using the housing requirement in the emerging Local Plan (which incorporates a fully objectively assessed housing need (OAN)) as the requirement against which the five year supply of deliverable housing site is assessed.

Sustainable Development

2.37 When considering NPPF paragraphs 14, 196 and 197 there is an identified need to determine planning applications in accordance with the Development Plan whilst considering the presumption in favour of sustainable development. Considerable weight should be given to the fact that the authority can now demonstrate a five year housing land supply but that does not override the requirement that is set out in statute to ensure that development is sustainable. The NPPF sets out the three dimensions that form sustainable development, namely, economic, environmental and social. The three roles are mutually dependent and should not be taken in isolation (paragraph 8).

2.38 In an appeal decision within the Borough for residential development (appeal ref APP/H0724/W/15/3005751, decision dated 21st March 2016), the Planning Inspector highlighted the need to consider the strands of sustainability in the planning balance;

“The considerations that can contribute to sustainable development, within the meaning of the Framework, go far beyond the narrow meanings of environmental and locational sustainability. As portrayed, sustainable development is thus a multi-faceted, broad based concept. The factors involved are not always positive and it is often necessary to weigh relevant attributes against one another in order to arrive at a balanced position”.

2.39 Critically, the NPPF states (paragraph 14) that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate the development should be restricted. It is not considered specific policies in the NPPF do indicate the development should be restricted. The main benefits and adverse impacts arising from the scheme (in the above context) are outlined below;

2.40 *Benefits*

- Boost to the supply of housing (social and economic)
- The proposed development will create jobs in the construction industry and in the building supply industry (the applicant has agreed to enter into an Employment Charter, thereby securing a percentage of jobs for local people) (economic + social)
- It will potentially deliver beneficial ecological benefits (environmental)
- The application would improve accessibility by securing a contribution towards footpaths connecting the site to existing footpaths and the existing urban areas (environmental)
- It will potentially deliver beneficial highway safety mitigation impacts (environmental)
- The development would secure financial contributions towards improving recreation facilities (in the form of play facilities, playing pitches etc.), and contributions towards built sports facilities and green infrastructure creating a more sustainable community with social benefits. This can be afforded a small degree of weight in the planning balance (social and environmental)
- Potential New Homes Bonus and increased Council Tax (economic)

2.41 *Adverse Effects*

- The proposal (residential development) is contrary to the emerging Rural Neighbourhood Plan, which is currently afforded limited weight
- Potential adverse ecological impacts (environmental)
- Loss of agricultural land (environmental + economic)
- Potential highway impacts (environmental)
- It will not provide a completely self sustaining community in terms of on site public open space, community facilities including shops, public transport links etc (in isolation as an application) (social)

Planning Obligations

2.42 Saved Policies GEP9 and Rec2 (and emerging Local Plan policy QP1) relate to planning obligations and set out requirements for new development to contribute towards the cost of providing additional infrastructure and meeting social and environmental requirements. Off-site provision or financial contributions instead of on site provision may be made where the Council considers that there is robust evidence that the achievement of mixed communities is better served by making provision elsewhere.

2.43 The Local Planning Authority has sought to secure planning obligations through either financial contributions or by securing the requirement/obligation for the applicant/developer to provide the facilities within proximity of the site.

2.44 The applicant is willing to enter into a Section 106 Agreement to provide the following contributions and obligations;

- £3,250.00 for built sport facilities at Hart Primary School
- £15,467.00 for play facilities adjacent to Hart Primary School playing field (pro-rata contribution)
- £3,042.77 for maintenance of the playing pitch at Hart Primary School
- £741.26 for tennis courts at Town Moor, Headland
- £64.61 for bowling greens (off site)
- £3,250.00 for green infrastructure improvements to new and existing footpaths to the south of the A179
- £38,376.45 for primary school provision
- £25,101.56 for secondary school provision
- £53,651.00 Pro-rata contribution towards highway mitigation works
- An obligation relating to the provision and implementation of ecological mitigation measures;
- An obligation relating to securing a training and employment charter/local labour agreement;
- The provision and maintenance of highways and landscaping to an adoptable standard;

(The proposal falls below the threshold to seek an affordable housing contribution).

2.45 In accordance with paragraph 96 of the NPPF, emerging Local Plan Policies CC1 and QP7, the application should also make provision for i) energy efficiency and ii) renewable energy provisions. These matters are to be secured by separate planning conditions.

Sustainability (and Principle of Development) conclusion

2.46 The NPPF is clear that economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It is rare for any development to have no adverse impacts and on balance many often fail one or more of the roles because the individual disbenefits outweigh the benefits. It is acknowledged that the proposal, taken in isolation, has its shortcomings, in particular

it being contrary to the emerging Rural Neighbourhood Plan, which is currently afforded a 'limited' degree of weight.

2.47 Significant weight is required to be placed on the need to support economic growth through the planning system. The Local Planning Authority's current 'saved' policies for the supply of housing are not be considered to be in full accordance with the NPPF.

2.48 Consideration is also given to the site's location, which has been included within the development limits of the emerging Local Plan. The application site is also located immediately adjacent (east) to an allocated site for residential development within the emerging Local Plan and to the south of a second allocated site for residential development in the emerging Local Plan. In this context, the site is not considered to result in an obtrusive extension to the linear pattern of residential development within Hart village (for the reasons set out below). Consideration is given to the required highway works to improve the site connection and the proposed footpath connections to existing footpath networks to Hart village with its associated services and amenities, and to improving connections to footpaths to the south of the A179 (as set out in the report below).

2.49 Taking into account the considerations set out in the report, it is considered that the proposed development would, overall, positively benefit each of the threads of economic, social and environmental sustainability and would deliver sustainable development within the overall meaning of paragraphs 18-219 of the NPPF. Consequently the provisions of paragraph 14 clearly apply.

2.50 It is considered that in this instance and at the time of writing (in the context of the status of the emerging Rural Neighbourhood Plan, which is currently afforded limited weight), none of the concerns/impacts are so substantial that they would significantly and demonstrably outweigh the respective benefits when assessed against the policies in the NPPF including each of the three strands of sustainability. In view of the above, it is considered that on balance, the application represents a sustainable form of development and that the principle of development is therefore accepted in this instance subject to satisfying other material planning considerations as detailed below.

IMPACT ON HIGHWAY AND PEDESTRIAN SAFETY

2.51 As detailed above, the application site would, if approved, form one of three residential developments that are anticipated to come forward within the immediate area (which could provide circa 63 dwellings based on the current application and the two allocated sites within the emerging Local Plan). In response, the Council's Traffic and Transport section has commented that such developments have the potential to result in a road safety impact at the junction of the A179 western village access (to the west of the current application site along Palace Row).

2.52 The Council's Traffic and Transport section has therefore commissioned a study into improving this junction and this has indicated that the works are likely to take the form of a signal controlled junction (an indicative overall cost for the works has also been provided). The Council's Traffic and Transport section has therefore

requested that the current application site makes a pro-rata contribution towards the proposed junction improvement works, to which the applicant has confirmed in writing that they are agreeable to making the pro-rata contribution (£53,651.00) towards these works, which will be secured through the section 106 legal agreement. The Traffic and Transport section has confirmed in writing that the highway works are not a 'pre-commencement' or 'prior to occupation' requirement of the current application for 13 dwellings.

2.53 The Council's Traffic and Transport section has requested that a dropped crossing point for pedestrians to gain access to the footway on the north side of Palace Row is also provided. Notwithstanding the comments of the Council's Countryside Access Officer, the Traffic and Transport section has confirmed that there is no requirement for the footway to be extended on the southern side of Palace Row where there currently is not a footpath or for a more formal crossing to be provided. Final details of the dropped crossing details can be secured by way of a planning condition.

2.54 With respect to the proposed internal layout (indicative), the Council's Traffic and Transport section have confirmed that this is acceptable, subject to the scheme being designed in accordance with the Council's design guidance including road and footpath widths. Appropriate planning conditions can ensure that the development accords with the required standards and that such details are provided and agreed in writing with the local planning authority (the applicant will also need to enter into a separate highways legal agreement for the construction and maintenance of the footpath crossing). The final design and layout however will be considered in further detail as part of the requisite reserved matters application.

2.55 Subject to the appropriate planning conditions, the Council's Traffic and Transport section consider that the scheme will not result in an adverse impact on highway and pedestrian safety.

2.56 Highways England have raised no objection to the proposal.

2.57 In view of the above, it is considered that the proposal is acceptable in terms of highway matters including highway and pedestrian safety.

DESIGN/IMPACT ON THE CHARACTER AND APPEARANCE ON THE AREA

2.58 The application is an outline application with appearance, layout, scale and landscaping as reserved matters. The applicant has nonetheless asked that consideration be given to an indicative proposed site layout plan which identifies where development will take place.

2.59 The National Planning Policy Framework 2012 (NPPF) sets out the Government's commitment to good design. Paragraph 56 states that, good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Given the location of the application site, paragraph 55 is also applicable and relates to new development in the open countryside.

2.60 The Hartlepool Local Plan 2006 advises that development should normally be of a scale and character which is in keeping with its surroundings and should not have a significant detrimental effect on the occupiers of adjoining or nearby properties, or the environment generally. Saved Policy GEP1 of the 2006 Local Plan states that development should take into account issues such as, the external appearance of the development relationships with the surrounding area, visual intrusion and loss of privacy. All new development should be designed to take into account a density that is reflective of the surrounding area (this is reiterated in emerging Local Plan Policy QP4). Saved Policy Rur7 is also applicable as set out above.

2.61 Concerns/objections are raised regarding the location of the proposed development in respect of it being an 'isolated' settlement from the main village of Hart.

With any village there is a balance to be reached between i) having the flexibility to allow a scale of development that represents the gradual incremental growth of the village to support the viability of existing services and to attract new services, and ii) preventing growth that is of a scale that harms the character and identity of the village.

2.62 It is considered that the proposed density of the site is acceptable, taking into account the surrounding area (also taking into account the indicated density of the allocated sites for residential development within the emerging Local Plan). Whilst the proposal is in outline form, the separation distances proposed between dwellings within the indicative layout are likely to accord with and in many instances exceed the guidance set out in the Hartlepool Local Plan 2006.

2.63 It is further considered that the proposed application site, which has been included within the development limits of the emerging Local Plan would form a logical extension to the village in a linear pattern, when read in accordance with the allocated sites for residential development within the emerging Local Plan to both the east of the site (which would then adjoin the existing village envelope of Hart) and to the north of the site on the opposite side of the highway where residential development would be anticipated to come forward.

2.64 Should no development come forward on these adjacent, allocated sites, it is considered that the current scheme, subject to appropriate landscaping and design, would not result in a significant incongruous or isolated form of development in the area as to warrant a reason for the refusal of the application.

2.65 The scale of the development proposal is for up to 13 dwellings. Whilst it is recognised that this is additional to the approximately 50 dwellings that are allocated in the draft Local Plan, it is considered that the cumulative impact of this scale of development represents a proportionate growth of the village that maintains a positive balance between the factors listed above.

2.66 Overall, it is considered that a development can be brought forward that would not have a significant detrimental impact on the rural character and appearance of the area, and therefore the vitality of the rural community. It is further considered that the proposal would not result in an over development of the site. However it is noted

that this application is in outline to establish the principle of development and full details regarding design and layout are to be submitted at a later date with a reserved matters application when they will be fully assessed. In view of the setting of the site, it is considered necessary to control through a number of planning conditions; i) a height restriction on the proposed dwellings ii) details of ground and finished floor levels and iii) landscaping enhancement, a view supported by the Council's Arboricultural Officer.

2.67 Subject to these conditions, it is considered that the proposed development would not result in an adverse loss of visual amenity or adversely affect the character and appearance of the surrounding area or introduce an isolated form of development within the open countryside. The proposal is therefore considered to be in accordance with the provisions of the NPPF and the relevant saved and emerging Local Plan policies.

LANDSCAPING & OPEN SPACE

2.68 A general indication of the landscaping of the development has been provided. The submitted amended plans indicatively show additional soft landscaping around the site perimeter including along the southern (rear) and western boundaries where views from wider areas to the development would be most prevalent. The Council's Arboricultural Officer has viewed the submitted details and considers these to be acceptable in principle.

2.69 Concerns have been raised by the Rural Neighbourhood Group in respect of the site not providing any on site open space. However as detailed above, the proposal will make a number of financial contributions towards improving built sports, play facilities, playing pitches and green infrastructure within close proximity of the site (primarily at Hart Primary School).

2.70 In view of the above considerations, the development is considered to be acceptable in this respect.

AMENITY AND PRIVACY OF NEIGHBOURING LAND USERS

2.71 The indicative layout has been designed in such a way as to limit the impact upon the amenity of the neighbouring properties nearest to the site and overlooking it from surrounding existing properties as the requisite minimum separation distances could be achieved.

2.72 Beyond the site boundaries, the closest existing neighbouring properties are to the east and north west of the application site. The proposed dwellings would achieve the minimum requisite separation distances from the nearest elevations of the existing neighbouring properties with the presence of the proposed landscaping in between (it is anticipated that residential development would come forward on the site adjacent to the application site as per the allocated site within the emerging Local Plan).

2.73 Furthermore, given the relatively modest scale and density of the development shown on the indicative layout plan, it is anticipated that a scheme could be brought

forward that would achieve both satisfactory relationships and the required separation distances set out in the Council's Supplementary Note 4. As such, it is considered that satisfactory levels of amenity and privacy can be achieved for both existing and future occupiers of neighbouring properties. Notwithstanding this, the applicant will have to demonstrate at the reserved matters stage that such anticipated satisfactory relationships can be achieved.

2.74 It is not considered that the additional disturbance arising from existing traffic or that associated with the development, either alone or in combination with the existing and proposed housing and other developments in the area would have a significant impact on the amenity of existing (and proposed) neighbouring residents, a view that is supported by the Council's Public Protection team who have raised no objections to the application. Planning conditions relating to a construction management plan and a condition limiting hours of construction/deliveries can be secured accordingly.

2.75 In view of the above, the proposal is not considered to result in an unacceptable impact on the amenity and privacy of neighbouring properties.

ECOLOGY AND NATURE CONSERVATION

2.76 The application has been considered by the Council's Ecologist. Advice has also been provided by Natural England. The application site is deemed to be within or in close proximity to a European designated site and therefore has the potential to affect its interest features.

2.77 In considering the European site interest, the local authority, as a competent authority under the provisions of the Habitats and Species Regulations 2010 must consider any potential impacts that a proposal may have and has therefore undertaken a stage 1 Screening Assessment (Habitat Regulations Assessment).

2.78 The Appropriate Assessment (AA) undertaken by the local authority (as the competent authority) has been considered by Natural England who, as a statutory consultee in this process, has raised no objection to the AA on the basis that it concludes that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England concurs with the assessment's conclusions, providing that all mitigation measures are appropriately secured. The mitigation measures in question relate to the provision of householder information packs with the intended aim of reducing disturbance to birds at the Teesmouth and Cleveland Coast SPA/ Ramsar.

2.79 These measures would be secured by a planning obligation within a section 106 legal agreement.

2.80 With regard to any impact on protected species, the Council's Ecologist does not consider it necessary for a bat survey but has recommended an informative on the decision notice with respect to advice on bats as a protected species.

2.81 In line with NPPF, the LPA should require development to enhance biodiversity where possible. Following the submission of amended plans, the proposal includes indicative tree and hedge planting, which the Council's Ecologist considers to be sufficient ecological enhancement and would therefore satisfy Natural England's standing advice.

2.82 Subject to the above referenced biodiversity enhancement measures being secured through planning conditions and a planning obligation in the s106 legal agreement, the proposal is not considered to result in an adverse impact on protected species or designated sites, and is considered to be acceptable in ecological terms in this instance and therefore accords with the provisions of the NPPF.

HERITAGE AND ARCHAEOLOGY

2.83 The Council's Heritage and Countryside Manager has confirmed that the proposal will not affect any heritage assets. Tees Archaeology has also considered the submitted information and is satisfied that the proposal would not affect any archaeological assets. The proposal is therefore considered to be acceptable in this respect.

FLOODING AND DRAINAGE

2.84 Concerns/objections have been raised by Hart Parish Council with respect to flooding and drainage matters and the implications for the wider area, as set out in full within their comments above.

2.85 The application site is located within Flood Zone 1 (indicated as having a low probability to flooding) and as the site area exceeds 1ha, the proposal falls below the threshold for requiring a Flood Risk Assessment. The application is however accompanied by a drainage strategy which has been considered in detail by both the Council's Principal Engineer, and Northumbrian Water (as set out in full within the consultation comments).

2.86 The Council's Principal Engineer has provided initial comments on matters of surface water (and discharge rates) and concludes that detailed designs will be required to satisfy his comments and therefore recommends planning conditions relating to details of surface water drainage to ensure that surface water can be adequately discharged without passing on a flood risk elsewhere.

2.87 Northumbrian Water has also requested that details of both surface water and foul sewerage be secured by appropriate planning conditions and have provided advice on run off rates, which can be secured by way of an informative.

2.88 In view of the above considerations and subject to the identified conditions, it is considered that the scheme is, in principle, satisfactory in terms of flooding and drainage related matters.

OTHER PLANNING MATTERS

Waste

2.89 In accordance with the requirements of Policy MWP1 of the Tees Valley Joint Minerals and Waste Development Plan Document (2011), a planning condition can ensure that a site specific waste audit is provided to identify the amount and type of waste which is expected to be produced by the development, both during the construction phase and once it is in use.

Contaminated land

2.90 The Council's Principal Engineer has requested that further site investigation works into contaminated land are secured by an appropriate planning condition.

Education

2.91 As indicated above, the development would secure through a planning obligation, a contribution towards both primary and secondary education in the main urban area of Hartlepool. The scheme is therefore considered to be acceptable in this respect.

Agricultural land

2.92 The NPPF defines the best and most versatile agricultural land as being Grades 1, 2 and 3a. Based on Natural England/Defra's 'Agricultural Land Classification' map, the application site is rated as 'very good', although it is noted that nearly half the site consists of built development and residential curtilage. Whilst the proposed development would result in a loss of agricultural land from production, the loss is not considered to be significant enough to warrant refusal on this ground alone.

Public Right of way

2.93 The Council's Countryside Access Officer has requested a new footway to a new road crossing linking the development to the existing footway into Hart village. As per the Traffic and Transport sections comments above, a footway around the site entrance and a new dropped crossing will need to be implemented however it is not considered necessary in highway and pedestrian safety terms to provide a new footway on the southern side of Palace Row.

2.94 As detailed above a planning obligation will secure contributions towards Green Infrastructure to improve the site connectivity and to ensure a sustainable form of development. This will take the form of new and relevant access to the south of the A179. This new access would link two important existing public footpaths and provide safe and enjoyable linking access for walkers to use. The contribution can be secured by a planning obligation which the applicant is agreeable to.

2.95 Subject to the above conditions and planning obligations (secured in the s106 legal agreement), the scheme is therefore considered to be acceptable in this respect.

RESIDUAL MATTERS

2.96 With respect to the concerns regarding maintaining an existing field access to the west of the application site, whilst this is a civil matter and not a material planning consideration, it is noted from the submitted plans indicate that this would be maintained.

PLANNING BALANCE AND OVERALL CONCLUSION

2.97 The development is an unallocated site located outside of the established development limits of the adopted Local Plan and as such development would normally be resisted unless material considerations indicate otherwise having regard to the development plan. It is acknowledged that the site is to be included within the development limits as part of the emerging Local Plan and although the site is not allocated for residential development, such development is not considered to result in an incongruous form of development for the reasons detailed within the main report.

2.98 Whilst the LPA is now able to demonstrate a 5 year supply, the Council's housing policies are not considered to be in full compliance with the NPPF and (limited) weight is now being afforded to the housing policies within the emerging Local Plan.

Applications are also to be considered in the context of the presumption in favour of sustainable development.

2.99 It is not considered that specific policies in the NPPF indicate the development should be restricted. It is considered that there are important material benefits arising from the proposed development and that there are no adverse impacts that would significantly or demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Consequently in a situation where some of the local plan housing policies are not up to date/or fully compliant with the NPPF, any harm to the local plan as a whole is outweighed.

2.100 The scheme is also considered to be acceptable in respect of other material considerations for the reasons set out above.

2.101 The application must be considered in accordance with the NPPF guidance in the context of the presumption in favour of sustainable development and therefore the application is accordingly recommended for approval.

EQUALITY AND DIVERSITY CONSIDERATIONS

2.102 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

2.103 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.

2.104 This has been considered within the main body of the report. It is considered that there are no Section 17 implications.

REASON FOR DECISION

2.105 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 completion of a legal agreement securing contributions towards primary education (£38,376.45) and secondary education (£25,101.56), built sports provision (£3,250), play facilities (£15,467), playing pitches (£3,042.77), tennis courts (£741.26), bowling greens (£64.61), highway mitigation works (£53,651) and green infrastructure/footpath links (£3,250), and an obligation requiring the provision and implementation of a scheme of ecological mitigation measures (household information packs); securing a local labour agreement; a scheme for the provision, maintenance and long term management of highways, landscaping, play facilities and permissive footpaths, and subject to the following conditions;

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

To clarify the period for which the permission is valid.

2. Approval of the details of the appearance, layout and scale of the building(s) and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained in writing from the Local Planning Authority.
In order to ensure these details are satisfactory.
3. The development hereby permitted shall be carried out in accordance with plan No 16_002_001 Rev A (Planning Existing OS Plan) and 16_002_002 (Planning Existing Site Plan) date received by the Local Planning Authority 1st February 2017 and amended plan(s) No 16_002_101 Rev E (Planning Layout - Draft 3 - Indicative) date received by the Local Planning Authority 28th March 2017.

For the avoidance of doubt.

4. The total quantum of development hereby approved shall not exceed 13 no. dwellinghouses (C3 use class).

To ensure a satisfactory form of development and for the avoidance of doubt.

5. The details submitted at reserved matters stage shall be in general conformity with plan No 16_002_101 Rev E (Planning Layout - Draft 3 - Indicative) date received by the Local Planning Authority 28th March 2017.

To ensure a satisfactory form of development.

6. Notwithstanding the submitted information and the measures outlined within the RAB Consultants Drainage Strategy Version 3.0, dated 20th December 2016 (date received by the Local Planning Authority 23rd January 2017), no development shall take place until a scheme for a surface water management system 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 as to how the surface water management system will be managed and maintained thereafter 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 other 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 ensure that surface water can be adequately discharged without passing on a flood risk elsewhere.

7. 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.

8. No development shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority:

1. Site Characterisation

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- a. human health,
- b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- c. adjoining land,
- d. groundwaters and surface waters,
- e. ecological systems,
- f. archeological sites and ancient monuments;

- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme shall

include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

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

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of 1 (Site Characterisation) above, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of 2 (Submission of Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report shall be prepared in accordance with 3 (Implementation of Approved Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

5. Long Term Monitoring and Maintenance

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

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out shall be produced, and submitted to the Local Planning Authority.

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

6. Extensions and other Development Affecting Dwellings.

If as a result of the investigations required by this condition landfill gas protection measures are required to be installed in any of the dwelling(s) hereby approved, 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, and no garage(s) shed(s), greenhouse(s) or other garden building(s) shall be erected within the garden area of any of the dwelling(s) without the prior written consent of the Local Planning Authority.

To ensure that the risks posed by the site to controlled waters and human health are assessed and addressed as part of the redevelopment.

9. Prior to the commencement of development, a detailed scheme of soft

landscaping, hedge, tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works. The scheme shall be in general conformity with plan 16_002_102 Rev D (Landscape Layout - Draft 3 - Indicative), date received by the Local Planning Authority 28th March 2017 and shall make provision for the use of native species. 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 and to ensure a satisfactory form of development.

10. 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 car parking areas, footpaths 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, 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 in accordance with the agreed details prior to the occupation of any of the dwellings hereby approved. 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 Local Planning Authority to control details of the proposed development, in the interests of visual amenity of the area and highway safety.

11. Prior to the commencement of development, details of the existing and proposed levels of the site including any proposed mounding and or earth retention measures shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Such a scheme shall indicate the finished floor levels and levels of the garden areas of the individual plot and adjacent plots, and the areas adjoining the site boundary. Development shall be carried out in accordance with the approved details.

To take into account the position of the buildings and impact on adjacent properties and their associated gardens in accordance with saved Policy GEP1 of the Hartlepool Local Plan and to ensure that earth-moving operations, retention features and the final landforms resulting do not detract from the visual amenity of the area or the living conditions of nearby residents.

12. Notwithstanding the submitted information, details of all walls, fences and other means of boundary enclosure shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby approved is commenced. Thereafter and prior to the occupation of any individual dwelling, the development shall be carried out in accordance with the approved details.

In the interests of visual amenity and the amenity of the occupiers of the site.

13. No development shall commence until details of external lighting associated with the development hereby approved, including full details of the method of external illumination, siting, angle of alignment; light colour, luminance of external areas of the site, including parking areas, has been submitted to and agreed in writing by the Local Planning Authority. The agreed lighting shall be implemented wholly in accordance with the agreed scheme and retained for the lifetime of the development hereby approved.

To enable the Local Planning Authority to control details and in the interests of the amenities of adjoining residents and highway safety.

14. Prior to the commencement of development, a site specific Waste Audit shall be submitted to and approved in writing by the Local Planning Authority. The Waste Audit shall identify the amount and type of waste which is expected to be produced by the development, both during the construction phase and once it is in use. The Waste Audit shall set out how this waste will be minimised and where it will be managed, in order to meet the strategic objective of driving waste management up the waste hierarchy.

To ensure compliance with the requirement for site specific detailed waste audit in accordance with Policy MWP1 of the Tees Valley Joint Minerals and Waste Development Plan Document 2011.

15. Prior to the commencement of development, a scheme showing how the energy demand of the development and its CO2 emissions would be reduced by 10% over the maximum CO2 emission rate allowed by the Building regulations Part L prevailing at the time of development, shall be first submitted to and agreed in writing by the Local Planning Authority. The development hereby approved shall be constructed in line with the approved scheme.

In the interests of promoting sustainable development.

16. No development shall commence until the Local Planning Authority has approved a report identifying how the scheme will generate 10% of the predicted CO2 emissions from on-site renewable energy. Before the development is occupied the renewable energy equipment, detailed in the approved report, shall be installed.

In the interests of promoting sustainable development.

17. No development shall take place until a Construction Management Plan has been submitted to and approved in writing with the Local Planning Authority to agree the routing of all HGVs movements associated with the construction phases, and to effectively control dust emissions from the site remediation and construction works. The Construction Management Plan shall address earth moving activities, control and treatment of stock piles, parking for use during construction, measures to protect any existing footpaths and verges, vehicle movements, wheel and road cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents. Thereafter, the development of the site shall accord with the requirements of the approved Construction Management Plan.

To avoid excessive noise and disturbance to the occupants of nearby properties.

18. The external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

To enable the Local Planning Authority to control details of the proposed development and in the interests of visual amenity.

19. Notwithstanding the submitted plans, no development shall take place until a detailed scheme for the provision of a footway at the site entrance and a dropped crossing point for pedestrians to gain access from the application site to the footway on the north side of Palace Row has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the highway mitigation measures have been implemented in accordance with the approved scheme, to the satisfaction of the Local Planning Authority. The agreed scheme shall be retained for the lifetime of the development hereby approved.

To enable the Local Planning Authority to control details and in the interests of highway safety.

20. The proposed roads, junction radii, footpaths and any associated crossings serving the development shall be built and maintained to achieve as a minimum the adoptable standards as defined by the Hartlepool Design Guide and Specification for Residential and Industrial Development, an advanced payment code shall be entered into and the works shall be carried out in accordance with a timetable first submitted to and approved in writing by the Local Planning Authority unless some variation is otherwise agreed in writing by the Local Planning Authority.

In order to ensure the roads are constructed and maintained to an acceptable standard.

21. No development shall take place until a detailed design scheme for the provision of the proposed internal highway network including roads, footpaths, verges and associated street furniture and infrastructure has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the internal highway network has been implemented in accordance with the approved scheme, to the satisfaction of the Local Planning Authority. The agreed scheme shall be retained for the lifetime of the development hereby approved.

To enable the Local Planning Authority to control details and in the interests of highway safety.

22. No part of the development shall be occupied until vehicular and pedestrian access connecting the proposed development to the public highway has been constructed to the satisfaction of the Local Planning Authority.

In the interests of highway and pedestrian safety and in the interests of the visual amenity of the surrounding area.

23. Notwithstanding the submitted information and prior to the occupation of the dwellings hereby approved, details for the storage of refuse shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented accordingly.

To ensure a satisfactory form of development.

24. The dwellings hereby approved shall not exceed two and a half storeys in height with a maximum height to eaves of 6 metres and ridge of 10 metres.

In the interests of visual amenity.

25. Notwithstanding the provisions of Part 1 the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the dwelling(s) and garages hereby approved shall not be converted or extended, in any way, and no garage(s) or other outbuildings 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 visual amenity and the amenities of the occupants of adjacent residential properties.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) and notwithstanding the agreed details under condition 12, no fences, gates, walls or other means of enclosure, shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road, without the prior written consent of the Local Planning Authority

To enable the Local Planning Authority to exercise control in the interests of visual amenity.

27. No construction/building works or deliveries shall be carried out except between the hours of 08.00 am and 6.00 pm on Mondays to Fridays and between 09.00 am and 1.00 pm on Saturdays. There shall be no deliveries or construction activity including demolition on Sundays or on Bank Holidays.

To avoid excessive noise and disturbance to the occupants of nearby properties.

BACKGROUND PAPERS

2.106 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

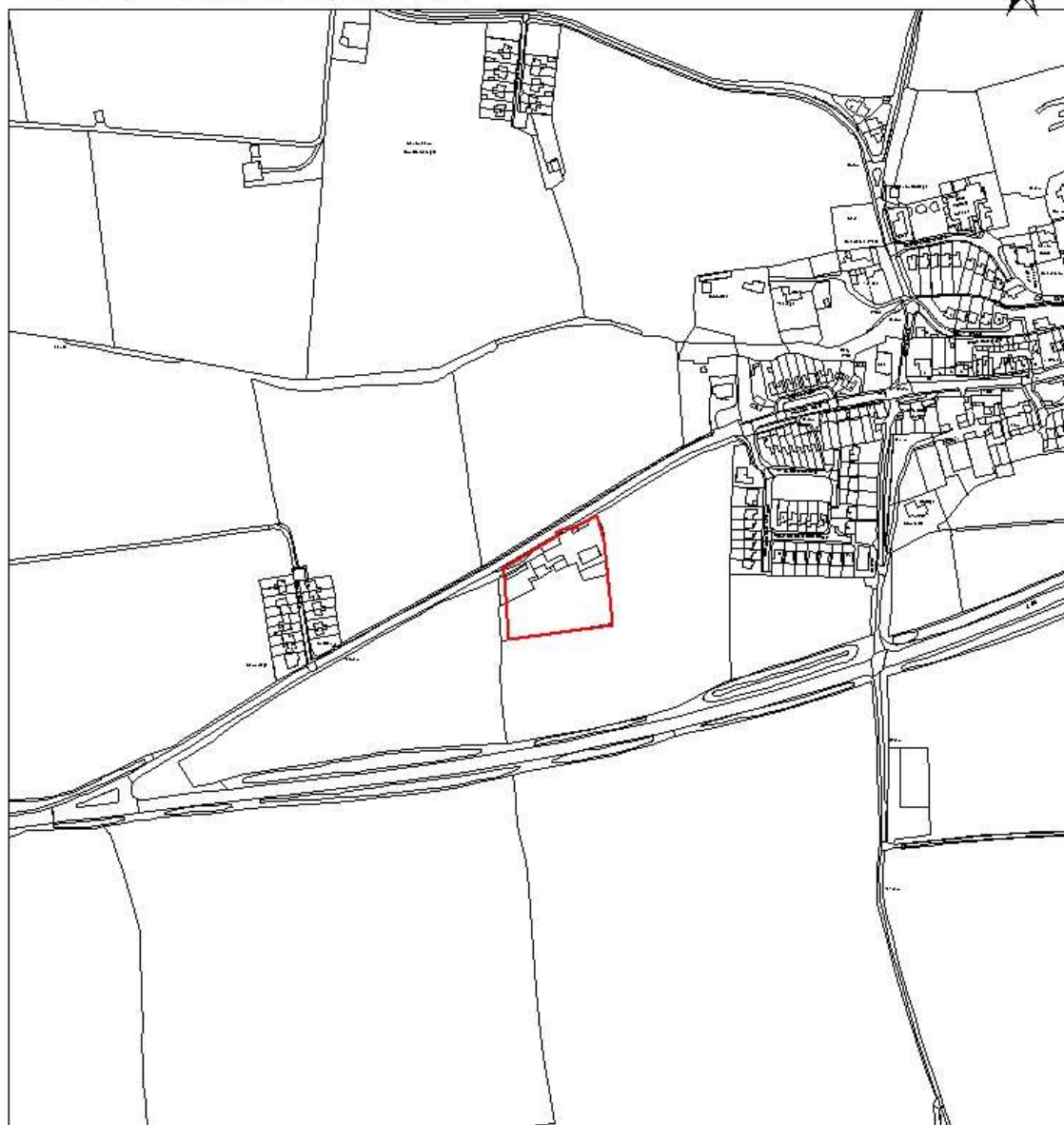
2.107 Andrew Carter
Assistant Director of Economic Growth & Regeneration
Level 3
Civic Centre
Hartlepool
TS24 8AY

Tel: (01429) 523596
E-mail: andrew.carter@hartlepool.gov.uk

AUTHOR

2.108 Daniel James
Planning Team Leader (DC)
Level 1
Civic Centre
Hartlepool
TS24 8AY

Tel: 01429 284319
E-mail: daniel.james@hartlepool.gov.uk

GLEBE FARM, HART

Copyright Reserved Licence LA09057L

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 23/06/17
	SCALE 1:5000	
Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY	DRG.NO H/2017/0028	REV

No: 3
Number: H/2017/0229
Applicant: MR JOHN WOOD ADVANCED HOUSE WESLEY
SQUARE HARTLEPOOL TS24 7RJ
Agent: MR DOMINIC MARSHALL 20 FERNWOOD COULBY
NEWHAM MIDDLESBROUGH TS8 0US
Date valid: 13/04/2017
Development: Display of two non illuminated hoardings
Location: ADVANCED HOUSE WESLEY SQUARE
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.

BACKGROUND

3.2 **H/2016/0403** - Refusal was issued in November 2016 for the installation of two non illuminated advertising hoardings which would each measure 6 metres in width with a height of 3 metres. The hoardings were proposed to be located approximately 5.3 metres above ground and are proposed to be adjacent to one another on the eastern elevation of the building which faces towards the A689. The refusal was on the grounds that “in the opinion of the Local planning Authority the proposed advertisement sign would, by virtue of its size, scale and design, result in an incongruous feature within the streetscene to the detriment of the appearance and character of the surrounding area. Therefore the proposal is considered to be detrimental to the usual amenity of the area and contrary to policy Gep1 and Gep7 of the Hartlepool Local Plan and paragraph 67 of the NPPF”.

3.3 The current application has been resubmitted for the same development however a supporting statement has been submitted to accompany the application.

3.4 The current application has been requested to be considered by planning committee by a Councillor.

PROPOSAL

3.5 Approval is sought for the erection of two hoarding signs to each measure 6 metres by 3 metres which will be located on the eastern elevation of Advanced House. The proposed hoarding boards are proposed approximately 5.3 metres above ground level.

SITE CONTEXT

3.6 The proposal relates to hoarding signs which will be installed on the eastern elevation of the three storey brick built commercial building. This elevation faces directly towards the A689 which is a dual carriageway, beyond which is Church Street Conservation Area (however the site is outside the conservation area boundary), as such the application site is within the setting of a number of listed buildings. The site is on a key approach road into and out of Hartlepool and the site falls within the boundary of Hartlepool Town Centre which is predominantly commercial in nature.

PUBLICITY

3.7 The application has been advertised by way of neighbour letters (6), press notice and site notice. To date, there has been one representation of no objection.

3.8 Copy Letters **D**

3.9 The period for publicity has expired.

CONSULTATIONS

3.10 The following consultation replies have been received:

HBC Conservation: The application site lies outside the boundary of Church Street Conservation Area and the building is directly opposite Leadbitter Buildings a grade II listed building.

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.

In considering the impact of development on heritage assets, the National Planning Policy Framework (NPPF) 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).

Local Plan policy HE3 is relevant, this states, 'The design and materials used in new developments which would affect the setting of conservation areas should take account of the character of those neighbouring conservation areas'.

The Church Street Conservation Area comprises the former historic and commercial area of West Hartlepool. The buildings are generally of Victorian origin, though a number of buildings have had late Victorian or Edwardian alterations, particularly to the front elevations. The properties are usually three storey, though a handful are more, some buildings having additional attic accommodation with traditional gabled roof dormers for light and ventilation.

The conservation area is considered to be 'at risk' under the criteria used by Historic England to assess heritage at risk.

Attention should be paid to the desirability of preserving the setting of the listed building in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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).

The proposal is the installation billboards and adverts to the property.

It is considered that the proposals will not impact on the setting of the conservation area or listed building, no objections.

HBC Traffic & Transport: There are no highway or traffic concerns.

PLANNING POLICY

3.11 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

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

- Com1: Development of the Town Centre
- GEP1: General Environmental Principles
- GEP7: Frontages of Main Approaches
- HE1: Heritage Assets
- HE3: Conservation Areas
- HE4: Listed Buildings and Structures

Emerging Local Plan

3.13 The following policies in the emerging Hartlepool Local Plan (anticipated to be 2013) are relevant to the determination of this application:

The Council's emerging Local Plan is currently at Publication Stage and as such weight can also be given to policies within this document, with more or less weight apportioned to individual policies dependent on the level of objection received to date in relation to those policies, identified through the public consultation process.

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

- LS1: Locational Strategy
- QP8: Advertisements
- RC2: The Town Centre
- SUS1: The Presumption in Favour of Sustainable Development
- HE3: Developments in Vicinity of Conservation Areas

National Policy

3.15 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 paragraphs are relevant to this application:

PARA 001 : Apply Policy

PARA 002 : Primacy 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 material consideration

PARA 014 : Presumption in favour of sustainable development

PARA 017 : Role of planning system

PARA 056 : Design of built environment

PARA 067 : Advertisements

PARA 129 : Significant heritage assets

PARA 131 : Viable use consistent with conservation

PARA 132 : Weight given to asset's conservation

PARA 196 : Planning system is plan led

PARA 197 : Presumption in favour of sustainable development

PLANNING CONSIDERATIONS

3.16 Paragraph 67 of the NPPF states that Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts. Therefore the main issues for consideration when assessing this application are the principle of development in relation to the policies and proposals within the Hartlepool Local Plan and the National Planning Policy Framework, impact upon the character of the surrounding area, impact upon the adjacent conservation area, amenity of neighbouring land users and highway safety.

CHARACTER OF THE SURROUNDING AREA

3.17 The application site is located within the town centre boundary which is predominantly commercial in nature. Paragraph 67 of the NPPF states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Additionally Local Plan saved Policy Gep1 requires consideration of the external appearance of the development. Also of particular relevance to this application is policy saved Gep7 which relates to frontages of main approaches (including the A689 Marina Gateway). This policy requires a high standard of design adjacent to the main approaches.

3.18 The proposed development consists of 2 hoarding signs which are proposed on the elevation of the three storey brick built office building which will face directly on to one of the main approach roads into Hartlepool Town centre from the north. The proposed signage will be situated approximately 5.3 metres above ground level. Therefore the location of the proposed signs will be highly visible by virtue of its height and location on a main approach road.

3.19 Furthermore the proposal consists of two hoarding signs which will be approximately 0.7 metres apart. Given that each hoarding sign will measure 6 metres in width the resultant signage would essentially appear like a 12 metre expanse of advertisement hoardings with a depth of 3 metres across the elevation of the building. Therefore it is considered that the proposals would dominate the elevation building in a visually prominent location. It is considered that advertisement hoardings of this scale are generally more appropriate in locations such as construction sites where hoardings provide screening. Therefore in this location, taking into account the scale of the proposed hoardings and the location within a visually prominent location adjacent to a main approach into the town centre, it is considered that the proposed development would result in an incongruous feature within the streetscene to the detriment of the character and appearance of the surrounding area.

3.20 This current application is supported by a 'supplementary statement' which refers to other signage in the town of a similar scale and design. The statement makes reference to Middleton Grange Shopping Centre which the statement states 'uses full shop front advertising signage which is similar to the size and scale of the hoardings proposed'. It is noted that there is signage serving commercial properties within the shopping centre which faces towards the A689. As such there have been a number of applications relating to advertisement consent for Middleton Grange. However this signage relates directly to the shopping centre and/or the shop unit on which it is located therefore this has been considered to be acceptable in a commercial area. Furthermore this signage does not consist of any hoarding boards rather it is individual signage for shops or the shopping centre itself.

3.21 The submitted statement also makes reference to Belle Vue Community Sports and Youth Centre which has signage facing towards Stockton Street. This was refused by planning committee in 1991 however was subsequently allowed at appeal (T/APP/D0705/A/91/180436/P7) (our ref AP/12/91). This was prior to the adoption of the Hartlepool Local Plan in 2006 and NPPF in 2012 against which the current application is considered. The Inspector allowed the hoarding sign in 1991 at Belle

Vue Community Centre on the grounds that the strong horizontal emphasis was considered to be in keeping with the scale of the building. Although this hoarding sign was only allowed by the Inspector for 5 years, a discontinuance notice was never served and the hoarding has now exceeded the time (10 years) in which the Local Planning Authority could take any enforcement action to remove it. Therefore this hoarding sign benefits from deemed consent by virtue of the length of time it has been erected. The submitted statement also makes reference to other hoarding boards adjacent to the A179 however does not make reference to any specific locations. As such this cannot be directly addressed other than to say that hoarding signs may be considered acceptable in some locations however as with all applications it would be on the basis of each application on its own merits.

3.22 Therefore whilst the content of the supporting statement is noted, by virtue of the size, scale and visual prominence of the proposed hoarding signs, particularly adjacent to a main approach into the town it is considered that they would be contrary to saved policies GEP1 and GEP7 and paragraph 67 of the NPPF.

CHARACTER OF THE CONSERVATION AREA

3.23 The application site is outside the conservation area however will be visible from within Church Street conservation area. The Council's Conservation manager was consulted on the proposals and has commented that the proposals will not impact on the setting of the conservation area or listed building and therefore have raised no objections. As such it is not considered that the proposed development would result in any adverse impact upon the character or appearance of the conservation area.

AMENITY OF NEIGHBOURING LAND USERS

3.24 The surrounding area is predominantly commercial in nature with no sensitive users, such as residential properties, within the immediate vicinity of the site. As such it is not considered that the proposed hoarding signs would result in any detrimental impact upon the amenity of neighbouring land users.

HIGHWAY SAFETY

3.25 The Council's Traffic and Transport section were consulted on the proposed development and have raised no concerns. Therefore it is not considered that the proposed advertisement hoarding would result in any adverse impact upon highway safety.

CONCLUSION

3.26 The proposed hoarding signs are considered to be acceptable in terms of amenity of neighbouring land users and highway safety however it is considered that by virtue of the scale and location of the hoardings, which will be highly visible, it is considered that the proposed sign would be detrimental to the usual amenity of the area, particularly as the application site is located adjacent to a main approach into the town.

EQUALITY AND DIVERSITY CONSIDERATIONS

3.27 There is no evidence of equality or diversity implications.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

3.28 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.

3.29 There are no Section 17 implications.

REASON FOR DECISION

3.30 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

1. In the opinion of the Local Planning Authority the proposed advertisement signs would, by virtue of their size, scale and design, result in an incongruous feature within the streetscene to the detriment of the appearance and character of the surrounding area. Therefore the proposal is considered to be detrimental to the usual amenity of the area and contrary to policy Gep1 and Gep7 of the Hartlepool Local Plan and paragraph 67 of the NPPF.

BACKGROUND PAPERS

3.31 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

- 3.32 Andrew Carter
Assistant Director of Economic Growth & Regeneration
Level 3
Civic Centre
Hartlepool
TS24 8AY
- Tel: (01429) 523596
E-mail: andrew.carter@hartlepool.gov.uk

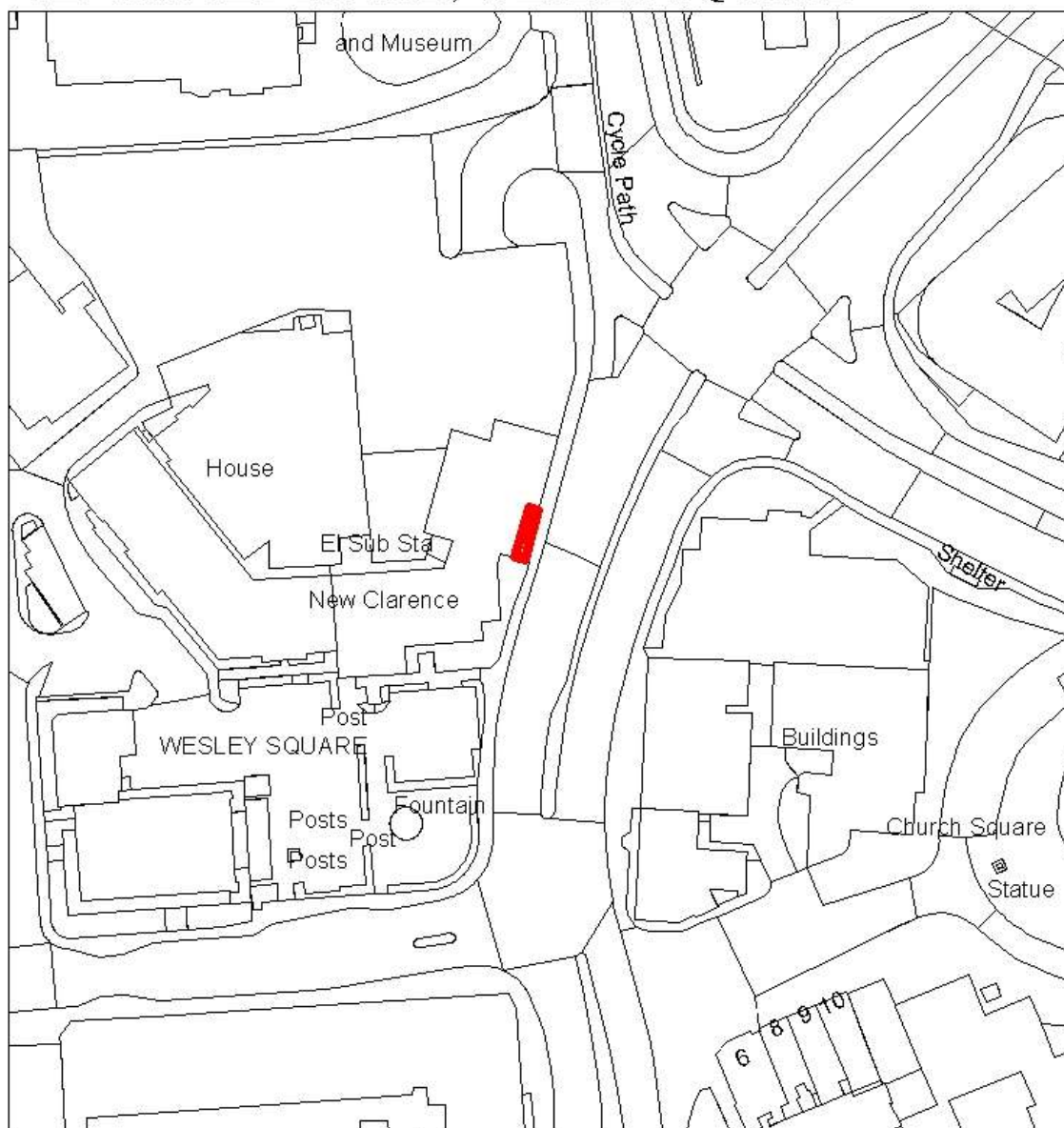
AUTHOR

3.33 Helen Heward
Senior Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY

Tel: 01429 523433

E-mail: Helen.Heward@Hartlepool.gov.uk

ADVANCED HOUSE, WESLEY SQUARE



Copyright Reserved Licence LA09057L

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 23/06/17
	SCALE 1:1000	
Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY	DRG.NO H/2017/0229	REV

No: 4
Number: H/2017/0276
Applicant: ONE STOP STORES LTD APEX ROAD WALSALL WS8 7TS
Agent: CELL CM CHARTERED SURVEYORS MR S KNIGHT
QUAYSIDE i4 ALBION ROW EAST QUAYSIDE
NEWCASTLE UPON TYNE NE6 1LL
Date valid: 18/05/2017
Development: Installation of ATM with two stainless steel bollards at the front, alterations to door and window openings at the rear and installation of new security door and plant to side
Location: UNIT 1 FORMER SCHOONER PH WARRIOR DRIVE
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 This site has been the subject of the following planning approvals all of which are considered relevant to the consideration of this application:-

4.3 H/2016/0224 – Change of use from public house to two retail units and public house at ground floor level with two flats at first floor. Proposed external alterations including provision of shop fronts, alterations to car park and vehicular access/egress, alterations to boundary treatment and provision of bin store – Approved 29th September 2016

4.4 H/2017/0045 - Change of use from public house to four retail units and public house at ground floor level with two flats at first floor. Proposed external alterations including provision of shop fronts, alterations to car park and vehicular access/egress, alterations to boundary treatment and provision of bin store – Approved 16th March 2016

4.5 H/2017/0227 – Non-material amendments to planning approval number H/2017/0045 to allow for minor revisions to both elevations of Unit 1 – Approved 10th May 2017

4.6 H/2017/0114 - Display of illuminated and non illuminated advertisement signs for One Stop unit (Unit 1) – Currently valid pending consideration

PROPOSAL

4.7 Planning permission is sought for the following:-

- a) the 'closing off' of the window and door openings within the south facing elevation (fronting Warrior Drive) of the building using matching brick,
- b) the formation of a new door opening, and the installation of a new steel clad security door within it, in the side (western facing) elevation,
- c) the installation of external plant to the side (west) of the building (namely two air conditioning units and a refrigeration cooling unit), and
- d) the installation of an ATM machine with solid grey panel surround within the front (north facing) elevation of the premises (the proposed shop frontage) with two stainless steel bollards located on the pavement in front.

4.8 It is also proposed to install graphics panels within the 'closed off' window and door openings to the south elevation of the building in order to give those openings the appearance of shop frontages. However these works are to be the subject of a separate advertisement application (see H/2017/0114).

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

SITE CONTEXT

4.10 The building the subject of this application is a substantial freestanding red brick and brown concrete pantile former public house. It is predominantly single storey but has a small first floor element which is understood to have formerly been used to provide ancillary living accommodation for the pub.

4.11 Planning permission has recently been granted to convert this building into four retail units and a pub at ground floor level with two flats above (see planning permission number H/2017/0045). Unit 1, which is the subject of this application, will occupy about one third of the ground floor of the building and is to be located at the south western end. It is understood that it is to be occupied as a shop by 'One Stop Stores Limited'.

4.12 The building is located approximately 40 metres north of the junction of Warrior Drive and east of Forester Close. The surrounding area is predominantly residential in character.

PUBLICITY

4.13 Neighbour letters have been sent to the properties that were consulted on planning application number H/2017/0045. A site notice has also been posted to advertise the proposals. Seven letters of objection (including two from the same household) have subsequently been received from local residents. They are concerned:-

- that the application has not been properly advertised,
- about the proposed alterations to the window and door arrangements to the rear of the building (facing Warrior Drive) which, if approved, will set a precedent for similar treatment in the adjoining units,
- about noise from the proposed air conditioning units,
- about fences that have been erected,
- that a lack of satisfactory vehicular turning space within the site caused by the erection of an unauthorised fence could lead to 'on-street' parking on the adjoining highways both during the construction works and whilst deliveries are being made to the new shop,
- that the revised proposals may not meet the current fire regulations,
- The objectors consider that the development should be carried out as originally approved and that no further alterations should be permitted. They also consider that the shop frontage to this unit should face Warrior Drive and not the car park to the rear,
- Concerns over fire safety.

4.14 The period for publicity will expire on 6th July 2017.

4.15 Copy Letters **C**.

CONSULTATIONS

4.16 The following consultation replies have been received:

HBC Traffic and Transport:- No objections

HBC Public Protection:- No objections

PLANNING POLICY

4.17 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

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

GEP1 – General Environmental Principles

Emerging Local Plan

4.19 The following policy in the emerging Hartlepool Local Plan is relevant to the determination of this application:

QP4 - Layout and Design of Development

National Policy

4.20 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 56 – Good Design

Paragraph 60 - Promoting Distinctiveness

Paragraph 64 - Refusing Poor Design

Paragraph 66 - Working with those affected

PLANNING CONSIDERATIONS

4.21 The main issue for consideration in this instance 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, the amenity of neighbouring properties and highway safety.

VISUAL AMENITY ISSUES

4.22 The south facing elevation of the building is prominent being fully visible from Warrior Drive. The side (west) facing elevation is also visible from Forester Close although it is partly screened by a 1.8 metre high screen fence. The proposed front (north) facing elevation of the premises is more secluded facing the car park that is to serve this and other units forming part of the overall development. It is considered that despite concerns to the contrary the proposed works will, on balance, safeguard the appearance of the host building and the area in which it is located;-

- a) the door and window openings that are to be ‘made good’ are to be ‘infilled’ using matching brickwork and, following the installation of the graphics panels, would give the appearance of shop frontages,
- b) the new security door will not be unduly large measuring 1.2 metres (width) x 2.15 metres (height), will have a matt black finish, and will be at least partly screened from general view by the existing close boarded fence,
- c) the new air conditioning and refrigeration units are not considered to be particularly attractive. However, they will not be unduly large and none of them will be readily visible from outside of the site as they will be screened from general view by the close boarded fence referred to above,
- d) the ATM machine and bollards will not be unduly large, the former covering an area of approximately 1.35 x 0.75 metres and the latter having individual diameters of 0.12 metres and standing no more than one metre above ground level. They are also considered to be acceptable in design and positional terms the former being constructed of a mixture of stainless steel and upvc and positioned fairly centrally within a newly installed grey panel that will form part of the new shop front, and the latter constructed of brushed stainless steel and located on the pavement directly in front of the machine.

AMENITY ISSUES

4.23 The applicants have submitted a noise report which concludes that the level of noise generated by the new air conditioning and refrigeration units will not be sufficient to unduly disturb the occupiers of nearby residential properties. This report has been assessed by the Council’s Public Protection Team who agree with its findings and therefore raise no objections to this element of the proposals. In view of this it is considered that, despite the objectors concerns, the new plant is unlikely to give rise to undue disturbance of local residents by reason of excessive noise.

4.24 The ATM also has the potential to cause disturbance to local residents. However in this instance it is considered unlikely that it will do so given the proposed orientation of the unit, the separation distance between the unit and the surrounding dwellings and the presence of screen fencing in between. The Council’s Public Protection Team raise no objections to this element of the proposals either.

4.25 Finally, it is contended that the proposals to ‘close off’ of the window and door openings and to form the new security door will not give rise to any undue noise nuisance concerns, or adverse impact on amenity and privacy.

HIGHWAY SAFETY ISSUES

4.26 The proposals have been considered by the Council’s Traffic and Transport Service who raise no objections. It is not therefore envisaged that they will give rise to any undue highway safety concerns.

OTHER MATTERS

4.27 The concerns raised by the objectors to the scheme have been considered. However they are not considered to represent justifiable reasons for refusing this application for the reasons given earlier in the report and below:-

- a) the application has been advertised in accordance with the current requirements of the planning legislation (see 'Publicity' section above),
- b) the fence adjoining this unit was approved under the terms of previous planning permissions relating to this site (see 'Background' section above). The other fence, to which the objectors refer, is not directly related to this proposal standing outside of the application site on the opposite side of the main building. For members information this is currently being investigated as a separate enforcement matter.
- c) precedent is not a material consideration. All applications are considered on their own individual merits having regard to all relevant planning policies and material considerations.
- d) the proposed works involve alterations/additions to the unit but do not propose any changes to its approved use or to the layout of the adjoining car park. In view of this it is contended that the proposals will not, in themselves, have any effect upon existing levels of 'on-street' parking in the area.
- e) it is accepted that following the grant of a planning permission developers should carry out the approved works in accordance with the approved plans and conditions. However, a developer is perfectly entitled to seek to alter an approved scheme thereafter provided that, where necessary, they do so through the submission of a further planning application.
- f) Matters of fire regulations would need to be satisfied through Building Regulations.

Conclusion

4.28 It is considered that the proposals will satisfy the requirements of both Saved Policy GEP1 of the Hartlepool Local Plan and Section 7 of the National Planning Policy Framework. It is contended that the respective alterations and additions will, on balance, collectively retain the character and appearance of the host building and the appearance of the area in which it is located. It is also contended that they will not unduly affect the amenities of the occupiers of surrounding dwellings or give rise to any undue highway safety concerns.

EQUALITY AND DIVERSITY CONSIDERATIONS

4.29 The ATM will be accessible to all as it will need to meet the requirements of Part M of the Building Regulations. With this in mind, and given the nature of the other elements of the scheme, it is considered that the proposals will not give rise to any significant equality or diversity issues.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998 CONSIDERATIONS

4.30 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.

4.31 It is considered that the proposals will not give rise to any significant Section 17 implications.

REASON FOR DECISION

4.32 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 in accordance with the following approved plans and details; drawing numbers ONE001-020-001 (Location Plan); ONE001-020-002 (Existing Details); ONE001-020-003 (Proposed Details); ONE001-020-004 (NW Elevation Details); ONE01-020-005 (SE Elevation Details); ONE001-020-006 (South West Elevation) and PS-RH-BL-10225 (Stainless Steel Bollard); the details shown on the drawings entitled 'PEA-RP Power Inverter Heat Pump'; 'Mitsubishi Electric Air Conditioning Product Information PKA-RP71KAL' and 'Daikin Refrigeration Technical Data ZEAS Condensing Units' and the details contained within the Noise Report by Northburn Acoustics, all plans and details date received 18th May 2017 by the Local Planning Authority.
For the avoidance of doubt.
3. The bricks to be used to 'make good' the window and door openings in the rear (south eastern) facing elevation of the building shall match in type, colour, texture and course depth those used in the construction of the external walls of the existing building unless otherwise agreed in writing by 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.

4. This permission relates solely to the installation of an ATM, two stainless steel bollards, alterations to the door and window openings and the installation of a new security door and plant. No other alterations other than approved shall be made to the building without the prior written consent of the Local Planning Authority.
For the avoidance of doubt.
5. The plant hereby approved shall operate at all times wholly in accordance with the details contained within the Noise Report by Northburn Acoustics received by the Local Planning Authority on 18th May 2017.
In order to safeguard the amenities of the occupiers of the neighbouring properties, in accordance with the provisions of Policy GEP1 of the Hartlepool Local Plan and Section 11 of the National Planning Policy Framework

BACKGROUND PAPERS

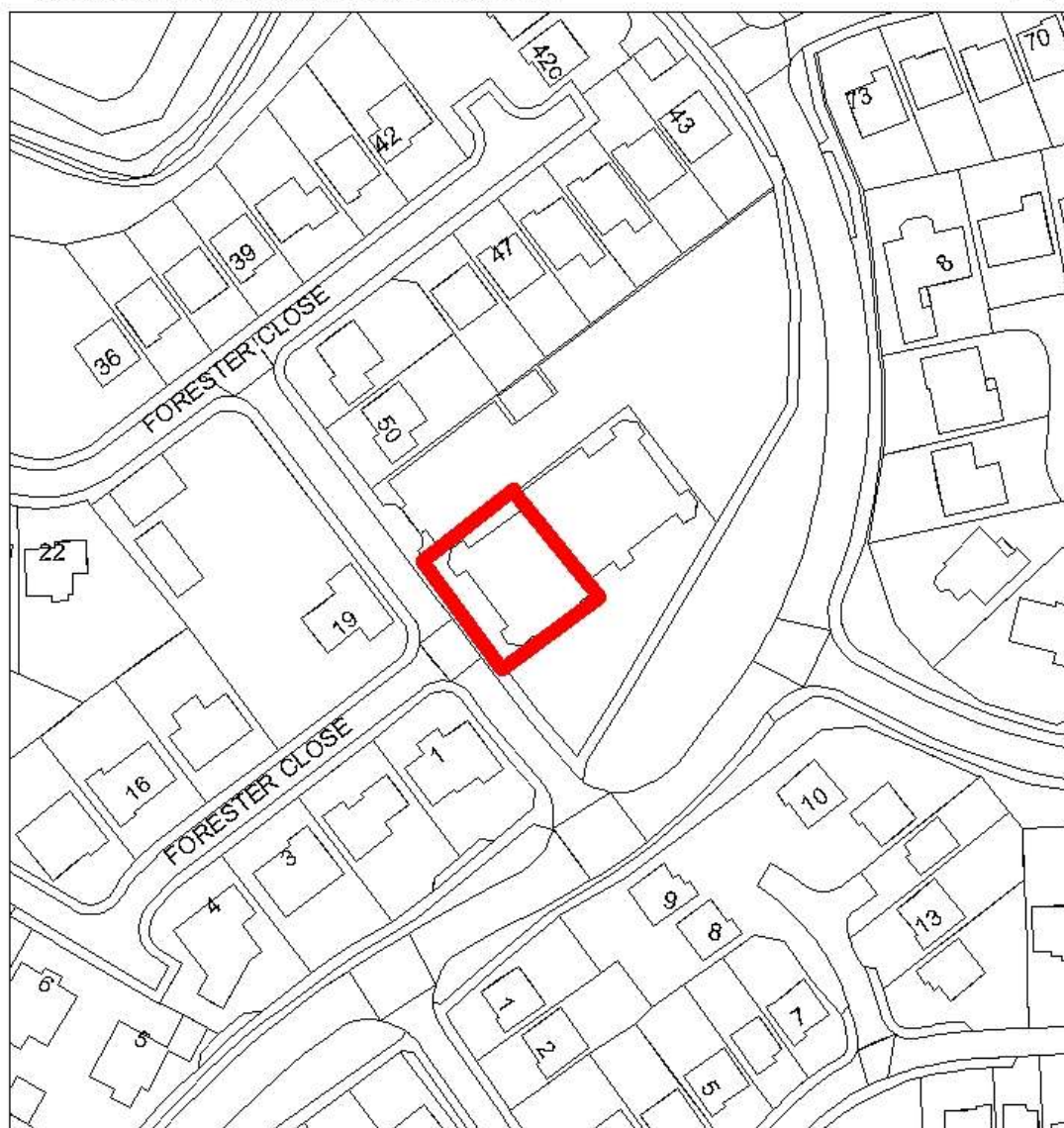
4.33 Background papers used in the compilation of reports relating to planning items are available for inspection in Civic Centre, Victoria Road, Hartlepool during working hours. Copies of the applications are available on-line:
<http://eforms.hartlepool.gov.uk:7777/portal/servlets/ApplicationSearchServlet> 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

- 4.34 Andrew Carter
Assistant Director of Economic Growth & Regeneration
Level 3
Civic Centre
Hartlepool
TS24 8AY
- Tel: (01429) 523596
E-mail: andrew.carter@hartlepool.gov.uk

AUTHOR

- 4.35 Ian Lunn
Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY
- Tel: 01429 523273
E-mail: ian.lunn@hartlepool.gov.uk

FORMER SCHOONER PH

Copyright Reserved Licence LA09057L

THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 29/06/17
	SCALE 1:1000	
Regeneration and Neighbourhoods Level 1 Civic Centre, Victoria Road, Hartlepool TS24 8AY	DRG.NO H/2017/0276	REV

No: 5
Number: H/2014/0405
Applicant: Mr Peter Jordan Persimmon House Bowburn North
 Industrial Estate DURHAM DH6 5PF
Agent: Spawforths Mr Paul Bedwell Junction 41 Business Court
 East Ardsley LEEDS WF3 2AB
Date valid: 20/10/2014
Development: Full planning application for demolition of buildings,
 construction of 144 dwellings (C3), construction of
 accesses to Stockton Road and Brierton Lane, roads,
 bridge with associated structures and associated
 earthworks, drainage features, public open space,
 landscaping, ecological works, electrical sub stations,
 vehicular circulation, pumping stations and infrastructure.
 Outline planning application for construction of up to 1,116
 dwellings (C3), public house/restaurant (A3/A4) 500sqm,
 retail units (A1) 1,999 sqm, primary school (D1), medical
 centre (300sqm), public open space, playing fields, play
 spaces, drainage features, landscaping and ecological
 works, earthworks, electrical sub stations, pumping
 stations, car parking and vehicle and pedestrian
 circulation
Location: Land between A689 and Brierton Lane South West
 Extension HARTLEPOOL

BACKGROUND

5.1 This application was considered at the meeting of the Planning Committee on 20th January 2016. A copy of the original report is attached (**Appendix A**).

5.2 Members were minded to approve the application subject to the conditions outlined in the report and the completion of a section 106 agreement securing the following developer obligations/contributions, Affordable Housing, Primary School Provision (Including provision for Changing facilities for sports pitches if off site), Secondary Education Contribution (£2,001,620), Built Sports & Recreation Contribution (£315,000), Sustainable Transport Contribution (£1,578,775), Bridge Maintenance Contribution (£75,000), securing provision, use and maintenance of green wedge/green link/play areas/open space, a commitment to provide & maintain on site highways to an adoptable standard, safeguarding of route for future western link road, securing provision and maintenance of playing pitches/changing facilities, community use agreement, local labour agreement, travel plan, western edge screen planting, contributions relating to the signalisation of the two roundabouts on the A689 at Wolviston (£592,000), a contribution to offsite play provision at Manor House Ward (£30,000) and measures encouraging the delivery of local centre. In the discussions on the application, members asked that an additional report be brought back to Committee on the planning obligations and how they would be delivered.

5.3 Discussions with the Developer on the Section 106 agreement have been progressed and the position is outlined below. Relevant have been involved in these negotiations to agree triggers for the relevant planning obligations.

PLANNING OBLIGATIONS

Built Sports

5.4 A built sports facilities contribution of £250 per dwelling (£315,000) has been agreed. This would be paid in instalments with the first fifth of the payment provided on the occupation of the 200th dwelling, second fifth on the occupation of the 400th dwelling, third fifth on the occupation of the 600th dwelling, the fourth fifth provided on the occupation of the 800th dwelling and the final fifth on the occupation of the 1000th dwelling.

5.5 It is intended that the contribution would be used to contribute to provision of a swimming pool at Brierton Sports Centre. (or such other sports facility as deemed appropriate by the Council).

Education

5.6 A contribution of £4.5 million towards the provision of primary education in this part of the Borough has been agreed. At the request of HBC Education a flexible approach has been set out in the agreement which allows for either the primary school to be provided on site, on land provided by the applicant, or for existing primary schools (Eskdale Academy and/or Grange Primary) in the vicinity of the site to be extended to accommodate the additional demand for primary school places. The Council is required to make a decision on which approach is to be adopted, on site or off site provision, within 3 months of notification of the construction of the 100th dwelling on the site.

5.7 If the Council's decision is that the primary school is to be build on site the Developer is required, prior to the occupation of the 145th dwelling, to pay to the Council sufficient part of the contributions for the Council to submit a planning application for the school which the Council shall submit within 12 months of receipt of the payment. The Developer will transfer the serviced site for the school to the council, for a sum of £1, within one month of the grant of the school planning permission, or, prior to the occupation of the 450th dwelling on the site whichever is the latter. The Council is required to begin construction the school within 12 months of the transfer of the land or prior to the occupation of the 500th dwelling on site whichever is the latter. In order to fund the school the Developer will pay within 30 days any itemised invoice received from the Council for the building of the school up to a maximum sum of £4.5m. The agreement requires the school to be completed within 18 months of commencement and if appropriate transferred to a provider.

5.8 If the Council's decision is that the existing primary schools in the vicinity of the site are to be extended to accommodate the additional demand for primary school places then the contribution required will be paid in instalments. In this event 25% will be paid prior to the occupation of the 360th dwelling, the next 25% prior to the occupation of the 450th dwellings, the next 25% prior to the occupation of the

660th dwelling, and the final 25% prior to the occupation of the 800th dwelling. To a maximum sum of £4.5m. The agreement identifies Eskdale Academy and /or Grange Primary as the schools which would be extended if off site provision is proposed.

5.9 A secondary education contribution of £2,001,620 has been agreed. This will be paid in instalments with £800,648 prior to the occupation of the 360th dwelling, £400,324 prior to the occupation of the 630th dwelling and £800,648 prior to the occupation of the 810th dwelling.

5.10 It is intended that the secondary education contribution would be used towards the provision of secondary education at Manor Community Academy.

Provision and maintenance of playing pitches and changing facilities

5.11 The Developer has agreed to provide and maintain playing pitches and changing facilities on site to an appropriate standard. The agreement requires the Developer to submit planning applications for the playing pitches and changing facilities prior to the occupation of the 200th dwelling to be constructed on the site, to commence construction prior to the occupation of the 500th dwelling and to complete the facilities prior to the occupation of the 600th dwelling. The Developer will thereafter make the facilities available for use and maintain the facilities. The Developer will establish Management Companies to undertake this.

Local Centre

5.12 The Developer has agreed to market the local centre and procure the servicing of the site prior to the occupation of any of the dwellings in the southern part of the site.

Maintenance of green infrastructure, play areas and sustainable urban drainage systems

5.13 The Developer has agreed to provide and maintain the green infrastructure, play areas and sustainable urban drainage systems. The Developer will establish Management Companies to undertake this.

Link Road

5.14 The Developer has agreed, subject to obtaining planning permission, to reserve a route for a link road between the northern and southern part of the site. It is anticipated that this might in time, form the southern part of a western distributor road for Hartlepool.

Contributions to Off Site Highway Improvements

5.15 The Developer has agreed to make contributions relating to the signalisation of the two roundabouts on the A689 at Wolviston. (£592,000). This will be paid in instalments with one third of the contribution paid prior to the occupation of the 240th dwelling, one third prior to the occupation of the 480th dwelling and one third prior to the occupation of the 720th dwelling.

5.16 It should be noted that other off site highway works required to accommodate the development will be covered by conditions.

Local labour agreement

5.17 The Developer has agreed to submit a Recruitment & Training Charter and Employment and Skills Plan, designed to encourage local employment, within 6 months of the commencement of any phase .

Off site play provision

5.18 The Developer has agreed to a contribution of £30,000 to be used for off site play facilities in Manor House Ward which will be provided prior to the occupation of the 50th dwelling on the site.

Bus Service

5.19 The Developer has agreed to procure a Bus Service for five years to serve the southern part of the site with effect from the occupation of the 51st dwelling in this part of the site. The bus service will operate for five years, at a maximum of half hourly intervals Monday to Saturday between the hours of 7 am to 6pm. Its route will include Stockton Road, Turo Drive, Catcote Road, Tynebrook Avenue, Westbrook Avenue, Stockton Road, Park Road, Church Street and it will terminate at the Transport Interchange.

Affordable housing

5.20 The borough wide affordable housing need equates to 35% of dwellings delivered.. A viability assessment has been undertaken and given the costs to deliver the scheme including the need to fulfil other planning obligations, notably the school, for viability reasons the applicant cannot meet the full 35% affordable housing need.

5.21 The Developer has however agreed to erect 137 affordable dwellings on the site with 82 being for Affordable Rent (As set by the Regulator currently 80% of Market Rent) and 55 Discounted Market Sale Units (not exceeding 70% of market value). This equates to an overall provision of 11%.

5.22 For the first phase of the development, the 144 dwellings accessed off Brierton Lane, the details of the affordable housing are agreed. Nine Affordable Rent and six Discounted Market Sale dwellings will be provided. For subsequent phases the precise details of the Affordable Housing provided in any phase will be agreed prior to the commencement of that phase. In the case of the first phase and any subsequent phase the agreed affordable housing must be completed as follows, one third prior to the occupation of 25% of the non-affordable dwellings, two thirds prior to the occupation of 50% of the non-affordable dwellings, and 100% prior to the occupation of 50% of the non-affordable dwellings.

5.23 Provision is made, as far as possible, to ensure that dwellings are retained as Affordable Housing for the future, though any acquisition of Affordable Rent dwellings under Right to Buy schemes must be accommodated. The agreement allows for the conversion of the Affordable Rent dwellings to Discounted Market Sale in the event that there is no interest from an Affordable Housing Provider. Persons acquiring the Discounted Market Sale dwellings will be required to meet Eligibility Criteria. The full Eligibility Criteria are set out in the agreement but would briefly be persons in need of affordable housing and include persons currently living in Hartlepool, persons with relatives in Hartlepool, persons who have lived in Hartlepool for 10 years previously, persons employed in Hartlepool and persons that qualify for housing in accordance with the Council's allocation policy.

5.24 The agreement allows for any unspent contributions received by the council in respect to other obligations to be recycled and used to provide affordable housing in the Borough.

Travel plan

5.25 The Developer has agreed to implement the approved travel plan on the site.

Western edge screen planting

5.26 The Developer has agreed to accommodate screen planting on the western edge of the development.

Community Use Agreement

5.27 The developer has agreed to enter into a Community Use Agreement allowing for the use of the Playing Pitches and Changing Facility by the community. The developer is required to submit the Community Use Agreement for the Council's approval prior to the occupation of the 300th Dwelling on the site.

OTHER MATTERS

5.28 A contribution of £75,000 from the Developer towards the future maintenance of the Greatham Beck Crossing will be delivered through a separate agreement under the Highways Act.

5.29 Roads on the site are to be adopted and a requirement to deliver them to an adoptable standard will be secured through a separate agreement under the Highways Act.

RECOMMENDATION – That members note the planning obligations and how these are to be delivered.

APPENDIX A

Planning Committee – 20 January 2016

4.1

No:	6
Number:	H/2014/0405
Applicant:	Mr Peter Jordan Persimmon House Bowburn North Industrial Estate DURHAM DH6 5PF
Agent:	Spawforths Mr Paul Bedwell Junction 41 Business Court East Ardsley LEEDS WF3 2AB
Date valid:	20/10/2014
Development:	Full planning application for demolition of buildings, construction of 144 dwellings (C3), construction of accesses to Stockton Road and Brierton Lane, roads, bridge with associated structures and associated earthworks, drainage features, public open space, landscaping, ecological works, electrical sub stations, vehicular circulation, pumping stations and infrastructure. Outline planning application for construction of up to 1,116 dwellings (C3), public house/restaurant (A3/A4) 500sqm, retail units (A1) 1,999 sqm, primary school (D1), medical centre (300sqm), public open space, playing fields, play spaces, drainage features, landscaping and ecological works, earthworks, electrical sub stations, pumping stations, car parking and vehicle and pedestrian circulation
Location:	Land between A689 and Brierton Lane South West Extension HARTLEPOOL

Background

6.1 This application was considered at the meeting of the Planning Committee of 21st October 2015.

6.2 At the time of the report there was an outstanding objection from the Health & Safety Executive (HSE) regarding the relationship of play areas and sports pitches to the major hazard pipeline. The HSE subsequently confirmed that they had no objections subject to a condition requiring the re-siting of the play areas and sports pitches.

6.3 Members were minded to approve the application subject to conditions and the completion of a section 106 agreement delivering planning obligations. Members asked that conditions be returned to committee for consideration.

6.4 A report with the proposed conditions was put to members at the meeting of 16th December 2015 however representations had been received from the applicant requesting further discussions on amendments to the conditions. Members resolved

to defer further consideration of the application asking that the final set of conditions be put to them given ongoing negotiations and that developer contributions also be clarified.

6.5 Discussions with the applicant have been concluded the proposed conditions are outlined in this report.

6.6 It is proposed to secure the following developer contributions/obligations through a section 106 agreement.

Affordable housing

6.7 The borough wide affordable housing need is 44%. A viability assessment has been undertaken and for viability reasons the applicant cannot meet the full 44% affordable housing need.

6.8 The applicant has agreed to erect 138 affordable dwellings on the site with 82 being for social rent and 55 being intermediate tenure. This equates to a 60/40 social rented/intermediate tenure split and an overall provision of 11%.

Education

6.9 The applicant proposes to provide a new primary school on site. A sum of £5 million has been set aside for this by the developer. Discussions on a flexible approach which might include extensions to existing schools are ongoing with Education. The final delivery mechanism will be set out in the section 106 agreement. (If the extension option is pursued provision will need to be made to provide changing facilities for the sports pitches on site and for their future maintenance as these were to be provided as part of the school development).

6.10 A secondary education contribution of £2,001,620.

Built sports & recreation contribution

6.11 A built sports and recreation contribution of £315,000. The £315,000 commuted sum would be used to part fund or used as match funding to contribute to the following strategic leisure schemes:

- Replacement of the Mill House leisure centre and,or
- Provision of a swimming pool at Brierton

Sustainable transport contribution

6.12 A package of sustainable transport measures (£1,578,775) including a five year subsidised bus service.

Use and maintenance of green wedge/green link/play areas/open space

6.13 A commitment to provide and maintain the green wedge/green link/play areas/open space including associated pathways/cycleways, enclosures, play

equipment and play area surfacings and other relevant infrastructure to an appropriate standard.

6.14 A commitment to public access to these areas.

Maintenance contribution towards bridge over Greatham Beck.

6.15 A contribution of £75,000 towards the future maintenance of the Greatham Beck Crossing.

Provision & maintenance of on site highways

6.16 A commitment to provide and maintain highways to an adoptable standard in the event that they are not adopted.

Safeguarding route for future western link road

6.17 A commitment to safeguard and accommodate the route for any future western link road.

Provision and maintenance of playing pitches and changing facilities

6.18 A commitment to provide and maintain the playing pitches, changing facilities and any other associated enclosures or other infrastructure to an appropriate standard.

Community use agreement

6.19 A commitment to a community use agreement to allow pitches, school car parking and changing facilities to be used by the community outside school hours. (in the event that the school is not provided on site changing facilities and associated ancillary facilities will need to be provided).

Local labour agreement

6.20 A commitment to encourage the use of local labour.

Travel plan

6.21 A commitment to implement the travel plan.

Western edge screen planting

6.22 A commitment to deliver screen planting on the western edge of the development.

Local Centre

6.23 Measures to encourage the delivery of the local centre.

A689 Roundabouts

6.24 Contributions relating to the signalisation of the two roundabouts on the A689 at Wolviston. (£592,000)

Off site play provision

6.25 A contribution of £30,000 to be used for off site play facilities in Manor House Ward.

CONCLUSION

6.26 The recommendation remains to approve the application subject to the completion of a legal agreement securing the developer contributions/obligations and conditions set out in this report.

RECOMMENDATION - APPROVE subject to the following conditions and the completion of a section 106 agreement securing the following developer obligations/contributions, Affordable Housing , Primary School Provision (Including provision for Changing facilities for sports pitches if off site), Secondary Education Contribution (£2,001,620), Built Sports & Recreation Contribution (£315,000), Sustainable Transport Contribution (£1,578,775), Bridge Maintenance Contribution (£75,000), securing provision, use and maintenance of green wedge/green link/play areas/open space, a commitment to provide & maintain on site highways to an adoptable standard, safeguarding of route for future western link road, securing provision and maintenance of playing pitches/changing facilities, community use agreement, local labour agreement, travel plan, western edge screen planting, contributions relating to the signalisation of the two roundabouts on the A689 at Wolviston (£592,000), a contribution to off site play provision at Manor House Ward (£30,000) and measures encouraging the delivery of local centre.

1. The part of the development for which full planning is hereby approved, as defined on drawing no 0100 223 Revision K "Indicative Masterplan", 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. For the part of the development for which outline planning permission is sought, as defined on drawing no 0100 223 Revision K "Indicative Masterplan" application for the approval of the reserved matters (referred to below) and the commencement of development, shall be as follows. The first reserved matters application shall be made to the Local Planning Authority not later than 3 years from the date of this planning permission and the development so approved shall be begun not later than 2 years from the date of approval of the last reserved matters of that phase. Thereafter, all subsequent phased reserved matters applications shall be made to the Local

Planning Authority not later than 7 years from the date of this permission and the development so approved shall be begun not later than the expiration of 2 years from the final approval of the last reserved matters relating to each phase.

For the avoidance of doubt.

3. Approval of the details of the internal pedestrian and highway layout, layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called the "reserved matters"), shall be obtained in writing from the Local Planning Authority.

In order to ensure that these details are satisfactory.

4. The details submitted at the reserved matters stage shall be in general conformity with the the drawing 0100 223 (Revision K) Indicative Masterplan received by the Local Planning Authority on 7th May 2015 , and Figure 8 - Landscape Mitigation & Green Space Strategy (Contained in Part 2 Volume 4 Landscape Technical Paper of the Environmental Statement) as amended by the document "Western Edge Screening Proposals" Revision C dated 1st May 2015 and the document Character Appraisal And Design Code both received at the Local Planning Authority on 7th May 2015.

In the interests of the proper planning of the area.

5. The permission hereby granted shall permit the phased development of the site and unless otherwise indicated all other conditions shall be construed accordingly. Notwithstanding the submitted details prior to the commencement of the part of the development for which full planning permission is hereby approved a Phasing Plan/Programme for this part of the development shall be submitted to and approved in writing by the Local Planning Authority. For the part of the development for which outline planning permission is hereby approved prior to or alongside the submission of the first "reserved matters" application, a Phasing Plan/Programme for this part of the development shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plans/Programmes shall identify the phasing of all development, infrastructure, landscaping including strategic landscaping, the green wedge and related infrastructure, public open space, play facilities and sports pitches of the development hereby approved. Thereafter the development shall be undertaken in accordance with the Phasing Programme/Plan so approved unless some variation is otherwise agreed in writing by the Local Planning Authority.

To ensure the co-ordinated progression of the development and the provision of the relevant infrastructure and services to each individual phase.

6. No development of any phase of the development for which outline planning permission is hereby approved shall commence until detailed proposals for the treatment of the green wedge within that phase (in general conformity with Figure 8 - Landscape Mitigation & Green Space Strategy (Contained in Part 2 Volume 4 Landscape Technical Paper of the Environmental Statement) as amended by the document "Western Edge Screening Proposals" Revision C dated 1st May 2015) including details of any phasing, play/sports facilities, the means of access/pathways/cycleways, enclosures and gates, footbridges, lighting, benches, bins, street furniture, landscaping (incorporating ecological mitigation and enhancements in accordance with section 8 of Part 2, Chapter 5 Ecology & Nature Conservation Technical Paper of the submitted Environmental Statement (except as may be varied

with the agreement of the Local Planning Authority) and a timetable for its provision have been submitted to and approved in writing by the Local Planning Authority. The green wedge shall be provided in accordance with the details and timetable so approved.

In the interests of visual amenity and in order to ensure that the green wedge is provided in a planned and appropriate manner.

7. The development hereby approved shall be carried out in accordance with the following plans Phase 1 Proposed Layout (H(SWX)-P1-001 Rev J), Phase 1 Proposed Layout H(SWX)-P1-002 Rev B, Phase 1 Materials Layout H(SWX)-P1-003 Rev B received at the Local Planning Authority on 20th July 2015, Location Plan (0100 200 Revision F), Existing Site Plan (0100 201 Revision A), Northern Access Road General Alignment (14/007/NAR/01 REV C) Southern Access Road General Alignment (Sheet 1 of 2) (14/007/SAR/01 (Part 1) Revision G) & (14/007/SAR/01 (Part 2) Revision G), Bungalow (BG-WD01); Roseberry (Village) (RS-WD01 REV S); Rufford (Village) (RF-WD01 REV P); Hatfield (Village) (HT-WD01 REV P); Hatfield Corner (HTC-WD06 REV J); Souter (Village) (SU-WD01 REV R); Moseley (Village) (MS-WD01 REV L); Winsters (Village) (WS-WD01 REV S); Kendal (Village) (KL-WD01 REV B); Clayton (Village) (CA-WD01 REV C); Clayton Corner (CCA-WD01 REV F); Chedworth (Village) (CD-WD01 REV M); The Moulton (Village) (ML-WD06 REV H) received at the Local Planning Authority on 7th May 2015, Standard Single / Double Garage (SGD-01 REV B), Standard Triple Garage (SGD-02 REV B), Standard Quad Garage (SGD-03 REV B) received at the Local Planning Authority on 29th August 2014, Electrical Sub Station (GTC-E-SS-0010_R1-7_1_of 1) received at the Local Planning Authority on 19th September 2014.

For the avoidance of doubt.

8. The total development hereby approved shall not exceed the following maxima:
 - Up to 1260 residential dwellings (C3 Use Class).
 - Up to 500sqm public house/restaurant floorspace (A3/A4 Use Class)
 - Up to 1,999 sqm retail floorspace (A1 Use Class)
 - Up to 300 sq m of medical centre floorspace (D1 Use Class)

For the avoidance of doubt.

9. The development hereby approved shall be carried out having regard to the following:
 1. Site Characterisation

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

 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - a. human health,

- b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- c. adjoining land,
- d. groundwaters and surface waters,
- e. ecological systems,
- f. archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

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

1. Implementation of Approved Remediation Scheme

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

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

2. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of 1 (Site Characterisation) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of 2 (Submission of Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report must be prepared in accordance with 3 (Implementation of Approved Remediation Scheme) above, which is subject to the approval in writing of the Local Planning Authority.

3. Extensions and other Development Affecting Dwellings.

If as a result of the investigations required by this condition landfill gas protection measures are required to be installed in any of the dwelling(s) hereby approved, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), the dwelling(s) hereby approved shall not be extended in any way, and no garage(s)

shed(s), greenhouse(s) or other garden building(s) shall be erected within the garden area of any of the dwelling(s) without prior planning permission.

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

10. A) No demolition/development in any phase shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation for that phase has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under (A).

A) No phase of the development shall be occupied until the site investigation and post investigation assessment relevant to that phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

In order to ensure that the archaeology of the site is adequately investigated.

11. Prior to any demolition or dismantling of the Claxton Farm buildings, a scheme for the recording of the buildings at Claxton Farm including a timetable for the recording shall be submitted to and approved in writing by the Local Planning Authority. The recording scheme shall thereafter be carried out in accordance with the approved scheme and two copies submitted to the Local Planning Authority prior to any demolition, or dismantling, of the aforementioned buildings, unless some variation is otherwise obtained in writing from the Local Planning Authority. In order to ensure that the details of this non-designated heritage asset are recorded for posterity.
12. Development shall not commence on any phase of the development until a detailed scheme for the disposal of foul water from that phase of the development 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.
13. No development on any phase shall take place until a scheme for a surface water management system for that phase including the detailed

drainage/SuDS design, has been submitted to and approved in writing by the local planning authority. The scheme must ensure that the overall surface water run-off from the development as a whole is limited to a discharge rate of 226.8 l/s based on 6 catchment areas with 6 individual discharge points as detailed in section 8.2 of the Flood Risk Assessment and associated drawing (no. N13215-901). It must be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. 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 thereafter to secure the operation of the surface water management system. With regard to 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 other arrangements to secure the operation of the surface water management system throughout its lifetime. The scheme shall be fully implemented prior to the occupation of any part of the development and subsequently managed and maintained for the lifetime of the development in accordance with the agreed details.

To prevent the increased risk of flooding, both on and off site and to ensure that the impacts on trees are taken into account in any design.

14. No development shall commence until a scheme for the provision of flood shelving at Greatham Beck in accordance with the drawing "Greatham Beck Proposed Flood Shelf" (Dwng No :N13215-920 Rev P1), including a timetable for its provision, has been submitted to and approved in writing by the Local Planning Authority. The flood shelving shall thereafter be provided in accordance with the agreed timetable and details.

In order to ensure that Flood Risk is adequately managed.

15. Prior to the commencement of each phase of the development a scheme for the provision and management of a 10m wide buffer zone alongside the existing watercourses and ponds shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping except where infrastructure is required by the local planning authority. The scheme shall include:
 - a) plans showing the extent and layout of the buffer zone;
 - b) details of any proposed planting scheme (for example, native species);
 - c) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan;
 - d) details of any proposed footpaths, fencing, lighting etc; and
 - e) where a green roof is proposed for use as mitigation for development in the buffer zone ensure use of appropriate substrate and planting mix.

Development that encroaches on watercourses and ponds has a potentially severe impact on their ecological value. For example, artificial

lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. Furthermore, land alongside watercourses and ponds are particularly valuable for wildlife and it is essential this is protected. For example, light spillage may result in potential impacts on fish movement and otters. This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

Such networks may also help wildlife adapt to climate change and will help restore watercourses to a more natural state as required by the Northumbria River Basin Management Plan.

16. No development shall take place on the southern access road or any part of the development served by the southern access road until a scheme for the provision of a new pond and the creation of additional terrestrial habitat for Great Crested Newts, including a timetable for its provision has been submitted to and approved in writing by the local planning authority. The scheme shall include the following features:
 - f) It shall be designed to ensure safe access and egress for wildlife;
 - g) Planting shall be with suitable locally native marginal species;
 - h) All imported plants shall be checked to ensure invasive non native species are not transferred onto site; and
 - i) the pond(s) shall be offline from any watercourses on site.

This condition is necessary to ensure that the site and the proposed pond is developed in a way that contributes to the nature conservation value of the site in accordance with the National Planning Policy Framework (NPPF) paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged. The pond will help to contribute to providing a network of wetland habitat through the site. The condition is also consistent with the objectives of the Northumbria River Basin Management Plan, which requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies.

17. Prior to the commencement of any phase of the development (including the bridge over Greatham Beck), an Arboricultural Impact Assessment and Method Statement for the removal and protection of any trees and hedgerows within that phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter development shall be carried out in accordance with the approved Arboricultural Impact Assessment and Method Statement, unless some variation is otherwise agreed in writing by the Local Planning Authority.

In order to ensure that any impact on trees is minimised in the interest of the visual amenity and the ecology of the area.

18. The clearance of any vegetation, including trees, hedgerows and arable land, shall take place outside the bird breeding season unless the site is first checked, within 48 hours prior to the relevant works taking place, by a suitably qualified ecologist who confirms that no breeding birds are present, and a report confirming this is submitted to the Local Planning Authority prior to the clearance of any vegetation. The bird breeding season is taken to be March-August inclusive unless otherwise advised by the Local Planning Authority.

In the interests of the ecology of the area.

19. Prior to the commencement of each phase a detailed scheme of landscaping (in general conformity with Figure 8 - Landscape Mitigation & Green Space Strategy (Contained in Part 2 Volume 4 Landscape Technical Paper of the Environmental Statement) as amended by the document "Western Edge Screening Proposals" Revision C dated 1st May 2015) and tree and shrub planting, incorporating ecological mitigation and enhancements in accordance with section 8 of Part 2, Volume 5 Ecology & Nature Conservation Technical Paper of the submitted Environmental Statement (except as may be varied with the agreement of the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority before the phase is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.

In the interests of visual amenity, ecology and to ensure any species planted within the easement of the high pressure pipeline are appropriate.

20. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.

In the interests of visual amenity.

21. Prior to the commencement of each phase of the development a detailed scheme of noise insulation measures for the residential properties to the south of the development closest to the A689 and the residential properties directly adjacent to the access and spine roads of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall take into account the provisions of BS 8233:2014 "Guidance on Sound Insulation and Noise Reduction for Buildings". The approved scheme shall be implemented, and verification that the measures identified in the scheme have been implemented shall be provided by a suitably qualified engineer, prior to the occupation of any of the dwellings identified in the scheme and shall be permanently retained thereafter unless some variation is otherwise agreed in writing by the Local Planning Authority.

In the interests of the amenity of future occupiers of the development.

22. None of the A3/A4 uses hereby approved shall commence until there have been submitted to and approved in writing by the Local Planning Authority plans and details for ventilation filtration and fume extraction equipment to reduce cooking smells, and all approved items have been installed. Thereafter, the approved scheme shall be retained and used in accordance with the manufacturers instructions at all times whenever food is being cooked on the premises.
In the interests of the amenities of the occupants of neighbouring properties.
23. The commercial premises (use classes A1,A3/A4) hereby approved shall only be open to the public between the hours of 07:00 and 24.00 on any day. In the interests of the amenities of the occupants of neighbouring properties.
24. Deliveries to the commercial premises (Use classes A1,A3/A4) hereby approved shall only take place between the hours of 07:00 and 21.00 on any day.
In the interests of the amenities of the occupants of neighbouring properties.
25. If the buildings at Claxton Farm are not demolished prior to 1st January 2016 then a further bat survey shall be undertaken to ascertain the presence of bats in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The results of the survey shall be submitted to the Local Planning Authority prior to the commencement of any demolition.
In order to ensure that protected species are appropriately identified and accounted for.
26. The demolition of any building identified as a bat roost in the document "Hartlepool Urban Expansion Bat Surveys 2013 dated 09/12/2013", or in subsequent surveys required by conditions attached to this permission, shall take place during the bat activity period April to October (inclusive). Prior to any demolition works a pre-works bat survey shall be carried out by a suitably qualified Ecologist immediately prior to the works being carried out in accordance with 6.1.5 of the document "Hartlepool Urban Expansion, Bat Surveys 2013 dated 09/12/2013".
In order to ensure that protected species are appropriately identified and accounted for.
27. Notwithstanding the details submitted prior to the removal of any trees along Greatham Beck to accommodate the highway a further bat survey shall be undertaken to ascertain the presence of bats in trees to be removed in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The results of the resultant survey shall be submitted to the Local Planning Authority.
In order to ensure that protected species are appropriately identified and accounted for.
28. Prior to the commencement of development on any phase of the development a scheme to provide bat mitigation features to provide long term roost sites for the local bat population within that phase including details of the features and a timetable for their provision shall be submitted to and approved in writing by the Local Planning Authority. The bat mitigation features shall thereafter be

provided in accordance with the approved timetable and details, unless some variation is otherwise approved in writing by the Local Planning Authority.

To ensure that the site is developed in a way that contributes to the nature conservation value of the site in accordance with the National Planning Policy Framework (NPPF) paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

29. No development shall commence on the southern access road or areas of the site served by the southern access road until a scheme to mitigate any direct or indirect impacts arising from the development for pond E (Identified in the document "Hartlepool Urban Expansion Great Crested Newt Survey" dated 03/09/2012) has been submitted to and approved in writing by the Local Planning Authority. Works shall thereafter proceed strictly in accordance with the mitigation works so approved unless some variation is otherwise approved in writing by the Local Planning Authority.

In order to ensure that protected species are protected from harm.

30. Prior to the commencement of development on any phase of the development a scheme to provide bird mitigation features within that phase to provide long term nesting sites for the local bird population, including details of the features and a timetable for their provision, shall be submitted to and approved in writing by the Local Planning Authority. The bird mitigation features shall thereafter be provided in accordance with the approved timetable and details, unless some variation is otherwise approved in writing by the Local Planning Authority.

To ensure that the site is developed in a way that contributes to the nature conservation value of the site in accordance with the National Planning Policy Framework (NPPF) paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

31. Notwithstanding the submitted details prior to the commencement of the southern access road beyond the 4th roundabout (counted from south to north), full design details of the proposed bridge over Greatham Beck and southern access road including structural calculations and details of associated earthworks shall be submitted to and approved in writing by the local planning authority. These details shall also include an assessment of the potential impact of the bridge and the southern access road on the underground gas pipeline and specify any necessary protection measures required to protect the gas pipeline. The bridge and the southern access road shall then be constructed in accordance with the details so approved unless some variation is otherwise agreed in writing by the Local Planning Authority.

In order to ensure that the detailed design of the bridge and road is acceptable to Hartlepool Borough Council's Highway Engineers and the pipeline operators, the pipeline is accounted for and that the safety of road users is also taken into account.

32. Notwithstanding the submitted details no development of any phase shall commence until detailed proposals for the provision of play areas including

details of their phasing, location and design/specification, landscaping, play equipment, surfacing, means of enclosures, and a timetable for their provision have been submitted to and approved in writing by the Local Planning Authority for that phase. The play facilities shall be provided in accordance with the approved details and timetable. Play areas shall be sited beyond the inner zone of the HSE consultation distance of the high pressure gas pipeline ref. 2077: Cowpen/Naisberry (CH08/300mm), i.e. more than 15 metres from the pipeline.

In the interests of public health and delivering a sustainable development and in order to ensure that the play areas are provided in a planned and appropriate manner.

33. Notwithstanding the submitted details no development of any phase shall commence until detailed proposals for the provision of sports pitches including details of their phasing, location and design/specification, equipment, landscaping, means of enclosures, and a timetable for their provision have been submitted to and approved in writing by the Local Planning Authority for that phase. The sports pitches shall be provided in accordance with the approved details and timetable. Sports pitches shall be sited beyond the inner zone of the HSE consultation distance of the high pressure gas pipeline ref. 2077: Cowpen/Naisberry (CH08/300mm), i.e. more than 15 metres from the pipeline.

In the interests of public health and delivering a sustainable development and in order to ensure that the sports pitches are is provided in a planned and appropriate manner.

34. No construction/building works or deliveries shall be carried out except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and between 8.00 am and 1.00 pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays. Unless some variation to these times is otherwise agreed in writing by the Local Planning Authority.

To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

35. A Construction Management Plan shall be submitted and agreed in writing with the Local Planning Authority, prior to the commencement of development on each phase, to agree the routing of all HGVs movements associated with the construction phases, effectively control dust emissions from the site remediation and construction works, this shall address earth moving activities, control and treatment of stock piles, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing measures to reduce mud on highways, roadsheeting of vehicles, offsite dust/odour monitoring and communication with local residents.

In the interests of the amenity of the occupiers of adjacent and nearby premises and highway safety.

36. No development shall commence on any phase until details of existing and proposed levels within and outwith the site including any earth retention measures within and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority, the phase shall thereafter proceed in accordance with the agreed levels unless some variation is otherwise approved in writing by the local planning authority.

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

37. Prior to the first occupation of any part of the development the four bus stops at Rift House, Bacon Walk, Eskdale Road and South End shall be improved in accordance with a scheme first submitted to and approved in writing by the local planning authority.

In order to ensure that adequate provision is made for bus stop infrastructure in the interests of encouraging sustainable modes of transport.

38. Prior to the commencement of development on the northern access road a scheme for the provision and location of bus stop infrastructure within the site along the northern access road including half width lay- bys, shelters and low floor kerbs and a timetable for the delivery of the infrastructure shall be submitted to and approved in writing by the local planning authority. The bus stop infrastructure shall thereafter be provided in accordance with the details and timetable so approved unless some variation is subsequently agreed in writing with the local planning authority.

In order to ensure that adequate provision is made for bus stop infrastructure in the interests of the encouraging sustainable modes of transport.

39. Prior to the commencement of development of each phase accessed from the southern access road a scheme for the provision and location of bus stop infrastructure within the site along the southern access road including half width lay- bys, shelters and low floor kerbs and a timetable for the delivery of the infrastructure shall be submitted to and approved in writing by the local planning authority for that phase. The bus stop infrastructure shall thereafter be provided in accordance with the details and timetable so approved unless some variation is subsequently agreed in writing with the local planning authority.

In order to ensure that adequate provision is made for bus stop infrastructure in the interests of encouraging sustainable modes of transport.

40. The school element of the proposal shall not be occupied until a school safety scheme has been submitted to and approved in writing by the local planning authority, and implemented. This shall provide details of signage, guard railing, parking proposals, Traffic Regulation Orders associated with school time parking and a school time 20 mph speed limit on the section of highway fronting the proposed school.

In the interests of highway safety.

41. Prior to the new access onto the A689 from the southern access road being brought into use a scheme for the reduction of the speed limit on the A689 to 50 mph between Greatham High Street and a point west of Dalton Back Lane, including required signage, shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority, unless some variation is otherwise agreed in writing by the local planning authority.

In the interests of highway safety.

42. Notwithstanding the submitted details, a highway mitigation scheme for the Brierton Lane / Stockton Road / A689 junctions in accordance with the submitted drawing 14/007/BRI/02 Revision B received at the local planning authority on 7th May 2015 shall be submitted to and approved in writing by

the Local Planning Authority. The scheme so approved shall be implemented prior to the construction of the 600th property on the site.

In the interests of highway safety.

43. Notwithstanding the submitted details, a highway mitigation scheme for the Brierton Lane /Catcote Road junction in accordance with submitted plan 14/007/BRI/01 received at the local planning authority at the time the application was made valid shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be implemented prior to the first occupation of the 145th dwelling accessed via the northern access road.

In the interests of highway safety.

44. Notwithstanding the submitted details, a highway mitigation scheme for the Oxford Road/Catcote Road junction in accordance with submitted plan 14/007/CCR/01 received at the local planning authority on 7th May 2015 shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be implemented prior to the first occupation of the 145th dwelling accessed via the northern access road.

In the interests of highway safety.

45. Notwithstanding the submitted details, a highway mitigation scheme for the Truro Drive/Catcote Road junction in accordance with the submitted plan 14/007/CCR/02 received at the local planning authority on 7th May 2015 shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be implemented prior to the first occupation of the 145th dwelling accessed via the northern access road.

In the interests of highway safety.

46. Notwithstanding the submitted details, prior to the commencement of the construction of the southern access road details of the proposed junction works at the A689/southern access road including a timetable for the completion of the works shall be submitted to and approved in writing by the Local Planning Authority. The works so approved shall be implemented to a minimum of base course level prior to the first occupation of any part of the site served by the Southern Access Road.

In the interests of highway safety.

47. Prior to the first occupation of any dwelling on the site the parking lay-by and public footpath along Brierton Lane detailed on drawing 14/007/NAR/05A received at the local planning authority on 7th May 2015 shall be provided.

In the interests of highway safety.

48. The junction between the northern access road and Brierton Lane shall be constructed to a minimum of base course level prior to the first occupation of any part of the site served by the northern access road.

In the interests of highway safety.

49. Prior to the first unit of each phase being constructed above damp proof level details of all external finishing materials and hardstandings shall be submitted to and approved by the Local Planning Authority, 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.

50. Prior to the commencement of each phase details of all walls, fences and other means of boundary enclosure shall be submitted to and approved by the

Local Planning Authority before the phase is commenced. Thereafter the development shall be carried out in accordance with the approved details.

In the interests of visual amenity.

51. Notwithstanding the submitted details prior to the commencement of the southern access road between the 1st and 2nd roundabout (counted from south to north) , full design details of the southern access road including structural calculations and details of associated earthworks shall be submitted to and approved in writing by the local planning authority. These details shall also include an assessment of the potential impact of the southern access road on the underground gas pipeline and specify any necessary protection measures required to protect the gas pipeline. The southern access road shall then be constructed in accordance with the details so approved unless some variation is otherwise agreed in writing by the Local Planning Authority.

In order to ensure that the detailed design of the road is acceptable to Hartlepool Borough Council's Highway Engineers and the pipeline operator, the pipeline is accounted for and that the safety of road users is also taken into account.

52. Prior to the submission of Reserved Matters applications relating to any self build phase, the applicant shall submit a Design Code identifying the parameters and general design principles of the self build area. Once approved all plot specific Reserved Matters applications shall be determined in accordance with the Design Guide, unless otherwise agreed in writing with the Local Planning Authority. No development on any individual plot shall commence until the boundaries of all the individual plots have been identified and demarcated on site in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The scheme identifying and demarcating the plots shall thereafter be maintained as approved during the construction phase unless some variation is otherwise agreed in writing by the Local Planning Authority.

In the interest of the proper planning of the area to ensure plots can be clearly identified and relationships assessed when reserved matters applications are submitted

53. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road, 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.

54. Prior to the commencement of any phase which shall necessitate the diversion of Public Footpath 4 Claxton Parish, a detailed scheme for the diversion of the PROW shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented as approved unless some variation is otherwise agreed in writing by the Local Planning Authority.

In the interests of users of the footpath and to ensure the diversion is compatible with the development..

55. Prior to the construction of the Greatham Beck Road Crossing bridge full details of the proposed diversion of Public Footpath No. 1 Greatham Detached shall be submitted and approved by the Local Planning Authority. The works shall be implemented as approved unless some variation is otherwise agreed in writing by the Local Planning Authority.

In the interests of users of the footpath and to ensure the diversion is compatible with the development.

56. Prior to the commencement of development of any phase of the development hereby approved details of any proposed pumping station(s) shall be submitted to and approved in writing by the Local Planning Authority. The pumping station(s) shall thereafter be in accordance with the details so approved.

In the interests of visual amenity.

BACKGROUND PAPERS

6.27 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

6.28 Damien Wilson

Assistant Director (Regeneration)

Level 3

Civic Centre

Hartlepool

TS24 8AY

Tel: (01429) 523400

[E-mail: damien.wilson@hartlepool.gov.uk](mailto:damien.wilson@hartlepool.gov.uk)

AUTHOR

6.29 Jim Ferguson

Planning Services

Planning Team Leader (DC)

Level 1

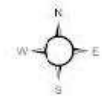
Civic Centre

Hartlepool

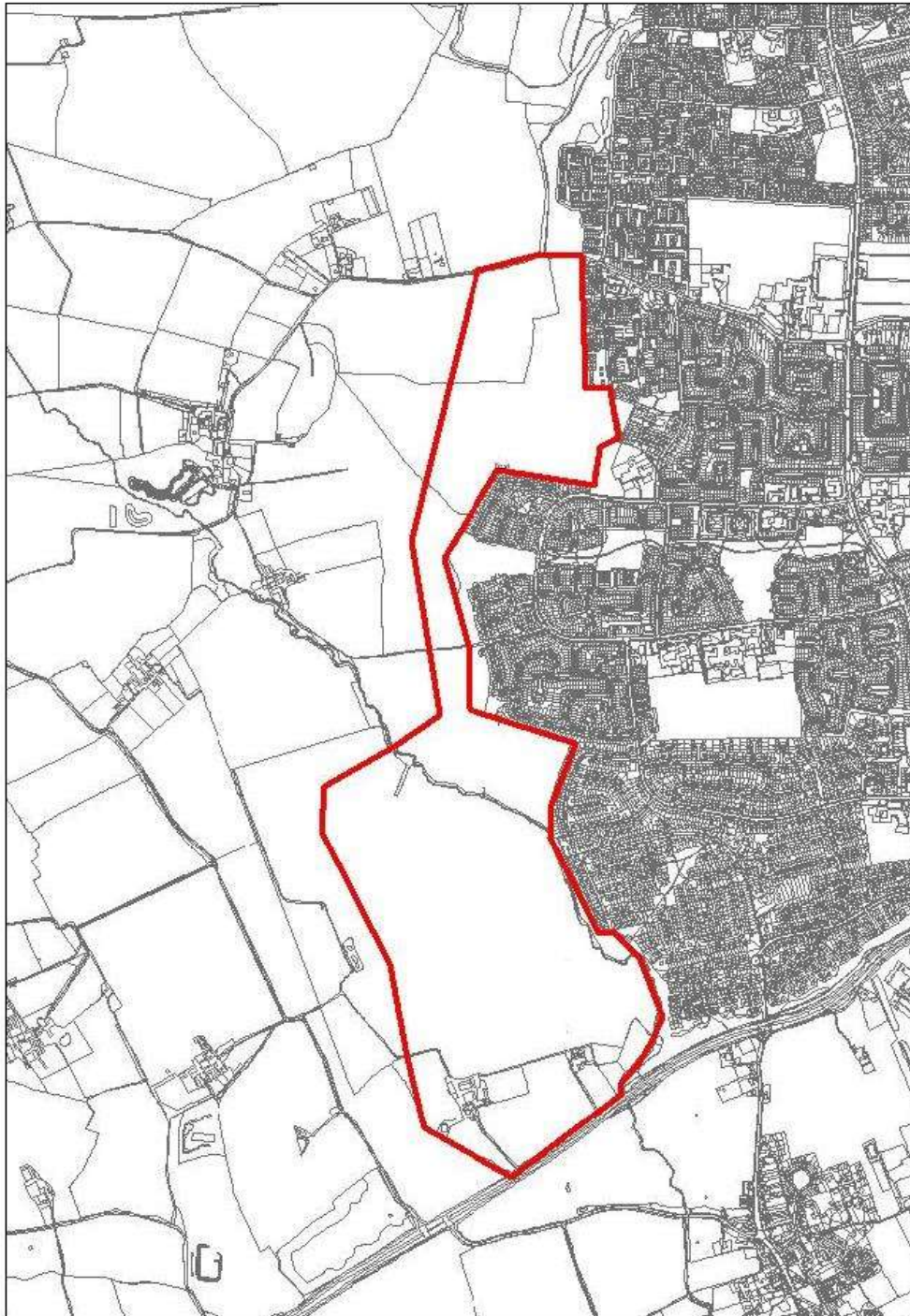
TS24 8AY

Tel (01429) 523274

[E-mail: jim.ferguson@hartlepool.gov.uk](mailto:jim.ferguson@hartlepool.gov.uk)



SOUTH WEST EXTENSION



THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY
HARTLEPOOL BOROUGH COUNCIL
Level 1, Civic Centre, Hartlepool TS24 8AY
Department of Regeneration and Planning

COPYRIGHT RESERVED LICENCE 1000233902013

H/2014/0405
Scale: 1:15000
Date : 08/10/15

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

Com1 (Development of the Town Centre) - States that the town centre will be developed as the main shopping, commercial and social centre of Hartlepool. The town centre presents opportunities for a range of commercial and mixed use development subject to policies Com2, Com8 and Com9. Proposals for revitalisation and redevelopment should improve the overall appearance of the area, and also public transport, pedestrian and cycleway facilities and linkages. The Borough Council will encourage the enhancement of existing or creation of new open spaces and will seek to secure the reuse of vacant commercial properties including their use for residential purposes. Proposals for A3, A4 and A5 uses will be subject to policies Com12 and Rec13 and will be controlled by the use of planning conditions.

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.

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

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

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

GN5 (Tree Planting) - Seeks additional tree and woodland planting in this area through the use of planning conditions and obligations.

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.

HE3 (Developments in the Vicinity of Conservation Areas) - States the need for high quality design and materials to be used in developments which would affect the setting of conservation areas and the need to preserve or enhance important views into and out of these areas.

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

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

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.

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.

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

Rur18 (Rights of Way) - States that rights of way will be improved to form a network of leisure walkways linking the urban area to sites and areas of interest in the countryside.

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.

MINERALS & WASTE DPD 2011

Policy MWP1: Waste Audits : A waste audit will be required for all major development proposals. The audit should identify the amount and type of waste which is expected to be produced by the development, both during the construction phase and once it is in use. The audit should set out how this waste will be minimised and where it will be managed, in order to meet the strategic objective of driving waste management up the waste hierarchy.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2012

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.

6. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

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.

8. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

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.

22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

30. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

34. Decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.

47. 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 deliverable¹¹ 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, developable¹² sites or broad locations for

growth, for years 6-10 and, where possible, for years 11-15;

- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

49: 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.

50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

54. In rural areas, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

55 states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- a) The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- b) Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- c) Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or

d) The exceptional quality or innovative nature of the design of the dwelling.

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.

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.

67: Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;

- safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

70. To deliver the social, recreational and cultural facilities and services the community needs decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.

93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

96: In determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

109. The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;

- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
 - potential Special Protection Areas and possible Special Areas of Conservation;
 - listed or proposed Ramsar sites; and—sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

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.

150. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

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.

203. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

204. Planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and

- fairly and reasonably related in scale and kind to the development.

205. Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

216. From the day of publication, decision-takers may also give weight⁴⁰ to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

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 CC1: Minimising and adapting to Climate Change

CC1: The Council will work with partner organisations, developers and the community to help minimise and adapt to Climate Change. A range of possible measures are set out in the policy; including development of brownfield sites, enhanced sustainable transport provision, large scale developments to incorporate charging points for electric / hybrid vehicles, reduction, reuse and recycling of waste and use of locally sourced materials, reuse of existing vacant buildings, encouraging a resilient and adaptive environment which are energy efficient, using relevant technology and requires a minimum of 10% of the energy supply from decentralised and renewable or low carbon sources.

Policy CC2: Reducing and Mitigating Flood Risk

CC2: All new development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure. This includes relevant evidence, sequential tests and flood risk assessments and appropriate mitigation.

Policy INF1: Sustainable Transport Network

INF1: The Borough Council will work with key partners, stakeholders and other local authorities to deliver an effective, efficient and sustainable transport network, within the overall context of aiming to reduce the need to travel. A range of measures are detailed in the policy.

Policy INF2: Improving Connectivity in Hartlepool

INF2: Delivering sustainable transport in Hartlepool will be achieved through a balanced package of measures that seek to maximise the level of sustainable access to areas of development, through good quality public transport services, pedestrian and cycle routes, and develop further opportunities for sustainable modes of transport to serve existing communities throughout the Borough. The Local Infrastructure Plan provides details of improvements needed to the bus network and rail services, as well as improvements to pedestrian and cycle routes to provide sustainable transport opportunities to new and existing developments. No permanent development will be permitted within land corridors shown on the Proposals Map that are reserved for the following road and rail schemes.

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 QP1: Planning Obligations

QP1: States that the Borough Council will seek contributions from developers for the provision of additional works deemed to be required as a result of the development. The policy lists examples of works for which contributions will be sought.

The sub-division of sites to avoid planning obligations is not acceptable. Where it is considered sub-division has taken place to avoid reaching thresholds within the Planning Obligations SPD the development will be viewed as a whole.

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 QP6: Technical Matters

QP6: The policy sets out that the Borough Council expects development to be incorporated into the Borough with minimal impact. On site constraints and external influences can often halt development. The Borough Council will work with developers to overcome such issues. The policy outlines issues which proposals should investigate and satisfactorily address.

Policy QP7: Energy Efficiency

QP7: The policy sets out that the Borough Council will seek to ensure high levels of energy efficiency in all development. Notwithstanding the requirements of the Building Regulations all developments, where feasible and viable, will be required to:

- 1) Ensure that the layout, building orientation, scale and form minimises energy consumption and makes the best use of solar gain, passive heating and cooling, natural light and natural ventilation.
- 2) Ensure that green infrastructure is used appropriately to assist in ensuring energy efficiency.
- 3) Incorporate sustainable construction and drainage methods.

If by virtue of the nature of the development it is not possible to satisfy the above criteria then an attempt must be made to improve the fabric of the building 10% above what is required by the most up to date Building Regulations (Not the Building Regulations applicable at the time of submitting the initial building notice).

Policy QP8: Advertisements

QP8: Sets out that the Borough Council will seek to ensure that advertisements are appropriately located within the Borough and are of an appropriate scale and size. Clear criteria to guide the appropriateness of proposals for advertisements are set out in the policy. Advertisements which introduce visually obtrusive features will not be permitted.

Policy HSG1: New Housing Provision

HSG1: This policy sets out the new housing provision across the duration of the local plan. Detailing the provision of extant residential planning permissions and site allocations across the borough, all sites identified in the policy are suitable, available and deliverable.

Policy HSG2: Overall Housing Mix

HSG2: This policy states that all new housing, and/or the redevelopment of existing housing areas, must contribute to achieving an overall balanced housing stock that meets local needs and aspirations, both now and in the future. The Borough Council will give significant weight to housing need, as identified within the most up-to-date SHMA, when considering planning applications.

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 RC2: The Town Centre

RC2: Sets out the Town Centre as the primary retail and commercial area. In accordance with Policy RC1 the Borough Council will seek to diversify, support and protect the Town Centre as the sequentially preferable location for main town centre uses, these uses are set out in the policy. The policy sets permitted operational times and refers to considerations in relation vacant units. The policy also sets out how development should improve the appearance of, connectivity and sustainability of the Town Centre.

Policy HE3: Conservation Areas

HE3: The policy 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. The policy details crucial considerations for the assessment of development proposals in conservation areas. Demolition will only be permitted in exceptional circumstances. The policy also covers development in the vicinity of conservation areas, such developments will only be acceptable where they area in line with this policy.

Policy NE1: Natural Environment

NE1: This policy states how the natural environment will be protected, managed and enhanced. The policy comprehensively considers all areas relating to the natural environment, including sites designated for nature conservation, designated nature reserves, woodland, habitats, ecosystems, green networks, stating that these should be protected and enhanced. Appropriate assessments and mitigation are also covered by the policy.

PLANNING COMMITTEE

12 July 2017



Report of: Assistant Director (Economic Growth & Regeneration)

Subject: CHURCH STREET CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

1. PURPOSE OF REPORT

- 1.1 This report provides details of the Church Street Conservation Area Management Plan.

2. BACKGROUND

- 2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to, 'formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.' This can be done through the preparation of a Management Plan for an area.
- 2.2 Church Street Conservation Area was granted a first round pass by the Heritage Lottery Fund (HLF) for a Townscape Heritage (TH) Grant Scheme. As part of the Second Round Application submitted to the HLF a Management Plan was required to be submitted.
- 2.3 Guidance which explains why the area has been designated, what constraints and opportunities result from designation and what policies the local authority has adopted will help owners, businesses and developers understand the community's aspirations for the area. Compliance with its contents will ensure that Church Street delivers the aims of the TH Scheme.

3. MANAGEMENT PLAN

- 3.1 The Council's existing appraisal was reviewed and expanded as part of the TH development process, including further archival research and architectural analysis. This was in turn developed into a Conservation Area Management Plan (CAMP) which will provide guidance on how the special historical and architectural interest of the

conservation area can be preserved and enhanced as part of the overarching regeneration strategy. A copy of the document can be found at Appendix 1.

3.2 The study confirmed that there are threats to the special interest arising from:

- Loss of original architectural detail
- Lack of building maintenance
- Use of inappropriate materials
- Out of character shopfronts
- Inappropriate signage
- Quality of the public realm
- Vacant and under-used property

3.3 The document makes recommendations as to how these should be addressed:

- a) Provision of support for property owners through grants, technical advice, and training.
- b) Investigation of potential for a Heritage Action Zone with Historic England.
- c) Initiatives to bring redundant and/or vacant buildings back into use.
- d) Encouraging the repair and reinstatement of original shopfronts, doors, windows and other features that contribute to the historic character of the area.
- e) Action in respect of advertisements to ensure that new signs reflect the historic street scheme in a sympathetic way.
- f) Introduction of an enhanced enforcement programme where these controls are breached.
- g) Implementation of public realm proposals for Church Street and Church Square.
- h) Consideration of revising the boundary to the area to include the former GPO building on Whitby Street, the area north of the former Municipal Buildings and Library to incorporate the pocket of land forming their setting (presently car parking and pedestrian space) and a small area

of land, currently public realm, to the west of Upper Church Street (See plan on page 3 of the document in Appendix 1).

4. ENACTING THE BOUNDARY CHANGE

- 4.1 Should the proposed boundary alterations be approved, under section 70(8) of the Planning (Listed Buildings and Conservation Areas) Act 1990, there would be a requirement to notify the Secretary of State and Historic England, in addition to advertising the changes by way of notice in the London Gazette and Hartlepool Mail. The new boundary of the area will be shown as a proposed change to the Local Plan Proposals Map which will be presented to the Inspector within the Amendments and suggested changes to the Publication Proposals Map Document as part of the Examination in Public with commentary explaining the rationale behind the review. This will enable the new boundary to be included in the final map accompanying the adopted Local Plan.

5 CONSULTATION

- 5.1 Public consultation events were held in November and December 2016 to discuss with residents and business owners the proposals for Church Street including circulating copies of the draft Management Plan. In addition to this an online survey was available through December and January in order to obtain further feedback. Details of the online responses are provided in Appendix 2.
- 5.2 Further to this the document was presented to the Conservation Area Advisory Committee in November for their comments.
- 5.3 In summary although the comments provided on the online survey were mixed, the overall tone was positive with residents supporting the wider regeneration initiatives in the area. In a number of instances comments reflected the content of the document with responders suggesting that, 'pro-active enforcement should be used to ensure building owners keep their building in good condition', 'the heritage of the area is a key feature of creating the creative industries quarter' and there should be, 'education activities to help building owners understand the importance of the Conservation Area'.
- 5.4 In relation to some of the other comments, these raised issues that will be covered by the wider regeneration schemes for the area such as, 'need to bring more employment opportunities into the area' which is being addressed in the development of the former GPO Building on Whitby Street, and 'the biggest issue is the connectivity between the town centre and Church Street', this will be addressed with the new public realm works which will be implemented as part of the scheme.
- 5.5 Historic England provided positive comments on the document stating that, 'The draft document is a thorough, well-researched and expertly

considered appraisal. It should become a valuable tool to inform conservation area management and everyday planning and development.'

- 5.6 The Civic Society provided a response stating that the report was, 'well written and illustrated. The research appears to have been very thoroughly done' and it is, 'a very attractive and informative document'. Although the Society felt that they could, 'support the recommendations made in the document' they did suggest that reconsideration should be given to the proposed boundary extensions and these should include the present Wilkinson's premises. The justification being due to the, 'pivotal and crucial role played by the former Binns building in the historic and architectural character of the Conservation Area.' The significance of the building nationally has been acknowledged as it is grade II listed. As such a designation provides a higher protection than inclusion within the conservation area would, it is considered that there would be little benefit to extending the boundary to include this property.

6. EQUALITY AND DIVERSITY CONSIDERATIONS

- 6.1 There are no equality or diversity implications.

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

- 7.1 There are no Section 17 Implications

8. FINANCIAL CONSIDERATIONS

- 8.1 The funding was initially earmarked for the Church Street Project, subject to a number of conditions attached to the offer being fulfilled including an up to date Management Plan for the area as part of the round two application bid. This document was part of a suite that was submitted for consideration by HLF on the 13th June. The funding has now been approved but there is still a need to fulfil the earlier conditions of the application.

9. RECOMMENDATIONS

- 9.1 That the Planning Committee notes the preparation of a Conservation Area Management Plan for Church Street Conservation Area and the proposed extension to the boundary of the conservation area.

10. BACKGROUND PAPERS

None

11. CONTACT OFFICER

Andrew Carter
Assistant Director (Economic Growth & Regeneration)
Civic Centre
Victoria Road
Hartlepool
TS24 8AY

Tel: 01429 284271
Email: Andrew.carter@hartlepool.gov.uk

Author: Sarah Scarr
Landscape Planning and Conservation Team Leader
Department of Regeneration and Neighbourhoods
Civic Centre
Hartlepool
TS24 8AY

Tel; 01429 523275
Sarah.scarr@hartlepool.gov.uk



Church Street Conservation Area Character Appraisal Management Plan

2016

Prepared by The Heritage Place
in association with Peter Drummond Architects
Survey work undertaken August and September 2016

IMAGES

Permission to reproduce images:
All black and white photographs, postcard and plans,
courtesy of Hartlepool Library Services.
'West Hartlepool', J W Carmichael, courtesy of The Museum of Hartlepool.

HARTLEPOOL CHURCH STREET CONSERVATION AREA MANAGEMENT PLAN

	Page
Church Street Conservation Area Map	3
INTRODUCTION	4
Location	6
Definition of a Conservation Area	6
What does Conservation Area status mean?	7
Purpose of a Conservation Area Appraisal	7
Designation	8
 CONSERVATION AREA CHARACTER APPRAISAL	
Historical Development	9
19 th Century	9
20 th Century	15
Archaeological Interest	20
 Townscape Appraisal	20
Gateways	20
Street Pattern	22
Open Space	22
Circulation and permeability	23
Architectural character	24
Building materials	26
Townscape details	30
Condition	31
Landscape and Trees	33
 Significance and Character Assessment	33
Assessment of Buildings and Areas	33
1) Church Street	34
2) Church Square and Upper Church Street	41
3) Streets to the South	45
4) Wesley Methodist Church and Grand Hotel	49
Significance	50
Key Features	51
Key Challenges	53
 Boundary	55

	Page
Designations	56
Heritage at Risk	57
Funding Opportunities	58
Local Development Order	59
Enhancement Opportunities	59
Further Information / Bibliography	60
Useful Contacts	61

MANAGEMENT PLAN 63

Statutory and advisory context	63
Local policy framework	66
Key challenges and responses arising from the conservation area appraisal	68

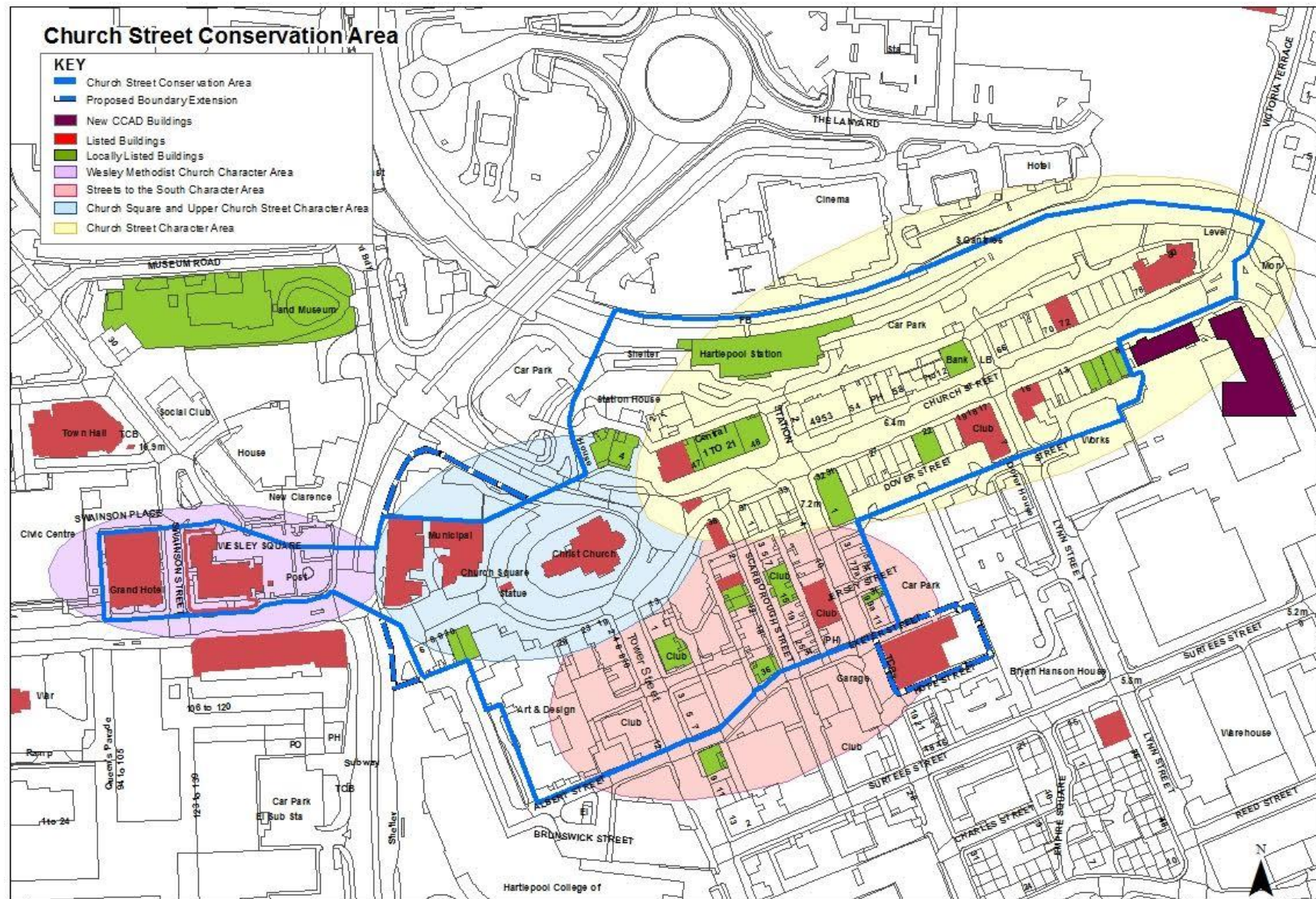
Recommendations: 69

CAMP Rec 1: Management of the conservation area	69
CAMP Rec 2: Building maintenance	70
CAMP Rec 3: Shopfronts and signage	70
CAMP Rec 4: Public realm	70
CAMP Rec 5: Vacant and under used buildings	71
Key properties for regeneration or requiring repair	72
Monitoring and review	73

APPENDIX

Appendix A: Listed Buildings and Locally Listed Buildings	74
Appendix B: Tabled Action Plan addressing issues identified in Appraisal	76

Frontispiece: Hartlepool Church Street Conservation Area with Designations, Character Areas and proposed extensions.



Introduction

The historic environment safeguarded by the Church Street conservation area serves an important role in defining the town's character, culture and heritage. It provides a direct reminder of the historical evolution of Hartlepool, intrinsic to the sense of place experienced today. As development creates a constant state of change, consideration of the impact of this on heritage assets and the historic environment is critical. When this is not carefully managed and protected, there is a risk of negative changes upon the historic character of the area, impacting upon the retention of heritage assets, an irreplaceable resource for the interest and enjoyment of current and future generations.

Church Street has struggled to find a role since the relocation of the main retail core to Middleton Grange Shopping Centre and is currently dominated by a large number of vacant premises and a vestigial night time economy. This has resulted in an area which few people visit during the day.

The Council, with the support of partners that include the Cleveland College of Art and Design and Hartlepool College of Further Education, is developing an Innovation and Skills Quarter focused around the Church Street Conservation Area. The new CCAD development at the south-east will benefit the area.

This Conservation Area Management Plan follows the direction of the Historic England Advice Note 1: Designation, Appraisal and Management, February 2016 and the Heritage Lottery Fund (HLF) Management and Maintenance Plan Guidance, October 2012. It has been guided by residents and stakeholders within the conservation area.



Fig 1. 21 -28 Church Street, with characteristic canted windows.

Fig 2. Aerial photograph of West Hartlepool, 1946, taken from the south.



Location

Hartlepool Bay was formed by pre-glacial erosion which left the limestone coastline which terminates in Hartlepool. Church Street sits on a flat alluvial plane, a limestone foundation.

Hartlepool is located strategically at the southern end of the Durham Heritage Coast and the northern extent of the Tees Valley. It is 30 miles south of Newcastle, 20 miles from Darlington and 9 miles from Middlesbrough. Durham is 18 miles away. North of the River Tees, it is part of the Tees Valley sub-region which encompasses the Boroughs of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton on Tees Coast.

Church Street is located on largely level ground on the north side of Tees bay with higher ground to the north and west. As a result, many of the prominent buildings of Church Street itself can be seen from the Headland to the north, Seaton Carew to the south and from high ground near the villages of Elwick and Dalton Piercy. Christ Church and its tower, and some of the other larger buildings, can be easily identified. Completely surrounding Church Street in an arc from north to south is the rest of urban Hartlepool. Immediately north of Church Street are Hartlepool Docks (now largely a marina) and to the east only a few hundred metres away the North Sea. Both of these have an immediate influence on the atmosphere of Hartlepool with the docks and harbour having a major influence on the historical development of Church Street.

Definition of a Conservation Area

Conservation areas were first introduced by the Civic Amenities Act 1967. Planning (Listed Buildings and Conservation Areas) Act 1990 provides the current legislative framework for the designation of Conservation Areas.

A Conservation Area (CA) is defined in the Act as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

All local authorities are required by this Act to determine which parts of their area merit Conservation Area status. Hartlepool currently has 8 Conservation Areas varying in character from the earliest borough centre and Victorian residential suburbs to a seaside resort and a village.

What does Conservation Area status mean?

In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is therefore directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but care must be taken to ensure that new development will not harm the character or appearance of the area.

Under current legislation, a Conservation Area designation usually requires planning permission for the following:

- inserting windows (in this Conservation Area only in commercial property flats or listed building)
- installing satellite dishes and solar panels
- adding dormers or other extensions
- laying paving or building walls
- cladding
- demolition of buildings
- removal of, or work to, trees.

Where a development would, in the opinion of the planning authority, affect the character or appearance of a Conservation Area, the application for planning permission will be advertised in the local press providing an opportunity for public comment. Views expressed are taken into account by the local planning authority when making a decision on the application.

In order to protect the conservation area, designation requires the Borough Council to formulate and publish proposals for their preservation and enhancement.

Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the Conservation Area by ensuring that properties are regularly maintained and original features retained.

Purpose of a Conservation Area Appraisal

Conservation Area designation should be regarded as the first positive step towards an area's protection and enhancement.

Planning authorities and the Government are required by law to protect Conservation Areas from development that would be detrimental to their character. It is necessary therefore for planning authorities, residents and property owners to be aware of the key features that together create the area's special character and appearance.

The purpose of this appraisal is to define and evaluate the character and appearance of the area, to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs have been assessed through a process that includes research on its historical development, a detailed townscape analysis and, derived from these, a character assessment.

The study has provided an opportunity to reassess the current Conservation Area boundaries to make certain that they accurately reflect what is of special interest and to ensure that they are logically drawn. It also identifies opportunities for preservation and enhancement and provides a basis for the development of ways to promote the heritage dividend through the Conservation Area management plan.

The *Hartlepool Local Plan 2006* includes a Supplementary Note entitled *Design Guidance for Development in Conservation Areas and for Works to Listed Buildings* giving guidance to potential developers undertaking works within, or in the vicinity of, conservation areas or listed buildings. The note also sets out a brief history, the general built form and the reasons for it, and the specific character relating to materials and design for all eight of Hartlepool's Conservation Areas. Hartlepool is currently preparing a new Local Plan which, once adopted, will replace the 2006 Local Plan. The Council has also provided further supplementary guidance: the *Shop Fronts and Commercial Frontages Design Guide 2014* and the *Design Guidance for Development in Conservation Areas and for Works to Listed Buildings 2006*.

It is recognised that the successful management of Conservation Areas can only be achieved with the support and input from stakeholders, and in particular local residents and property owners.

Designation

The Church Street Conservation Area was designated in July 1984. Buildings within the area were listed by English Heritage (now Historic England) between November 1977 and September 2003, resulting in 17 listed buildings (2016).

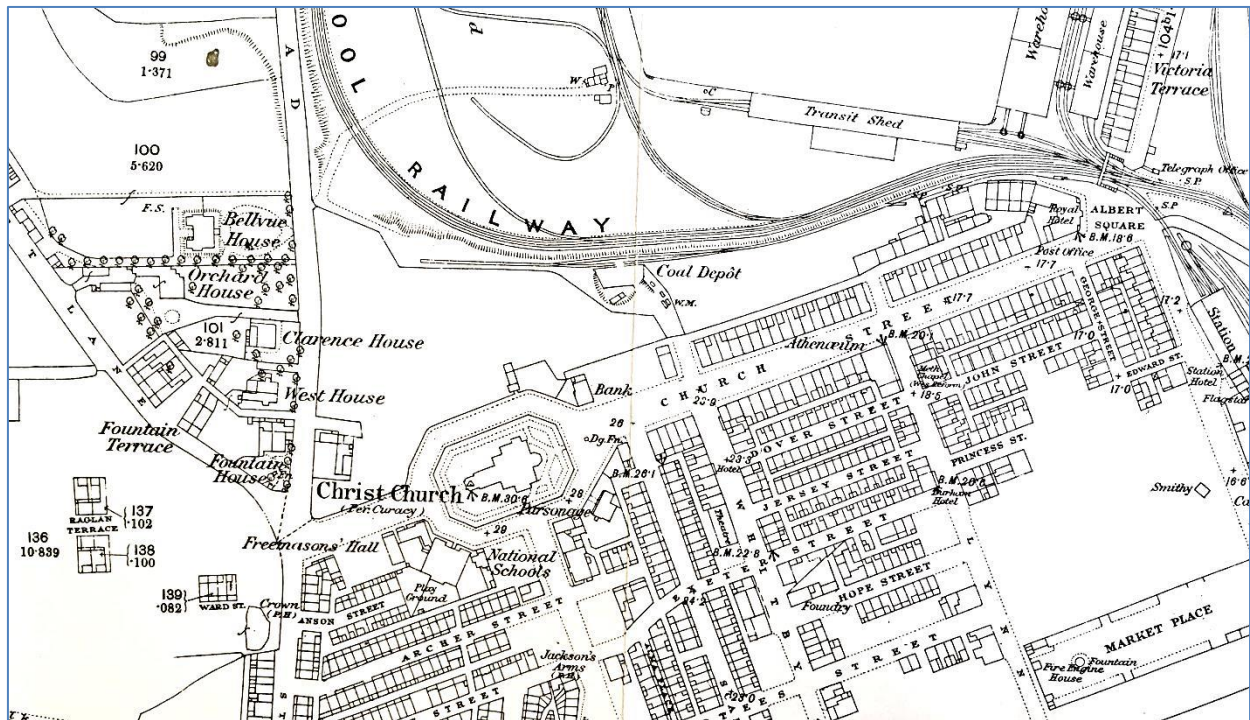


Fig 3. West Hartlepool in 1857, OS map, the Godfrey Edition.

Historical Development

Nineteenth Century

In the early nineteenth century the site of West Hartlepool, in the parish of Stranton, consisted of 'sand dunes and salt marsh' and a single farmhouse. It was neighboured to the north-east by the picturesque remains of a medieval town which had grown up around a monastery but after the Reformation had flourished as a fishing village and then developed as a port to serve nearby coal mines. By the nineteenth century the harbour also accommodated extensive ship building facilities and, like its equivalents on the east coast of England, enjoyed a high level of trade with Europe and the Baltic.

The town of West Hartlepool was founded by Ralph Ward Jackson, a solicitor and entrepreneur from Stockton who, seeking to improve the town's economic performance, commissioned a separate harbour and dock (opened in 1847) to accompany the newly established Stockton and Hartlepool Railway (1839) to the south of the existing port. The land was owned by the Harbour and Dock Company (of which Jackson was the Chairman) and the company played an important role in the early development of the new town, providing the necessary amenities to support the trading and manufacturing economy. Church Street, running between Albert Square to the east and an octagon to the west (soon Church Square) began the development as a wide avenue running parallel to the docks. By 1846, one hundred houses had been built and

the grid-iron pattern was emerging. Church Street was conceived as a wide avenue leading to the docks and became the principal street framing the north extent of the planned town. The first railway station in Mainsforth Terrace to the east, opened in 1853, was largely a goods station.



Fig 4. 'West Hartlepool' by J W Carmichael, 1859.

The Royal Hotel, a substantial 3 storey building closed the north side of Church Street and faced onto the short-lived Albert Square at the east end.

In 1851 Jackson engaged the rogue Victorian architect E B Lamb to design a fine church (Christ Church) to stand at the western head of the street, just as the streets to the south were filling rapidly with houses, offices, shops, warehouses and factories. Funds were raised by public subscription in the same year for The Athenaeum -the Literary and Mechanics Institute – in the centre of the street, a classical landmark serving multiple functions for which the Dock Company provided both site and materials for this distinguished building. It provided for a variety of improving purposes with classrooms, library, laboratory, newsroom and concert room, as well as offices and kitchen.



Fig 5 . The Athenaeum.

The town enjoyed its own theatre in Whitby Street, the brick Theatre Royal (demolished by 1906, now with the Constitutional Club in its stead).

Such was the speed of the development that the West Hartlepool Improvement Act of 1854 prompted the creation of an Improvement Board. Ward Jackson became its first Chairman. Among the fellow commissioners was Thomas Casebourne the Harbour and Dock Company's engineer. The Act also provided for paving, lighting and a complete drainage scheme. *The Builder* reported on 1 November 1862 that 'There is an American air of new settlement about West Hartlepool. Instead of being the growth of centuries, as most of our towns are, this has sprung to life like a gourd'.

A painting of the town by John W Carmichael of 1859 (Fig 4) and a map produced in 1857 (Fig 3) show how much of the town was in place just a decade after the development of the docks. Backhouse Bank (latterly Church Square Chambers) introduced the wide avenue of Church Street at the north-west from the 1850s. The town's first Post Office was located at the east end of Church Street, to the north of the Royal Hotel. By 1860, the new town's population had reached 13,000 and it outshone the old town in terms of size and economic importance.

Three-storey brick terraces with canted windows giving prominence and elegance to the first floor, were the staple and those in Upper Church Street were flanked to the east by the Masonic Lodge by John Tillman of Sunderland, 1864.



Fig 6. Masonic Lodge, Upper Church Street.

The discovery of commercially viable ironstone in the Cleveland Hills in 1850 enabled local industries to diversify further and promoted greater expansion. Accordingly, in 1870 a further Improvement Act was obtained for West Hartlepool extending boundaries of the town.

The Wesley Methodist Church opened in 1872 in Victoria Road providing seats for a congregation up to 1200 and accommodation for up to 600 children in the schoolroom. It was the most imposing non-conformist building in the town.

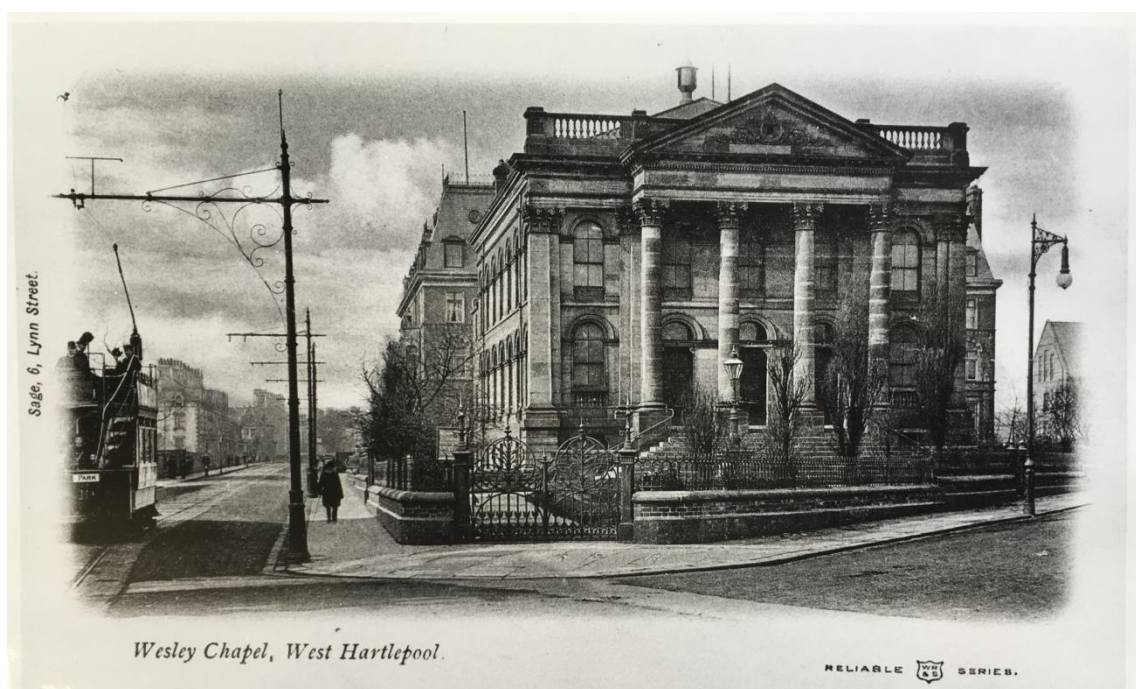


Fig 7. Postcard of the Wesley Chapel and the Tramway.

By the late 1880s West Hartlepool was the third busiest port in England after London and Liverpool and a major centre for steel, shipbuilding, marine engineering and the iron industry. The burgeoning town took pride in its status, soon creating a hub of buildings to the west of Christ Church to serve the corporate function. Law and order were attended through the addition of a Police station and court in 1871, in Clarence Road. West Hartlepool received formal recognition as a municipal borough through a Charter of Incorporation in 1887 and by 1889 it opened the ornate Municipal Buildings in Church Square. In September 1894 the Corporation obtained government loans to construct a library, technical college, abbatoirs, new sewers and footpaths. Accordingly, to the north of the police station and west of the municipal buildings, the Public Library completed the corporate triangle.

In 1878 a new connecting railway line linked the new and old towns and in 1880 a new station was built to the north of Church Street, on an axis with Whitby Street. Soon after in 1884, the Hartlepool Steam Tramways Co Ltd opened a

tramline running along Church Street to Old Hartlepool. This was replaced in 1896 by a new line powered by overhead cabling owned by the General Electric Tramways Co Ltd.

It is easy to trace the success of the town at the end of the nineteenth century through surviving buildings in Church Street which was one of the two prime members of the urban area. By the late nineteenth century its prominence for retail purposes had waned as Lynn Street evolved to provide the central shopping area of West Hartlepool. The erection of a new and towering four-storey red brick department store on the corner of Church Street and Whitby Street in 1897 (now 31-32 Church Street) enabled the town's grand avenue at least to compete with Lynn Street's unbroken extent and provision of a covered market hall.

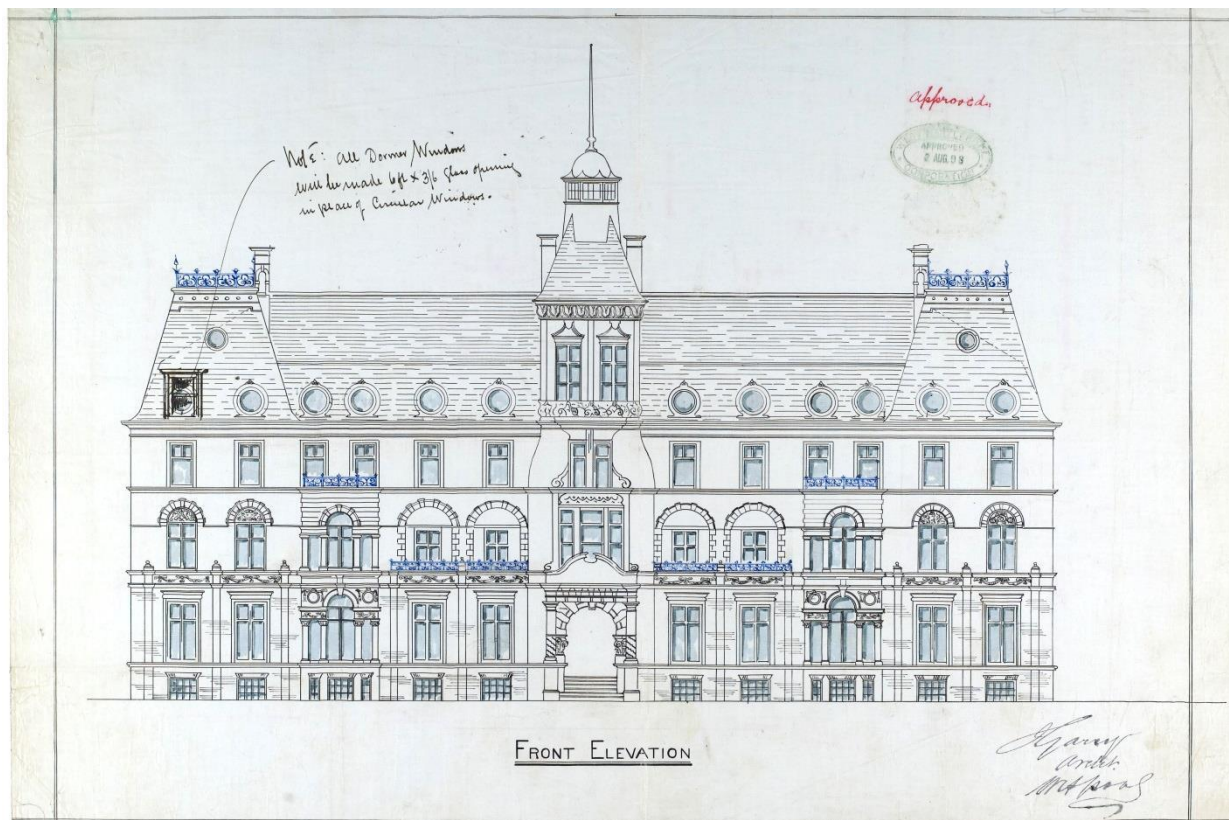
Church Street would also retain its eminence in terms of banking and commercial chambers. For example, two substantial new banks arrived in the closing years of the century to serve the buoyant commerce and trade. The York City and County Bank was built at 38 Church Street at the head of Scarborough Street in 1897 while diagonally opposite to the north-east in 1899, the National Provincial Bank, 48 Church Street, would replace at a cost of £8000 the Provincial Bank demolished from the site in the 1890s.



Fig 8. Barnes and Coates, elevations for York City and County Bank, 1897.

New chambers came too with the Central Buildings replacing the Central Hall around 1898. The thriving economy required accommodation for the many business men and visitors which it drew, predominantly by rail, to the town and

in 1899 the foundation stone of the substantial Grand Hotel was laid, opening its five storeys to customers in Victoria Road in 1901.



Figs 9 and 10. The Grand Hotel, Victoria Road. Plans by James Garry.

Bronze statues of Ralph Ward Jackson and Sir William Gray, the father figures of the new town, were commissioned to stand as reminders of the contribution they made, gracing the public realm of Church Square and flanking Christ Church in 1897 and 1898 respectively.



Fig 11. Church Street in 1896.

Twentieth Century

Entering the twentieth century in good fettle, West Hartlepool achieved status as a county borough in its own right in 1902, a privileged distinction within County Durham. It was described in Baedeker's Guide in 1910 as *'a modern seaport on Tees Bay, with 77,600 inhabitants and a large trade in coal'*. An historic map (Fig 13) shows the mature grid-iron street pattern in place by this date with Church Street, Lynn Street and Whitby Street as the prime components.

Before 1900 the town had been confined to the west by Clarence Road and Stockton Street (now the A689). The growing wealth created by the manufacturing industry and trade in the new century, however, resulted in an expansion to the west with a residential escape from the densely populated mid nineteenth century core to areas of space and high amenity like the Grange and Park (both now also designated conservation areas). The centre of the town responded to this expansion by providing state of the art retail

facilities, 'department stores' and diverse commercial resources to serve the newly buoyant economy. Significant among these was the ample new Post Office just to the south of Church Street in Whitby Street in 1900.

A key example of the drift to the west came in 1902, when the large department store Gray Peverell was built in Victoria Road opposite the Methodist Church and Upper Church Street, further answering the retail demands of the vibrant economy. It became Binns in 1926 and the ground floor opened as Wilkinsons Hardware in 1995.

Church Street maintained its banking pre-eminence with new Baroque Yorkshire Penny Bank, 1901, opposite the Athenaeum, and the more restrained Bank Chambers, 71-72 Church Street, in the next block to the east, 1913.

The First World War left its mark. Shell damage from the heavy bombardment by German warships on 16 December 1914, wreaked damage across both 'Hartlepoons', not least the Railway Station and Scarborough Street.



Fig 12. Church Street, circa 1910.

The 1923 the West Hartlepool Corporation Act led in 1927 to the conversion of the electric tram and the arrival of the more fashionable trolleybus, which ran along Church Street until 1953.

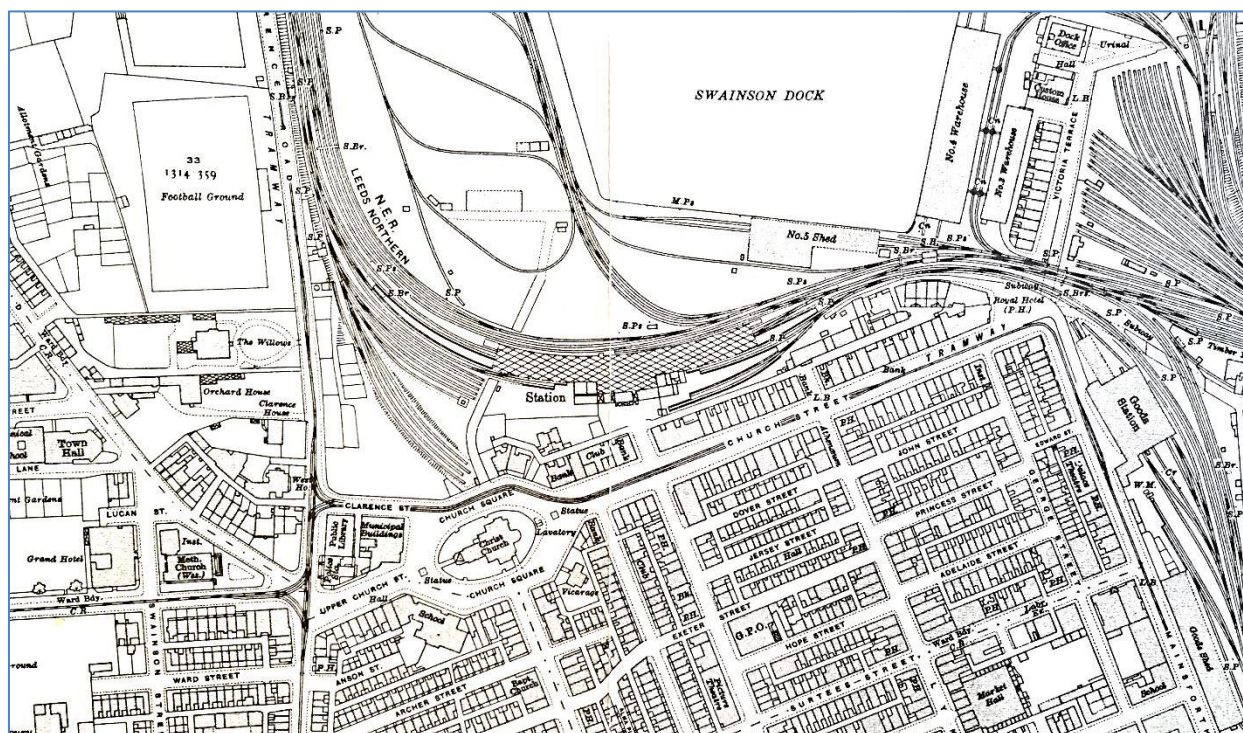


Fig 13. Map of West Hartlepool in 1914. OS, The Godfrey Edition.

The Second World War saw forty-three bombing raids on Hartlepool. An air raid on 28 August 1940, in particular, took a toll on Church Street destroying the premises of Edgar Phillips and causing such structural damage at the Clarence Hotel and Yorkshire Penny Bank that they too were brought down. Three people had been killed in the blast.



Figs 14 and 15. Church Street after bomb damage, 1940.

After the Second World War, Church Street changed dramatically as a result of combining forces. These were the economic decline arising from the shift in

trading patterns, the decline in shipbuilding and marine engineering, the exhaustion of the area's coal and mineral deposits, the retrenchment of the national railway system, national economic changes and new social activities. These sizeable shifts created a high level of unused commercial, retail and community buildings. The Town Planning Act 1943 prompted a survey of West Hartlepool by the Max Lock Group and their engagement to provide a planning scheme intended to inform the town's survival in changing times. Among the resulting Plan's four requirements was the redevelopment of the town centre. The Plan was not accepted in its entirety but its recommendations provided the guiding imperative behind the extensive redevelopments that took place in the half century that followed the War. The combination of the monetary factors, with the national mood to 'modernise', to clear substandard housing, caused a large scale loss of the urban fabric south of Church Street, while the regular pattern of the major streets was largely retained.

After the war, 6 Church Square, the White House (now Northern School of Music), sought to present an updated image and sprouted a two-storey ashlar façade from its white brick elevation, outshining its neighbour, Collingwood House, on strategic angle of the Square.

The new Yorkshire Bank, replacing that damaged in the war, was a striking Modern Movement cube in ashlar, standing out from its traditional neighbours just as markedly as its Edwardian Baroque predecessor had done.



Fig 16. Yorkshire Bank, 65 Church Street.

In 1965, the footprint of the Church Street conservation area contained 5 banks, 3 places of worship– Christ Church, the Wesley Methodist Chapel and the Baptist Church- and the former school. However, this was soon to change.

The Church Square Public School which had opened in 1857 and closed in 1938 to become the Hartlepool Art College was destroyed by fire in 1966. A custom made art college was built in its stead, later extended and evolving into the present Cleveland College of Art and Design.

In 1967 the old town of Hartlepool on the headland and the new town of West Hartlepool merged and became Hartlepool (following one of the recommendations made by Max Lock). In turn, in 1974 Hartlepool became part of the County of Cleveland and a new civic centre was completed in 1976 to serve the County Town, freeing the West Hartlepool municipal buildings for alternative purposes. The in-filing of Swainson Dock to the north of Church Street and the railway station sealed the redefinition of the new town's purpose, removing association to the industry that had brought it into being.

While the opening of the Middleton Grange Shopping Centre to the south west of Church Street in May 1970 was intended to revive the town's fortunes it drew the retail market away from its historic core and created a different focal point. The Binns store was included in the Middleton Grange development but the store closed in 1992; in 1994 the northern section was lowered by two storeys and alterations were made to the shop front. The road network around the municipal group was redefined and ready access to the Church Street resource was further eroded. The post office function had moved from the Whitby Street building before 1970 and, as the demolition of Lynn Street and surrounding terraces of the grid followed in the 1970s, it was left in stark isolation.

Hartlepool Borough Transport's new brown brick office at 67 Church Street, opened in 1984 at the head of the former George Street. The gap site at 60-62 Church Street, created as a result of damage in 1940, was finally filled at the end of the century with a two-storey residential terrace, Avondene Flats, both succumbing and contributing to the street's redefinition and its declining role for commerce and retail.

The closing decade of the century brought the pedestrianisation of Upper Church Street and the development of Wesley Square. The City Challenge 1993-98 led to a variety of environmental improvements along the streets and Christ Church took on a positive new lease of life as an art gallery and tourist information centre.

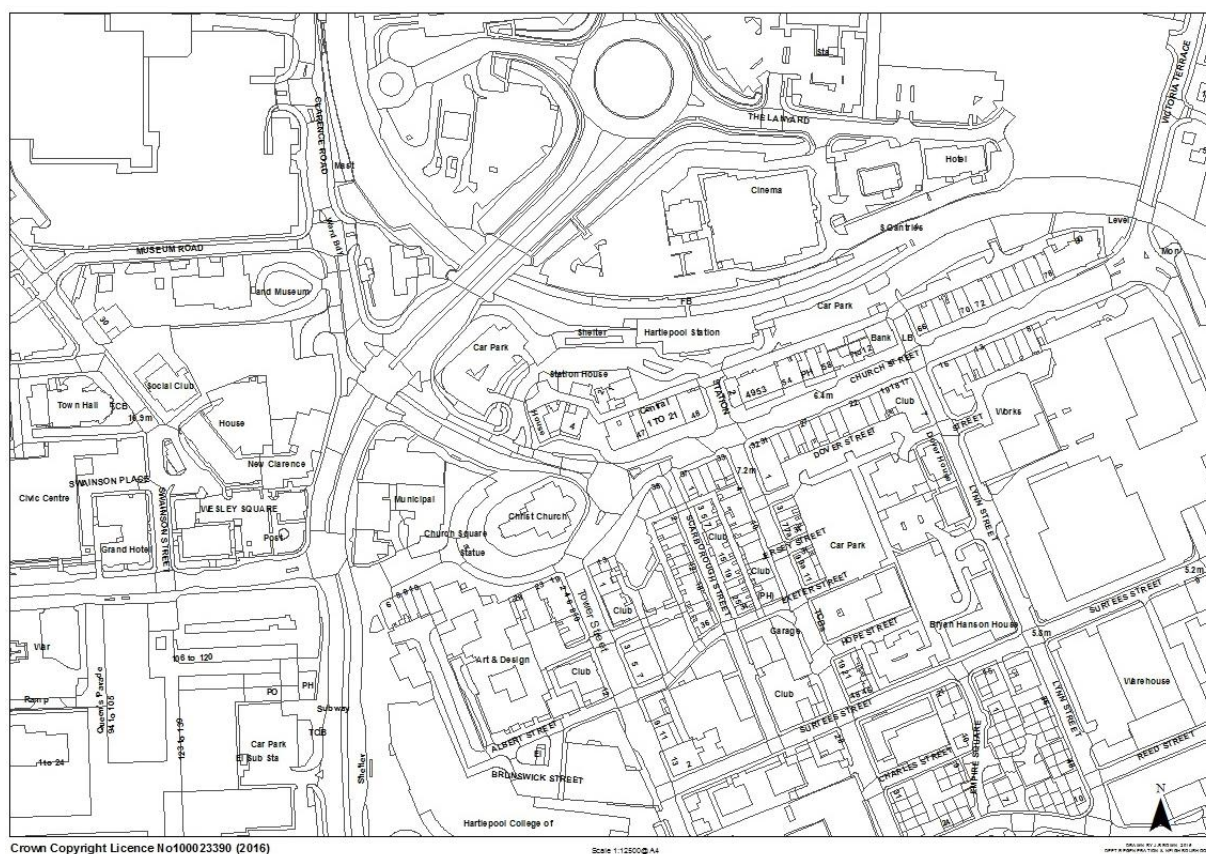


Fig 17. Map of area of former 'West Hartlepool' and Church Street in 2016.

Archaeological Interest

The Church Street conservation area is considered one of low archaeological potential: there is no known archaeological interest and it is not an area of archaeological sensitivity. However, human activity in an area always leaves the possibility for discovery. For example, we know that both World Wars made their mark on the area's extent and further evidence may yet be discovered.

Townscape Appraisal

Gateways

Church Street is one of the main arteries of Hartlepool, carrying the A178 through the heart of the former West Hartlepool from the dual carriageway (A689, former Clarence Road and Stockton Street) on its way to Seaton Carew. There are 3 main vehicular gateways to the conservation area:

1. From the east end of Church Street, the three-storey classical Royal Hotel introduces the mid-nineteenth century flavour of the street, while the

development of the college buildings opposite continues around from Mainsforth Terrace to the south and heralds a new era for the thoroughfare. The Millennial monument forms the terminal point of the street and its seaward view but lies outside the designated extent.

2. The railway station welcomes visitors and commuters from the north with a critical access down Whitby Street with the ashlar distinction of the Bank Buildings on the right, north-west corner, but a weak modern second replacement of Birks Station Hotel to the left. The view to Whitby Street is marked by the contrasting four-storey brick form of the former departments store and warehouse now Hillcarter Hotel at the south-east, and a traditional terrace to the south-west as the eye is led on to the fine former Post Office on the edge of the area.

3. As if in transition from the wider dual carriageway, the enlarged approach from the west at Clarence Street is given dominance as it sweeps past the Municipal Buildings, the station car park and the island roundabout of Church Square. The open edge is in part contained by Collingwood and the Northern School to its north-east. Previously given some enclosure by the bus depot in the twentieth century and before that nineteenth century allotments, there is currently a lack of urban definition to this approach.



Fig 18. Open view to Clarence Street and car park from Church Square.

4. There is a fourth main gateway, Upper Church Street, now blocked to vehicular traffic and providing the pedestrian approach from the west. It is aligned with Christ Church and was originally planned to draw people into the heart of the new town. Since the redefinition of the roads in the 1990s, and the redevelopment of Binns (now Wilkos), connectivity with this key broad,

pedestrianised space has become restricted. Later nineteenth century property and the Masonic Lodge of 1864 frame the new 'plaza' to its south, mirrored by the former Police Station and Court and Municipal Building to the north, with the dual pagoda towers of Wilkos providing the terminal interest over the dual carriageway to the west.

Street Pattern

Within the conservation area boundary the street pattern survives largely intact if priorities have changed. The relative narrowness of Scarborough Street has anchored its sense as an enclave within the area. Tower, Whitby and Lynn Streets provide strategic circulation to, in and around, the Church Street conservation area and their continued presence secures the historical character of the grid pattern which it bounded to the north.

The biggest change has been to the west, where Clarence Road has become a dual carriageway and serves to divide and isolate the more western heritage of West Hartlepool (the Methodist Church, the Grand Hotel and the former Gray Peverell / Binns Department Store (this latter outwith the designated extent). At the south-west, the College buildings which replaced the school in Church Square have extended back into the former Archer and Albert Streets and, to south-east of Church Street, modern buildings for tertiary education have replaced the traditional three-storey tenements on the grid around George Street.

The modern arched street name signs (c2000) divide the historic town from its hinterland in an overly decisive statement. The extent and impact of the clearances and spasmodic redevelopment to the south of Church Street leaves an incomplete and echo of the once supporting grid of terraces.

Open Space

A formal area of public open space within the conservation area is provided around the west and south west of Christ Church gallery, into the pedestrianised area of Upper Church Street. It includes a small grassed area by the church and the statue of Sir William Gray.

Fig 19. Dedicatory plaque on pedestal of statue to Ralph Ward Jackson.





Figs 20 and 21. Statues of Sir William Gray and Ralph Ward Jackson, framing Church Square, to east and west of Christ Church.

Circulation and Permeability

The railway station at the north of the conservation area, now combined with the public transport interchange (bus terminal and car parking) provide an effective portal to the area and with the route of the A178 along Church Street, turning to the south at Mainsforth Terrace at its eastern periphery, they maintain its permeability. Pedestrian traffic to and from the station to the south feeds the west of the area. The staged pedestrian crossing on the expansive Clarence Road (A689) by Upper Church Street, a barrier to ingress to the area, is pending improvement to a single and more direct crossing. Bus stops exist in Church Street but buses do not currently draw up in the street rather in the ranks of the nearby bus terminal at the station. Parking is limited in the area itself and charges in the vicinity deter passing trade.



Fig 22. Symmetrical and traditionally detailed Nos 33-37 Church Street introduce the broad avenue to the south-east with the street's typical combination of shopfronts, canted and box windows and paired windows.

Architectural character

The buildings in the Church Street conservation area are generally of Victorian origin from the 1850s, though a number of buildings have had late Victorian or Edwardian alterations, particularly to the front elevations. They predominantly served the commercial and retail interest (chambers and shops) with residential above. The buildings are predominantly a regular and attractive three-storey in form, reflecting a traditional period composition found throughout the region, with a handful of late Victorian and Edwardian properties breaking the consistency of floor levels and exceeding the eaves line (with or without an additional storey). Some buildings have additional attic accommodation with traditional, gabled roof dormers for light (typically side-glazed) and ventilation.



Figs 23, 24, 25. Examples of the distinctive side-glazed dormers.

The roof profile mainly consists of pitched slate roofs, with chimney stacks and pots. The emphasis of the buildings is vertical given by the traditional vertically sliding sash windows, their lintel and cill details and the shop fronts at street level. Elevations are brick finished or rendered and painted. Some later alterations particularly in the Edwardian period have added decorative features in the form of stucco render or brattishing. Canted Victorian windows and projecting boxed Edwardian windows have been added consistently above shop fronts at the first floor, often replacing earlier sash windows.

Some details to note are the unusual square section gutters mounted on decorative corbels with ornamented eaves bands (see Scarborough Street).



Figs 26 and 27. Reasons to 'look-up'. Fine projecting windows in upper floors.

Of particular note in the Church Street Conservation Area are the shop fronts, some original examples of which survive. These often have highly decorative features such as moulded corbels above pilasters, cornice moulding to fascias, and decorative mullions and transoms. Most incorporate an independent secondary doorway leading to upper floors. Further information is given in the *Shop Front and Commercial Frontages Design Guide*, a Supplementary Planning Document.



Fig 28. Shopfront at 31-32 Church Street, Hillcarter Hotel.

Building materials

Local red brick is the main building material used throughout the conservation area with some yellow brick. These combined with painted render and sandstone dressings (often buff sandstone from the Dunhouse Quarry, Darlington). Welsh slates, graduated, with their purple hue predominate. The Royal Hotel, Church Square Chambers and the former Police Station show the efficacy of these combinations.



Fig 29. Normanby brick from Middlesbrough at the Public Library, now CCAD.

However the red brick takes varying forms and hues, including engineering brick, and is joined from the later Victorian period by buff terracotta at the former Municipal Buildings (now CCAD), 9 Scarborough Street, 31-32 Church Street (now Hillcarter), the Library, the Constitutional Club, the Grand Hotel and the former Gray Peverell / Binns store (now Wilkos). Normanby Brickworks, Middlesbrough, were the main suppliers of these materials during the decades around 1900.



Fig 30. Initials of patrons incised into the brickwork at Wesley Methodist Church.

The early landmarks of the conservation area, the Athenaeum and Christ Church, were reportedly built from material excavated from the creation of the docks, a limestone ashlar, used with sandstone dressings. Concrete tiles now grace the hipped mid twentieth century roof of the Athenaeum.

The Wesley Methodist Church, former York City and County Bank, 38 Church Street, the National Provincial Bank, Bank Chambers, 8 Church Street, 6 Scarborough Street and 4 and 7 and 7a Church Square boast classical sandstone ashlar frontages, with polished ashlar, rusticated or channelled masonry and varying degrees of classical detailing, refined on occasion with polished granite elements.



Fig 31. The finely detailed, classical ashlar front of the Wesley Methodist Church.

Chimney stacks are maintained through most of the area, largely brick in form with either brick bands at the head or ashlar cornices.

These building materials repeat in different combinations throughout the area. For example, slates yield to plain clay tiles at the Municipal Buildings and the Library where maintaining the warm red palette, whereas the Edwardian Post Office chose granite dressings together with the red brick and buff terracotta, to be crowned with Lakeland slate in a contrasting colour.

Fine ironwork has either survived the ravages of the Second World War cull or been replaced, to add distinction to the conservation area. The railings in Scarborough Street, the balcony at the Constitutional Club, the brattishing (cresting) at The Grand Hotel and 70 Church Street or stretches and vestiges of railings at the former Masonic Hall, 11 Upper Church Street, 7-25 Scarborough Street, 2 and 28 Church Square, 2 Tower Street.

Outstanding among the area's ironwork is the extent and quality at the Wesley Methodist Church, including both historic and relatively recent replacement railings and verandah work together with the historic gates and gatepiers (stamped Walter MacFarlane and Co, Glasgow) and lamp standard.



Fig 32. Examples of the fine ironwork abounding in the conservation area.

Rainwater goods include square-section iron downpipes and decorative hoppers, notably at the former Municipal Buildings and Christ Church with further historic hoppers elsewhere. Iron colonettes figure in several of the decorative shopfronts in the conservation area, such as 9 Whitby Street, 9 Church Street, 31-32 Church Street. The awning columns on the station platform and their decorative filigree brackets provide an eye-catching sweep and evidence the importance of the station in the town's heyday.

Panelled timber stallrisers are the norm in the traditional shopfronts but decorative tiles stand out at 13 Church Square and there are several mosaic or tiled entrance pavements. The exceptional use of faience on the ground floor of The Shades Hotel ensures the property stands out.



Fig 33. 9 Whitby Street with colonettes and traditional iron shop gate.

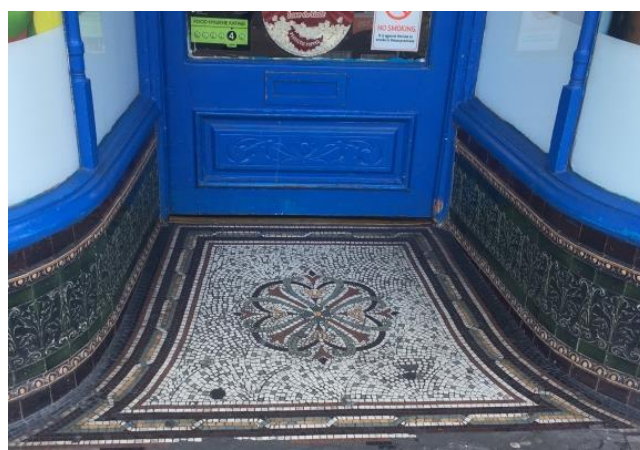


Fig 34. Platform colonnade at Hartlepool Station.

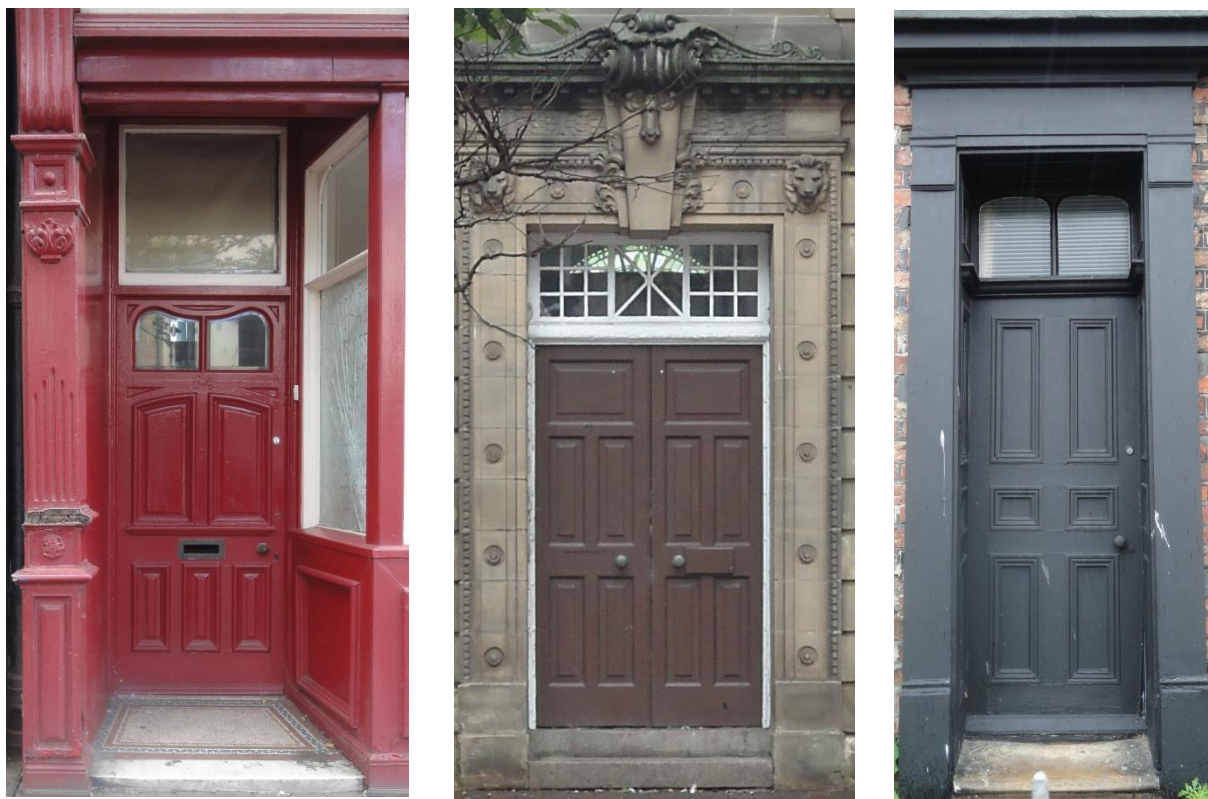


Fig 35. Iron lamp standard at the Wesley Methodist Church.

Fine panelled doors, ingoes and soffits and decorative fanlights figure throughout the conservation area. The depressed arch idiom notable in Scarborough Street and continuing in fenestration in Church Street.



Figs 35 and 36. Tiled stallriser and mosaic pavement at 13 Church Square.



Figs 37-38. Distinctive doors, doorways and fanlights distinguish the conservation area.

Modern materials and fixtures are also found in the conservation area, notably uPVC windows (some pivoting with trickle vents), satellite dishes and concrete tiles. Their use is not usually acceptable on traditional historic buildings. Poor quality repair work (such as MDF pilasters or inappropriate glazing) has on occasion left its mark.

Townscape Details



Fig 39. Classical brattishing crowning the ornate wallhead at 70 Church Street.

A variety of unique townscape details enrich the overall character of the conservation area:

- Canted and boxed timber windows
- Panelled doorpieces
- Stucco work
- Side-glazed dormers
- Original pilastered shopfronts with splayed fascias
- Statuary
- Ornamental ironwork
- Elaborate stone carving including monograms and dates
- Decorative terracotta and gauged brickwork
- Stone and terracotta balustrades
- Decorative console brackets and capitals
- Arcaded ground floors
- Depressed-arch two-pane upper sashes and fanlights
- Corbelled (billeted) wallhead, gutter/ eaves brackets.



Fig 40. Examples of the arcade theme that runs through the conservation area.

Condition

Buildings within the conservation area are generally in a mixed state of repair, as a result of certain refurbishment projects and rebuilding in recent decades. There is a clear requirement, however, to undertake restoration works to a number of notable buildings within the area including but not limited to historic shopfronts, the former Shades Hotel, 22-23 Church Street (Scarlets), 26 Church Street (Pulse), the Athenaeum, The New Alma in Whitby Street.

The condition of vacant premises and upper floors many of which have been empty or closed for some time is also a particular concern. In July 2016 there were at least sixteen known vacant properties, some of which were on the

market. Many appear to be out of commission. Neglected shop fronts and empty units are evidence of declining retail activity and this threatens investment in essential repair and maintenance.



Fig 41. Faience arcade at The Shades, showing critical condition.

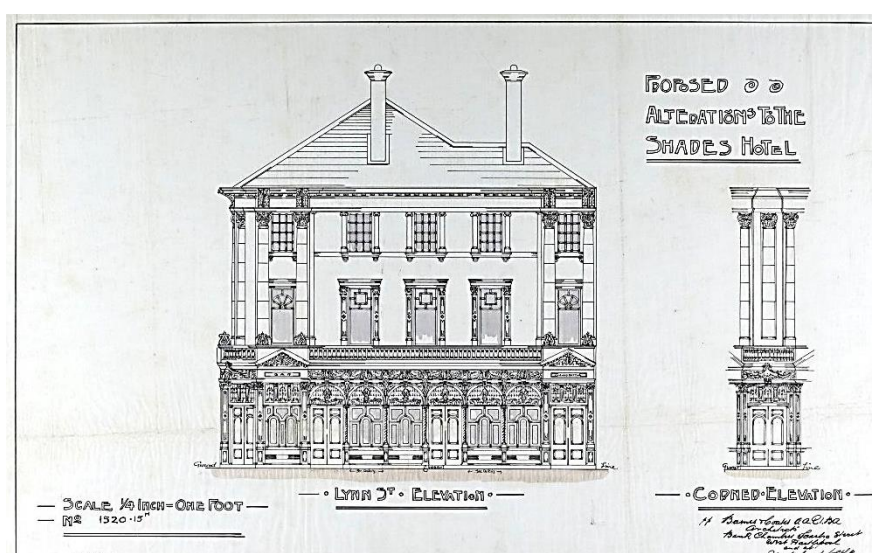


Fig 42. Barnes and Coates, plans for The Shades Hotel, 1899.



Fig 43. The Shades Hotel, c1950.



Fig 44. The New Alma, Whitby Street, showing failing paint and render and dampness.

Landscape and Trees

The urban grid of terraced development along and to the south of Church Street was not intended for soft landscaping which was focused historically around the Church and which continues to provide the suitable space for such today. Tree planting was not part of the area in the nineteenth or twentieth centuries but attempts at improving the public realm around 2000 saw the introduction of a line of sycamore trees on the north side of the street (potentially as wind breaks) which have since grown to block the architecture, disrupt the open vista and have created a very different public realm from the broad expanse originally conceived. Similarly, a handful of trees have been spaced at the west end of Church Square and their growth will need to be monitored to avoid similar redefinition. Trees added to Wesley Square now mask the classical portico of the former church and deprive the town of the calm authority and elegance it was designed to relay.

Character Assessment

Assessment of Buildings and Areas

Critical to the assessment of townscape is recognition of the character of the buildings which contribute significantly to the area together with those which detract from its character and appearance. The following assessments are

grouped in four character areas determined by their functions and amenity: 1) Church Street, 2) Church Square and Upper Church Street, 3) Streets to the South 4) Wesley Methodist Church and Grand Hotel. See Map on page 3.

1) Church Street

The terraced properties of Church Street retain considerable character and inform a rich narrative.

Among the earliest significant buildings along its length is the Athenaeum, 17-19 Church Street, on the corner with Lynn Street, which opened in 1852. The dolomite sandstone used in its construction came from that quarried to create the new docks, and the land on which it was built, was acquired from the Dock Company. To seal the building and the town's debt to its port, the property was designed by the Company's architect, H B Robson. The Italianate palazzo composition with giant Tuscan pilasters and the Serliana arched entrance provide a distinguished institution: however, the gradual removal in the twentieth century of the ornate shopfronts and addition (1986) of a modern concrete pilastrade in their place, has much eroded the Athenaeum's stature.



Fig 45. The Athenaeum. Fig 46. The Royal Hotel, facing the former Albert Sq.

At the east end of the street, on the north side, the Royal Hotel built in the 1840s, introduces the three-storey pattern that would dominate the terraced tenements of the town's principal avenue, with greater classical refinement than required by the majority. If now lacking the prospect which accounted for its angled form (Albert Square) it was refurbished commodiously and flatted around 1985.

In 1854, at the opposite, west end of the street, a stylish 3-bay palazzo for Backhouse Bank (evident in J W Carmichael's painting of 1859, Fig 4) staked the

corner site and seemingly its intention to extend to provide a grander elevation mirrored about the middle. The first step to this end came with an extension at ground in 1884 by G G Hoskins (as shown in Fig 47). The re-fronting of the adjoining property, completed by the 1930s, appears seamless, thanks to careful choice of the red brick and ashlar detailing and the addition of a unifying parapet.



Figs 47-48. Church Square Chambers (originally Backhouse Bank), 44-46 Church Street. Circa 1930 (left); and as extended today.

The traditional pattern which characterises the street and echoes that which dominated in the streets behind can be seen exceptionally well in the southern hip-roofed block 33-37 Church Street. Here much has been done to retain (and reinstate) the symmetry and original function of the properties, shops at ground, canted windows at first floor and paired single windows at second floor above. No 37 retains the depressed-arched 2-pane pattern of an upper sash window which is notably predominant in Scarborough Street around the corner. Further examples of this distinctive 'West Hartlepool' and Tees Valley type can be seen at Nos 9-15, 24-27 (including Pulse), 69 and 74 Church Street.

Distinguished traditional shopfronts in Church Street enable the area to declare its historic character. Several have been repaired and retain original detailing while others have been restored making reference to the traditional pattern. These are fundamental components of the historic area.

The need for solid external roller shutters has impacted negatively on the vitality of the area especially at night and encouragement to seek alternative security solutions (set out in the *Shop Front and Commercial Frontages Design Guide*) has yet to make headway.



Fig 49. 33-37 Church Street, 1970, before restoration of No 34. See also Fig 22.

Banking and commercial chambers, following the lead of Backhouse Bank, have taken a defining foothold in the Church Street mix. Together the 'chambers' illustrate the town's commercial standing at its height. Barnes and Coates answered the latter at the western head of the street at number 38, on the corner with Scarborough Street, between 1897 and 1899 for the York City and County Bank with a masterful quasi-Baroque composition. The design is grand if on a diminutive scale and economy dispensed with the corner belvederes originally projected. The National Provincial Bank was not to be outshone, however, and in the same year commissioned W W Gwyther of London to replace an earlier bank on the corner site with one in Dunhouse sandstone, elevated with Renaissance detailing at a cost of £8000. The resulting Bank Buildings is more typically provincial in degree but is refined and responsive to its terraced and strategic position.



Fig 50. Doorpiece monogram at former National Provincial Bank, Church Street.



Figs 51 and 52. 38 Church Street, former York City and County Bank.

The war-damaged Yorkshire Penny Bank on the north-western corner of the Lynn Street junction, 65 Church Street, was finally replaced in about 1950 with the conservation area's example of good Modern Movement design, the cubic and minimalist, industrial in inspiration as the Yorkshire Bank, now redundant. Opposite, the Exchange Buildings, 66 Church Street with fine arcaded elevation at ground, an adaptation of the original fabric, provides an excellent example of how the traditional three-storey form evolved to accommodate the town's changing needs with style. In 1894, the commercial role of Church Street was still further enhanced by the addition of the North Eastern Bank (now Bank Chambers) at numbers 71-72 in a lavish classical composition by Thomas Ridley Milburn, a taller three storeys, balustraded at wallhead. It became Martins Bank in 1928, before changing again around 1970. Central Buildings at the town's west end had similarly shown how the town's architecture could vie with the chambers of Newcastle and London in its distinguished four-storey gabled design, with shops at ground, taking the site previously occupied by a hall. It was refurbished to flats in 1995 and extended to the rear, the central doorway to Church Street was blocked.

The quality of architectural detail and classical idioms on the upper floors, for example at 70 Church Street and 22-23 Church Street (originally a department store, latterly Scarlets) further reveal the early twentieth century grandeur of the town and provide elegant variety to the rich composition of the street.



Fig 53. 65 Church Street, former Yorkshire Bank.

Fig 54. 66 Church Street, Exchange Buildings.



Figs 55 and 56. 71-72 Church Street and Central Buildings, Church Street, showing how the trees mask the properties' interest and block the occupants' view.

Public houses and restaurants have continued to be synonymous with the Church Street facilities as much as in 1861 when the town contained seventy inns and public houses. The buildings occupied in the 1850s by the Royal, the Volunteer Arms (56 Church Street) and the Zetland (69 Church Street) retain much of their original historic frontages and character or are redolent of their form, the latter continuing as food outlets.

The scale of the operation changed significantly with the arrival of The Shades, a refurbishment of existing buildings from 1898 by Barnes and Coates, at 16 Church Street on the corner with Lynn Street, heading this important street with the Athenaeum opposite (see Figs 41 to 43). The Shades is a feast of faience, ornamental stucco and free style classical detailing mixed with Art Nouveau, an

outstanding landmark for the town and an icon for the conservation area. At ground the applied keystone, arcade wrapped around the corner, boasts barley twist colonettes and bacchante caryatids while above, the traditional canted windows at first floor sport pilasters and pediments, giant pilasters articulate the bays and the rich facades are capped with ornate modillioned eaves. The caryatids were not part of the original design but are intrinsic to the scheme and must have been added before construction. Closed for many years and in a perilous condition, efforts to preserve this outstanding property are paramount.

Lynn Street may have claimed the retail crown by 1900 but Church Street boasts the town's four-storey department store at numbers 31-32 turning the corner into Whitby Street. The store was built for Carter & Co from 1898, probably designed by John J Wilson. It became Blacketts, then the Dovecot Sale Rooms before the 1996 conversion to the Hillcarter Hotel with extension. The expanse of red brick and towering form on the prominent corner site is mellowed by the quality of the design. At ground the traditional shop front retains fine iron colonettes and the splayed fascia. Above the arcaded theme that runs through the conservation area is seen in the linking of the paired round-arched and bowed corner windows, providing a horizontality that anchors the vertical form. The once wavy parapet (tamed for safety reasons in the later twentieth century) now fails to screen a substantial attic conversion.



Figs 57 and 58. 31-32 Church Street, c1946 and 2016.

The railway station lies to the north of Church Street and provides a terminal point from Whitby Street but feeds its passengers to and from the main street. Built in 1877, for the North Eastern Railway Company, it is a low, smart and

practical design in red brick with arched openings and hipped Welsh slate roofs. The platform curves gently with an ordered rank of historic columns supporting modern canopy (1984). A footbridge once bridged the tracks to the now disused northern platform which is screened from the former Swainson Dock by a substantial brick wall relieved of its corbelled canopy.

The founder of the new town, Ralph Ward Jackson, is commemorated by a bronze statue by Edward Onslow Ford, 1897. Sited on a pedestal on an island at the western head of Church Street the figure's boundary was once further protected by railings. It serves as a reminder of the entrepreneurial drive that gave birth to the town and its late Victorian heyday, like Christ Church, heading the 'avenue' of Church Street. See Figs 19 and 21, pages 22 and 23 above.

Two stretches of Church Street on the northern side are modern replacements. Numbers 59-64 Church Street, the Avondene flats, is a residential addition of the mid 1990s replacing the gap-site resulting from bomb damage in 1940. It makes no attempt to refer to the traditional form of the Church Street terraces and lacks the appropriate composition for a high street such as this. Numbers 49 to 53 Church Street are also late twentieth century in date and replace relatively recent replacements of the Commercial and Birks Station Hotels which previously occupied the site. The squat form of 49 Church Street at Station Approach has a poor pastiche shopfront, while with the bland three-storeys of 50-53, and 56-58, are screened by the modern stretch of public canopy and the sycamores.

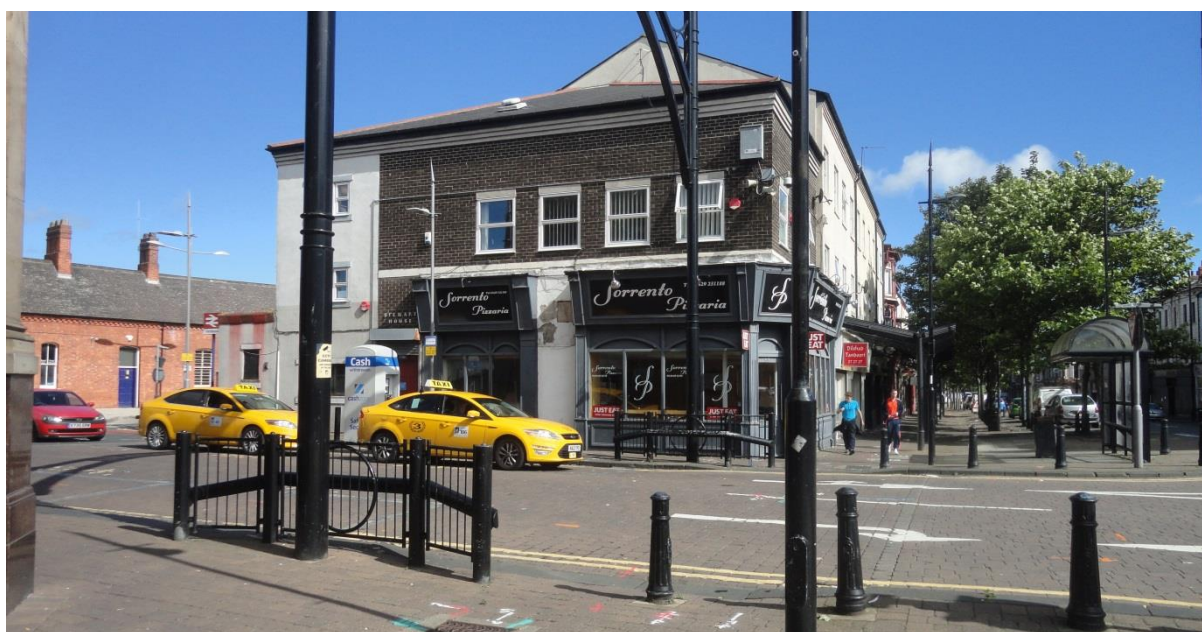


Fig 58. 49 Church Street at Station Approach, showing the clutter of street furniture.

Vacant upper floors, the dead-hand of solid roller shutters and unused property are widespread in Church Street: they dent economic confidence in the area and deter investment in essential repairs and maintenance.

2) Church Square and Upper Church Street

To the west of the broad avenue of Church Street is the open oval of Church Square formed around the church and linked to the later development of the western Hartlepool by Upper Church Street and the municipal hub of buildings.

Ralph Ward Jackson chose Edward Buckton Lamb in 1851 to design a fine church at the head of Church Street. Size and cost required him to provide a smaller building than originally intended. Lamb was one of a group of 'rogue architects' who played with traditional gothic styles and provided free interpretations of ecclesiastical expectations. Funds of £12,000 were raised by public subscription and Christ Church was finished in 1854. It is a surprisingly picturesque and quirky design for its urban location, a low and wide Greek cross, unbuttressed and without historical precedent. Together with its excessively high tower the church provides a pivotal, distinctive and incomparable landmark for the conservation area. Lamb evidently liked his work and left his monogram (Fig 61). Conversion to the Hartlepool Art Gallery has given new life to the building. There is a need to reinforce the use of its surrounding green as a public space.



Fig 60. Christ Church from the south east.



Fig 61. E B Lamb's monogram, Christ Church, with trademark pair of dividers.

An octagonal 'square' was first planned around the church, most evident today in the three sides of its southern perimeter. However, Collingwood House and the White House to the north (3 and 4 respectively) are angled in conformity to the octagon's form and date to the later nineteenth century. The white brick which fronts the two-storey pair harmonises with the white stone of the church. After 1946, an ashlar frontage was applied to the White House, no doubt to set it apart from the brick terraces of the new town while its neighbour remains proud of its traditional form.



Fig 62.
Collingwood and
the White House
(Northern School
of Music), Church
Square.

The gaping gap to the west of the pair, Clarence Street, weakens the sense of place if the allotments and bus depot which previously occupied the area can have done little to provide the definition intended.

To the south-east of the square, previously the site of the Vicarage, the unswervingly modern 1960s infill by Clifford Culpin and Partners (9 Church Square, bank converted to public house in 1990s) follows the building line, while the triangular former bank at 7 Church Square, a fine example of inter-war classical design and townscape, deserves recognition for response and conformity to the awkward footprint.

Two blocks set at right angles to each other at the opening of Tower Street frame a key view to the Church and form an interesting pair. Nos 11-18 date to the mid nineteenth century while Victoria Buildings at 19-23 Church Street and 2-8 Tower Street came slightly later. Both have segmental-arched bipartite windows at first floor, stone quoins and decorative eaves brackets.



Fig 63. 11-18 Church Square.



Fig 64. 2-8 Tower Street, Victoria Buildings.

Returning to two storeys, 23-27 Church Square forms a single block with characteristic linking billeted brick work at wallhead. Number 29 Church Square seems out of place, but is a good example of what had existed by the acre to the south, with canted window at ground and small brick enclosed forecourt. Clifford Culpin and Partners design for the Cleveland College of Art and Design (CCAD) 1967-69, brown brick in stepped form occupies the next facet of the square (the site of the former school) to arrive at Upper Church Street. Here after the pedimented entrance gable of John Tillman of Sunderland's, Masonic Lodge (1864, now occupied by CCAD), a fine terrace of four two-storey houses with shops at ground stretches to the current boundary of the conservation area.

Historic shopfronts or vestiges of traditional design can be found at 11/13, 17, 25-27 Church Square and 6 Upper Church Street.

The conservation area's second bronze statue to the key municipal benefactor, Sir William Gray, 1898, by William Day Keyworth, Junior (London) looks approvingly on to Upper Church Street from its east end and adds to the park-like quality of this area.



Fig 65. South gable of former Municipal Buildings, Upper Church Street.
Fig 66. Window of former Library, Clarence Road elevation.

The hub of fine architectural former municipal buildings fronting Clarence Road and Upper Church Street seal the Square to the west: they are all now part of CCAD. The first of the group was the former Police Station by William Crozier, the County Surveyor, 1871, which has the appearance of a grand double villa (appropriate for its then context in Clarence Road), distinguished not least by the ashlar pedimented windows and ornamental chimney stacks in contrast with the brick. It cost £4500. Next came the Municipal Buildings, a rich Northern Renaissance or Queen Anne style in bands of red ashlar and Normanby brick, with decorative terracotta work: it was won in competition by R Knill Freeman (of Manchester) 1887-89. The group is finished with the former Public Library, designed by J W Brown (at £4000) and extended in 1914 by N F Dennis (Borough Engineers), following the materials and Northern Renaissance of its neighbour, the windows of both peppered with medieval ballflowers.



Fig 67. Former Police Station (right) and Library (left), now occupied by CCAD.

The north-west side of the Church Square area detracts from the enclosed form the name implies and now as a barren expanse of roadway and parking, the boundary requires some definition of its perimeter. Previously occupied by allotments and the bus station, the opportunity to address this gap effectively has not been taken at any time to date.

3) Streets to the South

The three streets leading south at right angles to Church Street within the boundary of the conservation area, Tower, Scarborough and Whitby, each contribute to the defining character of the historic area with colourful examples of its development and strong architectural presence.

Tower Street begins in three-storey form to the north with Victoria Buildings (see above) and opposite, the dignified statement of number 1, with columned tripartite doorpiece, canted bays and decorative brickwork. The two storeys more typical of the town's supporting grid then kicks in The Clarendon at 2 Tower Street, stepping down and echoing the doorpiece and canted windows of its neighbour. More fine brickwork stands out at numbers 10 and 12, number 10 with fine doorpiece and window detailing, number 12 with an arcaded ground floor. The group provides an excellent example of traditional later nineteenth century urban design in an industrial context.



Fig 68. Former Baptist Church, Tower Street.



Fig 69. The Clarendon, Tower Street, keystones, fine railings and characterful signage.

The hall-like gothic former Baptist Church and rectory, dated 1890, built at a cost of £5,500 to seat 669, with hall extension in 1903, adds to the variety of the area with details such as the triangular roof ventilation surviving well in its later adaptation to secular purposes (recording studio since 1996). Number 12 adjoining the church retains its historic form with shopfront and lunettes to the end gablehead, but the quality of the whole has been eroded by inappropriate modern materials and lack of craftsmanship in its refurbishment.

Scarborough Street's extent within the catchment of the conservation area retains an exceptional consistency of traditional details and materials. It forms a snapshot of West Hartlepool's residential terraces, a pocket of nineteenth century charm. Numbers 7, 15-19, 8-20 Scarborough Street are little altered examples of mid nineteenth century design, with canted windows at ground, fine doorpieces with panelled ingoes and stylised two-pane fanlights. Hoop railings front the western terrace and arrowhead those to the east.

The western terrace finishes with 36 Exeter Street, which hungry for light has Edwardian boxed windows projecting over the exposed basement at ground and applied scrollwork ornament: the elevation to Exeter Street continues the grandeur with console-bracketed cornices to the door and window at ground. The same terrace is framed at the north with the classical ashlar fronted 6 Scarborough Street, the grand composition advanced from the street line, with

decorative carving, granite pilasters and fine panelled doors, showing the street's early evolution from domestic to commercial occupation. The street's real interloper, however, at 9-13 is a fine Nesfieldian Queen Anne building, the red brick 'West Hartlepool Club', late nineteenth century in date, of two tall storeys with attic breaking eaves, ornamented with moulded terracotta panels and a panelled eaves course.



Fig 70. 36 Exeter Street to left and Scarborough Street extending to right.



Fig 71. West Hartlepool Club, 9-13 Scarborough Street.

Whitby Street is one of the main arteries which fed the former new town with the railway station as terminal point of its view to the north. The four storeys of Hill Carter's red brick, 31-32 Church Street, extend back several rigs into the street at its north end. On the same eastern side, only the fine shopfront with iron colonettes and splayed fascia at 9 Whitby Street on the corner with Jersey Street catches the eye before the Northern Renaissance gem of the Post Office just beyond the boundary to the south.



Fig 72. The Constitutional Club, Whitby Street.

Whitby Street's western flank is distinguished by two notable additions to the grid. The three-storey red brick Constitutional Club (1906 by the local architect John J Wilson, a hostel from 2015). A free Renaissance design with orielled window bays and shaped gables, Wilson's authorship suggests his hand too in designing 31-32 Church Street as the paired round-arched windows of each are similarly detailed.

The second addition, The New Alma (formerly The Alma Hotel) brings further stylistic contrast in its suave inter-war form and period design, the heavily moulded round-arched door surrounds, the sharp and regular form of the window openings and the fine Crittall-style fenestration combine to provide a singular surprise. See Fig 44, page 33 above.

4) Wesley Methodist Church and Grand Hotel

The extruded loop around the Wesley Methodist Church and Grand Hotel at the western end of the conservation area envelops these two architectural gems.

The Wesley Methodist Church was designed by William Hill (himself a Methodist) and Salmon Swann in 1871 (the same year as the former Police Station opposite). It is a substantial brick building with an imposing stone Corinthian portico intended to seat 1200, and with school below, costing £5000. The surrounding veranda and accompanying ironwork further enrich the outstanding building. These were reinstated in 1996 with the original gates re-sited when the square to the east was re-formed, as part of the City Challenge Scheme after their removal in the 1940s for the 'war effort'. The round-headed windows at ground and gallery levels (like the arcades across the town) became a popular idiom in the town. The 'social institute', set back to the north-west was added in 1905 (see foundation stone) and cost £2000: it repeats the windows and was carefully designed *en suite* materially. After closing as a church in 1973, it briefly re-opened as a nightclub in the early 2000s but is again now disused.



Fig 73. The Wesley Methodist Church, Victoria Road.

The Grand Hotel, dated 1899 but only opened in 1901, is one of the most impressive buildings and the most substantial in the town, built in red brick and adorned with yellow terracotta decorations. It was with Beaux Art confidence designed by James Garry, a versatile architect who enjoyed a prolific portfolio in the town. The former railway hotel is distinguished, in addition to its material interest and colour by its mansarded pavilions, crowning lantern and oculi.

Fig 74.

The Grand Hotel.



Significance

Church Street Conservation Area comprises the principal street of the mid nineteenth century development of West Hartlepool built in response to the economic stimulus of the harbour and dock to the north. The buildings are generally of Victorian origin, though a number have late Victorian or Edwardian alterations or this later date. Of particular note are the shop fronts, some original examples of which survive. Its significance lies both in the historic development

of West Hartlepool demonstrated in the layout of the buildings within the area and in the quality, variety and detail of the architecture.

The extent of buildings of traditional and architectural interest and the narrative they continue to provide is exceptional and within the north east of England constitutes a valuable record of how the area's industry and local entrepreneurial effort shaped a distinctive and characterful town.

Fig 75. Aerial view of Church Street from the east, circa 2012.



Key Features

Having carried out a detailed assessment of buildings and areas it is now possible to identify key features - which define the special architectural and historic character of the area. These include:

Street Pattern: Church Street conservation area provides evidence of the once extensive grid pattern town of West Hartlepool mastered by Commissioners, Town Improvement Acts and municipal constraint. The original street pattern with broad, principal artery to the north and secondary streets feeding south at right angles survives intact and provides the framework within which the buildings of the conservation area sit.

Building Line: The street pattern is reinforced by a consistent building line, if the relatively recent introduction of the residential Avondene Flats in Church Street has disrupted the regularity and functional consistency. Most replacements have observed the original building line with buildings emerging directly from the inner edge of the pavement.

Long views: Views along Church Street and from Victoria Road through Upper Church Street, along Whitby Street provide an essential part of the conservation area's character and these views are guided and framed by the position of buildings. Attention to the building line tends to greatly emphasise the length of views as well as forming closed vistas and focal points. The tree planting, modern shelter canopies and street name signs have detracted from the clarity of these views and marred the intended regularity and theatre of the new town.

High Architectural Quality: The hierarchy of three- and two-storey terraced brick tenements with their canted windows and traditional shopfronts is of particular interest in the conservation area. Together with the architect-designed landmarks, The Athenaeum, the various municipal buildings, the outstanding commercial chambers, fine clubs, ornate public house, railway hotels, the contrasting Wesley Methodist Church, they provide the high architectural quality of the area and have earned it designation. These buildings have successfully retained their architectural integrity with fine detailing and original features contributing to their overall quality.

Uniformity: Uniformity in terms of building height, design, materials and detailing is an important element of the conservation area's character. The regular repetition of detailing on traditional tenement frontages along Church Street reinforces the strength of the building line. Most replacements have respected the continuity of building height and scale creating a unified appearance and acknowledging the importance of traditional character. Where variation in material occurs, continuity of colour, such as traditional brick, building height and repetition of detailing (particularly in shopfront design) helps maintain the strength of character. Fig 76. Iron work frieze, Methodist Church.



Key Challenges

Loss of original architectural detail and building maintenance

Original architectural detail makes a defining contribution to the character and appearance of any conservation area. Its retention and repair is therefore an important aspect of the preservation and enhancement of an area. The recent public investment in the area has been through the Urban Programme in the later 1980s, the City Challenge 1993-98, and Conservation Grant Schemes of 2006-12 and 2014-15 which enabled the reinstatement of a number of traditional shopfronts (particularly in Church Street). However, a number of inappropriate replacement doors, windows, roof coverings and introduction of roller shutters continue to detract from the special character of the Church Street Conservation Area. It is considered that further investment in the heritage of the area is required including information for building owners on the importance of maintaining and repairing their buildings in an appropriate manner.

Use of inappropriate materials

The use of materials in any conservation area is another important element of its character and appearance. Where these are replaced with modern materials there will normally be a loss of character. A common example is the replacement of original timber windows with modern plastic substitutes which are not in keeping with the character of the buildings. Selecting appropriate modern sash and case alternative window components is an important element in appropriate maintenance and repair.

Shopfronts and inappropriate signage

The survival of original shopfronts and signs in the area contributes to its character. Although investment through grants resulted in traditional shopfront repairs and the instatement of traditional replacement, the work varied in quality and there are many examples of 'wallpapered' fronts lacking the structural solidity and material quality of their historic predecessors. Future investment should focus on shopfronts in the conservation area to create a critical mass, limit vacancy rates and contribute to the vibrancy of the neighbourhood. Poor quality signage, advertising and utility provision have a detrimental effect on the architectural quality of the buildings, and the area as a whole. Existing guidance on advertisement signs for shopfront and commercial properties should be refreshed and relaunched to avert this.



Fig 77. Detail of ornamental brickwork, former West Hartlepool Club, Scarborough Street.

Quality of the Public Realm

Essential to the experience of the conservation area and comfortable journey through it is the quality of the public realm. Investment at the end of the twentieth century improved the street surfaces and introduced canopies, trees and street entrance signs. The surfaces require fresh attention and the trees and free-standing canopies jar with the historic character and the broad and open expanse intended.

Care is needed to co-ordinate provision in the public realm and avoid crowding with excessive posts and clutter (see Fig 59). Combining street furniture, utilities, bollards, bins and directions wherever possible is desirable, together with general constraint, to prevent creation of a forest of impeding structures. Existing guidance on advertisement signs should be refreshed and extended to include advice on street signage and how appropriate use can have a positive impact on the public realm.

Vacant and under used buildings

Despite considerable efforts to stem the flow (and some success, eg Whitby Street), the reduction in commercial activity following the relocation of the town's focus to Middleton Grange and the economic downturn has resulted in a continuing number of empty properties, shops and upper floors. The dampening effect on the vitality, economic confidence and footfall in the area is marked and further endeavour to reverse this trend is an imperative. Unoccupied buildings attract vandalism and theft. The lack of current purpose for the Wesley Methodist Church creates an unwelcome dead space in a critical location and must be central to any programme for regeneration.

An action plan to address these challenges is tabled in Appendix B and the Conservation Area Management Plan will cover further how these issues should be addressed.

Boundary

See Church Street Conservation Area map on page 3.

The re-assessment of existing conservation area boundaries in terms of appropriateness is an important element of a conservation area appraisal. Assessment of the Church Street Conservation Area boundary has shown that in order to improve the appearance and visual amenity of the conservation area it would be logical to extend the current boundary in three areas and leads to a recommendation. These would take into the area the former Post Office in Whitby Street and provide appropriate buffer for the Upper Church Street terrace and the Clarence Street elevations of the former municipal buildings and library. The action would be to sustain the historic environment of the Church Street area, strengthening the contiguous mass of heritage interest not only to avoid further harm to what is currently of significance but also to add to that which will be valued in the future.

The Post Office (Fig 81) is an outstanding Grade II listed building of 1900, designed by Henry Tanner, in brick with Northern Renaissance ornamentation in buff terracotta. It forms a natural connection with the Whitby Street area, built to serve a key function at the height of the new town and the eye is drawn to it so that its inclusion within the boundary would be intelligible. The approved conversion and extension of the building for the College of Art and Design by Group Ginger will further enhance its contribution to the area.

Currently, the area's boundary line to the north of the former municipal buildings and library follows the buildings rather than incorporating the critical pocket of land (presently car parking and pedestrian space) flanking this and the amenity realm to its east. The inclusion of this area would prevent a sharp division of the realm and include the area from which the fine listed buildings are enjoyed.

Similarly, the current boundary to the west of Upper Church Street cuts off an area of public realm essential to the protection and appreciation of this formal area and a softer line is proposed to complete the inclusion of an immediate apron otherwise integral to the reading of the area.

The twin pagodas of Wilkos across Stockton Street to the west, invite attention from the pedestrian in Upper Church Street and add a note of colourful interest to the group. Wilkos (the former Gray Peverell / Binns department store) is protected as a Listed Building and the extension of the buffering realm around

Upper Church Street will consolidate recognition of the area's historic context and enhance the protection of the visual group.

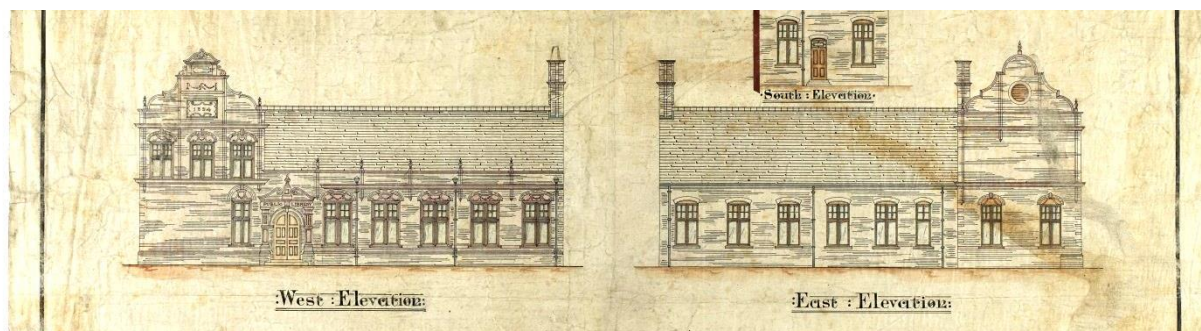


Fig 78. J W Brown's Plans for the Municipal Library, 1894.

Designations

Listed Buildings

Listed Buildings are buildings or structures of special architectural and historic interest whose interest reaches a regional or national level. They are assessed as such by Historic England and included on the National Heritage List of England. There are many listed buildings within the study area, with a particular concentration around the western extent. Listed buildings contribute positively to the appearance of the conservation area, provide points of interest and enrich the areas special character. Listed Building consent is required for any changes to the building's character.

Locally Listed Buildings

Locally listed buildings are buildings or structures of special architectural and historic interest whose interest reaches a local level. They are selected by Hartlepool Council for inclusion on a local list. These buildings and structures which are found to be of special local architectural or historic interest and make a positive, visual contribution to the character and appearance of the area. These are known as Locally Listed Buildings and their inclusion on the list means that they are a material consideration when determining the outcome of a planning application. There is a presumption against the demolition or removal of important features of buildings included on the List of Locally Important Buildings.

Listed buildings and Locally Listed buildings are identified on the map on page 3 and are listed in Appendix A.

Heritage at Risk

The Church Street Conservation Area is currently registered on Historic England's list of Heritage at Risk.

Change in conservation areas can be negative, either through inappropriate new development, neglect or deliberate damage.

Negative change can have a real effect upon the way the community thrives or feels about their area. When conservation areas become at risk, this can signify or contribute to an area's social or economic decline.

Hartlepool Borough Council is taking action to improve on the condition and vulnerability of the conservation area and see its removal from the list. Among the constructive actions in hand, as recommended by Historic England, are:

- Looking to instate a Local Development Order to promote heritage-led regeneration.
- Taking rapid enforcement action against unauthorised development to maintain standards and consistency.
- Providing the conservation area with a character appraisal to identify clearly and specifically which buildings and features contribute towards the area's character and which don't.
- Providing the area with a management plan that includes policies for its streetscape, highways, landscapes and public spaces.
- Providing guidance on shopfronts, commercial frontages and advertising signage
- Executing two schemes of improvement to the conservation area's public realm
- Preparing an action plan for the repair and re-use of historic buildings at risk in the area.
- Working with the appointed elected member Heritage Champion and listening to the views they gather from meeting local people.
- Giving residents and local businesses information about the benefits and restrictions that come with the conservation area designation and working with local groups on the long-term stewardship of the area.
- Developing an Innovative Skill Quarter offers to redefine the area with additional daytime uses, an improved environment and a vibrant creative industries economy.

See also the Table of properties requiring regeneration or repair below, and the Action Plan tabled in Appendix B.

Key buildings at risk within the area are Shades, 16 Church Street, 22-23 Church Street (Scarlets), 26 Church Street (Pulse).



Fig 79. Characterful historic street sign, Scarborough Street.

Funding Opportunities

Hartlepool Borough Council will always look for opportunities to work with communities to raise awareness and invest in the heritage of the area going forward.

Conservation Grant Scheme

A Conservation Grant Scheme was launched in 2006 and ran in consecutive years until 2012, and again in 2014 - 15 after a break of one year. Financial assistance was made available to residential properties located within conservation areas and listed buildings that were built pre-1919. A similar scheme will accompany the TH2 initiative. Through such schemes, grant is made available for works to make properties structurally sound, works to make buildings watertight such as lead work and re-roofing, and to restore and repair traditional details such as doors and sash windows.

Opportunities to enhance heritage assets through the planning process

Hartlepool Borough Council will look to obtain funding for heritage assets impacted upon by development. This will be achieved through planning obligations known as Section 106 Agreements (Town and Country Planning Act 1990). These will be focused on site specific mitigation of the impact of development. Funding could be used for restoration, enhancement and or interpretation where it can be demonstrated that this would be for the wider public benefit. The SPD Design Guidance for Development in Conservation Areas and for Works to Listed Buildings will provide a key framework for any works. The Authority will, where possible, look for training opportunities on construction sites. This will offer the chance for workers within Hartlepool to gain

experience in conservation work, thereby increasing the number of contractors with heritage skills within the area.

Where financial support is available the continuation of the Conservation Grant Scheme will be used to assist residents who are restoring traditional features to their property. Where appropriate, enforcement action will be taken where unauthorised works have been carried out contrary to the Direction. In reviewing the conservation areas, consideration will be given to the introduction of Special Areas of Advert Control within commercial centres where this can be shown to enhance their amenity.

Local Development Order (LDO)

LDOs permit certain changes of use without the need for planning permission. The introduction of a LDO in the Church Street Conservation Area would simplify planning permission requirements which will lead to a reduction to the perceived barriers to encouraging investment into the area. It is hoped that an LDO would encourage landlords and tenants in this area to respond to its changing nature, encourage the occupation of floorspace and to react to the opportunities the area presents.

Enhancement Opportunities for the Church Street Conservation Area

New Development

Opportunities for new development exist both within and adjacent to the conservation area. The sympathetic redevelopment of the sites listed below would enhance the character of the conservation area:

- Open expanse at Clarence Street and car park to Transport Interchange
- Landscaping at eastern end of Church Street by the Millennial monument.
- New build or screening to south of southern streets where demolition has created gap sites damaging to the economic confidence and aesthetics of the area.

Vacant Premises

Vacant premises such as Shades and the former Yorkshire Bank and a number of shop units in Church Street, create an air of neglect and decay which is reinforced by deterioration in condition. Their reuse or conversion would enhance the character and appearance of the area.

Shopfront Design

The commercial premises in the area are important to the vitality of the area. The proliferation of unsympathetic shopfront designs has a detrimental effect on the architectural integrity of the buildings. This may be overcome by refresh and application of the current supplementary guidance on shop front and commercial frontage design which will help prevent the erosion of original detail and encourage sympathetic designs, in tandem with grant funding through schemes such as the Townscape Heritage project.

Back Areas

Many of the rear yards are in poor condition with lack of conformity and poorly designed, functional changes made over the centuries contributing to their neglected appearance. Many of these would have been screened from view historically but now front gap sites and car parks. Consideration could be given for incentives to owners to tidy or screen the yards and elevations to improve an otherwise unintended and detrimental view.

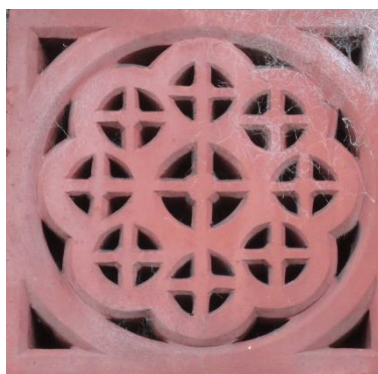


Fig 80. Decorative ventilation grille, former Library now College of Art and Design.

Further Information / Bibliography

- Eric Waggott, *Jackson's Town: the story of the creation of West Hartlepool and the success and downfall of its founder, Ralph Ward Jackson*, 1980.
- Hartlepool Museum Service, *Bricks and Mortar: a Celebration of Architecture in Hartlepool 1834-1984*, 1984.
- N Pevsner, E Williamson, *County Durham: Buildings of England*, 1985.
- Kelly's *Directory of Durham*, 1914.
- *The Hartlepoons Survey and Plan*, Max Lock Group, 1948.
- Digitised copies of Hartlepool Plans from Teeside Archives, project executed by Ruth Hobbins, Kimberley Starkie, Hartlepool Library.

- *Hartlepool Local Development Framework*, Hartlepool Borough Council,
- *Strategy for the Historic Environment*, April 2016
- *DRAFT Hartlepool Local Plan*, 2016
- *Hartlepool Regeneration Masterplan*, Hartlepool Borough Council, October 2015
- *Shop Front and Commercial Frontages Design Guide: Supplementary Planning Document*, 2014
- *Design Guidance for Development in Conservation Areas and for Works to Listed Buildings: Supplementary Note 5*.
- *Conservation Principles*, English Heritage 2008
- *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management*, February 2016.

Useful Website:

- Hartlepool History Then and Now
<http://www.hhtandn.org/notes/621/hartlepool-transport-ltd>

Useful Contacts:

Hartlepool Borough Council

Heritage and Countryside Manager
Civic Centre
Victoria Road
Hartlepool TS24 8AY

Tel 01429 523275

Email Heritage.Countryside@hartlepool.gov.uk

www.hartlepool.gov.uk

Tees Archaeology (Historic Environment Record)

Sir William Gray House
Clarence Road
Hartlepool TS24 8BT

Tel 01429 523455

Email teesarchaeology@hartlepool.gov.uk

www.teesarchaeology.com/

Hartlepool Central Library

124 York Rd
Hartlepool TS26 9DE

Tel 01429 272905

Email central.library@hartlepool.gov.uk

Historic England

Bessie Surtees House
41-44 Sandhill
Newcastle-upon-Tyne NE1 3JF

Tel 0191 2691255

Email northeast@HistoricEngland.org.uk
www.historicengland.org.uk

MANAGEMENT PLAN

In addition to the Appraisal, the Conservation Area Management Plan is essential for the maintenance and growth of the Conservation Area's best qualities and distinctive and successful features. It looks in greater depth at the key conservation and heritage issues that affect the area and suggests how these might be managed into the future and will also support the current Townscape Heritage project and the creation of an Innovation and Skills Quarter. The plan is flexible but sets clear goals and vision.

The Church Street Management Plan should be read in conjunction with the preceding Church Street Conservation Area Appraisal.

The key aims of the Management Plan are:

- To raise awareness of the importance and value of local heritage
- To provide guidance and set out objectives to preserve and enhance buildings, structures and public spaces within the conservation area.
- To provide guidance on key development issues within the conservation area.
- To outline key statutory requirements with respect to development within the conservation area.

Statutory and advisory context

The planning system includes the following parts:

- Legislation
- National Planning Policy and Guidance
- Historic England Practice Advice
- Local Plans
- Local decision making

The relevant legislative controls and tools for the management of a conservation area are as follows:

Planning (Listed Building and Conservation Areas) Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990 provides the current legislative framework for the designation of Conservation Areas.

- Powers are available under the Act to make an Urgent Works Notice (Section 54) for the urgent preservation of an unoccupied (or partly unoccupied) listed building to prevent further deterioration of a building.
- Under Section 48 of the same Act a Repairs Notice can be served on an empty listed building to carry out physical works of preservation. If the owner declines to undertake the works specified, then compulsory acquisition powers can be invoked to acquire the building. With CPO powers 'back to back' deals can be considered with a building preservation trust (like the Cleveland Building Preservation Trust operating locally) as a development partner, giving access to grant for feasibility studies and loans of up to £500,000 for development works from the Architectural Heritage Fund. The costs associated with this type of action are staff time which will have been budget for. The willingness of the authority to use the powers described may be enough for the owner of a listed building to sell to an owner more willing or able to re-use a building.
- Some of the above powers also apply to non-listed buildings in conservation areas. Section 76 of the 1990 Act allows the local planning authority to invoke Section 54 (outlined above) with the agreement of the Secretary of State allowing an Urgent Works Notice to be served on an unlisted building.

Powers are not available to invoke Section 48 to serve a Repairs Notice on an empty, non-listed building. There are further alternative powers relating to public safety (1984 Building Act), or to provide residential accommodation under Section 17 of the 1985 Housing Act by acquiring buildings.

Town and Country Planning Act 1990

Other relevant powers are provided by the Town and Country Planning Act 1990.

- Under this legislation a Section 215 Notice is a notice that is served on the owner or occupier of a property when the poor condition and the appearance of the property or land are detrimental to the surrounding areas or neighbourhood. The notice requires proper maintenance of the property or land in question, and it specifies what steps are required to remedy the problem within a specific time period.

Enterprise and Regulatory Reform Act 2013

Introduced a number of changes to the legislation protecting historic buildings in England. Changes include:

- Removal of the need to apply for Conservation Area Consent for demolition of an unlisted building in a conservation area. Planning permission will be required.
- Enabling an owner to enter into a Heritage Partnership Agreement with the local planning authority (particularly useful for extensive renovation of a listed building and where continued repair and maintenance is required).

National Planning Policy Framework

The National Planning Policy Framework, March 2012 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The NPPF emphasises that the purpose of planning is to achieve sustainable development through three mutually dependent dimensions, economic, social and environmental.

A Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest (NPPF Annex 2). Heritage assets are of two types:

1. those which have been recognised as being nationally important and have been designated as such; these are designated heritage assets, and
2. heritage assets that have not been designated, nevertheless some of which may be of national importance.

The designated assets in Church Street Hartlepool include 17 Listed Buildings listed in Appendix A.

Heritage Assets that have not been designated include Locally Listed Buildings which are recorded on the Historic Environment Record (HER) for the area which is held by Tees Archaeology. These are buildings, structures, parks and open spaces that are considered to be of special local architectural or historic interest. A list of these can be found on the Hartlepool Borough Council website and Appendix A.

Good Practice Advice Notes

National advice supporting local delivery in the Historic Environment include Historic England's Good Practice Advice Notes. These provide guidance and advice on how to manage development in conservation areas. They provide specific advice on the decision making process and issues to be considered as regards listed buildings, non-listed buildings in conservation areas and conservation areas themselves.

- Good Practice Advice Note 1: The Historic Environment in Local Plans
- Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment
- Good Practice Advice Note 3: The Setting of Heritage Assets

Local Policy Framework

The key messages of these national policies and key advice are translated specifically to Hartlepool via the Local Development Framework (previously the Hartlepool Local Plan) which provides specific policies to manage listed buildings and conservation areas. The current local plan policies and guidance are listed below:

HE1 Protection and Enhancement of Conservation Areas

The policy sets out that development within the conservation area should either preserve or enhance the area and its assets.

HE2 Environmental Improvements in Conservation Areas

The policy outlines that the borough council will encourage environmental improvements to enhance conservation areas

HE3 Developments in the Vicinity of Conservation Areas

The policy informs that design and materials use in development that would affect the setting of a conservation area should have regard to the character of the area and the neighbouring area.

HE8 Works to Listed Buildings (Including Partial Demolition)

The policy indicates that traditional materials and sympathetic design should be retained and/or used when carrying out works to listed buildings and buildings which affect the setting of a listed building to ensure that the integrity of such assets is preserved.

HE12 Protection of Locally Important Buildings

The policy sets out the factors to be considered in determining planning applications affecting a listed locally important building.

Supplementary Note 5: Design Guidance for Development in Conservation Areas and for Works to Listed Buildings provides information on the standards and expectations for work in the area.

Shop Front and Commercial Frontages Design Guide: Supplementary Planning Document is a key source for this defining commodity in the Church Street area.

New Local Development Documents within the Hartlepool Local Development Plan will replace the Hartlepool Local Plan over time. The Council follows the guidance under the current Local Plan and the Local Development Framework when considering applications.

In recognition of the value and important role the historic environment has to offer for the future of Hartlepool, the Local Authority has developed a *Heritage Strategy* (April 2016). This document gives further detail on the context of the historic environment; the challenges faced and it details a positive and proactive action plan for addressing issues. The Strategy also sets out monitoring and review procedures to ensure the continued protection and enhancement of all heritage assets.

The actions set out in the Heritage Strategy support judicious conservation management within the conservation area:

- As information is brought forward on individual sites the local authority will examine further the significance of any heritage assets judged to be affected and look for opportunities to repair/maintain and where appropriate enhance assets or conversely limit development if appropriate.
- Development Briefs will be used, where appropriate, to guide development on sites.
- Where there is funding available through development the local authority will look to use this as an opportunity to repair/maintain and, where appropriate, enhance heritage assets on or otherwise affected by the development site.
- Where the opportunity arises, the local authority will look to work with developers to examine all available options for contributions towards individual heritage assets, secured through legal agreements, and including non-monetary enhancements such as training opportunities and payment in kind.
- Training will be provided for Members of the Planning Committee and officers on a regular basis to ensure that any decisions made are properly informed by an understanding of the heritage issues involved.

The Local Plan projected for adoption in 2016 includes the following historic environment policies which embrace those of the 2006 Local Plan:

- HE1: Heritage Assets Policy
- HE2: Archaeology Policy
- HE3: Conservation Areas Policy
- HE4: Listed Buildings and Structures Policy
- HE5: Locally Listed Buildings and Structures Policy
- HE6: Historic Shopping Parades Policy
- HE7: Heritage at Risk

The current state of knowledge on archaeology within the Church Street conservation area suggests an unexplored potential. Council policy is to protect, enhance and promote Hartlepool's archaeological heritage and where appropriate, encourage improved interpretation and presentation to the public. Where development proposals may affect sites of known or *possible archaeological interest*, an assessment from an appropriate specialist source will be required prior to any planning application being determined (and may in some instances be required at validation stage, determined on a site by site basis). This assessment will include consultation of the Historic Environment Record.

Key challenges and responses arising from the conservation area appraisal

The Conservation Area Appraisal identified issues affecting the quality of the Church Street area. These were:

- Loss of original architectural detail and building maintenance
- Use of inappropriate materials
- Shopfronts and inappropriate signage
- Need for improvement and maintenance of public realm
- Vacant and under used buildings

These shape clear priorities for attention in the management of the conservation area and inform the plan's guidelines for implementation.

Recommendations

1 Management of the Conservation Area

To manage the Conservation Area and its historic environment expertly, supporting the delivery of a successful Townscape Heritage project and heritage-led regeneration in the area;

- a) The Council will make expert resources available to manage the specialist heritage led aspects of the Conservation Area regeneration programme effectively and ensure staff can expand expertise as required on key relevant management issues.
- b) Strategic recommendations and guidance emerging from the Conservation Area Appraisal and Conservation Area Management Plan will be reflected in any crosscutting policies and within any individual department led proposals.
- c) The Council will adopt the Conservation Area Management Plan and any other approved guidance in the form of development briefs, master plans along with the provisions of the Local Development Framework/ Hartlepool Local Plan 2016 as the principal guidance for the assessment and determination of statutory consent applications within the CA.
- d) The Council will make use of targeted guidance and its statutory powers to prevent further deterioration, decay and inappropriate repair of properties within the Conservation Area.
- e) The Council will keep the provisions of the management plan under review and monitor the plan on an annual basis. The planning guidance contained in the document will be amended and updated as considered necessary and appropriate in order to reflect any changing circumstances that may be identified through the monitoring process.
- f) The Council will, in its consideration of development proposals located outwith but immediately adjacent to the conservation area which may have an impact on its character and amenity, take due regard to the provisions of the Conservation Area Management Plan in order to ensure that the wider objectives of the plan are not compromised by the particular development proposed.
- g) The council will consider the inclusion of the former Post Office in Whitby Street and areas of parking and public realm to Clarence Street

and Upper Church Street / Stockton Street within the boundary of conservation area.

2 Building Maintenance

To continue to maintain and enhance the properties in the Church Street Conservation Area:

- a) The Council will provide support for property owners, contractors, and professional consultants seminars and refreshing existing Supplementary Guidance.
- b) The Council will investigate the potential of a Heritage Action Zone with Historic England.
- c) The Council will take action to secure the key buildings identified for regeneration or requiring repair (see below).

3 Shopfronts and Signage

To secure the preservation, restoration or improvement as appropriate, of shop frontages in Church Street Conservation Area:

- a) The Council will refresh and promote the existing guidance on the design of shopfront, commercial frontages and advertisements to inform owners of the preferred designs and acceptable forms within the conservation area.
- b) The Council will encourage the reinstatement or repair of original doors, windows and features that reflect the original shopfronts of the area.
- c) The Council will take enforcement action against unauthorised change of use or removal of a shop front where there is a negative impact on the character or appearance of the conservation area.
- d) The council will exercise control over the display of advertisements in Church Street Conservation Area to ensure that signs are designed and located to respect the character and appearance of the host building and historic street scene.
- e) The Council will consider making a direction under regulation 7 of the Town and Country Planning (Control of advertisements) Regulations 1992 to control advertisements within the Church Street Conservation Area.

4 Public Realm

To maintain and enhance the public realm of Church Street Conservation Area:

- a) The Council will ensure effective delivery of the project-funded public

realm improvements encouraging the retention/ reinstatement of traditional paving and hard landscaping.

- b) The Council will encourage like-for-like replacement in appropriate materials where damage to street surface occurs.
- c) Where wholesale replacement is required the Council will coordinate with appropriate sections to ensure consistency and quality of alternative materials.
- d) The council will encourage good maintenance of street furniture and, where replacement is required that they are of an appropriate design.
- e) The Council will encourage the reduction of clutter including signage and street furniture, where appropriate.
- f) The Council will embrace the character of the historic architecture of the area and ensure that key views and visual corridors within the public realm enhance its character and do not compete against it.

5 Vacant and under used buildings

To secure the occupation and restoration, where necessary, of vacant buildings within the Church Street Conservation Area:

- a) The Council will investigate the use of statutory powers where appropriate to bring buildings back into use and encourage owners to keep them in a good state of repair.
- b) The Council will give favourable consideration to a wider range of uses than might normally be appropriate to help bring otherwise vacant buildings back into beneficial use, providing these do not adversely affect the architectural character or setting of the buildings or amenity of nearby properties.
- c) The Council will investigate grant budget to encourage empty properties to be re-occupied.
- d) The Council will put in place five-year Local Development Orders permitting certain changes of use and simplifying the need for planning permission to reduce the perceived barriers and encourage investment into the area.

The second stage of the Townscape Heritage scheme will be accompanied by an activity statement and a detailed scheme of works. Accordingly the objectives of the Management Plan will be developed and actions put in place to secure longer-term benefits from the work. For example, the scheme will explore opportunities for HCFE construction students to work on the sites or be mentored by firms working in the area to develop new skills, and learn about heritage.

Key properties for regeneration and /or repair

The Church Street Conservation Area sits on the Heritage at Risk Register and action needs to be taken to improve the condition and vulnerability of the conservation area and see its removal from the register. The following properties have been identified as requiring attention which, once addressed, would considerably improve the properties' sustainability and the area's ability to attraction future investment.

Property	Requirement	Ownership
17 – 19 Church Street (Athenaeum)	Restore sash windows to upper floors and shop front to kiosk on ground floor.	Private
16 Church Street (Shades)	Bring the vacant building back into use and carry out repair works to faience to ground floor, render to upper floors, re-roof and repair all doors and windows	Private
15 Church Street	Bring vacant building back into use, carry out repairs to shop front, re-render upper floors and repair all windows and doors.	Private
12 Church Street	Repairs to upper floors	Private
10 Church Street	Lime render to upper floors of front elevation	Private
74 Church Street	Repairs to shop front and repairs to upper floors including re-rendering.	Private
75 Church Street	Replacement windows to second floor	Private
65 Church Street Former Yorkshire Bank	Bring building back into use and carry out repairs to windows, doors and roof.	Private
22 – 23 Church Street (Scarlets)	Bring the vacant building back into use and carry out repair works to the shop front, re-render upper floors and restore traditional windows	Private
26 Church Street (Pulse)	Bring the vacant building back into use and carry out repair works to the shop front	Private
48 Church Street	Stone work repairs to the upper elevations.	Private
56 Church Street	Window repairs to front and rear	Private
55 Church Street	Window repairs to front and rear	Private
80 Church Street	Window repairs to the whole of the building.	Private
11 – 15 Church Street	Repairs to shop front inc. removal of roller shutters and repairs to upper floors.	Private

34 Church Street	Repairs to shop front and repairs to upper floors including re-rendering.	Private
35 Church Street	Repairs to shop front and repairs to upper floors including re-rendering.	Private
6-8 Whitby Street, The New Alma	Repairs to paint and render and water removal	Private

Monitoring and Review

It is important that the Conservation Area Management Plan is regularly reviewed and, where required, updated in light of changing circumstances and as more becomes known about the area.

The Council will implement a formal monitoring programme and annual review, including consultation with stakeholder groups and liaison with other statutory bodies.

Based on information from these and other sources the CAMP will be subject to on-going review and adaptation as required to ensure its objectives of a sustainable, successful and distinctive Conservation Area.



Fig 81. The former Post Office, Whitby Street.

Appendix A

See Church Street Conservation Area map on page 3.

Listed Buildings

Statutorily protected buildings on the National Heritage List of England within the Church Street Conservation Area in September 2016 are:

- Christ Church, Church Square
- Cleveland College of Art and Design, Former Municipal Buildings, Church Square
- Cleveland College of Art and Design, Former Central Library and Rear Extension, Clarence Road
- Cleveland College of Art and Design, Old Registrar's Office and Rear Extension
- The Shades Hotel, 16 Church Street and Lynn Street
- 38 Church Street Bank Chambers, 71-72 Church Street Monument to Ralph Ward Jackson approx. 34m north-east of Christ Church
- Royal Hotel / Royal Public House, Church Wesley Methodist Church, Victoria Road
- Boundary Wall Gates and Gatepiers enclosing Wesley Methodist Church
- Lamp Standard to east of Wesley Methodist Church
- Monument to Sir William Gray approximately 20m south west of Christ Church
- The Athenaeum / Athenaeum, 17-19 Church Street and Lynn Street
- Church Square Chambers, 42-46 Church Square Former Constitutional Club, 14 and 16 Whitby Street 6 Scarborough Street
- Grand Hotel, Swainson Street

Recommended additions to Conservation Area:

- Former GPO Sorting Office, 13 and 17 Whitby Street

Historic England can add or remove a listed building from the list at any time and the National Heritage List of England should be consulted for any changes. See historicengland.org.uk/advice/hpg/heritage-assets/nhle/.

All are invited to 'Enrich the List' should they have further information and photographs to improve on the current content. See historicengland.org.uk/listing/enrich-the-list/.

Locally Listed Buildings

Buildings on the Local List within the Church Street Conservation Area in September 2016 are:

- 48 Church Street, National Provincial Bank
- Central Buildings, Church Street
- Hartlepool Railway Station
- Yorkshire Bank, Church Street
- 8 Church Street
- 9 Church Street
- 10 and 11 Church Street
- 20 and 21 Church Street
- 31 and 32 Church Street
- 47 Church Street
- 48 Church Street
- College of Art Annex Upper Church Street and 11 Church Square (Former Masonic Hall)
- Collingwood House and White House, Church Square
- 9 Scarborough Street
- 8 and 10 Scarborough Street
- 22 Scarborough Street
- The Clarendon, Tower Street
- 9 Whitby Street

Hartlepool Borough Council may add or remove subjects from the Local List at any point and for update, recourse should be made to the Council Heritage and Countryside.

Appendix B : ACTION PLAN ADDRESSING ISSUES HIGHLIGHTED IN THE APPRAISAL

Issue	Potential Action
Loss of original architectural detail and building maintenance	<ul style="list-style-type: none"> • Where consent is required, resist unsympathetic alterations and loss of traditional architectural details through positive use of existing development control powers. • Serve Section 54 Urgent Works Notices*² on listed buildings at risk, and consider use on unlisted buildings at risk, with agreement from appropriate authorities. • Encourage appropriate reinstatement of traditional architectural details in future development negotiations. • Take enforcement action against unauthorised removal of traditional architectural details where a breach of planning control has occurred.
Use of inappropriate materials	<ul style="list-style-type: none"> • Seek improvements to poorly maintained buildings or land by negotiation through the development control process. • Consider a strategy for using Section 215 Notices*¹ to improve quality of built environment.
Shopfronts and inappropriate signage	<ul style="list-style-type: none"> • Take enforcement action against unauthorised change of use or removal of a shopfront where there is a negative impact on the character or appearance of the conservation area. • Encourage appropriate reinstatement or sympathetic shopfront and signage design (refreshing guidance in <i>Shop Front and Commercial Frontages Design Guide: Supplementary Planning Document</i>) • Provide a leaflet offering guidance to building owners of alterations to shop fronts similar to that provided by the New Deal for Communities Partnership.
Improvement and maintenance of the public realm	<p>Two projects running in 2016 within the Church Street area towards comprehensive public realm improvement which will:</p> <ul style="list-style-type: none"> • Ensure the retention/reinstatement of traditional paving and hard landscaping. • Encourage like-for-like replacement, provided material is 'fit for purpose', where damage to street surface occurs. • Where wholesale replacement is required co-ordinate with appropriate sections to ensure consistency and quality of alternative material. <ul style="list-style-type: none"> • Ensure good maintenance of appropriate street furniture, and, where replacement is required that they are of an appropriate design. • Remove discordant street entrance features and canopies at 49-53 and 56-58 Church Street. • Co-ordinate utilities and street signage to minimise clutter.

	<ul style="list-style-type: none"> • Encourage appropriate signage design (refreshing guidance in Shop Front and Commercial Frontages Design Guide: Supplementary Planning Document)
Vacant and underused buildings	<ul style="list-style-type: none"> • Introduction of Local Development Orders to reduce perceived barriers to investment • Serve Section 54 Urgent Works Notices*² on listed buildings at risk, and consider use on unlisted buildings at risk, with agreement from appropriate authorities. • The development of an Innovative Skills Quarter and the opportunity to redefine the area with additional daytime uses, an improved environment and a vibrant creative industries economy.

The above table provides a list of issues relating specifically to the conclusions drawn in the Church Street Conservation Area Appraisal. The implementation of the potential actions in 2016-17 is promoted by HLF's grant of development funding for a Townscape Heritage project in the Church Street Conservation Area but subsequent and wider actions may depend on the existing and future financial and staff resources that Hartlepool Borough Council departments work within.

*¹ A Section 215 Notice is a notice that is served on the owner or occupier when the poor condition and the appearance of the property or land are detrimental to the surrounding area or neighbourhood. The notice requires proper maintenance of the property of land in question, and it specifies what steps are required to remedy the problem within a specific time period.

*² An Urgent Works Notice is served under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, and can be served on a vacant (or vacant parts of a) listed building where works are urgently necessary for the preservation of a listed building. In exceptional circumstances there are special powers available to the Secretary of State to authorise the use of these powers to an unlisted building in a conservation area where the preservation of the building is important for maintaining the character or appearance of the area. The works that can be implemented include making the building weather tight, safe from structural collapse and preventing unauthorised entry, vandalism or theft. Table updated from earlier version in Church Street Visual Assessment, June 2009.



On the Web	www.hartlepool.gov.uk
On Facebook	www.facebook.com/hartlepoolcouncil
On Twitter	www.twitter.com/HpoolCouncil

Church Street Conservation Area Management Plan

Q1 Are there any other areas you would like our recommendations to focus on?

Answered: 22 - Skipped: 2

#	Responses	Date
1	Making building owners keep their properties in good condition. The Council should buy vacant properties.	1/15/2017 6:58 PM
2	Greater powers to make owners maintain their properties	1/14/2017 6:58 PM
3	Lighting	1/12/2017 8:26 PM
4	If owners do not repair action should be taken if they can afford to before they become unrepairable like the current on on right hand side up from sambucas	1/11/2017 10:17 PM
5	This is a total waste of funding lottery or otherwise and I am against all of it.	1/11/2017 9:27 PM
6	Drug and alcohol abuse is rife in this area as a result of the 2 drug centres and the hostel - think about relocation	1/11/2017 8:45 PM
7	Murry Street	1/11/2017 8:37 PM
8	No	1/11/2017 3:52 PM
9	Do not waste more money on Church Street	1/11/2017 1:02 PM
10	No	1/11/2017 12:40 PM
11	Need to bring employment opportunities into the area.	1/11/2017 12:22 PM
12	Not just the low level areas (shopfronts etc), don't forget many of these buildings have upper floors which is also a problem when you look along York Road.	1/11/2017 9:19 AM
13	Improvement of street lighting	1/11/2017 8:56 AM
14	Traffic. The closing of Church St to traffic, or even part of it, will cause severe traffic flow issues. It will force all northbound traffic from Seaton to either use Hucklehoven Way, and the resulting bottle neck that will occur when turning right at the Park Rd junction, or traffic will be forced to turn right at the bottom of Church St and cross the railway crossing. Due to the large volume of traffic throughout the day which uses Church St, particularly on the morning and evening rush hours, is the Council ready for the large traffic jams which will occur on Hucklehoven Way and crossing the railway line? Where else is the Council proposing the current traffic flow will be directed without it causing subsequent further problems. Church St is a main traffic thoroughfare, removing it is stupidity!	1/10/2017 3:09 PM
15	Make sure properties just off church street are also targeted where appropriate.	12/31/2016 9:02 AM
16	Balance of space usage away from night clubs/take aways and towards space for business start-ups and community projects.	12/28/2016 11:28 AM
17	Does 'support' include business rate support etc?	12/28/2016 8:39 AM
18	Definitely NOT providing financial incentives to property owners who are not maintaining property on Church Street. That is tantamount to rewarding them for neglect. Any incentives should require them to contribute financially and socially, to a level of at least 50% of any development costs.	12/27/2016 9:27 PM
19	Church St needs knocking down	12/27/2016 7:08 PM
20	The areas behind Church Street and the station. This requires an upgrade. Also working with Network Rail to improve the station should be a priority.	12/27/2016 2:43 PM
21	Pro-active monitoring and enforcement activity is key to ensure building owners keep their buildings in a good condition. The poor maintenance at present detracts from the Conservation Area.	12/23/2016 12:56 PM
22	Promoting small businesses---- arts and crafts/ vintage etc. A destination rather than a drive- through	12/22/2016 8:56 PM

Church Street Conservation Area Management Plan

Q2 Are there any other buildings in Church Street that you think should be a priority?

Answered: 18 Skipped: 6

#	Responses	Date
1	The one with the bright green shopfront. It detracts from the area.	1/15/2017 6:59 PM
2	Yorkshire bank.	1/14/2017 6:59 PM
3	No but would be sensible to do one side first	1/11/2017 10:18 PM
4	None of them are worth wasting precious funding on, the only benefits will be to the owners who should already have been brought to book and made to maintain their properties from their own pocket.	1/11/2017 9:30 PM
5	Train station	1/11/2017 8:46 PM
6	Shades nightclub	1/11/2017 8:38 PM
7	No	1/11/2017 3:52 PM
8	Only if there are any Ubs down there for Labour councillors to employ their families	1/11/2017 1:05 PM
9	Shades/ Old Yorkshire Bank	1/11/2017 1:03 PM
10	No	1/11/2017 12:22 PM
11	The whole thing.	1/11/2017 9:20 AM
12	No point in doing it, if all buildings aren't renovated	1/11/2017 8:57 AM
13	The entrance way to the station is not particularly pleasant however at least those premises on this entrance are in use, however unattractive they may look.	1/10/2017 3:10 PM
14	The three which HBC has identified should be the priorities, however the three white/bague buildings in-between Mama Mia's and Jackson's Print (if they're unoccupied - I can't properly tell) also require attention. Fifth and sixth priorities should be the purple building next to Fast Snacks/Hart Pizza and the old Yorkshire Bank. Going back to the first question, the biggest problem is not the number of empty buildings, rather the number of take aways and night clubs which arguably tarnishes the reputation of the street.	12/28/2016 11:37 AM
15	The tile-fronted building in particular should be conserved and repaired as an urgent priority, before irreparable damage occurs.	12/27/2016 9:29 PM
16	Church St should be knocked down	12/27/2016 7:09 PM
17	The old Shades building needs to be completely renovated or actually demolished. There are a number of shops and units on Church St that also require investment to make them attractive. Also there are too many takeaways. The Royal pub could also do with a makeover. If you want to attract people the road has to be reduced in width and pavements extended to include a canopy down both sides. Make the canopy light and low maintenance to encourage a pavement culture. Look to divert traffic away from Church Street and use other roads.	12/27/2016 2:47 PM
18	The former Yorkshire Bank is another key building.	12/23/2016 12:57 PM

Church Street Conservation Area Management Plan

Q3 Are there any other priorities or projects you would like us to include?

Answered: 17 Skipped: 7

#	Responses	Date
1	Use technology to get people involved and interested.	1/15/2017 7:00 PM
2	Ensure that the document reflects the need to CPO certain properties. Make sure that the document supports a CPO case.	1/14/2017 7:00 PM
3	Improved lighting	1/12/2017 8:27 PM
4	Derelict but safe should take priority then you may get new business to the area if rent and rates are sensible	1/11/2017 10:19 PM
5	Plenty, just not in church street.	1/11/2017 9:30 PM
6	That doesn't seem fair that neglectful owners benefit while others have have invested in the area are penalised.	1/11/2017 8:47 PM
7	No	1/11/2017 8:39 PM
8	No	1/11/2017 3:52 PM
9	Get real, is this the grand plan, how about a Lanson Champagne bar, for our Champagne Socialist councillors	1/11/2017 1:09 PM
10	Why are you offering grants to companies and people who have sufficient money to do it themselves. Your notes above already state you have missed the point. Your talking about from frames, glass, doors and paint; with possibly a bit of render/brick slips for the walls to mask terribly old brickwork (by the way the annex for the new college should never have been rendered, the brickwork was far better.	1/11/2017 9:23 AM
11	Only renovating 8 buildings is akin to putting lipstick on a pig.... It should be all or none, then demolish the whole street	1/11/2017 8:59 AM
12	Returning once again to traffic issue, as previously mentioned, this cannot be ignored.	1/10/2017 3:11 PM
13	While the real underlying problem is Hartlepool residents' lack of disposable income to sustain continued business activity, the proposals above go some way to mitigating the worst effects of Church Street's decline.	12/28/2016 11:39 AM
14	My earlier comments stand. Why should neglectful property owners be rewarded for their neglect? They should be bound in to a scheme requiring their financial and other input.	12/27/2016 9:30 PM
15	The people who own shops don't need public money	12/27/2016 7:10 PM
16	It's a must to improve accessibility and attractiveness of Church Street. Having so many social landlords with undesirable tenants makes it almost a no go.	12/27/2016 2:49 PM
17	Education activities to help building owners understand the importance of the Conservation Area. Use new technology like apps and Augmented reality.	12/23/2016 12:58 PM

Church Street Conservation Area Management Plan

Q4 Do you have any other comments on the Church Street Conservation Area Management Plan or Heritage Lottery Fund Conservation Area Revival scheme?

Answered: 19 Skipped: 5

#	Responses	Date
1	Good ideas!	1/15/2017 7:00 PM
2	It's a great scheme and about time the Council supports the towns heritage. It's good to see good regeneration and investment in the area.	1/14/2017 7:01 PM
3	Well done on securing funding	1/11/2017 10:19 PM
4	Total and utter waste of funding. Why would anyone want to spend any time there, it's the road to nowhere. If the town centre was still down there then yes but as things stand the funding won't scratch the surface, just look at the shades hotel for starters and why should the wilkinson be helped out when they have "grot spots" all over this town. Destined to be a shocking waste of funding but the general public won't be listened to anyway, we never are.	1/11/2017 9:42 PM
5	Really havent thought this through - student and innovation quarter is great idea and narrowing road will def help but wheres the joined up thinking? There are 2 drug centres and a hostel in the street - where does that fit in? Where is attempt to Link the street with the marina area? Sounds like spending a load of money on buildings that owners have neglected which will remain empty anyway	1/11/2017 8:50 PM
6	Once the regeneration has been completed. A time table to keep on top of it should be introduced. Painting metal work should be undertaken every 2 years. After the last regeneration of church St it was left to become the mess it is now. Seaham harbour is a magnificent show of how regeneration should be done.	1/11/2017 8:42 PM
7	Excellent scheme for the Church Street area.	1/11/2017 3:53 PM
8	You are all deluded,this is not Notting Hill,this is Artlepool	1/11/2017 1:11 PM
9	Who is paying for the pavement and road works? pedestrianisation, traffic management system? Wasn't the original number you advertised about £5.6m? What happened to the rest? How much are the grants to the existing businesses going to be? Will they be paid back? Church Street consists of more than 8 buildings + 3 clubs, what happens if everyone wants a piece of the ££££??	1/11/2017 9:25 AM
10	as long as the funding is used wisely and not to line the pockets of property developers or wasted as in fiasco of the purchase of jacksons landing	1/11/2017 9:13 AM
11	It is a futile waste of money, knocking it down & relocating going concerns to empty units around the central area.	1/11/2017 9:00 AM
12	no.	1/10/2017 3:12 PM
13	Given Church Street's central location next to centres for education, travel and retail it needs to be fit to attract people from inside and outside of the town. Once sufficiently developed, the site needs to be promoted in the North East to encourage tourism/visitors.	12/28/2016 11:42 AM
14	How will diverse businesses be attracted to lease these renovated properties?	12/28/2016 8:41 AM
15	When and how will such plans and schemes favour other dilapidated areas of the town?	12/27/2016 9:31 PM
16	The biggest issue is the connectivity between the town centre and Church Street. Having to cross a major dual carriageway,negotiate lights on upper Church St or cross on a terrible zebra crossing or at the mini roundabout doesn't make walking attractive.	12/27/2016 2:51 PM
17	The heritage of the area is a key feature of creating the creative industries quarter. The Council needs to be a lot stronger in supporting heritage and protecting the conservation area as it is a key feature of the towns past and future. The quality of environment is key. The Council must have a strong enforcement policy and follow this up with action where building owners are allowing the heritage of the area to decay. This is an exciting scheme.	12/23/2016 1:01 PM

Church Street Conservation Area Management Plan

18	Don't just waste the money on insubstantial and wasteful ideas---- what is the point of making this area attractive if there is nothing to go there for??? Also, do we really need any more fast-food outlets. Hartlepool used to be a destination for a night out--- now places like York and Newcastle have overtaken this because they have retained their character and individuality--- Hartlepool needs to have a clear plan in place linked to prosperity and development; rather than quick win, fast 'bucks' solutions.	12/22/2016 9:01 PM
19	A key building in the area is clearly Christ Church. Many other places would have this lit up at night as a key landmark, but unfortunately its always in the dark. The effect seems to be exacerbated by the new lighting at street level. Appreciate this may not fall under the HLF scheme but is there any way in which it can be lit up at night?	12/22/2016 2:15 PM

Ms Sarah Scarr
Hartlepool Borough Council
Civic Centre Level 1
Victoria Road
Hartlepool
TS24 8AY

Direct Dial: 0191-2691232

Our ref: PL00050485

2 December 2016

Dear Ms Scarr

Church Street Conservation Area Character Appraisal and Management Plan

Thank you for consulting Historic England on the draft document for Church Street Conservation Area. As the Government's statutory adviser on all matters relating to the historic environment in England, we are pleased to offer our comments. We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, conserved and enjoyed.

Church Street is the commercial heart of historic West Hartlepool and evidence of the wealth and confidence which defined a formative time for the settlement in the mid-19th century. The quality of spatial planning and building design tells the story of the port's commercial success and pride at and after that time, and is a legacy of architectural endeavour like no other in the borough. It is rightly designated as a conservation area; the opportunities for protection and enhancement this affords are crucial to successful historic environment management. This is clear in the Council's ambitions for investment and growth in the area, with regenerative efforts continuing.

As set out in *Conservation Principles, Policy & Guidance* (English Heritage, 2008), the first step to sound historic environment management is to understand the heritage. Adopting this character appraisal and management plan will set down an agreed source for the character and appearance which it is desirable to preserve or enhance. Articulating and evaluating the special architectural and historic interest of the area is key to it successfully influencing decisions. I am pleased that you have used *Conservation Area Designation, Appraisal & Management* (Historic England Advice Note 1, 2016) to inform this work.

The draft document is a thorough, well-researched and expertly considered appraisal. It should become a valuable tool to inform conservation area management and everyday planning and development. Clear evaluation makes for better informed decisions, so I am pleased the document contains good evaluation of features and characteristics, not just description. I would recommend ensuring wording is always clear in this respect. For example, it is not unexpected in written prose to interchange words such as 'very', 'quite', 'considerably', etc as it aids readability, but it would be worth ensuring the document always says what you intend it to say. There are a few topics where criticism is alluded to but which could perhaps be more firmly set out. In some places, phrasing can be overly complex, particularly in the character sub-area analyses. This is not a major issue but I would urge clarity in sentence structure; for the document to become required reading, it must be easily readable. A glossary may be useful. I would recommend using heading or paragraph numbers so it can be

easily referenced.

The assessment of key challenges and the management proposals which stem from it are all sound. There is admirable clarity and ambition in the objectives and actions, which should strongly support action here during current and future investment and decision-making. On page 66, it could be worth listing other Historic England advice notes and guidance which may be relevant. I am pleased you make reference to Enriching The List on p74; this could form the basis of a future community project.

We recommend review of the boundary when carrying out appraisal so I welcome this approach. The proposed boundary changes are acceptable.

I trust the above will be taken into consideration.

Yours sincerely,

Jules Brown
Historic Places Adviser
jules.brown@historicengland.org.uk

HARTLEPOOL CIVIC SOCIETY

(Reg Charity No 516156)

5 January 2017

Ms Sarah Scarr
Conservation and Landscape Manager

Dear Ms Scarr

CHURCH STREET CONSERVATION AREA CHARACTER APPRAISAL MANAGEMENT PLAN

We have studied the report and the accompanying notes and would make the following comments.

The Civic Society finds the report to be well written and illustrated. The research appears to have been very thoroughly done and congratulates all involved in producing a very attractive and informative document. In general, the Society feels it can also support the recommendations made.

Of the Report: -

Page 3 – Plan of Church Street Conservation Area – the listed drinking fountain in the grounds of William Gray House is omitted.

Page 6 – para 2 – the word 'coast' not appropriate.

Page 19 – para 5 – 1st line – 6-7 Church Street

Page 21 para 3, Fig 28, p 42 and 59 – Clarence ROAD. Maybe check throughout the document and notes where we presume ROAD was intended.

Of the accompanying notes under 3.2

Bullet point 1 – further to suggestions raised under this point the Grade II listed Wilkinsons Store (formerly Binns, which connects Church Square round to the Grade II listed Wesley Chapel and the Grade II listed Grand Hotel (both of which are included in a western bubble of the Church Street Conservation Area) should be included in an extension of the Conservation Area, the reason for this being the pivotal and crucial role played by the former Binns building in the historic and architectural character of the Conservation Area.

Bullet 6 – we support this proposal in principle but the vital question is how wide is 'wider'. It is essential that uses are found for the upper floors on buildings – here is a golden opportunity to provide more student accommodation available for both the colleges (including Hartlepool College of FE).

We have some concerns regarding the Athenaeum - sadly following the rather 'utility' appearance of the exterior following the renovations of 1986 – together with the kiosks at the front – the appearance of the building has been diminished and masks its historical importance to the town and citizens. Maybe the situation regarding the state of the Athenaeum could warrant a rethink of the money scheduled for the three schemes – the Shades, Pulse and Scarlet's. At the very least consider the Athenaeum as a first reserve should circumstances/funding allow. A restoration of the Athenaeum back to its original design as illustrated on Fig 5 page 10, whilst retaining commercial use on the ground floor, would do much to elevate the building in cultural terms.

We do strongly welcome any work that can be done to save the listed Shades which is a landmark building.

We are hopeful that the creation of an Innovation and Skills Quarter will bring some day time life into the Area – for too long – night life has dominated the area leaving it relatively empty during the day. In order to encourage more day time use – Connectivity needs to be improved.

The key connection is that to the Shopping Centre with an improved pedestrian crossing as outlined in the vision, and where the former Binns building provides the key gateway.

A new pedestrian/cyclist bridge over the railway which would link the middle of Church Street to the Marina, possibly as an extension of Lynn Street, would improve pedestrian flow. Again, this could link to the vision for new development between the Dock Office and Mecca Bingo and the existing hotel. Such would help alleviate the current feel that Church Street is 'out on a limb'.

It is also vital that a regenerated Church Street should be better served by public transport with Church Street itself being part of a bus route. For example the No 7 service could be re-routed to include the Marina Area and Church Street – this would give an additional bonus of serving residents on the Marina and students.

Also, a route which linked the main tourist areas of the Headland, Marina and Seaton Carew might also travel down Church Street.

The CAMP report and notes from the Consultants are excellent documents. The proposed innovation and skills quarter is an exciting development with the potential, along with the new CCAD campus, to breathe new life into Church Street but does not need the lifting of the quality of the Conservation Area from what is currently a neglected image. If work is actually completed as outlined in the CAMP document- a lively and valued area of the Borough will have been restored and become a positive contributor to the Borough once again.

Yours sincerely

Valerie Lister
Hon Secretary

PLANNING COMMITTEE

12 July 2017



Report of: Director of Regeneration and Neighbourhoods

Subject: UPDATE ON CURRENT COMPLAINTS

1. PURPOSE OF REPORT

1.1 To update members with regard to complaints that have been received and investigations that have been completed. Investigations have commenced in response to the following complaints:

1. Non-compliance with conditions relating to the outside storage of waste at a waste recycling centre on Hunter House Industrial Estate.
2. The siting of a shipping container at an MOT centre on Catcote Road.
3. Non-compliance with conditions relating to the playing of live music at a licensed premises at The Front.
4. Non-compliance with conditions relating to working hours restrictions at a metal recycling centre on Longhill Industrial Estate.
5. The erection of high fencing to the sides and rear of a residential property in Fulthorpe Avenue
6. The erection of an outbuilding at the rear of a residential property in Arbroath Grove.
7. Non-compliance with a condition requiring adherence with the approved construction management plan at a housing development site at land off Wynyard Woods, Wynyard Village.
8. Running a childminding business at residential property in Elwick Road.
9. The erection of an outbuilding in the rear garden of a residential property in Chester Road.
10. The display of trailer mounted advertisements at land at Brenda Road.

11. The erection of an extension at the rear of a residential property in Ripon Close.

1.2 Investigations have been completed as a result of the following complaints:

1. Non-compliance with conditions relating to permitted working hours at a housing development site in Elwick Road. Work has now ceased to occur outwith the permitted hours, and an assurance has been received from the site owner that no future works will be undertaken outwith the permitted hours.
2. The erection of an extension at the rear of a residential property in Chichester Close. Permitted development rights applied in this case.
3. The erection of low timber fences to the front of two residential properties in Rosthwaite Close. 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. The fences in these cases however have been in place for in excess of ten years and are therefore immune from enforcement proceedings under planning legislation.
4. Non-compliance with conditions relating to the restriction of delivery times at a housing development site at land off Coniscliffe Road. As a result of the helpful co-operation of the site manager all deliveries and HGV movements to and from the site during the restricted periods have ceased to occur.
5. The erection of a timber outbuilding at the rear of a residential property in Spalding Road. Permitted development rights applied in this case.
6. Non-compliance with conditions relating to dust suppression and working hours restrictions at a housing development site on Elwick Road. As a result of the helpful co-operation of the site manager the site is now operating in accordance with the approved dust suppression measures and hours restrictions.
7. The untidy condition of an unused site compound at a development site at land off Wynyard Woods, Wynyard Village. The unused site compound has now been removed, and work has recently commenced on development of the site for housing.
8. The erection of a large porch at the front of a residential property in Glaisdale Grove. A valid planning application seeking to regularise the development has since been received.

9. The untidy condition of an area of land adjacent to the entrance to Nine Acres, Hart Village. The untidy condition of the land has since been remedied.
10. The use of a dwellinghouse as a bail hostel at a residential property in Wynyard Road. It was found that the use of the property does not meet the criteria test set out in recent case law in relation to Bail Hostels, nor can the property be classed as an 'Approved Premises' under the terms of section 9 of the Criminal Justice and Court Services Act 2010 or section 13 of the Offender Management Act 2007.
11. The erection of a tree house at the rear of a residential property in Glendale Avenue. The tree house has been in place for in excess of 4 years and is therefore immune from enforcement proceedings under planning legislation.
12. The erection of an extension at the front of a residential property in Bournemouth Drive. A valid planning application seeking to regularise the development has since been received.

2. RECOMMENDATION

- 2.1 Members note this report.

3. CONTACT OFFICER

- 3.1 Andrew Carter
Assistant Director Economic Growth & Regeneration
Level 3
Civic Centre
Hartlepool
TS24 8AY
Tel 01429 523596
E-mail andrew.carter@hartlepool.gov.uk

AUTHOR

- 3.2 Tony Dixon
Enforcement Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY
Tel (01429) 523277

E-mail: tony.dixon@hartlepool.gov.uk