



Hartlepool
Borough Council

Planning Committee

Agenda

12th August 2026

Time: 10:00 am

Location: Council Chamber

Members: Planning Committee

Councillors Anderson, Cowie, Dunbar, Feeney, Gaiety (VC), Jorgeson, Oliver, Roy, Thompson, Wiley and Young (C)

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 16th July 2026.

4. Items Requiring Decision

4.1 Planning Applications – *Director of Neighbourhood and Regulatory Services*

- | | | |
|----|-------------|--|
| 1. | H/2025/0160 | High Tunstall College of Science, Elwick Road (page 1) |
| 2. | H/2026/0144 | 26 Highgate Meadows, Dalton Piercy (page 39) |

CIVIC CENTRE EVACUATION AND ASSEMBLY PROCEDURE

In the event of a fire alarm or a bomb alarm, please leave by the nearest emergency exit as directed by Council Officers. A Fire Alarm is a continuous ringing. A Bomb Alarm is a continuous tone. The Assembly Point for everyone is Victory Square by the Cenotaph. If the meeting has been evacuated, please proceed to the Assembly Point so that you can be safely accounted for.



4.2 Recorded Votes – *Director of Legal, Governance and HR*

5. Items for Information

5.1 Update on Planning Appeals – *Assistant Director – Neighbourhood Services*

6. Any other business which the chair considers urgent

7. For information

Any requests for a Site Visit on a matter then before the Committee will be considered with reference to the Council's Planning Code of Practice (Section 16 refers). No requests shall be permitted for an item requiring a decision before the committee other than in accordance with the Code of Practice.

Any site visits approved by the Committee at this meeting will take place on the morning of the Next Scheduled Meeting on Wednesday 9th September 2026.

Date of next meeting – Wednesday 9th September 2026 at 10:00 am in the Civic Centre, Hartlepool.



Planning Committee

Minutes and Decision Record

16th July 2026

Meeting commenced

Time: 2:00 pm

Location: Council Chamber, Civic Centre, Hartlepool

Present:

Councillor: Mike Young (In the Chair)

Councillors: Nick Anderson, Martin Dunbar, Scott Gaiety (VC), Michael Jorgeson, Karen Oliver, Christine Wiley

Also present: In accordance with Council Procedure Rule 4.2, Councillor Sue Little attended as substitute for Councillor Tom Feeney and Councillor Brian Cowie attended as substitute for Councillor Peter Storey.

Councillors Amanda Napper and Leisa Smith.

Officers: Kieran Bostock, Director of Neighbourhoods and Regulatory Services
Zoe Craig, Environmental Health Manager (Environmental Protection)
Jim Ferguson, Planning and Development Manager
Daniel James, Planning (DC) Team Leader
Peter Frost, Highways Infrastructure Manager
Helen Smith, Planning Policy Team Leader
Steve Wilkie, Architect and Landscaping Team Leader
Kieran Campbell, Senior Planning Officer
Richard Redford, Senior Planning Officer (DM)
Jade Harbottle, Senior Planning Officer
Tom Strachan, Planning Officer
Jess Lishman, Legal Advisor
Claire Mcpartlin, Democratic Services and Legal Support Officer

8. Apologies for Absence

Councillors Tom Feeney, Aaron Roy and Peter Storey.

9. Declarations of Interest

Councillor Sue Little declared a personal interest in Planning Application H/2026/0127.

Councillor Mike Young declared a personal interest in Planning Application H/2024/0146.

10. Confirmation of the minutes of the meeting held on 17th June 2026

Confirmed.

11. Planning Applications *(Director of Neighbourhood and Regulatory Services)*

Number: H/2022/0357

Applicant: GLEESON HOMES WYNWARD PARK HOUSE,
WYNWARD ESHTON STOCKTON ON TEES

Agent: ORIGIN PLANNING SERVICES LTD MR STEPHEN
LITHERLAND 3B EVOLUTION WYNWARD BUSINESS
PARK WYNWARD

Date received: 14/12/2022

Development: Erection of 81no, dwellings with associated re-profiling of
mounds, landscaping and infrastructure

Location: LAND ON THE WEST SIDE OF CORONATION DRIVE
HARTLEPOOL

The Senior Planning Officer outlined the application. It was the officer recommendation to approve the application subject to the completion of a s106 Legal Agreement which would secure the planning obligations and financial contributions detailed within the report. An additional planning condition had been recommended and was tabled before Members.

In response to a Member question regarding contaminated land, the Director of Neighbourhood and Regulatory Services explained that there were two ways in which this would be dealt with, through mitigation, controlled by the planning condition which would require that a clean cap would be incorporated in the mitigation measures which would allow residents to dig in their gardens

safely. Secondly the permit for works to move contaminated land which was a separate process which was controlled by the Environment Agency.

Following a Member query in relation to the Green Wedge, the Senior Planning Officer reported that approximately 22 sqm would be lost as part of this development, however, there would be an approximate increase of 5,956 sqm of open space.

A Member raised concerns regarding ecology and mitigation. The Planning and Development Manager advised that in terms of impact on the Special Protection Area (SPA) a mitigation scheme had been developed when the Local Plan was adopted in 2018 in consultation with Natural England to mitigate any impact on the SPA which was a legal requirement. The Coastal Mitigation Strategy required developers to make financial contributions per dwelling. This money was used for improvements were necessary including wardening. On site impacts would be mitigated through habitat creation and specific measures, however, it was acknowledged that in this case to mitigate the loss of biodiversity, they were required to pay for credits as part of a credit scheme established by Government. The Local Planning Authority were unable to dictate where the credits were delivered, though the scheme itself encouraged local delivery.

In response to a Member query, the Planning Policy Team Leader advised the application as proposed did not provide any affordable housing on site.

The Applicant was in attendance and addressed the Committee. There was a possibility the permit would not be approved which was a risk. As part of the permit process, safety procedures were established to ensure work was carried out correctly.

The Chair requested background in relation to the viability assessment. The Planning Policy Team Leader advised several requests were made in relation to planning applications including financial contributions and affordable housing. If developers are unable to provide these requests a viability assessment would be completed. In terms of this application, there was not a high sale margin on the properties and therefore to provide affordable housing would make the scheme unviable.

Councillor Leisa Smith was in attendance and addressed the Committee on behalf of the Objectors. The Objectors had several concerns including loss of privacy, health, hazardous waste, ecology dust suppression and unquantified asbestos. Mitigation would not manage the risk. The dust risk assessment detailed within the report covered construction workers only and not children or pets. The sample data used was 10 years old and had not been verified by a consultant or the developer. The last bat sighting recorded was 2016, however, bats were visible in the area every evening.

The Director of Neighbourhoods and Regulatory Services commented that the concerns raised by the Objectors in relation to health hazards would be picked up as part of the environmental process and will be assessed as part of the permit application. This was not to be considered by Committee.

In General Debate, it was noted that a Member had concerns in relation to this application in terms of the lack of affordable housing and the heavy reliance on mitigation. A Member commented that there was no housing strategy or housing market assessment to determine whether this development would meet the needs of housing within the town.

Councillor Anderson moved that this application be approved as per the officer recommendation. This was seconded by Councillor Wiley.

The application was approved by majority by show of hands. Councillor Oliver asked that her vote against be recorded.

Decision: **Planning Permission Minded to Approve** subject to the completion of a Section 106 Legal Agreement to secure the following planning obligations and financial contributions towards:

- HRA financial mitigation including wardening to mitigate any indirect adverse impacts on SPA feature birds through recreational disturbance (£350.00 per dwelling, total of £28,350);
- The provision, long term maintenance and management of the informal footpath through the site (including any required signage);
- The provision, long term maintenance and management of all landscaping, open space and biodiversity net gain measures;
- The provision, long term maintenance and management of surface water drainage and SuDS;
- Training and employment charter
- To secure the appropriate monitoring fees (per obligation).

and subject to the following planning conditions (including additional tabled condition 30):

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 plans:

2322.01.01 Rev A (Site Location Plan),
 21-250-U-0001 Rev C03 (250 House Type Urban),
 21-350-U-0001 Rev C05 (350 House Type Urban),
 21-355-U-0001 Rev C06 (355 House Type Urban),
 21-358/9-U-0001 Rev C03 (358/9 House Type Urban),
 21-360-U-0001 Rev C04 (360 House Type Urban),
 21-361-U-0001 Rev C07 (361 House Type Urban),
 21-450-U-0001 Rev C03 (450 House Type Urban),
 21-451-U-0001 Rev C02 (451 House Type Urban),
 21-452-U-0001 Rev C05 (452 House Type Urban),
 21-455-U-0001 Rev C03 (455 House Type Urban),
 SD1700 Rev D (Detached Single Garage Details),
 SD1701 Rev D (Detached Double Garage Details),
 SD704 Rev E (Sales Garage Details),
 All received 04.06.2024 by the Local Planning Authority and;

2021030-PCE-XX-XX-DR-C-010-03 Rev P05 (Drainage Layout Sheet 3 of 3),
 2021030-PCE-XX-XX-DR-C-004-03 Rev P02 (Storage Basin GA & Details)
 both received 11.02.2025 by the Local Planning Authority; and

2021030-PCE-XX-XX-DR-C-000-07 Rev D Flood Exceedance Plan
 received 03.04.2025 by the Local Planning Authority; and

2322.04.01 Rev M (Housing Layout),
 2322.04.01 Rev M (Housing Layout with Plot Separation),
 21-350/250-U-0001 Rev A (350/250 Semi House Type Urban),
 21-355/350-U-0001 (350/355 Semi House Type Urban),
 B364-KK-ZZ-ZZ-U-DR-A-0301 Rev P01.02 (364 House Type),
 2021030-PCE-XX-XX-DR-C-010-01 Rev P011 (Drainage Layout Sheet 1 of 3)
 2021030-PCE-XX-XX-DR-C-010-02 Rev P07 (Drainage Layout Sheet 2 of 3)
 All received 12.03.2026 by the Local Planning Authority.
 To define Planning Permission.

3. Notwithstanding the submitted information and prior to the commencement of development (including demolition), details of the existing and proposed levels of the site (within and outwith the site) including the finished floor levels and ridge heights of the dwellings and buildings to be erected (and those of existing properties that abound the site, where achievable) and any proposed mounding and/or earth retention measures shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details. To take into account the position of the proposed dwellings and earthworks and their impact on adjacent properties and their associated gardens in accordance with Policies QP4, QP5 and LS1 of the Hartlepool Local Plan (2018).
4. Notwithstanding the submitted information and prior to any equipment, machinery or materials being brought onto the site for the purposes of the development hereby approved, the agreed scheme for the protection of trees (as identified in the Arboricultural Impact Assessment and Method Statement

by Biodiverse Consulting, dated March 2024, received by the Local Planning Authority on 06/06/2024) shall be carried out in strict accordance with the approved document. Thereafter the agreed protection measures shall be implemented on site (and thereafter retained until the completion of the development). Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees that are found to be dead, dying, severely damaged or diseased as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.

In the interests of the health and appearance of the existing trees, the visual amenity of the area.

5. Notwithstanding the submitted details and prior to the commencement of the development hereby approved, a scheme for the provision, long term maintenance and management of all landscaping and open space (and on site biodiversity net gain features) within the site shall be first submitted to and agreed in writing with the Local Planning Authority. The scheme shall be in general conformity with Dwgs 5067/1 Rev E (Detailed Landscape Proposals), 5067/2 Rev E (Detailed Landscape Proposals), 5067/3 Rev E (Detailed Landscape Proposals), all received 11.02.2025 by the Local Planning Authority. The scheme shall include details of the Compensation, Enhancement and Mitigation measures as set out within section 5.4 of the submitted Ecological Impact Assessment (V2.0) and section 5.2 of the submitted Ornithological Impact Assessment (V3.0), (both documents produced by Biodiverse Consulting, dated March 2024 and both received on 04/06/2024 by the Local Planning Authority), including the planting of native species to the local area, berry-and fruit-bearing species alongside pollinator species, with fruit and seed-bearing species planted to provide year-round foraging resources and thorny species of hedgerow and shrub planting, and the translocation of bee orchids to areas of retained grassland to the north of the site. The scheme shall also provide details of the onsite Biodiversity Net Gain measures (as required by condition 11 of this decision notice). The scheme shall specify sizes, types and species, indicate the proposed layout and surfacing of all areas, include a programme of the works to be undertaken, details of the existing and proposed levels of the site including any proposed mounding and or earth retention measures. All soft landscaping including planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following completion or first occupation of individual dwellings (whichever is sooner). All planting, seeding or turfing comprised in the approved details of landscaping for all other areas (out with the residential curtilages) including areas of open space within the site shall be carried out in the first planting season following the occupation of the dwellings or completion of the development, whichever is the sooner. Thereafter the development hereby approved shall be carried out and maintained in accordance with the agreed scheme, for the lifetime of the development hereby approved. 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, biodiversity mitigation and enhancement and to ensure a satisfactory form of development.

6. 1. Approved Remediation Scheme and Piling Risk Assessment

The approved Remediation Strategy by ERGO (Reference: 21-855-Rem/Rev D, dated August 2025, received 21.08.2025 by the Local Planning Authority) and Piling Risk Assessment (received 20.08.2025 by the Local planning Authority, dated August 2025 by GVR) shall be carried out in strict accordance with its terms, including the provision of 600-millimetre clean cover for gardens, areas of Public Open Space and SUDS basin, as identified on the submitted and approved plan 2322.04.01 Rev M (Housing Layout), received 12.03.2026 by the Local Planning Authority. All remediation works, including the provision of areas of hardstanding shall be carried out prior to the occupation of any dwellings, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given written notification of commencement of the remediation scheme works and piling scheme works, within 7 calendar days of such works commencing. Following completion of measures identified in the approved Remediation Scheme and Piling Risk Assessment, a validation report that demonstrates the effectiveness of the remediation carried out shall be produced and shall be subject to the approval in writing of the Local Planning Authority prior to the first occupation of the dwellings hereby approved.

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 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 (Approved Remediation Scheme) above, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of 1 (Approved 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 1 (Approved Remediation Scheme) above, which shall be subject to the approval in writing of the Local Planning Authority.

3. 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 and thereafter submitted in writing to the Local Planning Authority for approval. 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 shall be conducted in accordance with the Environment Agency's guidance for Land Contamination Risk Management (LCRM) or any subsequent update or replacement for that guidance.

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.

7. Prior to completion of the development hereby approved, the agreed surface water drainage scheme for the development hereby approved shall be implemented and maintained in strict accordance with the following approved plans and details:
 2021030-PCE-XX-XX-DR-C-010-01 Rev P011 (Drainage Layout Sheet 1 of 3), 2021030-PCE-XX-XX-DR-C-010-02 Rev P07 (Drainage Layout Sheet 2 of 3), both received 12.03.2026 by the Local Planning Authority; 2021030-PCE-XX-XX-DR-C-000-07 Rev D (Flood Exceedance Plan) received 03.04.2025 by the Local Planning Authority; 2021030-PCE-XX-XX-DR-C-010-03 Rev P05 (Drainage Layout Sheet 3 of 3), received 11.02.2025 by the Local Planning Authority and; the Flood Risk and Drainage Impact Assessment (Doc Reference: 2021030 Revision L, dated April 2025) received 03.04.2025 by the Local Planning Authority.
 To prevent the increased risk of flooding; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity, and to avoid any likely significant effects on the Teesmouth and Cleveland Coast SPA and Ramsar.
8. Notwithstanding the requirements of condition 7, development shall be implemented in line with the drainage scheme contained within the submitted document entitled “Flood Risk and Drainage Impact Assessment revision L” dated “April 2025”. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 2606 and ensure that surface water discharges to the surface water sewer at manhole 1707 (and includes a connection to the adopted sewer and Seaton Carew Waste Water Treatment Works). The surface water discharge rate shall not exceed the available capacity of 12.3l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.
 To prevent the increased risk of flooding from any sources in accordance with the NPPF and to avoid any likely significant effects on the Teesmouth and Cleveland Coast SPA and Ramsar.
9. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) measures, as set out in Section 5: Recommendations (pages 24 & 25) of the submitted Ecological Appraisal by Biodiverse Ecology, document dated March 2024 and received by the Local Planning Authority 04/06/2024, shall include:
 - Appropriate Method Statements by a Suitably Qualified Ecologist (SQE) for minimising impacts on protected and priority species, a toolbox talk to site personnel and pre-commencement checks within four weeks of site clearance work commencing, with consideration of

species of badger, reptiles, otter, hedgehog, common toad, birds and priority butterfly;

- Appropriate Method Statement and timetable for the removal of the invasive 'Japanese Rose' plant species from the site by a specialist contractor, including remediation of land thereafter;
- A Method Statement by a suitably qualified Ecologist that identifies the on-site presence of grassland supporting bee orchids and detailed measures to safeguard and/or translocate them, including any timing/phasing plans, and how impacts on bee orchids shall be avoided or minimised during the construction period;
- Details of an Ecological Clerk of Works (ECoW) to be appointed by the developer or contractor. Should any potential conflict arise, situation-specific advice can be provided and the ECoW shall be available to deliver a toolbox talk to the Site Manager;
- Details of mitigation measures to deal with aural and visual disturbance of coastal waterbirds, including consideration of visual and noise management techniques.
- Details of the use of sensitive lighting during the construction period;
- Site clearance shall be undertaken ideally outside the breeding bird season (March to August inclusive), unless a nesting bird check is completed by an appropriately experienced ecologist. If nesting birds are identified during works, an appropriate exclusion zone around the nest site will be implemented, within which works will not be permitted until the ECoW confirms that the nesting attempt has finished.

The CEMP (Biodiversity) shall also include the following:

- Risk assessment of potentially damaging construction activities;
- Identification of "biodiversity protection zones";
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- Use of protective fences, exclusion barriers and warning signs.

Thereafter, the approved CEMP shall be adhered to and implemented in accordance with the agreed details and timetable and throughout the construction period strictly in accordance with the approved details.

In the interests of avoiding or mitigating ecological harm.

10. Prior to the commencement of development, a Construction Management Plan (CMP) shall be first submitted to and agreed in writing with the Local Planning Authority. The scheme shall 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, road sheeting of vehicles, offsite dust/odour monitoring and communication with local residents. Thereafter and following the written approval of the Local Planning Authority, the development shall be carried out solely in accordance with the approved CMP for during the construction phase of the development hereby approved.

In the interests of the amenities of the surrounding area and highway safety.

11. No development shall commence unless and until a Habitat Management and Monitoring Plan (HMMP) to ensure that the approved development provides the delivery of the agreed onsite Biodiversity Net Gain (BNG) consisting of 30.03 Biodiversity Units and the retention of 2.76 River Units as detailed in the Biodiversity Net Gain Assessment V2.0 and the Ecological Impact Assessment (2024), by Biodiverse Consulting, both dated 08 March 2024 and received 04.06.2024 by the Local Planning Authority; and Briefing Note: Biodiversity Gain Hierarchy (2025), dated and received 02 December 2025 by the Local Planning Authority), has been submitted to and approved in writing by the Local Planning Authority.

The HMMP shall include:

- details of habitat retention, creation and enhancement sufficient to provide the delivery of the on site net gain proposed;
- the provision of arrangements to secure the delivery of the on site net gain proposed (including a timetable for their delivery);
- a management and monitoring plan (to include for the provision and maintenance of the on site net gain proposed for a period of at least 30 years or the lifetime of the development (whichever is the longer). Thereafter, the scheme shall be implemented in full accordance with the requirements of the agreed scheme and timetable for delivery.

To provide biodiversity management and biodiversity net gain in accordance with paragraphs 8, 186 and 193 of the NPPF (2024) and Policy NE1 of the Hartlepool Local Plan (2018).

12. No development shall commence until a scheme to demonstrate the purchase and confirmation of the requisite off-site delivery of biodiversity net gain (to the value of 27.30 Habitat Units of 'Other Neutral Grassland' as set out in Briefing Note: Biodiversity Gain Hierarchy, dated and received 02 December 2025 by the Local Planning Authority), has been submitted to and approved in writing by the Local Planning Authority.

To provide biodiversity management and biodiversity net gain in accordance with The Environment Act 2021, and paragraphs 8, 187 and 193 of the NPPF (2024) and Policy NE1 of the Hartlepool Local Plan (2018).

13. Prior to the commencement of development above ground level, full details of a minimum of 81no. integral 'universal' nest bricks to be installed integral to each of the dwellings, including the exact location, specification and design, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the nest bricks shall be installed strictly in accordance with the

details so approved prior to the occupation or completion of the individual dwellings, whichever is sooner, and shall be maintained for the lifetime of the development.

To provide an ecological enhancement for protected and priority species, in accordance with Policy NE1 of the Hartlepool Local Plan (2018) and Section 15 of the NPPF (2024).

14. Notwithstanding the submitted or approved details, and prior to above ground construction of the development hereby approved, full details of all walls, fences and other means of boundary enclosure, with final details of size, siting and finishing materials, including with those adjacent existing boundary enclosures, shall be submitted to and approved by the Local Planning Authority. The scheme for boundary treatments shall be in general conformity with the details shown on plan number Dwg. No. 2322.06.01 Rev M (Boundary Treatments), received by the Local Planning Authority on 12.02.2026, and shall include provision for the creation of migration corridors between boundary enclosures to enable hedgehog migration and full details of the required acoustic fencing to be applied to the boundaries of plots 2, 67 and 79 (as identified within 'Noise Assessment, Coronation Drive, Seaton Carew' (document by NJD Environmental Associates, dated February 2024) received 04.06.2024 by the Local Planning Authority). Thereafter the development shall be carried out in accordance with the approved details prior to first occupation of the individual dwellings or completion of the development (whichever is the sooner).

In the interests of visual amenity, neighbour amenity and privacy, highway safety, and to provide appropriate ecological mitigation measures and to enhance biodiversity in accordance with paragraph 187 of the NPPF (2024).

15. Notwithstanding the submitted details and prior to the laying of any hard surfaces, final details of proposed hard landscaping and surface finishes shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of the access, proposed car parking areas, footpaths and any other areas of hard standing to be created including the new informal footpath. The scheme shall include all external finishing materials, finished levels, and all construction details, confirming materials, colours and finishes. Thereafter and following the written approval of the Local Planning Authority, the agreed scheme shall be implemented prior to the occupation of the dwellings and/or the site being open to the public or completion of the development hereby approved (whichever is sooner) unless an alternative, similar scheme (and timetable) is submitted to and approved in writing with the Local Planning Authority.

In the interests of visual amenity and to accord with the provisions of the NPPF in terms of satisfying matters of flood risk and surface water management, and to ensure appropriate access/surfacing is provided to the retained existing farmhouse building.

16. Notwithstanding the submitted details and prior to above ground construction of the development hereby approved, final details of the external materials (and finishing colours) to the dwellings hereby approved shall be submitted to and approved by the Local Planning Authority, colour treatments and samples

(or high quality photographs) of the desired materials being provided for this purpose. Thereafter the approved scheme shall be implemented and retained thereafter.

In the interests of visual amenity, character and appearance of the adjacent conservation area, and to ensure a satisfactory form of development.

17. Prior to the installation of any external lighting associated with development hereby approved, full details of the method of external illumination, siting, angle of alignment; light colour, luminance of external areas of the site, including parking areas, shall be submitted to and agreed in writing by the Local Planning Authority. Such external lighting shall, where achievable, be limited to low level lighting, avoiding use of high intensity security lighting, as detailed in the submitted as detailed within section 5.4 (Compensation and Enhancement) of the submitted Ecological Impact Assessment (V2.0) and the submitted Ornithological Impact Assessment (V3.0), both documents produced by Biodiverse Consulting, dated March 2024 and both received on 04/06/2024 by the Local Planning Authority. Thereafter, 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 land users, ecology of the area and highway safety
18. Notwithstanding the requirements of condition 14, and prior to the above ground construction of plots 2, 67 and 79, as shown on drawing number 2322.04.01 Rev M (Housing Layout, received 12.03.2026 by the Local Planning Authority), a 2 metre high acoustic boundary fence shall be installed along the side/rear elevations of the respective plots, as illustrated on the submitted plan 2322.06.01 Rev M (Boundary Treatments received 12.03.2026 by the Local Planning Authority) and Figure 4 (*Indicative Glazing and Ventilation Scheme for Living Rooms*) of the submitted 'Noise Assessment, Coronation Drive, Seaton Carew' (document by NJD Environmental Associates, dated February 2024) received 04.06.2024 by the Local Planning Authority, with full details of such acoustic treatment to be first submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed scheme shall be implemented prior to the first occupation or completion (whichever is sooner) of the identified plots and shall be retained thereafter.
In the interests of amenity of future occupiers.
19. The development hereby approved shall be carried out in accordance with the submitted 'Noise Assessment, Coronation Drive, Seaton Carew' (document by NJD Environmental Associates, dated February 2024) received 04.06.2024 by the Local Planning Authority, as identified in Figure 4 (*Indicative Glazing and Ventilation Scheme for Living Rooms*) and Figure 5 (*Indicative Glazing and Ventilation Scheme for Bedrooms*) of the report, which details the required mitigation measures (including the application of glazing and trickle vents), to be installed prior to the occupation or completion (whichever is sooner) of the identified plots hereby approved (where such mitigation measures are required). Thereafter and prior to the occupation or completion (whichever is sooner) of the identified dwellings, a verification report to confirm that the requisite measures have been implemented, shall be submitted to and agreed

in writing with the Local Planning Authority and such measures shall be retained thereafter.

Interests of the amenity of future occupiers.

20. Notwithstanding the submitted details and prior to the above ground construction of the development hereby approved, specification details the proposed Air Source Heat Pumps to achieve the minimum of a 10% energy supply from decentralised and renewable or low carbon sources to be installed on the dwellings, shall be submitted in writing to the Local Planning Authority. Thereafter and following the written approval of the Local Planning Authority, the agreed scheme shall be installed in accordance with approved details prior to the first occupation or completion of the individual dwellings (whichever is the sooner).
To ensure a satisfactory form of development, In the interests of promoting sustainable development and in accordance with the provisions of Local Plan Policy CC1.
21. Notwithstanding the submitted details and prior to the above ground construction of the development hereby approved, specification details the proposed electric vehicle charging apparatus to serve all 81no. dwellings, shall be submitted in writing to the Local Planning Authority. Thereafter and following the written approval of the Local Planning Authority, the agreed scheme shall be installed in accordance with approved details prior to the first occupation or completion of the individual dwellings (whichever is the sooner).
In the interests of a satisfactory form of development and in accordance with the requirements of Local Plan Policy CC1.
22. No part of the development hereby approved shall be occupied until i) the footway on Coronation Drive (north of the approved access to the development hereby approved) has been upgraded to provide a 3.0 metre wide footway/cycleway to tie into the existing facility south of Warrior Drive, and ii) the footway has been reinstated across the former/historical access point on Coronation Drive (south of the approved access to the development hereby approved), details of which shall be first submitted to and agreed in writing with the Local Planning Authority. Thereafter, the agreed scheme shall be implemented prior to the first occupation of any of the dwellinghouses hereby approved, unless an alternative timescale is otherwise agreed in writing with the Local Planning Authority.
In the interests of highway and pedestrian safety and to ensure a satisfactory form of development.
23. Notwithstanding the submitted information, the windows within the side elevations of the following respective plots, as identified on the submitted and approved plan 2322.04.01 Rev M (Housing Layout received 12.03.2026 by the Local Planning Authority), shall be obscurely glazed using a minimum of type 4 opaque glass of the Pilkington scale or equivalent and shall have a restricted opening (max. 30 degrees), unless it is first demonstrated to the satisfaction of the Local Planning Authority that such measures are not required to prevent overlooking. The application of translucent film to the window would not satisfy the requirements of this condition;

Glin plots (350) Ground Floor Kitchen and First Floor Bathroom plots: 7 (east), 78 (east), 15 (west), 56 (south), 40 (west), 20 (west), 38 (south), 25 (north), 29 (east), 52 (south), 53 (north), 45 (south) and 46 (north);

Neale plots (355) Ground Floor Lounge and First Floor En-Suite plots: 33 (north), 57 (north), 39 (east) 72 (south) and 65 (south-east);

Clifden plots (358/9) First Floor Bathroom plots: 73 (north), 64 (south-west) and 24 (north);

Milford plots (360) Ground Floor Hall and W.C. and First Floor Landing and Bathroom plots: 59 (north-east), 16 (west), 61 (north), 36 (south), 5 (west), 3 (west), 81 (south), 22 (west), 62 (west), 74 (east) 47 (north), 44 (south), 68 (west) and 49 (north);

Dunmore plots (361) Ground Floor Hall and Dining Room plots: 2 (north and south), 63 (east and west) 76 (east and west), 54 (north and south), 60 (north-east and south-west);

Dakey plots (450) Ground Floor Hall and Lounge and First Floor En-suite, Landing and Bathroom plots: 1 (north and south), 35 (north and south), 80 (north and south), 75 (east and west), 4 (east and west), 61 (north-east and south-west), 55 (north and south), 48 (north and south), 43 (north and south), 69 (east and west) and 51 (north and south);

Grange plots (451) Ground Floor Hall plots: 41 (south), 58 (south-west), Lanesborough plots (452) First Floor En-Suite and Bathroom plots: 79 (north and south), 6 (east and west), 17 (north and south), 18 (north and south), 42 (north and south), 50 (north and south), 23 (east and west), 70 (east and west) and;

Bantry plot (455) Ground Floor W.C. and First Floor Bathroom plot 67 (south-west).

The identified windows shall installed prior to the occupation or completion (whichever is sooner) of each dwelling and the windows shall thereafter be retained in accordance with the obscure and restricted opening detail for the lifetime of the development. Any variation shall require the prior written approval of the Local Planning Authority. The windows shall be permanently retained in that condition thereafter.

In the interest of the privacy on neighbouring properties.

24. No part of the residential 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 amenities of the surrounding area.

25. Notwithstanding the submitted information and prior to the commencement of development, a site specific Waste Audit which 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, shall be submitted to and agreed in writing with the Local Planning Authority. 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, and shall include a timetable for implementation. Thereafter, the development shall be carried out in accordance with the agreed details. To ensure a satisfactory form of development, in the interests of visual amenity and the amenities of neighbouring occupiers, and 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.
26. The development hereby approved shall be used as C3 dwelling houses and not for any other use including any other use within that use class of the schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that use class in any statutory instrument revoking or re-enacting that order.
To allow the Local Planning Authority to retain control of the development.
27. No construction/building/demolition works or deliveries shall be carried out except between the hours of 8.00 am and 18.00 on Mondays to Fridays and between 9.00 am and 13.00 on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.
To ensure the development does not prejudice the enjoyment of neighbouring occupiers of their properties.
28. Notwithstanding the provisions of Classes A and AA of Part 1 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 dwellinghouses at plots 10 and 13 as identified on plan Dwg. No. 2322.04.01 Rev M (Housing Layout, received by the Local Planning Authority on 12th March 2026) hereby approved shall not be extended without the written approval of the Local Planning Authority.
To enable the Local Planning Authority to exercise control in the interests of the visual amenities of the area and in the interests of neighbour amenity.
29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure, shall be erected within the curtilage of any dwellinghouse forward of any principal wall/elevation of that dwellinghouse or that which fronts onto a road or footpath, without the prior written consent of the Local Planning Authority with the exception of those enclosures approved as part of this permission.
To enable the Local Planning Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential properties and the appearance of the wider area.

30. Notwithstanding the provisions of Classes A, AA, D, E, F and G of Part 1 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, and no outbuilding(s) shall be erected within the curtilage of any of the dwelling(s) without the prior written consent of the Local Planning Authority. In order to ensure that any issues in respect to contamination and foundation design are suitably addressed.

Representations were made in respect to this matter.

Number: H/2026/0084

Applicant: WYNYARD HOMES LTD

Agent: LICHFIELDS MR JOSH WOOLLARD THE ST
NICHOLAS BUILDING ST NICHOLAS STREET
NEWCASTLE UPON TYNE

Date received: 18/03/2026

Development: Section 73 application to amend wording of condition 23 (A19/A689 improvement works) of planning permission H/2022/0382 (Erection of 51no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping.

Location: LAND WEST OF WYNYARD VILLAGE AND SOUTH OF
THE A689 WYNYARD BILLINGHAM

The Senior Planning Officer outlined the application. The application sought approval for the amendment to planning condition 23 relating to highway improvement works at the A689 and A19 junction. It was the officer recommendation to approve the application subject to conditions and informatives detailed within the report.

The Agent was in attendance and addressed the Committee seeking support of the application. A letter had been received from the Tees Valley Combined Authority (TVCA) who confirmed the scheme for improvements was fully committed and the proposed change of the condition was appropriate and in keeping with other proposals. National Highways were in support of the amendments to the planning condition. No objections had been received from Hartlepool Borough Council or Stockton Borough Council.

An Objector was in attendance and addressed the Committee on behalf of the Wynyard Parish Council. The original application had been approved with

conditions applied by Highways to be made at the A689 and A19 intersection with traffic signalling in place at roundabouts however, none of these were taking place. The infrastructure and amenities across the Wynyard area were minimal. There was one over-subscribed primary school within Stockton and no plans for a secondary school. There was a growing family community within Wynyard who had to travel out of the area for schools which added to the traffic congestion. The Objectors requested that the original conditions be adhered to.

Councillor Little moved that the application be approved as per the officer recommendation. This was seconded by Councillor Dunbar.

The application was approved by majority by show of hands with three abstentions. Councillor Oliver asked that her vote against be recorded.

Decision: Planning Permission Approved

CONDITONS AND REASONS

1. The development hereby approved shall be carried out in accordance with the following approved plan(s) and details;
 - a.1656-WYN-SD-00.01A OS Location Plan_23.09.2022
 - b.1656-WYN-SD-10.00A Existing Site Plan_23.09.2022
 - c.1656-WYN-SD-10.01B Proposed Site Plan_06.04.2023
 - d.1656-WYN-SD-10.02B Boundary Treatment Plan_06.04.2023
 - e.1656-WYN-SD-10.03B Surface Treatment Plan_06.04.2023
 - f.1656-WYN-SD-10.04B Adoption Plan_06.04.2023
 - g.1656-WYN P40.02 Site-Sections_07.23
 - h. Detailed Planting Plan [Sheet 1 of 4] (ref: N1251-ONE-ZZ-XX-DR-L-0201-P03)
 - i. Detailed Planting Plan [Sheet 2 of 4] (ref: N1251-ONE-ZZ-XX-DR-L-0202-P03)
 - j. Detailed Planting Plan [Sheet 3 of 4] (ref: N1251-ONE-ZZ-XX-DR-L-0203-P03)
 - k. Detailed Planting Plan [Sheet 4 of 4] (ref: N1251-ONE-ZZ-XX-DR-L-0204-P03)
 - l. Plot 2 Land adjacent 53 The Stables Proposed Ground Floor Plan (ref:1804.W.P2.01 E 151018)
 - m. Plot 2 Land adjacent 53 The Stables Proposed Front and Side Elevation (ref: 1804.W.P2.02 B 260918)
 - n. Plot 2 Land adjacent 53 The Stables Proposed Rear and Side Elevation (ref: 1804.W.P2.03 D 151018)
 - o. Dwelling Type A Proposed Ground Floor Plan (ref: 1808.A.W.01 G 180719)
 - p. Dwelling Type A Proposed First Floor Plan (ref: 1808.A.W.02 E 131118)
 - q. Dwelling Type A Proposed Front and Side Elevation (ref: 1808.A.W.03 D 180719)
 - r. Dwelling Type A Proposed Rear and Side Elevation (ref: 1808.A.W.04 C 100618)
 - s. Dwelling Type B Proposed Ground Floor Plan (ref: 1808.B.W.01 H 030920)

- t. Dwelling Type B Proposed Front and Side Elevation (ref: 1808.B.W.02 E 180719)
 - u. Dwelling Type B Proposed Rear and Side Elevation (ref: 1808.B.W.03 C 100618)
 - v. Brignal 2 Proposed Ground Floor Plan (ref: 2222.W.01 310522)
 - w. Brignal 2 Proposed First Floor Plan (ref: 2222.W.02 310522)
 - x. Brignal 2 Proposed Front and Side Elevation (ref: 2222.W.03 310522)
 - y. Brignal 2 Proposed Rear and Side Elevation (ref: 2222.W.04 310522)
 - z. ECL Arboricultural Impact Assessment Method Statement and Protection Plan- Wynyard - 31st May 2022
 - aa. Ecological Appraisal by OS Ecology dated August 2023.
 - bb. Breeding Bird Survey by OS Ecology dated August 2023.
 - cc. Flood Risk Assessment and Drainage Strategy by Coast Consulting Engineers dated April 2022.
 - dd. Travel Plan by Bryan G Hall dated February 2025
 - ee. Air Quality Assessment by NJD Environmental Associates dated July 2022
 - ff. Noise Assessment by NJD Environmental Associates dated July 2023.
 - gg. Biodiversity Net Gain Assessment by OS Ecology dated February 2024
- For the avoidance of doubt.
2. The development to which this permission relates shall be begun not later than 31st July 2028.
To clarify the period for which the permission is valid.
 3. Notwithstanding the submitted information, details of all external finishing materials shall be submitted to and approved in writing by the Local Planning Authority before above ground construction, samples of the desired materials being provided for this purpose. Thereafter, the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.
 4. No construction/building/demolition works or deliveries shall be carried out except between the hours of 8am and 6pm on Mondays to Fridays and between 9am and 1pm on Saturdays. There shall be no construction activity including demolition on Sundays, or Bank Holidays.
To ensure that development does not adversely affect neighbours living conditions.
 5. Notwithstanding the submitted information and the measures outlines within the submitted Flood Risk Assessment, no development in relation to surface water drainage shall take place until a scheme for surface water management system including the detailed drainage/SUDS 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 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 the parties responsible for

carrying out other arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the surface water management system through its lifetime. The scheme shall be fully implemented and subsequently management for the lifetime of the development in accordance with the agreed details.

This needs to be pre-commencement to prevent increased risk of flooding from any sources in accordance with the NPPF and to ensure future maintenance of the surface water drainage.

6. Prior to works pertaining to foul water drainage a detailed scheme for the disposal of foul water from the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter, the development shall take place in accordance with the approved details. This needs to be pre-commencement to ensure the site is appropriately constructed to prevent the increased risk of flooding in accordance with the advice in NPPF.
7. A Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority, prior to the commencement of the development, to agree the routing of all HGVs movements associated with the construction phase, effectively control dust emissions from the site remediation and construction works, this shall address earth moving activities, control the treatment of stock piles, parking for the use during construction measures to protect existing footpaths and verges, vehicle movements, wheel cleansing measures to reduce mud on the highways, road sheeting of vehicles, offsite dust/odour monitoring and communication with local residents. The CEMP shall also set out as a minimum site specific measures to control and monitor impacts in relation to constructions traffic, noise, vibration, dust and air pollution, land contamination, disturbance to ecology and ground water. Thereafter, the development shall be carried out in accordance with the approved details. This needs to be pre-commencement to ensure that the agreed measures are in place in the interests of the amenities of the area.
8. Notwithstanding the proposals detailed in the submitted plans and prior to the implementation of such works on site, a detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme must specify sizes, types and species, programme of the works to be undertaken, and implementation in accordance with the approved details and programme of works. In the interests of visual amenity and biodiversity enhancement.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the approved programme of works for implementation. 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. In the interests of visual amenity and biodiversity enhancement.

10. No part of the residential development shall be occupied until a vehicular and pedestrian access to the proposed development 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 amenities of the surrounding area.
11. Prior to first occupation of the dwellings hereby approved, a compliance report to confirm the energy demand of the development and its CO2 emissions (measured by the Dwelling Emission Rate) has been reduced in line with the approved details shall be submitted to and agreed in writing with the Local Planning Authority.
In the interests of promoting sustainable development and in accordance with the provisions of the Local Plan Policies QP7 and CC1.
12. In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and must be reported in writing immediately prior to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with the contamination on the site has been carried out in accordance with the details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme has been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report
To ensure the site is suitable for its intended use.
13. Demolition and the clearance/removal of trees and vegetation shall take place outside of the bird breeding season. The breeding season is taken to be March-August inclusive unless otherwise advised by the Local Planning Authority. An exception to this this timing restriction could be made if 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 is subsequently submitted to the Local Planning Authority confirming this.
In the interests of breeding birds.
14. Notwithstanding the submitted details none of the dwellings shall be first occupied until details of the proposed street lighting have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the street lighting shall be provided in accordance with the approved details.
In the interests of biodiversity.
15. Notwithstanding the submitted information, prior to first occupation of the development hereby approved, details of the boundary means of enclosure

shall be submitted to and approved in writing by the Local Planning Authority and thereafter development shall be implemented in accordance with the approved details prior to the occupation of each dwellings.

In the interests of a satisfactory form of development and in the interests of the amenities of future occupiers.

16. No part of the development hereby approved shall take place until an Amphibian Method Statement (particularly focussing on Great Crested Newts) has been submitted to and approved in writing by the Local Planning Authority. The submitted details will include a timetable of when the vegetation shall be removed. Thereafter, the development shall take place in accordance with the approved details.
In the interests of Great Crested Newt.
17. Notwithstanding condition 1, (approved plans condition not these conditions) no part of the development hereby approved shall take place until full details presented in the Biodiversity Net Gain Plan including a timetable for its implementation has 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.
In the interests of biodiversity.
18. No dwelling hereby permitted shall be first occupied until two integral bird nest bricks for either sparrow or starlings to be more than 3m above ground level to be provided on the house or garage of that dwelling, or two integral bat roost bricks to be more than 3m above ground level on the house or garage of that dwelling. The bricks should be in sunlight for part of the day and therefore must be located on the east or south facing side of dwelling or garage.
In the interests of biodiversity
19. None of the dwellings hereby permitted shall be first occupied unless and until the 4m high earth bund shown on Drawing No. 3 of page 10 of the Noise Assessment provided by NJD Environmental Associates dated June 2022 and Drawing No. WYL-ARC-011 A (Bund Sections) has been constructed in accordance with these details. Thereafter the bund shall be retained as such. To protect the dwellings from noise generated by traffic from the A689.
20. No dwelling hereby permitted shall be first occupied until the glazing and ventilation specification as identified in Section 8.5.1 of Noise Assessment by NJD Environmental Associates dated July 2023 has been provided. Thereafter, it will be maintained and retained as such.
To ensure a satisfactory living environment.
21. There shall be no opening burning permitted on site at any time.
To protect neighbouring residential occupiers from smoke and fumes.
22. Prior to the first occupation of any of the dwellings hereby permitted a scheme to secure improved pedestrian access including its surfacing onto the Castle Eden Walkway (CEW), together with a timetable for its implementation, shall be submitted and approved in writing by the Local Planning Authority. There

scheme shall thereafter be implemented in accordance with the details and timetable so approved.

To improve access to the countryside.

23. No more than 15 dwellings may be occupied until the off-site highways improvements works at the A19/A689 Wolviston junction, shown indicatively on Drawing No. 276864-ARP-ZZ-XX-DR-CH-0101, Drawing No. 27684ARP-ZZ-XX-DR-CH-0102 & Travel Plan Dated February 2025, are commenced. To mitigate any severe or unacceptable impact from the development and to protect the integrity of the A19 in accordance with National Planning Policy Framework and DfT Circular 01/2022.
24. Notwithstanding the submitted details, none of the dwellings hereby permitted shall be first occupied until a detailed specification and schedule of photovoltaic arrays to be provided to ensure that 10% of the energy requirement for each dwelling is provided from renewable sources has 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.
In the interests of sustainability.
25. Notwithstanding the submitted details, none of the dwellings hereby permitted shall be first occupied until details of a vehicle charging point for each dwelling has been submitted to and approved in writing by the Local Planning Authority. The vehicle charging points shall be installed and available to use prior to first occupation.
In the interests of sustainability.
26. No dwelling hereby permitted shall be first occupied until details of refuse and recycling bins to be provided at each property has been submitted to and approved in writing by the local planning authority. Thereafter, the approved details shall be provided to each dwelling prior to first occupation.
To ensure satisfactory refuse and recycling bins are provided for residents.
27. The development shall only be occupied in accordance with the approved Travel Plan (February 2025) which shall remain in perpetuity unless otherwise amended in accordance with a review to be agreed in writing by the Local Planning Authority (in consultation with the Highway Authority for the A19. In order to minimise the use of the private car and promote the use of sustainable modes of transport in accordance with the National Planning Policy Framework and paragraph 40 DfT Circular 01/2022.

Members considered representation in respect to this matter.

Number: H/2026/0022

Applicant: RESICARE ALLIANCE LIMITED PEMBROKE ROAD
BRISTOL

Agent: ALDER KING PLANNING CONSULTANTS PEMBROKE HOUSE 15 PEMBROKE ROAD BRISTOL

Date received: 02/02/2026

Development: Proposed change of use from a dwellinghouse (Class C3) to residential care home (Class C2) for three young persons and additional hardstanding to front.

Location: 18 DUNSTON ROAD HARTLEPOOL

The Senior Planning Officer outlined the application. It was the officer recommendation to approve the application subject to planning conditions set out in the report.

A Member expressed their disappointment in an application for a children's home having to come to Planning Committee seeking approval.

Following a Member question, the Senior Planning Officer advised the hedge at the property was not proposed to be removed.

The Applicant was in attendance at the meeting and addressed the Committee seeking approval for the application. This application was for a small residential children's home for up to three young people. Minor alterations were proposed to allow for additional parking. The organisation operated children's homes across England, provides care for children with complex needs, and has a strong reputation for providing high quality care and had received an Outstanding rating from Ofsted. Many young people were placed outside of the Borough, this home would allow young people to maintain connections within their community. The home would be operated by trained professionals, and the level of activity would be comparable to a small family household. Any issues would be addressed.

In response to a Member query, it was confirmed by the Senior Planning Officer that given the proposed conditions a new application would be required if the organisation wanted to accommodate additional placements.

Councillor Little moved that the application be approved as per the officer recommendation. This was seconded by Councillor Cowie.

The application was approved by majority by show of hands with one abstention. Councillor Oliver asked that her vote in favour of the application be recorded.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.

By virtue of the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with the plans: DWG AR.441.TS5.LP (Location Plan), DWG DR.18.PR.01 (Proposed Floor Plan), DWG AR.441.TS5.PBP (Proposed Block Plan) received by the Local Planning Authority on 28th January 2025.
To define the planning permission.
3. Notwithstanding the provisions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order (with or without modification), the planning unit (18 Dunston Road) shall be restricted to a children's care home (Class C2 residential institution) only and for no other purpose, including any other use within Class C2 or any other use class of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any order revoking or re enacting that Order.
The use hereby approved shall accommodate no more than three (3) children at any one time and shall be staffed by no more than three (3) caregivers and one (1) manager on site at any one time (with the exception of a 30-minute period to allow for staff shift changeovers). Staff shift changeovers associated with the use hereby approved shall not take place between the hours of 21:00 and 08:00, and no staff arrivals or departures associated with shift changes shall occur during this period.
To adequately control the use of the site, and to ensure the use remains compatible with the residential character of the area and to protect the amenities of nearby occupiers in accordance with HLP Policy QP4 and RC21.
4. Prior to the completion or occupation (whichever is sooner) of the development hereby approved (as a children's care home), the proposed additional hardstanding (tarmac to match existing) to the front of the site as detailed on plan DWG AR.441.TS5.PBP (Proposed Block Plan, received by the Local Planning Authority on 28/01/2026) shall be constructed and completed in accordance with the approved plan and provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house (unless an alternative scheme is agreed in writing with the Local Planning Authority), and the integral garage shall be amended internally to provide the additional 2 in curtilage car parking spaces in accordance with DWG DR. 18. PR. 01 (Proposed Floor Plan, received by the Local Planning Authority on 28/01/2026). Thereafter, the total parking provision within the site (8no. car parking spaces) as detailed on the aforementioned plan shall be retained for the lifetime of the development.
To provide the requisite in curtilage car parking provision in the interests of highway safety and to prevent an increased risk of flooding from surface water run-off in accordance with planning policy, CC1, QP4 and RC21.

Members considered representations in respect to this matter.

Councillor Little left the meeting for the consideration of this item due to her disclosable personal declaration of interest.

Number: H/2026/0127

Applicant: MS LEISA SMITH VICTORIA ROAD HARTLEPOOL

Agent: HARTLEPOOL BOROUGH COUNCIL STEVEN WILKIE
CIVIC CENTRE VICTORIA ROAD HARTLEPOOL

Date received: 08/05/2026

Development: Advertisement consent for the installation of 4no. Community Notice Boards to 4no. separate locations in Seaton Carew.

Location: LAND ADJACENT TO EAST OF THE CLIFF/OPPOSITE THE GREEN (LOCATION 1), LAND ADJACENT TO CAR PARK AT SEATON PARK (LOCATION 2), LAND ADJACENT TO WARRIOR DRIVE/FORESTER CLOSE (LOCATION 3), LAND ADJACENT TO ELIZABETH WAY SHOPS & CATH HILL CLOSE (LOCATION 4), SEATON CAREW

The Planning (DC) Team Leader outlined the application. The application sought approval for four community notice boards to be erected at various sites within Seaton Carew. It was the officer recommendation to approve the application subject to the planning conditions set out in the report.

The Applicant was in attendance at the meeting and addressed the Committee. The notice boards would be used to promote local events, consultations and reach residents who do not use social media. The notice boards would be relatively small and there was no evidence from the plans they would prevent safe access or egress for any of the proposed sites. The information within the boards would be updated as and when required. The Applicant would be seeking sponsors for the boards to assist with maintenance.

In response to Member questions, the Applicant provided the below clarification:

- Funding was set aside for maintenance in case of vandalism.
- There was no intention to use the boards for advertising businesses.
- There are a large number of elderly residents within Seaton Carew who do not use social media, the boards would provide information including dates for ward surgeries.
- A key would be used to access the boards, and this would be shared with Hartlepool Borough Council Officers.

Councillor Oliver moved that the application be approved as per the officer recommendation. This was seconded by Councillor Jorgeson.

The application was approved unanimously by show of hands.

Decision: Advertisement Consent Approved

CONDITIONS AND REASONS

1. The express consent is granted for the display of the 4no. community notice boards. The consent is for five years from the date of this decision and is subject to the five 'standard conditions' set out in Schedule 2 of the Town and Country Planning (Control of Advertisements) Regulations 2007.
In the interest of visual amenity.
2. The development hereby approved shall be in accordance with the following plans and details; DWG NO. 300-XXX-HBC-L003 (Proposed Elevations and Plans) received by the Local Planning Authority 08/05/2026; DWG NO. 300-XXX-HBC-L004 REV B (Supplementary Location Plans) received by the Local Planning Authority 22/05/2026
To define the permission.
3. The approved notice boards hereby approved shall be finished in accordance with the details set out in condition 2 (approved plans) of this decision notice and the submitted application form (date received by the Local Planning Authority on 22/04/2026).
In the interests of visual amenity and to protect the character of the Conservation Area.

Members considered representations in respect to this matter.

Councillor Little rejoined the meeting to participate in this planning application.

Councillor Young left the meeting for the consideration of this item due to his disclosable personal declaration of interest. Councillor Gaiety took the Chair.

Number: H/2024/0146

Applicant: MR MRS THOMPSON 14 THE GREEN ELWICK
HARTLEPOOL

Agent: MR MRS THOMPSON HOLMLEA 14 THE GREEN
ELWICK HARTLEPOOL

Date received: 25/06/2024

Development: Restoration of iron railings to front, installation of new steel gates (removal of existing gates), removal of concrete steps to front door and installation of new stone

steps (proposed). Erection of double garage, erection of log store with slate roof and new nursery garden with greenhouse, shed and planting areas (retrospective)

Location: HOLMLEA 14 THE GREEN ELWICK HARTLEPOOL

The Planning Officer outlined the application. The application was part retrospective with the erection of a double garage and outbuildings already taken place. It was the officer recommendation to approve the application subject to the planning conditions set out in the report and consideration by officers of any additional comments received from the public consultation that was outstanding at the time of the committee report publication (no further representations were received following the expiration of the outstanding publicity on 08/07/2026).

The Agent was in attendance at the meeting and addressed the Committee on behalf of the Applicant. The garage had been taken down and rebuilt using original materials. There had been comments made online to suggest the garage had moved however, the Agent advised there had been a reduction by four inches on the boundary side. There was a small amount of steel profile visible on the roof which was a temporary measure as more tiles needed to be sought. The steps to the property were steep and the proposed steps would allow easier access for the elderly residents. The majority of comments online related to flooding issues in 2022, however, the installation of a pipe had resolved this issue. The proposals were respectful and in keeping with the character of the building. It was regrettable that works to the garage had been done without permission however this was due to its condition.

During General Debate, a Member commented that they appreciated the explanation for the garage works, however, retrospective approval was not ideal. The Member could understand the concerns of the residents within the area and reiterated the importance of residents seeking advice prior to building works starting especially in conservation areas.

Councillor Little moved that the application be approved as per the officer recommendation. This was seconded by Councillor Anderson.

The application was approved unanimously by show of hands.

Decision: Planning Permission Approved

CONDITIONS AND REASONS

1. The development in so far in respect of the proposed restoration of iron railings to front, installation of new steel gates (removal of existing gates), removal of concrete steps to front door and installation of new stone steps

hereby approved shall be begun not later than three years from the date of this permission.

For the avoidance of doubt.

2. The development hereby approved shall be carried out in accordance with the plans: Dwg No. 2403.P.03 (Proposed Shed, Fruitcage & Greenhouse Details) received by the Local Planning Authority 07/05/2024; Dwg No. 203.P.01 (Location Plan and Existing and Proposed Plans and Elevations for New Stone Steps and Gated Access) received by the Local Planning Authority 03/06/2024; Dwg No. 203.P.02 (Proposed Plans and Elevations for Logstore and Garage, Proposed Block Plan and Proposed Planting Area) date received by the Local Planning Authority 26/08/2024.
For the avoidance of doubt.
3. The external materials used for the proposed restoration of iron railings to front, installation of new steel gates, and installation of new stone steps shall be in accordance with those shown on Dwg No. 203.P.01 (Location Plan and Existing and Proposed Plans and Elevations for New Stone Steps and Gated Access) received by the Local Planning Authority 03/06/2024; and those on the submitted application forms, date received 07/05/2024 by the Local Planning Authority.
In the interests of visual amenity and to ensure a satisfactory development.
4. Notwithstanding the submitted information, a Tree Health and Condition Assessment ('the Assessment') for the mature Horse Chestnut tree (T1) as identified in the submitted Arboricultural Assessment (received by the Local Planning Authority 25/06/2024) shall be conducted after a minimum period of 3 years from the date of this decision notice but no later than 5 years from the date of the decision notice. Thereafter, the Assessment shall be submitted in writing to the Local Planning Authority within two months of completing the Assessment. The Assessment shall be conducted by an appropriately qualified and competent arboriculturalist.
In the interests of assessing the health and appearance of the existing tree and the visual amenity of the conservation area.

Members considered representations in respect to this matter.

Councillor Young rejoined the meeting to participate in the remainder of the meeting. Councillor Young took the Chair.

12. Planning Appeal at 58 Ryehill Gardens *(Director of Neighbourhood and Regulatory Services)*

A planning appeal had been submitted against the Local Planning Authority's decision to refuse a retrospective planning application for the erection of a raised decked area with an associated enclosure to the rear of the property. A copy of the officer report was appended to the report.

Decision

- i) That the report be noted by Members.

13. Any other business which the Chairman considers urgent

Recorded Votes

The Chair advised a vote would be scheduled at the next meeting to determine whether show of hand votes or recorded votes would be taken going forward.

The meeting concluded at:

Time: 3:50 pm

CHAIRMAN

No: 1.
Number: H/2025/0160
Applicant: MR MARK TILLING ELWICK ROAD HARTLEPOOL TS26 0LQ
Agent: GOVERNING BODY OF HIGH TUNSTALL COLLEGE OF SCIENCE LIMITED MR MARK TILLING HIGH TUNSTALL COLLEGE OF SCIENCE ELWICK ROAD HARTLEPOOL TS26 0LQ
Date valid: 10/06/2025
Development: Construction of a multi-use sports area comprising a 200m athletics track with 100m sprint straight, high jump area, long jump landing pit, shot put circle. Installation of 2no. basketball courts and a hockey 'fives' pitch with erection of 1.2m pedestrian fencing around hockey pitch and floodlighting to all areas. Construction of access pathway from the school yard to the start of the proposed 100m sprint straight.
Location: HIGH TUNSTALL COLLEGE OF SCIENCE ELWICK ROAD HARTLEPOOL

PURPOSE OF REPORT

1.1 An 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 site has a detailed planning history, although the following most recent applications are considered to be most relevant to the current proposals;

H/2018/0150 - Demolition of existing school buildings and redevelopment of the site to provide a replacement school building and playing pitches along with car parking, hard and soft landscaping and access arrangements. Approved 05/07/2018.

H/2019/0256 - Erection of extension to school building to create sports changing Pavilion. Approved 19.08.2018.

H/2019/0268 - Display of 2no. school name signs on the northern elevation of the new building and 1no. sign on the eastern elevation of the main building. Approved 21/10/2019.

H/2019/0418 - Provision of an all weather playing pitch, installation of 8x15m high floodlights, fencing, gates and associated works. Approved 20.12.2019.

H/2019/0438 - Installation of catering pod to south of new school block/west of new sports block. Approved 20.03.2020.

H/2020/0114 - Remodelling of existing car park and landscaping areas to provide additional 142 parking bays, new vehicle and pedestrian access, security fencing, cctv and lighting. Approved 13.07.2020.

H/2020/0336 - Provision of 6 x 8m high Flood Lights on the existing multi-use games area. Approved 14.07.2021.

H/2023/0167 - Application for the erection and permanent siting of a single storey modular building to provide 4no. classrooms, WC facilities break out spaces and plant room. Approved 26.07.2023.

PROPOSAL

1.3 The application seeks planning permission for the construction of a multi-use sports area comprising a 200m athletics track with 100m sprint straight (running north to south on the western side of the proposed athletics track); high jump area and long jump landing pit (to the south of the proposed 100m sprint straight); shot put circle (on the southern extent); the installation of 2no. basketball courts and a hockey 'fives' pitch (in the centre of the proposed 200m athletics track).

1.4 The proposed multi-use sports areas would provide a compact athletics facility with both circuit and straight tracks, long and triple jump lanes, high jump and shot put; basketball courts; hockey fives facility; relocated cricket facility and would comprise polymeric/synthetic surface,

1.5 The proposal includes an athletics track surfacing system comprising a permeable polymeric surface, coloured red. The proposed basketball area would comprise the same surface material, coloured blue, and the proposed hockey fives pitch would be artificial grass.

1.6 The proposal includes fencing around the proposed hockey pitch, comprising open mesh fencing with a height of approximately 1.2m. The submitted Design and Access Statement indicates that the proposed fencing is designed to reduce rattle and vibration from ball impacts.

1.7 The proposal includes five flood lights which each comprise masts with a height of approximately 12m finished in galvanised grey, featuring 2 or 3 luminaires. The submitted information indicates that the proposed lighting has a colour temperature of 4200K-5700K, and an average lux of >200Lux. The luminaires are designed to have a zero upward light ration to limit overspill. These are located to the west of the proposed 100m sprint straight (one each at the northern and southern sections), and one each to the north, south and east of the proposed 200m athletics track.

1.8 The proposal includes wildflower planting in three areas: to the northern side of the proposed 200m athletics track, to the western side of the proposed 100m sprint straight, and to the south western corner of the school playing fields. In addition, an area of hard standing to the northern extent of the proposals would be replaced with recreational grass.

1.9 The indicated proposed hours of use/operation are 9am to 10pm seven days a week.

1.10 The proposal includes an access pathway from the southern extent of the existing school yard to the northern side (start) of the proposed 100m sprint straight.

1.11 The proposals previously included the relocation of the existing cricket wicket (in the area of the proposed athletics tracks and sports pitches) to an area in the south west corner of the application site, between two existing rugby pitches. The applicant has advised that this element of the proposals does not require planning permission as it would not involve the installation of any surfacing, however is a requirement of Sport England that the cricket wicket is reinstated elsewhere, given the location of the existing cricket wicket being within the area of the main part of the proposals. As the applicant has advised that this element does not require planning permission, the red line boundary has been amended during the course of the application to remove this (and the temporary construction footpath, albeit the cricket wicket is still shown on the Proposed Site Plan as this is required as a result of consultation with Sport England), and this will not be considered further in the report. The Local Planning Authority has not reached a formal determination on that matter as part of this application. Should the works constitute development requiring planning permission, a separate application would be required. An informative can relay any such requirements to the applicant.

1.12 The application is supported by a Biodiversity Metric and Statement, Biodiversity Net Gain Plan, Preliminary Ecological Appraisal, Lighting Assessment for Bats, Landscaping plans, Drainage Assessment and Surface Water Drainage Sketch and a Site Investigation Report which considers flood risk and contamination. These have been amended during the course of consideration, at the request of technical consultees. These have necessitated the revision of the layout of the proposals in some instances, and amended plans have been received in this respect. Amended plans have also been received to reflect the amended location of the existing school site and its associated buildings. Finally, amended plans have most recently been received in respect of the red line boundary encompassing land within which the proposed Biodiversity Net Gain (BNG), comprising wildflower planting only.

1.13 The application has been referred to be determined in the planning committee owing to the number of objections received (more than two), in line with the Council's Scheme of Delegation.

SITE CONTEXT

1.14 The application site is an existing school site at High Tunstall College of Science, Elwick Road which has recently been subject to a new build and redevelopment of the site along with other associated developments. The proposed facility would, for the large part, be located within grassed playing fields in the south east of the school site, where an existing 400m athletics track is marked out. An existing sand pit is also present towards the north of this area. In terms of the wider school site, a 3G Artificial Grass Pitch is located to the north, with tennis courts to the north east and the main school buildings to the north west, and existing rugby

pitches are located on the playing fields to the south west. The whole school site is accessed off Elwick Road, and a car park is present to the north of the site.

1.15 The land is on different levels, such that the existing athletics track is located on lower ground than the remaining areas of the site. A steep slope is present to the western side, beyond which is a belt of trees separating this area from the playing fields to the west.

1.16 There are residential properties surrounding the school site, with residential dwellings located along West Park to the east being the closest to the proposed athletics track and associated development, and residential properties at Coniscliffe Road to the south, Grassholme Road to the west and Kielder Road to the north west. The field boundaries to the east and south comprise fences, with some trees and landscaping. Beyond the additional playing fields within the wider school site, trees form a boundary further west and to the south west.

PUBLICITY

1.17 The application has been advertised by way of notification letters to 78 neighbouring properties. Re-consultations have been undertaken on three occasions including the most recent 14-day consultation period issued in respect to the amendment to the red line boundary to include a parcel of land to the south west of the playing fields to capture an element of the proposed on site delivery of the required 10% Biodiversity Net Gain. Given this amounts to wildflower planting and no physical works or development and that such details have been illustrated on the BNG details to date (that have been consulted on), a 14 day consultation period was considered to proportionate and reasonable in this instance (the consultation period expiring on 12/08/2026).

1.18 To date, there have been objections received from 17 members of the public (with more than one objection from the same address received in some instances).

1.19 The objections and concerns raised can be summarised as follows:

- Noise and disruption, e.g. screaming, clapping and whistles, and lack of acoustic fencing
- Light pollution
- Privacy
- Visual intrusion
- Increased traffic and parking pressures
- Flooding and drainage problems
- Loss of green space could affect habitats
- Anti-social behaviour
- Weeds
- Proposed hours unacceptable
- Damage to properties from balls
- Alternative more suitable sites for the proposal, e.g. suggestion the proposal is relocated to the north
- Occupants of adjacent properties should receive reduction in Council Tax
- Intensification of use of the land

- Request a 'health and safety survey' be carried out
- Application pending consideration for a lengthy amount of time with only ecological information amended

1.20 2 responses of 'do not object' have also been received, including one with the comments summarised as follows:

- Positive impact it will have on the school community

1.21 Background papers can be viewed via the 'click to view attachments' link on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=165207>

1.22 The period for publicity expires on 12th August 2026 and any additional representations from consultees (in particular HBC Ecology) and neighbours received prior to the committee meeting will be Tabled before Members, with any further representations received after this date being subject to the consideration of Officers, and this is reflected in the recommendation accordingly.

CONSULTATIONS

1.23 The following consultation replies have been received:

HBC Arboricultural Officer - There are no arboricultural concerns with this application. The central tree belt will remain unaffected with wildflower planting around its perimeter.

HBC Building Control - I can confirm that a Building Regulation applications not require for Construction of a multi-use sports area comprising a 200m athletics track with 100m sprint straight, high jump area, long jump landing pit, shot put circle. Installation of 2no. basketball courts and a hockey 'fives' pitch with erection of 1.2m pedestrian fencing around hockey pitch and floodlighting to all areas. Construction of new 'non-turf' cricket wicket and a permeable pathway from the access road to the start of the 100m straight ** providing a registered competent person is use for the electrical work (lighting).

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

HBC Ecology -

Ecology Comments:

1. Overview

Further Information Required:

- The submission does not currently provide sufficient information to rule out potential impacts on foraging / commuting bats from the proposed lighting.

- The submission's BNG metric and habitat plan need to be updated in-line with the amended plans.

The site comprises an existing amenity grassland playing field with limited habitat value. The submitted Preliminary Ecological Appraisal (*Middlemarch; January 2025*) identifies commuting and foraging potential for bats along with bat records close to the site and identifies floodlighting as a potential impact for bats.

The current lighting information does not indicate that the potential impacts on bat commuting and foraging habitat have been appropriately considered. Further lighting information should therefore be provided.

2. BNG Summary

The submitted Biodiversity Statement and Metric Assessment (*Middlemarch; January 2025*) report a 10.26% net gain (*0.39 Habitat Units*), delivered entirely on-site. Through grassland enhancement along the site's northern and western edges, taking the area from Amenity grassland (Poor) to Other neutral grassland (moderate) condition.

- On-site baseline: 3.76 HU
- On-site post-intervention: 4.15 HU (+10.26%)
- o Uplift generated by enhancement of 0.298 ha of grassland.

The application has since been amended. The submitted Biodiversity Net Gain Plan drawing (dated 05/02/2025 - *though it is assumed '2025' is an error and that it should read 2026*) Indicates a total area of 5150m² (*0.515 ha*) of wildflower planting for BNG, which is greater than the previously indicated uplift. However, part of that planting now falls outside the red line, albeit within the blue line boundary.

This gives rise to two concerns. First, the submitted Biodiversity Statement and Metric Assessment have not yet been updated to reconcile the BNG calculation with the current red line boundary and revised planting areas. Second, any planting beyond the red line cannot be treated as on-site BNG. If the applicant intends those areas to contribute to the biodiversity gain for this development, they will need to be treated as off-site biodiversity gain and secured through the appropriate legal mechanism, rather than by condition alone.

On the information currently submitted, the BNG position is therefore not sufficiently demonstrated.

3. Suggested Planning Conditions

- The recommendations (*R1 & R2*) on page 6 of the applicant's submitted Biodiversity Statement and Metric Assessment are considered appropriate and should be conditioned.

Recommendations	
The recommendations below are based on Middlemarch's current understanding of the project. If works are changed in any way these recommendations will need to be amended if appropriate.	
R1	After planning permission has been approved a Biodiversity Gain Plan needs to be produced and submitted to the Local Planning Authority to provide evidence for all BNG decisions and show how BNG will be achieved.
R2	A 30-year Habitat Management and Monitoring Plan (HMMP) should be produced to set out the detailed habitat creation and enhancement specifications and long-term management prescriptions, that will be required to ensure the scheme will achieve its conservation objectives over the lifespan of the project. The HMMP should also be inclusive of a long-term monitoring strategy to measure progress against conservation objectives and inform an adaptive approach to long-term management.

- The recommendation R2 on page 3 (expanded upon on pages 20-21) of the applicant's submitted Preliminary Ecological Appraisal is considered appropriate and should be conditioned.
 - i. R1 refers to the BNG process and does not require duplication.
 - ii. R3 does not need to be conditioned separately as further lighting information is being sought now.

Recommendations	
In order to ensure compliance with wildlife legislation and relevant planning policy and to secure a net gain for biodiversity overall, the following recommendations are made (full details are provided in Chapter 6):	
Scheme Design and Biodiversity Net Gain	In the first instance, the proposals should be designed to avoid/minimise habitat losses and incorporate habitats in the landscaping layout of the scheme accordingly. Where losses or impacts are unavoidable, compensation should be provided. In accordance with the principles of the Environment Act 2021, the development will need to secure an overall net gain for biodiversity. The Statutory Biodiversity Metric Calculation Tool should be used to help guide and quantify the baseline and proposed value of the scheme. A Biodiversity Statement and Metric Assessment should be produced to inform any planning application.
Construction Ecological Management Plan (CEcMP)	A Construction Ecological Management Plan should be produced for the site setting out the safeguards and appropriate working practices that will be employed to minimise adverse effects on biodiversity and ensure compliance with UK Wildlife Legislation.
Lighting	In accordance with best practice guidance relating to lighting and biodiversity, any new lighting should be carefully designed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species

4. HRA Overview
No HRA issues are identified.

5. Informatives
The nesting bird informative should be issued:

- Nesting Bird Informative: *Breeding birds and their nests are protected by the Wildlife & Countryside Act (1981) as amended. It is an offence to damage or destroy the nest of a breeding bird whilst it is being built or in use. In practice the bird breeding season is mainly confined to the period from March to August inclusive, but it should be noted that some species will breed outside this period. If bird's nests*

that are actively being built or used are found, then work should be suspended within a minimum 10m circumference until the birds have finished breeding.
End

Update 27/07/2026 following amended BNG:

To summarise:

- At present the applicant's BNG is recorded as all on-site via the metric.
- However, the strip of proposed wildflower planting along the site's western boundary currently sits beyond the applicant's red line boundary. Any BNG outside of the red line boundary is considered off-site BNG, even if it is land that the applicant owns.
- As per Gov guidance, any land proposed for use as off-site BNG would need to be registered as a BNG gain site and secured by an appropriate legal mechanism (such as a section 106 or conservation covenant).
- Alternatively, the applicant could look to re-draw their redline to include all areas of proposed BNG.
- This issue was highlighted in HBC Ecology's March comments.

Update 30/07/2026:

In response to the HBC Ecologist's comments of 27/07/2026, amended plans and BNG information has been submitted to seek to address these concerns, primarily the inclusion of the proposed wildflower meadow within the red line boundary of the application site. Updated comments are awaited from the Council's Ecologist with a view to tabling these before Members at the committee meeting.

Sport England:

Sport England Reference: PA/25/NE/HP/70998

Thank you for re-consulting Sport England on the additional information in response to Sport England's representations of the 30 June 2025, 7 August 2025 and 17th October 2025.

Sport England – Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Paragraph 104) and Sport England's Playing Fields Policy, which is presented within its 'Playing Fields Policy and Guidance Document', and the policy exceptions are appended to this letter.

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

The proposal is construction of a multi-use sports area comprising a 200m athletics track with 100m sprint straight, high jump area, long jump landing pit, shot put circle. Installation of 2no. basketball courts and a hockey 'fives' pitch with erection of 1.2m pedestrian fencing around hockey pitch and floodlighting to all areas. Construction of new 'non-turf' cricket wicket and a permeable pathway from the access road to the start of the 100m straight.

Comparing the previously submitted layout plan on the left (existing pitch layout 24-0113-08P) with the latest amended plan on the right (proposed site plan 240113-02P), whilst the siting, design and layout of the proposed athletics track, siting of non turf cricket pitch and the location of the proposed BNG planting is unchanged, the most recent drawing amends the temporary construction access route to install the non turf cricket pitch.



This would appear to impact an existing football pitch(es) as shown in the google earth image below:



The Views of the National Governing Bodies for Sport

As part of the assessment of this consultation, Sport England has sought the views of the following National Governing Bodies for Sport.

Whilst there are no additional comments to those set out previously from England Athletics, RFU and ECB, the Football Foundation have provided additional comments as follows:

It would appear the revised proposed site plan is now showing a new path constructed to access the artificial cricket wicket from the East, whereas previously this path accesses the wicket from the north. This path now appears to impact the football pitch in the southwest side of the playing field, which wasn't an issue previously. However, as the football pitches have been omitted from this application, it isn't clear the impact the permeable pathway will have. Can the applicant provide clarity the amended proposals won't impact the football pitch as the pitch has been omitted from the revised plans.

Due to these amendments, football has to change our stance to an objection until such a time that more detailed plans can be provided demonstrating this application doesn't impact any football pitches.

Assessment against Sport England Policy/NPPF

Paragraph 104 of National Planning Policy Framework states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 104C of the NPPF reflects exception E5 of Sport England's Playing Fields Policy.

In considering proposals for other indoor or outdoor sport facilities on playing field, Sport England will not object to such proposals if they are considered to meet our exception E5 of the Playing Fields Policy which states:

'E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'

Whilst Sport England does not wish to discourage new sport facilities, where they result in the loss of grass playing field, it is essential that there are sufficient benefits to the development of sport as to outweigh the detriment caused by the loss of the playing field.

This is because any area of a grass playing field can be used for sporting purposes covering over 15 different sports whether competitively or for general training/skills sessions. Athletics facilities are fixed structures with fixed dimensions, only suitable for a limited number of sports. They can't be moved around and resized to cater for changes in sport over the years.

In Sport England's representation of 11th October 2025 we withdrew our previous objection, advising that the proposed BNG planting locations had been acceptably revised to ensure that they did not adversely impact on the capacity of the playing field to provide playing pitches and would meet Exception E3 of our playing fields policy. This remains our view on this point.

The revised siting of the temporary construction access is noted to be an issue for Football Foundation due to the impact on the existing football pitch, which could be avoided if the previously proposed route between the pitches was followed. Depending on the timing of implementation this could impact on the use of the pitch for a least one playing season. Ideally, this should be revised to reflect the previously shown route where possible.

We have previously recommended condition 2 set out below to require the playing field to be reinstated following removal of the temporary construction access. This will still be required, regardless of the change in the routing of this access.

Conclusion

In light of the above, Sport England are of the view that the proposal meets Exception 5 and broadly meets exception E3 of our Playing Fields Policy. Sport England has no objection to this application, subject to the attachment of the following planning conditions (if the Council are minded to approve the application):
Requested Planning Conditions:

The proposal will require the relocation of the school's artificial cricket wicket from its current location to the western part of the playing field. In order to ensure that the cricket wicket is relocated and meets the required specifications to be fit for purpose, the following condition should be attached:

Condition 1

No development shall commence on the existing cricket wicket and outfield until details of the design, location and specification of the relocated artificial cricket wicket have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The artificial grass wicket shall not be constructed other than in accordance with the approved details.
Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.
In order to ensure that the temporary construction road/path is removed and the playing field made good, the following condition should be attached:

Condition 2

The temporary construction access as shown on plan number *** shall be removed from the site three months after the development hereby permitted is completed. Within three months of removal, or in the first planting season following removal, the playing field shall be reinstated to a playing field of a quality at least equivalent to the quality of the playing field immediately before the temporary construction access was erected.
Reason: To ensure the playing field is restored to a condition fit for purpose and to accord with Development Plan Policy **.
Informative: It is recommended that the restoration scheme is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011)

Community use is the managed use of the site by the local community who would pay a reasonable fee to use the facility. The ability to access good sport facilities within the local community is vital to any sports organisation, yet many clubs struggle to find places to play and train. Community use will also bring sufficient benefits to the development of sport as to outweigh the detriment caused by the loss of the playing field. Therefore, the following condition should be attached to the decision notice:

Condition 3

Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after

consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy **

Informative: A model Community Use Scheme is available on the Sport England website www.sportengland.org

If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition, please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome, and we are involved in any amendments.

The absence of an objection to this application, in the context of the Town and Country Planning Act, cannot be taken as formal support or consent from Sport England or any National Governing Body of Sport to any related funding application, or as may be required by virtue of any pre-existing funding agreement.

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field: of equivalent or better quality, and of equivalent or greater quantity, and

in a suitable location, and
subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field. The full 'Playing Fields Policy and Guidance Document' is available to view at: www.sportengland.org/playingfieldspolicy

Update 30/07/2026 following correspondence and reconsultation regarding removal of the temporary construction access:

If you are sure that the temporary construction access will not be required to implement the replacement cricket pitch, then I'm content that the condition relating to implementation and reinstatement of the land is no longer required.

I note that you still propose to impose the other two conditions relating to the design and spec of the cricket wicket and the community use scheme.

HBC Engineering Consultancy (Contaminated Land) - In regard to contaminated land, we have reviewed the Ground Investigation submitted with the application and agree with the findings that there were no contaminant exceedances. Therefore, we would advise that a condition is just imposed for unexpected contamination.

HBC Engineering Consultancy (Drainage) - A Flood Risk Assessment (FRA) and Drainage Strategy have not been submitted.

The site is in Flood Zone 1 and generally low risk from surface water (flooding predicted in the 1 in 1000-year event), therefore, a detailed FRA may not be required. However, we understand that the development area is on a plateau so any increase in runoff rate, volume and location may increase flood risk offsite.

Please provide a discussion on pre- and post-development levels, and the permeability of proposed surfaces. If proposed surfaces are impermeable or impede natural drainage, how will the increase in runoff be managed?

We have copied the Tees Valley Developer's checklist below for reference. If positive drainage and attenuation is required, we would expect the revised submission to be in line with Tees Valley requirements.

HBC Estates - No comments received.

HBC Heritage & Countryside Conservation - The site is not in, or on the boundary of, a conservation area, listed building or locally listed building, no objections.

HBC Landscape Architect - There are no landscape issues with the proposed amendments.

HBC Public Protection - No objections subject to the conditions below.

Comments and background to any licensing position- None

Suggested Planning Conditions

The working hours for all construction activities on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 09:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays. Deliveries and collections to be limited to these times as well.

Prior to installation of the lighting scheme, details of the height, type, position, angle and spread of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Care will need to be taken in the design of the lighting to the multi-use games area in order to minimise any glare and potential light nuisance to neighbouring properties. The external lighting shall be erected and maintained in accordance with the approved details to minimise light spillage and glare outside the designated area.

The use hereby permitted shall only take place between the hours of 9am and 9pm Mondays to Sundays.

Informative (advice to applicant re any other requirements such as licensing)
No open burning at all on site.

HBC Traffic and Transport - Submission: Neither

Comments: The proposed running track is not expected to generate significantly large volumes of traffic and the existing car park facilities are expected to be able to cope with any extra parking requirements. Outside School Activities will be restricted to evenings and weekends when the car park is less busy.

2. Suggested Planning Conditions - None

3. Suggested Planning Obligations/Financial Contributions to be secured via legal agreement where necessary - None

4. Summary - No objections.

Informative - None.

Tees Archaeology - No comments received.

Cleveland Police - Cleveland Police encourages applicants to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED).

I would like to make you aware that Cleveland Police operate the “Secured by Design” initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments. Full information is available within the SBD Non-Residential Guide 2025 Guide at www.securedbydesign.com

Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.

The National Planning Policy Framework 2024 paragraph 96(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive, and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...

The National Planning Policy Framework 2024, paragraph 135(f) which states that "Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".

Local Plan section Q5: Relating to Safety & Security states, The Borough Council will seek to ensure that all developments are designed to be safe and secure.

Developers will be expected to have regard to the following matters, where appropriate: 1) Adhering to national safety and security standards as set out by central government. 2) Be developed in a way that minimises crime and the fear of crime, amongst other things, incorporating Secured by Design principles as appropriate. Proposals relating to residential development should be in accordance with the Residential Design SPD.

Another material consideration is Section 17 of The Crime and Disorder Act 1998. Further information on the Secured By design initiative can be found on www.securedbydesign.com

HBC Community Safety and Engagement - No comments received.

Northumbrian Water - In making our response to the local planning authority Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our 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. It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records.

Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/services/developers/>

I can confirm that at this stage, we have no comments to make, as no connections to the public sewerage network are proposed. The application documents indicate that surface water will discharge to soakaways. Should the drainage proposal change for this application, we request re-consultation.

HBC Parks And Countryside - No comments received.

HBC Economic Development - No comments received.

HBC Education - No comments received.

Cleveland Fire Brigade - Cleveland Fire Brigade offers no representations regarding the development as proposed as there appears to be no buildings on the proposed site.

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system.

Further comments may be made through the building regulation consultation process as required.

HBC Sport and Recreation - After reviewing the associated documentation for planning application H/2025/0160 I have no objections from a sport and physical activity perspective, the proposed facilities will support in enabling more people to become more active. I would however like to better understand the planting arrangements to meet the BNG requirements and the proposed proximity from the grass pitches. Also, it would be helpful to have confirmation that the runoff from the cricket wicket meets the National Governing Bodies (NGB's) requirements when considering the rugby and football pitch either side.

National Grid - Regarding planning application H/2025/0160, there are no National Grid Electricity Transmission assets affected in this area.

If you would like to view if there are any other affected assets in this area, please raise an enquiry with <https://lsbud.co.uk/>. Additionally, if the location or works type changes, please raise an enquiry.

Please note this response is only in reference to National Grid Electricity Transmission assets only. National Grid Electricity Distribution (formerly WPD) and National Gas Transmission (formerly National Grid Gas) should be consulted separately where required.

Northern Power Grid - Under the provisions of the above Act, Northern Powergrid have no objections providing that our statutory rights are not affected and that we will continue to enjoy rights of access to the apparatus for any maintenance, replacement, or renewal works necessary.

Northern Gas Network - Northern Gas Networks acknowledges receipt of the planning application at ELWICK ROAD, HARTLEPOOL, TS26 0LQ

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

PLANNING POLICY

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

Hartlepool Local Plan

1.25 The following policies in the adopted Hartlepool Local Plan 2018 are relevant to the determination of this application:

Policy	Subject
SUS1	The Presumption in Favour of Sustainable Development
LS1	Locational Strategy
CC1	Minimising and Adapting to Climate Change
CC2	Reducing and Mitigating Flood Risk
INF4	Community Facilities
QP1	Planning Obligations
QP3	Location, Accessibility, Highway Safety and Parking
QP4	Layout and Design of Development
QP5	Safety and Security
QP6	Technical Matters
QP7	Energy Efficiency
NE1	Natural Environment
NE2	Green Infrastructure
NE5	Playing Fields, Tennis Courts and Bowling Greens

National Planning Policy Framework (NPPF)(2024)

1.26 In December 2024 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a strong reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

Para	Subject
1	NPPF sets out the governments planning policies
2	Determination in accordance with the development plan
3	The NPPF should be read as a whole

7	Achieving sustainable development
8	Achieving sustainable development (three overarching objectives – Economic, Social and Environmental)
9	Achieving sustainable development (not criteria against which every decision can or should be judged – take into account local circumstances)
10	The presumption in favour of sustainable development
11	The presumption in favour of sustainable development
12	The presumption in favour of sustainable development (presumption does not change statutory status of the development plan as the starting point for decision making)
39	Decision making in a positive way
48	Determining applications in accordance with the development plan
56	Use of conditions or planning obligations
57	Planning conditions should be kept to a minimum
96	Promoting healthy and safe communities
97	Promoting healthy and safe communities
103	Open space and recreation
105	Open space and recreation
115	Considering development proposals
116	Considering development proposals
117	Considering development proposals
118	Considering development proposals
124	Making effective use of land
125	Making effective use of land
129	Achieving appropriate densities
131	Achieving well-designed and beautiful places
135	Achieving well-designed and beautiful places
136	Achieving well-designed and beautiful places
137	Achieving well-designed and beautiful places
139	Achieving well-designed and beautiful places
161	Meeting the challenge of climate change, flooding and coastal change
163	Meeting the challenge of climate change, flooding and coastal change
164	Meeting the challenge of climate change, flooding and coastal change
166	Meeting the challenge of climate change, flooding and coastal change
181	Planning and flood risk
182	Planning and flood risk
187	Conserving and enhancing the natural environment
192	Habitats and biodiversity
195	Habitats and biodiversity
198	Development in appropriate locations
200	Integration of development
207	Proposals affecting archaeological interest

1.27 **HBC Land Use Policy comments:** Please see Planning Policy comments regarding application reference H/2025/0160 below.

1.28 The application relates to the development of sports facilities on existing playing fields at High Tunstall College of Science.

1.29 Policy NE2 (Green Infrastructure) sets out that the Council will work to improve the quantity, quality, management and accessibility of green infrastructure and recreation and leisure facilities, including sports pitches. Proposals affecting playing fields are to be assessed against policy NE5 (Playing Fields, Tennis Courts and Bowling Greens), which seeks to protect such facilities. Exception one of NE5 sets out that development of such sites will be acceptable where they are replaced by new provision which is at least comparable in terms of facilities, amenity and location. Based on the application details submitted, it appears this exception could be met; the views of Sport England should be sought in this regard. Providing there are no concerns raised by Sport England in terms of the loss or provision of facilities, Planning Policy have no objections in principle.

PLANNING CONSIDERATIONS

1.30 The main issues for consideration in respect to this planning application relate to the principle of development, the impact on the character and appearance of the surrounding area, the impact on the amenity of surrounding neighbouring residents, highway safety, ecology and crime, fear of crime and anti-social behaviour considerations. These and any other planning and non-planning matters are considered in detail in the sections below.

PRINCIPLE OF DEVELOPMENT

1.31 The application seeks planning permission for the construction of a multi-use sports area comprising various tracks and athletics areas, and associated development including the installation of flood lights. The submitted Design and Access Statement details that the current use of the site is as part of the extensive college playing fields, the specific area is on a plateau that was used to mark a 400m athletics track on during the summer and also has two long jump pits, and a disused and grass covered hard porous surfaced high jump.

1.32 The expansion of community (including sports) facilities is supported through policy INF4 of the Hartlepool Local Plan (2018). Policy NE2 (Green Infrastructure) sets out that the Council will work to improve the quantity, quality, management and accessibility of green infrastructure and recreation and leisure facilities, including sports pitches. The application site falls within allocated Policy NE2d (outdoor sport including playing fields) as illustrated on the Hartlepool Local Plan proposals map. Proposals affecting playing fields are to be assessed against policy NE5 (Playing Fields, Tennis Courts and Bowling Greens), which seeks to protect such facilities. Exception one of NE5 sets out that development of such sites will be acceptable where they are replaced by new provision which is at least comparable in terms of facilities, amenity and location.

1.33 Paragraph 104 of NPPF (2024) states that *“existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the*

development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”

1.34 The proposal is, to a large extent, located on an area of playing fields and as such the principle of development for sports facility provision is already partially established by the existing use of the playing fields to serve the school.

1.35 In view of the above, Sport England were consulted through the course of the planning application. Sport England initially raised concerns with regard to the proposals having the potential to impact upon the existing football pitches serving the school. In response, the applicant amended the layout of the proposed temporary construction footpath, and Sport England consider that the proposals meet ‘exception E5’ of the Playing Fields Policy, which states: *“The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.”*

1.36 In terms of the proposed planting (through Biodiversity Net Gain proposals), Sport England consider that the proposals meet ‘Exception E3’ of the Playing Fields Policy, which states: *“The proposed development affects only land incapable of forming part of a playing pitch and does not:*

- *reduce the size of any playing pitch;*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.”*

1.37 Consequently, Sport England raise no objections to the proposed development in this instance, subject to the inclusion of planning conditions, requiring details of the proposed relocated cricket wicket, and a Community Use Scheme being submitted and agreed. Such planning conditions are recommended accordingly. As noted above, the proposed development would result in the loss of the existing cricket wicket. Whilst the replacement wicket no longer falls within the application site red line boundary, the Local Planning Authority, along with Sport England, considers that its provision is necessary mitigation to ensure the continued availability of cricket facilities.

1.38 Sport England had also requested a planning condition be appended in respect of the formerly proposed temporary construction access being removed from the site within a suitable timescale, however as this element has been removed from the proposals, it is considered not to be necessary to recommend such a planning condition, and this has been relayed to Sport England, who have confirmed that this approach is acceptable. An informative can advise the applicant that if planning permission is required for either the relocated cricket wicket or any temporary construction access, then these would need to be obtained through a further application.

1.39 The Council's Sports and Recreation team have also confirmed no objections, albeit have commented that further information regarding planting and BNG arrangements would be helpful, as would confirmation that the runoff from the cricket wicket meets the National Governing Bodies requirements. As detailed in the relevant section of the report, below, the proposed BNG and landscaping, and a scheme for surface water run off, would be secured by separate recommended planning conditions, whilst an informative can relay the latter point raised by the Council's Sport and Recreation team to the applicant.

1.40 The Council's Land Use Policy section have also commented that they raise no objections to the proposed development, given the support for such facilities provided by policy NE5 of the Hartlepool Local Plan, and provided that Sport England are satisfied with the proposals.

1.41 Having regard to the comments of Sport England, the Council's Sports and Recreation team and the Council's Land Use Policy team, the principle of development is considered acceptable when taking into account the provisions of Policies INF4, NE2 and NE5 of the Hartlepool Local Plan (2018) and paragraph 104 of the NPPF (2024), subject to consideration of other material planning considerations as detailed in full in the sections below.

IMPACT ON THE CHARACTER & APPEARANCE OF EXISTING SCHOOL SITE & THE SURROUNDING AREA

1.42 Policy QP4 (Layout and Design of Development) of the Local Plan seeks to ensure all developments are designed to a high quality and positively enhance their location and setting. Development should be of an appropriate layout, scale and form that positively contributes to the Borough and reflects and enhances the distinctive features, character and history of the local area, and respects the surrounding buildings, structures and environment.

1.43 Paragraph 135 of the NPPF (2024) stipulates that planning decisions should ensure that developments, amongst other requirements, will function well and add to the overall quality of the area, are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

1.44 The proposed athletics track area is set within an established sports track area within the school site and set back from the public highways to the north with planting between the school fields and neighbouring properties to the east and south. Given the ground level tracks and sports pitches, and low level fencing around the hockey pitch, and taking into account the lower ground level of these elements of the proposals, it is considered that the introduction of these athletics and sports tracks and pitches would not result in any incongruous feature within the established school site.

1.45 The proposed floodlights would be located around the proposed athletics track and sprint straight and set back from the public highway and the car park serving the school. It is acknowledged that the provision of floodlights approximately 12m in height would be visible from surrounding properties, albeit at satisfactory

separation distances as detailed in the neighbour amenity section below. Whilst there may be some views of the proposed floodlights from parts of Elwick Road to the north and north east, West Park to the east and Coniscliffe Road to the south, consideration is given to the view that the proposed floodlighting would be read (from certain views) against the backdrop of the existing and new school buildings, which are substantial in scale, and residential properties along these street scenes. In view of the siting of such structures and distances to the adjacent boundaries, that the proposed floodlights have been designed to reduce horizontal and vertical light overspill to neighbouring properties (and final details would be subject to a recommended planning condition for when the lights are to be turned off), it is considered that this element of the proposal would not result in a significant detrimental visual impact upon the visual amenity of the surrounding area as to warrant a refusal of the application.

1.46 It is further considered that the introduction of sports tracks and courts, floodlights and an access path, within an existing school playing fields would not be out of character with the existing and established school setting or the wider surrounding area, when taken as a whole. The use of floodlights to facilitate sport and leisure facilities within the school playing fields is considered appropriate in design terms.

1.47 As detailed in the proposal section, the final design (finishing colour, provision of any louvres/backshields and provision of a lighting control) can be secured by a planning condition.

1.48 The proposed wildflower planting in three areas of the application site (to the north of the proposed access track, west of the proposed 100m sprint straight and to the west of the application site boundary) and the proposed planting of an existing area of hardstanding with recreational grass are considered to be appropriate and relatively modest in scale. In any event, as noted above, the school would not require planning permission to plant wildflowers anywhere within the school site.

1.49 The applicant has also advised that they are willing to provide additional planting to the southern and eastern boundaries (albeit no such details have been provided to date) to seek to address some of the concerns from residents however planting in such areas is considered not to be necessary in planning terms of providing any mitigation screening (in both visual terms and as discussed below, amenity terms) and therefore to oblige the applicant to provide such planting as part of this application would fail to meet some of the 6 'tests' of a planning condition, namely it not being reasonable or necessary. Should the applicant wish to provide such planting in appropriate areas of the site (taking into account the aforementioned playing field requirements), they could likely do so without requiring planning permission.

1.50 On balance, taking account of the above considerations, the proposed athletics tracks and sports pitches, access paths and biodiversity net gain areas are considered not to lead to any significant impacts on the character of the school setting and the wider surrounding area and the proposed development is considered to be acceptable in this respect, in accordance with Policies INF2, NE2, NE5 and

QP4 of the Hartlepool Local Plan (2018) and the paragraphs 104 and 135 of the NPPF (2024).

IMPACT ON NEIGHBOUR AMENITY & PRIVACY

1.51 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) requires that proposals should not negatively impact upon the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overshadowing and visual intrusion particularly relating to poor outlook, or by way of overlooking and loss of privacy. The following minimum separation distances must therefore be adhered to:

- Principal elevation (habitable room window) to principal elevation (habitable room window) - 20 metres.
- Gable (blank or non-habitable room window) to principal elevation (habitable room window) - 10 metres.

1.52 The above requirements are reiterated in the Council's Residential Design SPD (2019) which explains that such distances also apply between commercial/non-domestic buildings and residential properties.

1.53 Objections have been received from neighbouring properties with regard to the proposed athletics tracks and sports provision (including the proposed floodlights) and the perceived impact the proposals would have on neighbouring residents within the immediate area in terms of noise and disturbance, light pollution, and privacy.

1.54 The proposed athletics tracks, sports pitches, floodlights and footpath would be fully contained within the school site, which is set back from the public highway.

Impact on properties to the east (Nos. 15-29 (odds) West Park)

1.55 The residential properties to the east, along West Park (Nos 15-29, odds), are among the closest properties to the proposed athletics track and internal sports courts, with a separation distance of approximately 42m to the boundary and approximately 62.3m to the rear of the closest properties at Nos 21 and 23 West Park, and a separation distance of approximately 40.4m to the boundary and approximately 61.2m to the rear of No. 23 West Park from the closest of the proposed floodlight columns and this neighbouring property.

1.56 Although the boundary between the school playing fields and the neighbouring properties feature some landscaping and trees, it is acknowledged that the proposals would be visible from a number of these properties along West Park, and that the proposal has the potential to result in a change to the outlook from these properties. Notwithstanding this, consideration is given to these elements of the proposals which would be sited within an area currently in use for athletics and sports (with a 400m track marked out), and that the proposals represent a continued sports development consistent with other developments across the wider school site.

1.57 Taking account of the above considerations and remaining separation distances and relationships, it is considered that the proposal would not result in any

significant adverse impact on the amenity and privacy of occupants of the surrounding neighbouring properties to the east in terms of loss of outlook, overbearing impression, overshadowing, or overlooking so significant as to warrant a reason to refuse the application in this instance.

Impact on properties to the south (Nos. 1-3 (inclusive) Coniscliffe Court, No. 12 Coniscliffe Road (also known as Stone Grange) and 16-30 (evens) Coniscliffe Road)

1.58 No. 3 Coniscliffe Court is the closest property to the south of the proposed athletics track and internal sports courts, with a separation distance of approximately 43.2m to the boundary and approximately 52.3m to the rear of this neighbouring property from the proposed long jump area and this neighbour, and a separation distance of approximately 56.3m to the boundary and approximately 62.2m to the rear of this neighbour from the proposed athletics track and closest of the floodlights. The garage serving No. 12 Coniscliffe Road (also known as Stone Grange) is sited closer to the boundary with the school site, and therefore a separation distance of approximately 32.3m would remain between the boundary and rear elevation of this building and the proposed long jump area.

1.59 Consideration is given to the proposals which would be sited within areas currently in use for athletics and sports (whereby the proposed athletics tracks and sports pitches would be set within an area currently used as a 400m athletics track), whilst the areas of BNG wildflower and grass planting and proposed footpath would be located in an area contained within the overall school site and that the proposals represent a continued sports development consistent with other developments across the wider school site.

1.60 Taking account of the above considerations and remaining separation distances and relationships, it is considered that the proposal would not result in any significant adverse impact on the amenity and privacy of occupants of the surrounding neighbouring properties to the south in terms of loss of outlook, overbearing impression, overshadowing, or overlooking so significant as to warrant a reason to refuse the application in this instance.

Impact on properties to the north west (including Nos. 3 and 4 Roundhill Court and Nos. 22 – 28 (evens) Grassholme Road)

1.61 The closest of the proposed floodlights would be located approximately 219m away from the closest of the neighbouring properties to the north west (No. 4 Roundhill Court).

1.62 As noted above, an area of proposed wildflower planting (for BNG purposes) is located adjacent to the boundary fences of Nos. 3 and 4 Roundhill Court (and extending southwards into the playing fields), however it is considered that such wildflower planting would not, in its own right, require planning permission. In any event, it is considered that the proposed wildflower planting would not result in any adverse impacts on the amenity and privacy of neighbouring properties to the north west in terms of loss of outlook, overbearing impression or overshadowing or overlooking.

1.63 Consideration is given to the proposals which would be sited within areas currently in use for athletics and sports, whilst the areas of BNG wildflower and grass planting and proposed footpath would be located in an area contained within the overall school site, and that the proposals represent a continued sports development consistent with other developments across the wider school site.

1.64 Taking account of the above considerations and remaining separation distances and relationships, it is considered that the proposal would not result in any adverse impact on the amenity and privacy of occupants of the surrounding neighbouring properties to the north west in terms of loss of outlook, overbearing impression, overshadowing, or overlooking.

Light Pollution

1.65 The proposed flood lighting scheme would consist of 5 x 12m high columns, mounted with eight LED luminaires. The application is supported with a flood lighting specification report to demonstrate anticipated light spillage whilst all of the floodlights are to be fitted with integral louvres or 'backshields' to reduce lightspill and glare for residential properties. This has been considered by the Council's Public Protection team who have raised no objections to the scheme. They have however requested a number of conditions to include limiting the hours of operation (9am – 9pm) of the facilities and when the lights can be used (to reflect the same requirements from ecological mitigation perspective, as discussed further below in this report), the provision of the shielding to be used around the light in order to minimise light spillage and visual disturbance to the surrounding area, and a condition to allow the operator to control the levels of illumination, including the output and intensity of lighting. Subject to the securing of these measures by an appropriate recommended planning condition, the scheme is considered acceptable.

Noise and Disturbance

1.66 It is acknowledged that concerns have been raised by members of the public in respect to the proposals having the potential to result in an increased amount of noise and disturbance issues for occupants of neighbouring streets bounding the school site. It is further acknowledged that the applicant is intending for the athletics tracks and sports pitches to operate between 9am and 10pm, seven days a week.

1.67 The Council's Public Protection team were consulted on such matters and have requested that the use be restricted to between the hours of 9am and 9pm, and a planning condition is required to secure this. It is of note that this is consistent with the comments and restricted hours of use to 9pm (including floodlights) that were considered and approved through applications H/2019/0418 (decision date 20/12/2019) and H2020/0336 (decision date 14/07/2021) for similar floodlights and sports facilities within the same school site.

1.68 It is understood that the proposed fencing around the hockey pitch is designed with noise reduction measures to reduce any impacts from noise arising from ball impacts. Consideration is given to the existing and established school site which features multiple sports pitches, equipment and facilities, and that the

proposed athletics tracks and sports pitches would be located within areas that are currently being utilised for sports provision to serve the school.

1.69 The Council's Public Protection team have also requested a planning condition be secured in respect to hours of construction which is duly recommended.

1.70 Furthermore, as noted above, Sport England requested a planning condition to secure a Community Use Scheme, which would include management responsibilities of the school/applicant. Such a scheme would be expected to detail measures to reduce any impacts on the amenities of neighbouring properties and is duly recommended.

1.71 Whilst the applicant has confirmed that they would be amenable to a proposed planting scheme between the proposed development and neighbouring properties along West Park (to the east) and Coniscliffe Road (to the south), it is prudent to note that owing to the aforementioned remaining separation distances and relationships, and the established siting of the school (including the playing fields) in relation to neighbouring properties, that such a requirement for planting would not be necessary in this instance. Therefore to secure such details would fail to meet some of the 6 'tests' of a planning condition. Should the applicant wish to provide such planting in appropriate areas of the site (taking into account the aforementioned playing field requirements), they could likely do so without requiring planning permission.

1.72 In the unlikely event that the proposed uses generated complaints in this respect, the Council's Public Protection section can investigate and take any necessary action through the appropriate Public Protection legislation accordingly.

1.73 Taking account of the abovementioned separation distances and established playing fields and relationships between the application site and surrounding properties, it is considered that in this instance, the proposal would not result in a significant adverse impact on the amenity of the occupants of neighbouring properties in terms of noise and disturbance.

Neighbour Amenity Conclusion

1.74 In view of the above considerations including the satisfactory remaining separation distances, the established siting of the school and associated sports playing fields, and that HBC Public Protection have raised no objections to the application (subject to the identified, recommended planning conditions), it is considered on balance that the proposed athletics tracks, sports pitches, footpath and BNG proposals would not have a significant detrimental impact on the amenity and privacy of neighbouring land users in terms of loss of outlook, overbearing impression, overshadowing or overlooking, light pollution and general noise and disturbance as to warrant a refusal of the application. The proposal is therefore considered to be acceptable in this respect and in accordance with Policy QP4 of the Hartlepool Local Plan (2018) and paragraphs 104 and 135 of the NPPF (2024).

HIGHWAY SAFETY & PARKING RELATED MATTERS

1.75 It is acknowledged that objections have been received from members of the public in respect to increased traffic and parking as a result of the proposal, including the proposed hours. It is understood that the proposed development would use the existing school access points and parking areas that has provision for 150 spaces for community visitors.

1.76 The HBC Traffic & Transport team have raised no concerns with respect to the proposed sports facilities in terms of parking and highway safety related matters. The proposed development is therefore considered acceptable in this respect.

FLOOD RISK & CONTAMINATION

1.77 The application site is located within flood zone 1. It is acknowledged that objections have been received from members of the public in respect to drainage matters. The Council's Engineering Consultancy have been consulted on the application and initially commented that, although a Flood Risk Assessment is not required, queried pre- and post-development levels and the permeability of the proposed surfaces, and advised that such drainage details should be in line with the Tees Valley Design Guide specifications. In response, the applicant provided additional details and an initial drainage detail. The Council's Engineering Consultancy have had regard to the updated information and raise no concerns or objections in respect to flood risk and surface water drainage, subject to the inclusion of a pre-commencement planning condition in this respect, which is duly recommended.

1.78 In addition, Northumbrian Water were consulted who have also confirmed that the proposals would raise no issues or objections, however have offered advice in relation to their assets which can be relayed to the applicant via an informative.

1.79 In terms of contamination related matters, the application is supported by a Ground Investigation Report, to which the Council's Engineering Consultancy have had regard and confirmed that there are no objections, subject to a standard planning condition being secured in respect of unexpected contamination. Such a planning condition is duly recommended in this respect.

1.80 Consequently, having regard to the comments and considerations of the Council's Engineering Consultancy and Northumbrian Water, the proposed development is considered acceptable in terms of flood risk and surface water and contamination related matters.

ECOLOGY

Biodiversity Net Gain

1.81 The Environment Act 2021 includes Biodiversity Net Gain (BNG), with a requirement for at least 10% BNG post-development. An amended Biodiversity Net Gain Assessment including a Statutory Biodiversity Metric spreadsheet and a Biodiversity Statement have been prepared to measure biodiversity change between

baseline and post-development scenarios, measured in Habitat Units and Hedgerow Units. The conclusions of the Biodiversity Metric indicate that the post-development biodiversity would result in a Net Gain of 0.93 Habitat Units (25.96%).

1.82 Following the submission of amended plans to address the HBC Ecologist's previous comments (about ensuring all of the BNG is within the application site red line boundary of the current application), the proposed habitat creation works would now be delivered on site, through the creation of three areas of wildflower planting. These comprise an area immediately to the north of the proposed athletics track, an area to the west of the proposed 100m sprint straight (adjacent to the east of the existing landscaping), and an area to the west of the existing rugby pitches. In addition, an area of hardstanding to the north of the proposed athletics tracks and sports pitches would be planted with recreational grass.

1.83 In anticipation of the Council's Ecologist formal confirmation that the proposed BNG scheme is acceptable (following the amended plans which are current subject to outstanding consultation and to which the Council's Ecologist's updated comments will be presented to Members at the meeting), and it satisfies the BNG requirements, subject to a planning condition securing a Habitat Management and Monitoring Plan (HMMP), the proposal is considered to be acceptable in this respect. The applicant would also need to satisfy the national Biodiversity Gain Plan pre-commencement 'condition' that would be appended to the decision notice as an informative (as opposed to a planning condition as per the relevant BNG legislation and guidance).

1.84 Having regard to the above considerations, subject to the applicant satisfying the recommended planning condition, then the proposed development is considered acceptable in respect to meeting the requirements of Biodiversity Net Gain.

Habitat Regulations Assessment (Nitrate Pollution and Recreational Disturbance)

1.85 On 16 March 2022 Hartlepool Borough Council, along with neighbouring authorities within the catchment of the river Tees, received formal notice from Natural England that the Teesmouth & Cleveland Coast Special Protection Area/Ramsar (SPA) is now considered to be in an unfavourable condition due to nutrient enrichment, in particular with nitrates, which are polluting the protected area.

1.86 Given the application would not involve residential development, it is considered the proposals are not 'in scope' for further assessment and would not result in any Likely Significant Effects on designated sites, and the Council's Ecologist has confirmed no objections in this respect and that a Habitats Regulations Assessment (HRA) is not required.

Lighting

1.87 The submitted Preliminary Ecological Appraisal (PEA) recommends a lighting assessment for bats is prepared. During consultation, the Council's Ecologist requested that this assessment be provided prior to determining the application. The applicant duly submitted the requested lighting assessment, which has been considered by the Council's Ecologist. The Council's Ecologist has confirmed that

the lighting assessment is generally acceptable, however has raised some queries. These can be considered through further details, and a planning condition is recommended in this respect.

Other matters

1.88 Objections have been received in respect to impacts on habitats. The submitted Preliminary Ecological Appraisal (PEA) recommends mitigation measures, to include a Construction Ecological Management Plan (CEMP), which the Council's Ecologist has confirmed is acceptable and a planning condition is recommended to secure this.

1.89 The Council's Ecologist has advised that a breeding bird informative should be appended to any planning approval, which is duly recommended.

Ecology Conclusion

1.90 Having regard to the above considerations, the proposed development is considered acceptable in terms of ecology matters, subject to the recommended planning condition to secure the HMMP, CEMP and lighting assessment.

OTHER PLANNING MATTERS

Community Use

1.91 As noted above, Sport England have commented that community use is the managed use of the site by the local community who would pay a reasonable fee to use the facility. The ability to access good sport facilities within the local community is vital to any sports organisation, yet many clubs struggle to find places to play and train. Community use would also bring sufficient benefits to the development of sport as to outweigh the detriment caused by the loss of the playing field. Therefore, Sport England have requested a planning condition in respect to the submission of a Community Use Scheme, which is recommended in this instance.

Crime, Fear of Crime, and Anti-Social Behaviour

1.92 It is acknowledged that neighbour objections raise concerns in respect of anti-social behaviour issues including damage to properties from ball impacts and the behaviour of users of the proposed sports provisions.

1.93 The proposals would be contained within areas of the school playing fields to the rear (south) of the main school site, whereby the relationship with neighbouring properties bounding the playing fields (at West Park to the east, Coniscliffe Court and Coniscliffe Road to the south, Roundhill Close, Selset Close and Kielder Road to the north west) is already established. Cleveland Police have been consulted on the proposals and whilst there are no objections raised, they have suggested a number of crime preventative/deterrent measures to ensure that preventative crime measures are designed into any potential development. An informative is recommended accordingly for the applicant to consider such measures and to contact the police for further information in this respect.

1.94 As noted above, a planning condition is recommended at the request of Sport England in respect of a Community Use Scheme, whereby management of the proposals would form part of the consideration. It is expected that management of the school fields would fall within the responsibility of the school itself and any issues in this regard would be a matter for consideration by these powers.

1.95 Subject to the above considerations the proposed development is considered to be acceptable in this respect.

Heritage Assets including Archaeology

1.96 The Council's Head of Service for Heritage and Open Spaces and Tees Archaeology have been consulted and consider that the proposed works would not have any significant impacts on any known heritage asset and there are no concerns raised to the proposed development in respect to impact on archaeology.

Utilities

1.97 Northern Powergrid has been consulted and has not raised any concerns or objections in respect of the proposals, however has provided a Mains Record for the applicant's information and has provided advice in respect of any works in proximity to Northern Powergrid apparatus. An informative note is recommended accordingly.

1.98 No objections have been received by National Grid, albeit advice regarding their assets has been provided which can also be relayed to the applicant via an informative, which is recommended accordingly.

1.99 Northern Gas Networks have been consulted and whilst they offer no objections to the proposals, they have advised that there may be apparatus in the area that may be at risk during construction works and therefore they require the promoter of these works to contact Northern Gas Networks directly to discuss their requirements in detail. An informative note is recommended accordingly.

RESIDUAL MATTERS

Other comments raised in submitted objections

1.100 It is acknowledged that objections have been received in respect of weeds, and a request for a 'health and safety survey' be carried out. Given the nature and scale of the proposals and in view of the comments from the Council's Public Protection team, it is considered that these matters would be for the school to consider, and not a planning consideration in this instance.

1.101 Objections have been received offering suggestions for more suitable sites. The application can only consider the proposals put forward in the location depicted on the Site Location Plan. Council Tax is not a material planning consideration.

1.102 With respect to the objection indicating that the application has been pending consideration for a lengthy period of time with only technical details having been

amended. The revision of technical details has been a requirement of relevant consultees, and in cases where it is considered that this may interest the occupants of neighbouring properties, a re-consultation is and has been undertaken.

CONCLUSION

1.103 Having regard to the above material considerations, the proposed development is considered to be acceptable in principle and taking account of the relationship with the surrounding area and residential properties, it is considered that there would not be any significant adverse impacts in these regards, that would warrant the refusal of the application. The proposed development is also considered to be acceptable in all other respects when taking into account the requirements of Policies INF4, QP4, NE2 and NE5 of the Hartlepool Local Plan (2018) and paragraphs 104 and 135 of the NPPF (2024) and the proposed development is therefore recommended for approval subject to the recommended planning conditions.

EQUALITY DUTY

1.104 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CRIME AND DISORDER ACT IMPLICATIONS

1.105 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. Matters of crime, fear of crime and anti-social behaviour are considered in detail in the relevant section of this report. Overall and for the reasons set out in the report, the proposal is considered, on balance, to be acceptable when having regard to Section 17 of the Crime and Disorder Act 1998.

REASON FOR DECISION

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

RECOMMENDATION – APPROVE, subject to the consideration by officers of any responses received following the expiry of the outstanding consultation period (12/08/2026) and subject to the conditions below:

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 plans and details:

Dwg. No. 24-0113-05P Rev 01 (Development Layout),
Dwg. No. 24-0113-07P Rev 01 (Elevations),
received by the Local Planning Authority on 12th May 2025;

Dwg. No. 24-0113-06P Rev 06 (Biodiversity Net Gain Plan) received by the Local Planning Authority on 28th July 2026;

Dwg. No. 24-0113-01P Rev 04a (Site Location Plan, at a scale of 1:1250), and
Dwg. No. 24-0113-02P Rev 5a (Proposed Site Plan, at a scale of 1:1250),
received by the Local Planning Authority on 29th July 2026.
For the avoidance of doubt.

3. Notwithstanding the submitted information and prior to the commencement of development, details of the existing and proposed levels of the site including the finished floor levels of all structures to be erected, surfaces to be installed and any proposed mounding and/or earth retention measures shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.
To take into account the position of the buildings and impact on adjacent land, in accordance with Policies QP4 and LS1 of the Hartlepool Local Plan (2018).

4. Notwithstanding the submitted details, prior to the commencement of development (excluding any demolition or site clearance), a detailed scheme for the disposal of surface water from the development shall be 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; to ensure the future maintenance of the sustainable drainage system, to improve and protect water quality and improve habitat and amenity.

5. No development commence unless and until a Habitat Management and Monitoring Plan (HMMP) to ensure that the approved development provides the delivery of the Biodiversity Net Gain (BNG) as detailed in the Biodiversity Statement & Metric Assessment (by Middlemarch, report reference RT-MME-180463-RevA, dated March 2026 and received by the Local Planning Authority on 2nd April 2026) and as illustrated on Dwg. No. 24-0113-06P Rev 06 (Biodiversity Net Gain Plan, received by the Local Planning Authority on 28th July 2026) has been submitted to and approved in writing by the Local Planning Authority.

The HMMP shall include:

- details of habitat retention, creation and enhancement sufficient to provide the delivery of the net gain proposed in the Biodiversity Net Gain Assessment;
- the provision of arrangements to secure the delivery of the net gain proposed in the Biodiversity Net Gain Assessment (including a timetable for their delivery);

- a management and monitoring plan (to include for the provision and maintenance of the net gain proposed in the Biodiversity Net Gain Assessment for a period of at least 30 years or the lifetime of the development (whichever is the longer).

Thereafter, the scheme shall be implemented in full accordance with the requirements of the agreed scheme and timetable for delivery.

To provide biodiversity management and biodiversity net gain in accordance with paragraphs 8, 186 and 193 of the NPPF (2024) and Policy NE1 of the Hartlepool Local Plan (2018).

6. No development shall take place (including demolition, ground works, vegetation clearance) until a construction ecological management plan (CEMP: Biodiversity) and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
 - a) Risk assessment of potentially damaging construction activities;
 - b) Identification of "biodiversity protection zones";
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
 - d) The location and timing of sensitive works to avoid harm to biodiversity features;
 - e) The times during construction when specialist ecologists need to be present on site to oversee works;
 - f) Responsible persons and lines of communication;
 - g) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person; and
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented in accordance with the agreed details and timetable and throughout the construction period strictly in accordance with the approved details.

To ensure suitable provision of ecological mitigation measures.

7. No development shall commence on the existing cricket wicket and outfield until details of the design, location and specification of the relocated artificial cricket wicket have been submitted to and approved in writing by the Local Planning Authority, in consultation with Sport England. Thereafter, the artificial grass wicket shall not be constructed other than in accordance with the approved details.

To ensure the development is fit for purpose and sustainable and to accord with Hartlepool Local Plan Policy NE5.

8. Notwithstanding the proposals detailed in the submitted plans and prior to the implementation of such works on site, details of proposed hard landscaping and surface finishes shall be submitted to and agreed in writing by the Local Planning Authority. This shall include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed in accordance with the agreed details prior to the first use or completion of the development hereby approved (whichever is the sooner).

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

9. Notwithstanding the submitted information and prior to installation of any external lighting (including the floodlights), details of the height, type, position, angle and spread of any external lighting, finishing colour, provision of louvres/backshields and any lighting control to minimise any glare shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall take also account of the measures detailed in the document 'Lighting Strategy Review for Bats' (reference RT-MME-184666, dated May 2026 and received by the Local Planning Authority on 25/06/2026) and the scheme shall, where achievable. The external lighting shall thereafter be erected and maintained in accordance with the approved details.
To ensure a satisfactory form of development, in the interests of the amenities of the area and in the interests of ecology.
10. Notwithstanding the submitted information and prior to the commencement of development above ground level, details of all external finishing materials and means of enclosure for the development hereby approved shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
In the interests of visual amenity.
11. Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.
To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy NE5 of the Hartlepool Local Plan (2018).
12. In the event that contamination is found at any time when carrying out the approved development, works must be halted on that part of the site affected by the unexpected contamination and the Local Planning Authority shall be notified in writing within 48 hours of the discovery of any unexpected contamination. An investigation and risk assessment shall be undertaken to the extent specified by the Local Planning Authority and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report. 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.

13. The multi-use sports facilities hereby approved, comprising the 200m athletics track, 100m sprint straight, high jump area, long jump landing pit, shot put circle, basketball courts, hockey 'fives' pitch and associated access paths and ancillary facilities, shall not be used by the education facility, community groups or any other persons outside the hours of 09:00 and 21:00 on any day of the week. The floodlighting hereby approved shall be switched off and shall not be operated outside these hours on any day of the week.

To safeguard the amenities of the occupiers of neighbouring residential properties from noise, disturbance and light pollution associated with the use of the development.

14. The working hours for all construction activities (and associated deliveries and collections) on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 09:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.

In the interests of the amenities of the area.

BACKGROUND PAPERS

- 1.107 Background papers can be viewed by the 'attachments' on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=165207>

- 1.108 Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

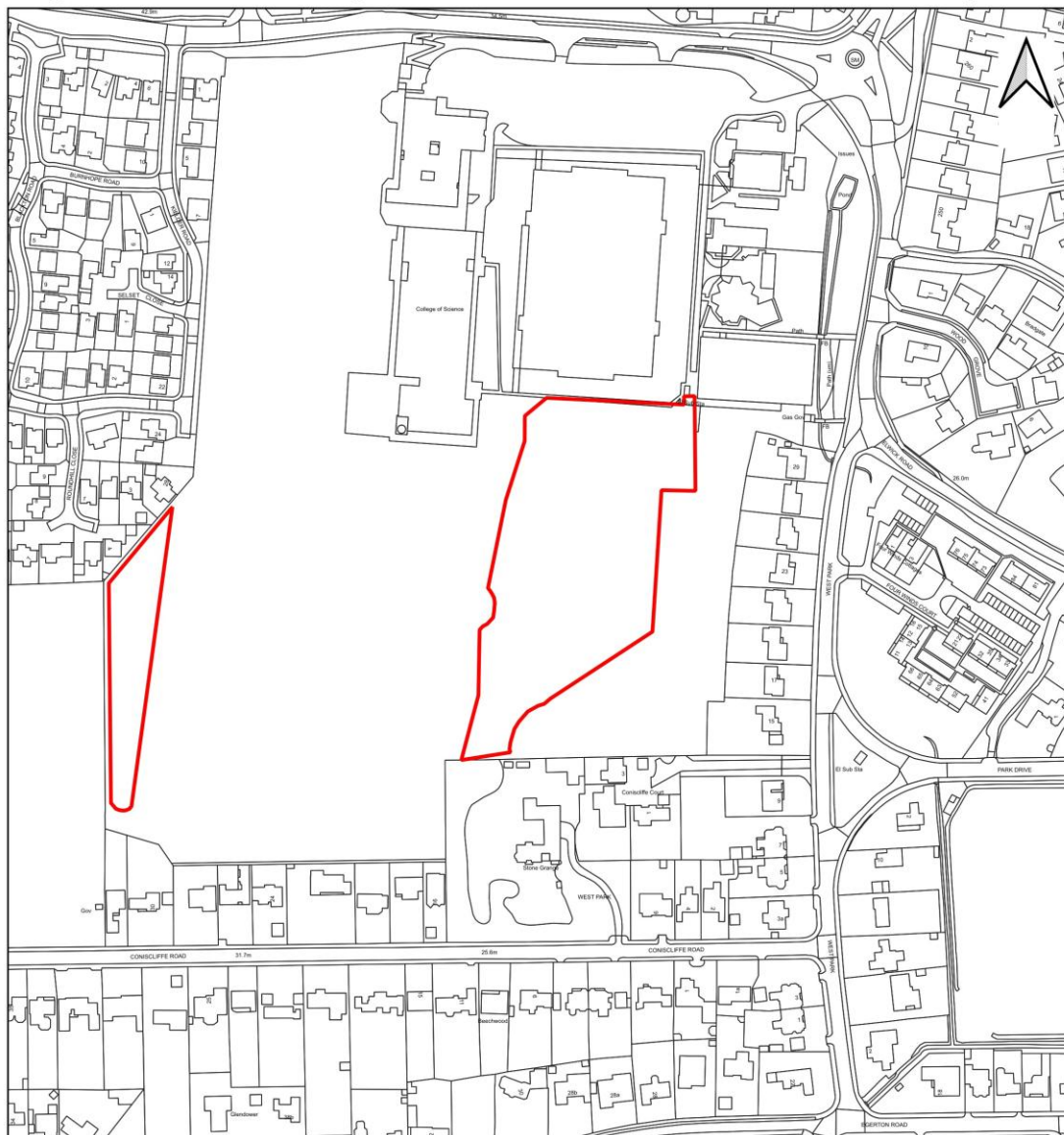
CONTACT OFFICER

- 1.109 Scott Parkes
Assistant Director - Neighbourhood Services
Level 3
Civic Centre
Hartlepool
TS24 8AY
Tel: (01429) 523207
E-mail: scott.parkes@hartlepool.gov.uk

AUTHOR

1.110 Stephanie Bell
Senior Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY
Tel: 01429 523246
E-mail: Stephanie.Bell@hartlepool.gov.uk

High Tunstall College Of Science, Elwick Road, Hartlepool



© Crown Copyright. All rights reserved AC0000849987 (2025).

THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN LH	DATE 31/07/2026
	Scale 1:3000	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	DWG.NO H/2025/0160	REV

No: 2.
Number: H/2026/0144
Applicant: MRS ANGELA BOALER HIGHGATE MEADOWS
 DALTON PIERCY HARTLEPOOL TS27 3BZ
Agent: DNS DESIGNS LTD MR DENIS NOBLE UNIT 26, THE
 BIS 13-17 WHITBY STREET HARTLEPOOL TS24 7AD
Date valid: 28/05/2026
Development: Erection of detached summer house within rear garden
 (retrospective)
Location: 26 HIGHGATE MEADOWS DALTON PIERCY
 HARTLEPOOL

PURPOSE OF REPORT

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

BACKGROUND

2.2 The planning history relating to the application site is as follows:

H/2015/0353 – Land off Dalton Heights 1-31 Highgate Meadows, Dalton Piercy, Hartlepool – Residential development comprising 31 two, three and four bedroomed bungalows. Approved 27/11/2017. Condition 18 of the permission remove various permitted development rights including for any extensions, garage conversions and any outbuildings/incidental buildings) without the requirement for planning permission.

2.3 This permission was subsequently amended through an approved s73 application;

H/2019/0094 - Section 73 application for the variation of condition 2 (approved plans) of planning approval H/2015/0353 for residential development comprising 31 two, three and four bedroomed bungalows to allow for amendments to the approved site layout (including alterations to the internal road layout, driveways, garage positions, landscaping, easements and dwelling positions), and amendments to the approved garages and house types (including amendments to finishing materials, layouts, fenestration and eaves/ridge heights), Approved 02/08/2019.

2.4 Further permissions were granted for the erection of an additional 7 bungalows to the west of the original 31 dwellings (ref H/2021/0096, decision date 13/09/2024) and for the sub-division of plot 5 (of the original 31 dwellings) to create 3 dwellings (ref H/2022/0046, approved 13/09/2024).

PROPOSAL

2.5 This application seeks retrospective planning permission for the erection of a single storey detached outbuilding in the rear garden of 26 Highgate Meadows to serve a summer room.

2.6 The submitted plans detail that the erected structure/outbuilding has a rectangular/hexagonal shape which is east facing with an overall width of approximately 9.3 metres and a depth of approximately 2.9 metres. The outbuilding consists of a sloping-flat roof with the rear of the structure measuring approximately 2.543 metres, and the front measuring a maximum height of approximately 2.6 metres. The structure is understood to be sat on a small decked area which has a maximum height of approximately 0.295 metres (at the northern section) and is understood to account for the existing small slope within that part of the rear garden.

2.7 The outbuilding materials consist of timber shiplap cladding with a timber frame, and the fenestration consist of UPVC windows and Doors. It is noted by the agent that there are no furniture or fixed fixtures and fittings, the summer house (and small decked area) is sat on a concrete base, but this is sat on the existing ground, and it is understood that no excavations have taken place.

2.8 During the course of the application and as discussed in further detail in the main body of the report below, to address case officer concerns regarding the potential for overlooking from the window in the south elevation of the structure (facing the rear garden area of No. 25 Highgate Meadows), the case officer requested amended plans to require an increase to the height of the neighbouring fence along the shared boundary with No. 25 Highgate Meadows. Accordingly, an amended block plan has been provided to annotate the provision of such a 2m high fence (or increase the existing 1.8 metre height to approximately 2 metres in height). No further consultations were undertaken on receipt of this plan given the scale and nature of the update (such a fence at 2m in height would constitute permitted development) and neighbours are considered not to be prejudiced by this.

2.9 The application has been referred to planning committee as more than 2 objections have been received, in line with the Council's Scheme of delegation.

SITE CONTEXT

2.10 The application site relates to a relatively new build, detached, south-facing bungalow located in Dalton Piercy, Hartlepool. The site is bounded to the west side by No. 25 Highgate Meadows (albeit the orientation of plots around the estate are such that the rear garden of the application property is to the north of the rear garden serving No. 25 Highgate Meadows); the application site rear garden is also bounded by the rear garden of No. 23 Highgate Meadows to the north west. To the east, the site abounds No. 27 and No 28 Highgate Meadows. Beyond the rear (northern) boundary is Ancient Woodland (discussed further in the report).

2.11 The host dwelling benefits from a private rear amenity space, a detached garage to the front/side and a boundary treatment of a 1.8 metre fence surrounding the private rear amenity area.

PUBLICITY

2.12 The application has been advertised by way of neighbour letters (8). To date, there have been 3 responses from neighbouring properties, 2 in objection to the proposal and one not objecting to the proposal.

2.13 The concerns raised are summarised as follows:

- Setting a dangerous precedent for other dwellings in the area
- Fire transmission risk
- Proximity to neighbouring properties
- Invasion of privacy regarding views

2.14 Amended plans were received during the course of this application to highlight an increase in height along the shared boundary with No. 25 Highgate Meadows from 1.8 metres to approximately 2 metres. As noted above, further reconsultation was undertaken in this instance.

2.15 Background papers can be viewed via the 'click to view attachments' link on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=169348>

2.16 The main period for publicity has expired, save for an outstanding consultation undertaken with Cleveland Fire Brigade and any comments received will be tabled before Members at the committee meeting.

CONSULTATIONS

2.17 The following consultation replies have been received:

HBC Arboricultural Officer: My comments remain consistent with those provided in previous, similar cases along these properties. In practical terms, the baseline condition has already been significantly altered, and the likelihood of the soils within these garden areas retaining characteristics associated with Ancient Woodland is, realistically, very low.

The 5 metre 'no-build zone' was originally intended to contribute towards the wider 15 metre buffer to the Ancient Woodland soils. However, across the development this area has been substantially compromised through domestic garden creation and associated landscaping. As a result, the functional woodland edge now effectively terminates at the rear boundary treatments, approximately 10 metres from the Ancient Woodland. The remaining 5 metre strip within private gardens can no longer be considered to retain meaningful Ancient Woodland soil characteristics.

From an arboricultural perspective, the presence of the structures themselves does not give rise to concern, nor is there a requirement for further supporting information. While the structures are technically unauthorised due to the removal of permitted

development rights, their impact on the Ancient Woodland is negligible when considered against the existing, already altered baseline of the site.

HBC Ecology: no comments received.

HBC Building Control: After speaking with the Surveyors, I can confirm that a Building Regulation application will be required but unfortunately, it won't be straightforward.

HBC Traffic and Transport: There are no highway or traffic concerns

HBC Landscape Architect: There are no landscape issues with the development.

Dalton Parish Council: The Howls woodland is an ancient semi natural woodland. The irreplaceable habitats etc. should be taken into consideration. The buffer zone required from ancient woodland is 15m. HBC Planning conditions for the development set this as 10m from The Howls woodland to the back garden fences of the Highgate Meadows dwellings, with the remaining 5m buffer zone as part of their properties back gardens. No structure or building was allowed to encroach on this buffer zone area. This retrospective application breaches HBC's planning conditions and if allowed would also set a precedent for the other properties backing onto the ancient woodland. On the basis that part of this summerhouse has been erected within this 5-metre buffer zone, Dalton Parish Council wish to object to this retrospective planning application.

Hartlepool Rural Neighbourhood Plan Group: Thank you for consulting Hartlepool Rural Neighbourhood Plan Group with regard the above application. Rural Plan Policy NE1 is the most relevant.

POLICY NE1 - NATURAL ENVIRONMENT

The rural plan will seek to protect, manage and enhance the area's natural environment.

1. Nature conservation sites of international and national importance, Local Wildlife Sites, Local Geological Sites and Local Nature Reserves will be protected, managed and actively enhanced. Designated sites are identified on the Proposals Map.

- a) Development that would affect internationally important sites will be permitted only where it meets all the relevant legal requirements.
- b) Development that would affect nationally important sites will be permitted only where it meets all the relevant legal requirements
- c) Development which would negatively affect a locally designated site will be supported only where the reasons for the development clearly outweigh the harm to the conservation interest of the site. Where development on a locally designated site is approved, compensatory measures will be required to maintain and enhance conservation interests. In the first instance compensatory measures should be as close to the original site as possible. Compensatory measures may include biodiversity offsetting where on-site compensation is not possible.

2. Enhancement of wildlife corridors, watercourses (including improving water quality) other habitats and potential sites identified by the local biodiversity partnership or similar body must be created in order to develop an integrated network of natural habitats which may include wildlife compensatory habitats and/or wetland creation. Opportunities to de-culvert parts of Greatham Beck and its tributaries will be encouraged within the Neighbourhood Plan area.

3. Where possible, new development should conserve, create and enhance habitats to meet the objectives of the Tees Valley Biodiversity Action Plan. Any development should not result in, or contribute to, a deterioration in the ecological quality of the Greatham Beck waterbody

4. Existing woodland of amenity and nature conservation value and in particular ancient semi natural woodland and veteran trees will be protected. The planting of woodland and trees, and the restoration of hedgerows, using appropriate species, will be encouraged, particularly in conjunction with new development, to enhance the landscape character of the plan area.

The approval of this development (H/2015/0353) included a condition regarding garden buildings. 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 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.

The very substantial summer house and associated decking and furnishings is very close to the Ancient Woodland (The Howls) at Dalton Piercy. Forestry Commission guidance states ancient woodland should normally be protected by a minimum 15 metre buffer to safeguard the woodland soils and their ecological value. When the development of this site was approved, regrettably, only a 10-metre buffer was secured. The Rural Plan Group are concerned that the ancient woodland is afforded the full protection it warrants. Particularly what treatments to the timber of the summer house and decking now or in the future might leach into the precious ancient woodland. Also, potential disturbance due to noise and lighting that might be reasonably expected during the enjoyment of this type of garden building.

These conflicts were inevitable given that the Highgate Meadows development was allowed with a buffer zone less than that recommended by Natural England. It seems unlikely any enforceable conditions could be secured that would add to the protection for the ancient woodland. A 5m 'no build' zone was understood to have been made within the private gardens bordering the ancient woodland. The

summerhouse is in the small corner of the garden at No.26 that falls within this zone. Had an application been made before construction the Group would have asked for the summer house be located to avoid the 5m zone. We request the summerhouse be moved out of the 5m zone for the protection of the ancient semi-natural woodland and local wildlife site otherwise we must object.

Cleveland Fire Brigade: No comments received at the time of writing. Any comments received will be tabled before Members at the committee meeting.

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.

Hartlepool Local Plan 2018

2.19 The following policies of the Hartlepool Local Plan (2018) are considered to be relevant;

SUS1: The Presumption in Favour of Sustainable Development

LS1: Locational Strategy

HSG11: Extensions and alterations to Existing Dwellings

QP4: Layout and Design of Development

NE1: Natural Environment

Hartlepool Rural Neighbourhood Plan 2018

2.20 The following policies of the Hartlepool Rural Neighbourhood Plan (2018) are considered to be relevant;

NE1: Natural Environment

GEN2: Design Principles

Supplementary Planning Documents

2.21 Residential Design Guide Supplementary Planning Document (2019)

National Planning Policy Framework (NPPF)(2024)

2.22 In December 2024 the Government issued a revised National Planning Policy Framework (NPPF) replacing the 2012, 2018, 2019, 2021 and 2023 NPPF versions. The NPPF sets out the Government's Planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The overriding message from the Framework is that planning authorities should plan positively for new development. It defines the role of planning in achieving sustainable development under three overarching objectives; an economic objective, a social objective and an environmental objective, each mutually dependent. At the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay or, where

there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless policies within the Framework provide a strong reason for refusal or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The following paragraphs are relevant to this application:

PARA001: Role of NPPF

PARA002: Determination of applications in accordance with development plan

PARA003: Utilisation of NPPF

PARA007: Achieving sustainable development

PARA008: Achieving sustainable development

PARA009: Achieving sustainable development

PARA010: Achieving sustainable development

PARA011: The presumption in favour of sustainable development

PARA012: The presumption in favour of sustainable development

PARA039: Decision making

PARA048: Determining applications

PARA056: Planning conditions and obligations

PARA057: Planning conditions and obligations

PARA129: Achieving appropriate densities

PARA131: Achieving well-designed places

PARA135: Achieving well-designed places

PARA139: Achieving well-designed places

PLANNING CONSIDERATIONS

2.23 The main planning considerations with respect to this application are the impact on the character and appearance of the existing bungalow and surrounding street scene, the impact on the amenity and privacy of neighbouring properties, the impact on highway safety and car parking, and impact on ecology/trees/landscaping. These, and any other planning matters, are considered below.

IMPACT ON VISUAL AMENITY/IMPACT ON CHARACTER AND APPEARANCE OF EXISTING DWELLING AND SURROUNDING AREA

2.24 Policies QP4 (Layout and Design of Development) and HSG11 (Extensions and alterations to Existing Dwellings) of the Hartlepool Local Plan (2018) require, amongst other provisions, that proposals should be of an appropriate size, design and appearance in keeping with/sympathetic to the host property and the character of the surrounding area. Such provisions are repeated within Policy GEN2 (Design Principles) of the Hartlepool Rural Neighbourhood Plan.

2.25 The erected outbuilding and associated decking are contained within the rear garden of the application site which is relatively generous in size and is enclosed by approximately 1.8m high boundary fencing to the boundaries. Given the relatively modest scale and design of the structure and its position within the rear garden of the application site, it is considered that the proposal generally respects the scale and proportions of the host dwelling and application site as a whole.

2.26 Furthermore, given the position of the proposal within the rear garden of the property and taking into account the siting of the main host dwelling and surrounding properties, it is further considered that the proposal would not introduce a significant incongruous feature or adversely affect the character and appearance of the surrounding area.

2.27 Overall, the proposal is considered to generally comply with the provisions of the identified HLP and HRNP policies and the general provisions of the NPPF and is therefore considered to be acceptable in this respect.

IMPACT ON AMENITY AND PRIVACY OF NEIGHBOURING PROPERTIES

2.28 In addition to the requirements of Policy HSG11, Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) requires that proposals should not negatively impact upon the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overshadowing and visual intrusion particularly relating to poor outlook, or by way of overlooking and loss of privacy. These requirements are reiterated in the Council's adopted Residential Design SPD (2019).

2.29 The following minimum separation distances must therefore be adhered to:

- Provide and maintain separation distances of at least 20m from habitable room to habitable room.
- Provide and maintain separation distances of at least 10m from habitable room to non-habitable room and/or gable end.

Impact on No. 25 Highgate Meadows (west)

2.30 No. 25 Highgate Meadows is a south-facing semi detached bungalow located to the side (west) of the application site, albeit the orientation of plots around the estate is such that the garden serving the host property (and the location of the retrospective outbuilding), is situated to the north of the garden serving this neighbour (25). No 24 is attached to the west of No 25 and does not abound or share a boundary with the application site.

2.31 The outbuilding is set off from the shared boundary to the south with No 25 by approximately 1 metre and there is an existing boundary treatment that consists of an approximately 1.8-metre-high fence.

2.32 After a site visit conducted by the case officer, it was considered that there may be some views achievable from the window in the south facing elevation of the retrospective outbuilding towards the main windows in the rear elevation (north) of this neighbour (as well as its rear garden area). In this regard, it was requested that the fence be increased in height along this shared boundary to approximately 2 metres in height. An updated proposed block plan was received to reflect this.

2.33 With regard to the impact on amenity, the outbuilding is positioned in the area of the garden to the north of the neighbour at No. 25. The outbuilding has a small sloping/flat roof ranging in height from approximately 2.5 metres to the rear to 2.6 metres at the front (the rear section, being set away from the boundary to No 25, sat

on the small area of decking at approximately 0.295m). The proposal is positioned at a slight angle to the rear of No 25 (and an even greater angle to the rear of No 24) and features a chamfered elevation along this section. The proposal would also achieve an oblique separation distance of approximately 12.5m from the nearest point to the rear elevation of No 25 (and at an even greater oblique distance to the rear of No 24).

2.34 Taking into account the aforementioned satisfactory separation distance and the aforementioned and required increased height of the boundary fence which would further assist in partially screening the outbuilding from this neighbour, it is considered that there would not be any significant adverse impacts on the amenity of No. 25 Highgate Meadows in terms of loss of outlook, overbearing or overshadowing to windows in the rear elevation of No 25 (or No 24) or its immediate rear amenity area as to warrant a refusal of the application.

2.35 Furthermore and whilst acknowledging permitted development rights were removed for such structures on the original planning permission for the estate, a limited degree of weight can still be given to the modest scale of the structure, which at the southern section where it sides onto the boundary with No 25, only marginally exceeds the height that would normally be permitted development under householder permitted development rights for outbuildings (which is 2.5m) and in effect considered within acceptable thresholds by government.

2.36 In terms of potential impact on privacy, it is noted that there is a window facing in the chamfered southern elevation of the outbuilding facing onto the rear boundary with No. 25 Highgate Meadows. While direct views are considered to be limited (as assessed during the site visit conducted by the case officer), in order to safeguard the privacy of this neighbour and to prevent any unacceptable overlooking to be achieved from the large window in the southern side of the outbuilding towards the rear elevation and garden area of No 25 (or No 24), an increase of the existing fence to a 2 metre high fence (from the given ground level) was requested. In view of this requirement, it is considered appropriate that the existing boundary fence be increased in height within a suitable timeframe (2 months from the date of the decision notice), and a planning condition is recommended in this respect.

Impact on No. 23 Highgate Meadows (Side/north west)

2.37 No. 23 Highgate Meadows is a southwest-facing bungalow located to the side/north west of the rear of the application site. The outbuilding is set off from this shared boundary by approximately 1 metre, with an overall oblique separation distance of approximately 8.5 metres to the nearest rear/side elevation of No 23 (which benefits from a recent planning permission for single storey rear extensions, H/2026/0056, decision date 08/05/2026) and an existing boundary treatment that consists of an approximately 1.8-metre-high fence between the neighbouring properties.

2.38 Consideration is given to the modest scale and design of the outbuilding which has a height (at the rear/west elevation) of approximately 2.6 metres. It is considered that the outbuilding had a limited impact on the neighbour to the west given the positioning/relationship of the neighbouring properties and the existing

boundary treatments providing sufficient screening. As such, it is considered that the proposal would not result in a significant unacceptable impact on the amenity of No 23 Highgate Meadows in terms of loss of outlook, overbearing or overshadowing to the neighbour (and the immediate rear amenity area) as to warrant a refusal of the application in this instance. As noted above, further consideration is given to the fallback position of permitted development, which would ordinarily allow the applicant to erect an outbuilding with a maximum height of 2.5m on the boundary between their garden and that of another neighbour.

2.39 With regards to potential impacts on privacy, there are no windows existing or proposed in the rear elevation of the outbuilding which abounds to the boundary of this neighbouring property to the rear. In addition, the side windows are positioned at an oblique angle facing away from No. 23 Highgate Meadows, and it is also considered that the existing boundary treatment would provide sufficient screening from any existing or potential windows in any elevation of the outbuilding towards this neighbour. As such, it is considered that the proposal would not result in an any adverse impact on the privacy of the neighbouring property in terms of overlooking.

Impact on No's. 27 and 28 Highgate Meadows (Side/east)

2.40 No's 27 and 28 Highgate Meadows are southeast-facing bungalows located to the east of the application property and garden (No 28 located further to the south east). The application site is separated from these properties by a garage (serving No. 27 Highgate Meadows) and a private driveway beyond the existing boundary fence to the eastern side of the host property that serves 27 and 28.

2.41 As such and given the substantial intervening separation distance (approximately 30m to No 27 with an even greater and more oblique distance to No 28) with intervening boundary treatments (and the aforementioned garage of No 27), it is considered that the proposal would not result in a significant unacceptable impact on the amenity and privacy for No 27 and No 28 Highgate Meadows in terms of loss of outlook, overbearing or overshadowing or overlooking.

Impact on Nos. 29 and 30 Highgate Meadows (Front/south)

2.42 Nos. 29 and 30 Highgate Meadows are northeast-facing, detached dwellings located to the front (South) of the application site. Due to the significant separation distance of approximately 45 metres between the neighbouring properties and the nearest point of the rear extensions, and the oblique relationship between the neighbours and host dwellinghouse, it is considered that the detached outbuilding would not create any significant or adverse impacts on the amenity or private of the neighbouring property and other properties to the front in terms of loss of outlook, overbearing, overshadowing or overlooking in this instance.

ECOLOGY, TREES AND LANDSCAPING (ANCIENT WOODLAND)

2.43 Comments (and concerns) have been received from the Hartlepool Rural Neighbourhood Plan and Dalton Piercy Parish Council citing the presence of the adjacent Ancient Woodland to the rear of the site. This was considered as part of the

original planning application(s) for the estate whereby a 15m buffer was provided to safeguard the soils and their ecological value. In this instance, the 15m buffer consists of a 10m distance beyond the rear boundaries of the properties (including the host property) and the edge of the woodland and a 5m 'no build zone' within the rear gardens of a number of the properties (including the host property).

2.44 The Council's Arboricultural Officer was consulted as part of this application due to the development being located next to an area of Ancient Woodland. The Council's Arboricultural Officer has reviewed the application and confirmed that as the proposal does not fall within this designated area, there are no arboricultural concerns, and no additional tree documentation would be required. Additionally, the Council's Landscape Architect has confirmed that there are no landscaping issues associated with this proposed development. The Council's Ecologist has been consulted on the application and has not provided any objection or comment. As such, the acceptable is considered acceptable in this respect.

HIGHWAY SAFETY

2.45 The proposal would not affect existing car parking arrangements and the Council's Traffic and Transport team have confirmed no objections. The proposal is therefore considered to be acceptable in respect of highway and pedestrian safety and car parking.

OTHER MATTERS

2.46 Concerns have been raised through an objection received regarding fire safety of the erected outbuilding.

2.47 The Council's Building Control department were consulted as part of this application and have confirmed that building regulations are likely to be required (albeit the process is unlikely to be straight forward). The applicant can be made aware of this by way of an informative.

2.48 For completeness, the case officer has also consulted Cleveland Fire Brigade as part of this application and any comments are awaited at the time of writing and Members will be updated at the planning committee meeting should any such comments be received. It should be noted that comments from the Fire Brigade would primarily feed into any building regulations process/requirements as opposed to planning.

2.49 From a planning perspective, certain applications are required to provide a Fire Statement. The outbuilding at the host property would not be a "relevant building" in terms of this requirement. Ultimately and notwithstanding the relatively recent introduction by the government around Fire Statements, in the context of the current application, planning does not have powers to assess the fire safety of building materials nor most elements of building design. Fire precautions covered by building regulations are not part of material planning considerations on which planning decisions must be based. In view of the development being exempt from building regulations, or requiring a Fire Statement, this matter would be beyond the control and remit of the LPA in this instance.

CONCLUSION

2.50 The application is, on balance, considered to be acceptable with respect to the above-mentioned relevant material planning consideration and when considered against Policies QP4, NE1 and HSG11 of the Hartlepool Local Plan (2018), Policies GEN2 and NE1 of the Hartlepool Rural Neighbourhood Plan (2018), and the relevant paragraphs of the NPPF (2024). The development is therefore recommended for approval subject to the planning conditions below.

EQUALITY DUTY

2.51 The Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

CRIME AND DISORDER ACT IMPLICATIONS

2.52 In this instance, there are no Section 17 implications.

REASON FOR DECISION

2.53 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 conditions below:

1. Within a period of 2 months from date of this decision notice, a 2 metres high (from the given ground level) closed boarded fence (or such provision shall be made to increase the height of the existing boundary fence to 2 metres in height from the given ground level) shall be erected along the full length of the shared boundary with 25 Highgate Meadows (south) as annotated on plan DWG NO. PBP Revision 1 (Proposed Block Plan, date received by the Local Planning Authority 24/07/2026) and thereafter retained for the lifetime of the development hereby approved.
To ensure a satisfactory form of development and the amenities of neighbouring occupiers.
2. The development hereby approved shall be in accordance with the following plans and details; DWG. NO PFP (Proposed Floor Plan (Retrospective)), DWG. NO. PELV (Proposed Elevations (Retrospective)) date received by the Local Planning Authority 13/05/2026; DWG. NO PLP (Proposed Location Plan) date received by the Local Planning Authority 28/05/2026; and DWG NO. PBP Revision 1 (Proposed Block Plan) date received by the Local Planning Authority 24/07/2026.
To define the permission.

3. The single storey outbuilding hereby approved shall only be used for purposes incidental to the use of the dwellinghouse at No. 26 Highgate Meadows and for no other purpose.
To ensure a satisfactory form of development and the amenities of neighbouring occupiers.

BACKGROUND PAPERS

2.54 Background papers can be viewed by the 'attachments' on the following public access page:

<https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=169348>

2.55 Copies of the applications are available on-line:

<http://eforms.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet>

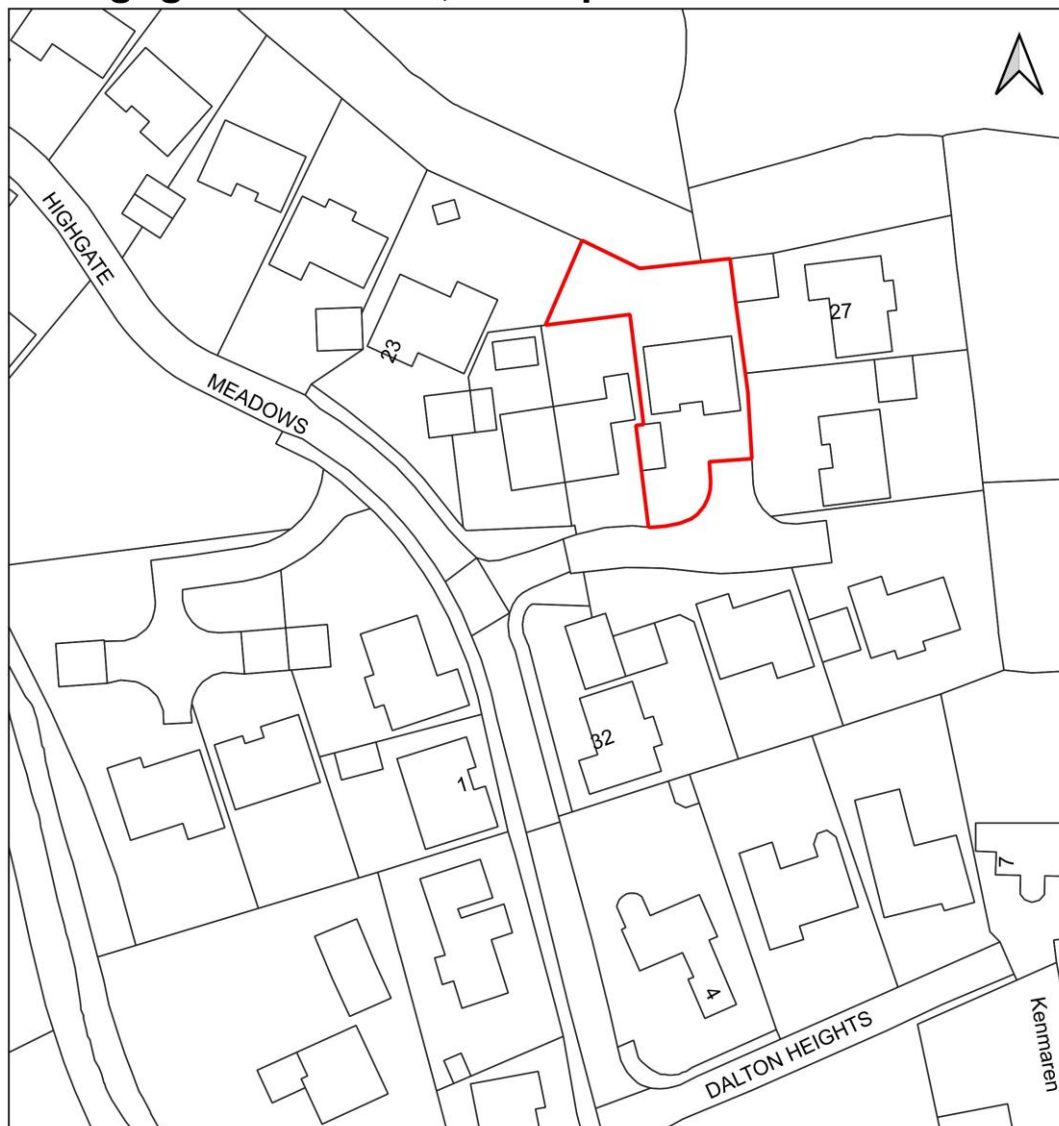
CONTACT OFFICER

2.56 Scott Parkes
Assistant Director - Neighbourhood Services
Level 3
Civic Centre
Hartlepool
TS24 8AY
Tel: (01429) 523207
E-mail: scott.parkes@hartlepool.gov.uk

AUTHOR

2.57 Stephanie Bell
Senior Planning Officer
Level 1
Civic Centre
Hartlepool
TS24 8AY
Tel: 01429 523246
E-mail: stephanie.bell@hartlepool.gov.uk

26 Highgate Meadows, Hartlepool



© Crown Copyright. All rights reserved AC0000849987 (2025).

THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

 Hartlepool Borough Council	DRAWN LH	DATE 22/07/2026
	Scale 1:800	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	DWG.NO H/2026/0144	REV

POLICY NOTE

The following details a precis of the overarching policy documents referred to in the main agenda. For the full policies please refer to the relevant document, which can be viewed on the web links below;

HARTLEPOOL LOCAL PLAN 2018

<https://www.hartlepool.gov.uk/localplan>

HARTLEPOOL RURAL NEIGHBOURHOOD PLAN 2018

[https://www.hartlepool.gov.uk/downloads/file/4876/hrnp_2016-2031 -
made version - december 2018](https://www.hartlepool.gov.uk/downloads/file/4876/hrnp_2016-2031_-_made_version_-_december_2018)

MINERALS & WASTE DPD 2011

[https://www.hartlepool.gov.uk/info/20209/local_plan/317/tees_valley_minerals
and waste development plan documents for the tees valley](https://www.hartlepool.gov.uk/info/20209/local_plan/317/tees_valley_minerals_and_waste_development_plan_documents_for_the_tees_valley)

REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2024

[https://www.gov.uk/government/publications/national-planning-policy-
framework--2](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

ILLUSTRATIVE EXAMPLES OF MATERIAL PLANNING CONSIDERATIONS

Material Planning Considerations	Non Material Considerations
<i>Can be taken into account in making a planning decision</i>	<i>To be ignored when making a decision on a planning application.</i>
Local and National planning policy	Political opinion or moral issues
Visual impact	Impact on property value
Loss of privacy	Hypothetical alternative proposals/sites
Loss of daylight / sunlight	Building Regs (fire safety, etc.)
Noise, dust, smells, vibrations	Land ownership / restrictive covenants
Pollution and contaminated land	Private access disputes
Highway safety, access, traffic and parking	Land ownership / restrictive covenants
Flood risk (coastal and fluvial)	Private issues between neighbours
Health and Safety	Applicants personal circumstances (unless exceptional case)
Heritage and Archaeology	Loss of trade / business competition (unless exceptional case)
Biodiversity and Geodiversity	Applicants personal circumstances (unless exceptional case)
Crime and the fear of crime	
Planning history or previous decisions made	

(NB: These lists are not exhaustive and there may be cases where exceptional circumstances require a different approach)



Hartlepool
Borough Council

Planning Committee

12th August 2026

Report of: Director of Legal, Governance and HR

Subject: Recorded Votes

1. Council Plan Priority

Hartlepool will be a place:

with a Council that is ambitious, fit for purpose and reflects its community.
(Organisation)

2. Purpose of Report

2.1 To advise Planning Committee of the current voting arrangements under the Council's Constitution and to seek Members' views on whether any change to those arrangements should be referred for consideration through the appropriate constitutional process, in particular whether there should be a requirement that all votes are recorded.

3. Background

3.1 The Council's Constitution provides that Committee and Sub-Committee decisions are taken in accordance with the Council Procedure Rules. The default voting method is by show of hands (rule 15.3 and r24), save where a recorded vote is either a) required by law or b) approved by a Committee as a way of regulating its own proceedings. A permanent/binding change requiring all votes at Planning Committee to be recorded would require amendment to the Council Procedure Rules and should be considered through the Constitution Committee and Full Council. The existing rules do not prevent the committee from having a recorded vote as and when it considers appropriate but that should be agreed by the committee as a "current practice" or a "case by case decision" but not one that can bind or fetter the committee against resolving otherwise or, as an override to the Council's Constitution.

4. Proposals

4.1 Planning Committee Members decide whether to continue voting by show of hands or recorded votes be undertaken.

5. Other Considerations/Implications

Risk Implications	None.
Financial Considerations	None.
Subsidy Control	None.
Legal Considerations	None.
Single Impact Assessment	None.
Staff Considerations	None.
Asset Management Considerations	None.
Environment, Sustainability and Climate Change Considerations	None.
Consultation	None.

6. Recommendations

That Planning Committee notes the current constitutional position; and

Either:

(a) agrees to continue with the current voting arrangements, with voting by show of hands save where a recorded vote is required or requested in accordance with the Procedure Rules; or

(b) requests that the issue of recorded votes at Planning Committee be referred to the Constitution Committee for consideration.

7. Background Papers

None.

8. Contact Officers

Neil Wilson

Neil.wilson@hartlepool.gov.uk

01429 523002



Planning Committee

12th August 2026

Report of: Assistant Director – Neighbourhood Services

Subject: UPDATE ON PLANNING APPEALS

1. Purpose of Report

1.1. To advise members of any new planning appeal notifications or any new appeal decisions.

New Appeal Notifications

1.2. The following new planning appeal notifications that have been received;

1. Appeal against the Council's decision to refuse an application for 'Advertisement consent for installation of 1no. 48 sheet gable mounted LED illuminated advertising display unit' at Titan Advertising Board, Eden Street, Hartlepool.

The application was refused under delegated powers on 02/06/2026.

Details of the officer report, decision notice and the appeal can be found here;

https://hbc-edrms.necswscloud.com/PublicAccess_Live/SearchResult/RunThirdPartySearch?FileSystemId=PL&FOLDER1_REF=H/2026/0105

New Appeal Decisions

None to report.

2. Recommendations

2.1. That Members note this report.

3. Contact Officers

Scott Parkes
Assistant Director - Neighbourhood Services
Tel: 01429 523207
E-mail: Scott.Parkes@hartlepool.gov.uk

4. Author

Daniel James
Planning Team Leader (DM)
Tel (01429) 284319
E-mail: daniel.james@hartlepool.gov.uk