Hartlepool
Borough Council

Planning Committee

Agenda

7th October 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)

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1. Apologies for absence

2. To receive any declarations of interest by members

3. Minutes

3.1 To confirm the minutes of the meetings held on 25th September 2026 – ***to follow***

4. Items Requiring Decision

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

1. H/2026/0106 100 Elwick Road, Hartlepool (page 1)
2. H/2026/0216 13 Pressburger Close, Wynyard (page 39)
3. H/2026/0012 Land at Hartlepool Power Station, Tees Road, Hartlepool (page 51)

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 continuo tone. The Assembly Point for everyone is Victory Square by the Cenotaph. If the meeting has be evacuated, please proceed to the Assembly Point so that you can be safely accounted for.

5. Items for Information

5.1 Development Management Performance – Third and Fourth Quarter 2025-26 *(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 4th November 2026.

Date of next meeting – Wednesday 4th November 2026 at 10:00 am in the Civic Centre, Hartlepool.

No:	1.
Number:	H/2026/0106
Applicant:	STONE, C/O AGENT
Agent:	MR THOMAS PENDLEBURY MAINE BLUEPRINTS 12 MOWBRAY DRIVE HURWORTH DARLINGTON DL2 2EZ
Date valid:	14/04/2026
Development:	Change of use from residential dwelling (C3) to a HMO (Sui Generis) for up to 8no. occupants and minor external alterations including relocated window.
Location:	100 ELWICK ROAD HARTLEPOOL TS26 9AX

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 There is no recent or relevant planning history relating to the application site.

PROPOSAL

1.3 The application seeks planning permission for the change of use from a residential dwelling (C3) to a HMO (Sui Generis) for up to 8no. occupants and minor external alterations including relocated window at 100 Elwick Road.

1.4 Through the course of the planning application, the proposed number of bedrooms has been reduced from 9 bedrooms to 8, with the ground floor layout reconfigured to replace the previously proposed ensuite bedroom within the ground floor offshoot to the rear of the property with a living room. The originally proposed living room has also been replaced with additional kitchen space.

1.5 The proposed HMO, as amended, would feature 8 bedrooms in total, 6 of which would feature en-suite bathrooms, with the remaining two bedrooms featuring separate, adjacent bathrooms. In addition to the kitchen, dining and living rooms at ground floor, 1 en-suite bedroom is proposed; at first floor 3 en-suite bedrooms, 1 bedroom and 1 bathroom is proposed; and within the second floor 2 en-suite bedrooms, 1 bedroom and 1 bathroom is proposed. Internally, existing chimney breasts at ground and first floor level are proposed to be removed to facilitate the proposed internal arrangement.

1.6 Externally the proposed alterations to the existing property are limited to the infilling of three small windows to the side (west) elevation of the ground floor rear offshoot, the infilling of 1 side facing window within the west elevation at first floor, and the infilling of 1 side facing window within the west elevation at first floor and its

proposed relocation to the rear elevation (to serve a proposed bedroom). A bike store (for up to 10 bicycles) and a bin store comprising 2 x 240L general waste bins, 2 x 240L recycling bins, and 1 x food waste bin are proposed to be located within the property's rear private amenity space.

1.7 The application has been referred to the Planning Committee due to the number of objections received, in line with the Councils scheme of delegation for planning applications.

SITE CONTEXT

1.8 The application site relates to 100 Elwick Road, a mid-terraced three storey property which, whilst currently vacant, is understood to have been most recently used as a residential dwelling featuring 5 bedrooms. The application property is situated within a predominantly residential street in the Burn Valley ward of Hartlepool. 98 Elwick Road adjoins the property to the east (side), with 102 adjoining to the west (side), both of which are residential properties. The property is bounded by a fenced alleyway to the rear (north) with 77 Wansbeck Gardens and 72 Lansdowne Road beyond. Directly beyond the main highway of Elwick Road to the south (front) is Rydal Street, with 109 and 111 Elwick Road to the southeast and southwest.

1.9 The application property benefits from private garden space to the front and a small yard to the rear. To the front the boundary treatment consists of a timber fence atop a brick wall (with brick piers) to a combined height of approximately 1m, with a hedge above, as is characteristic of this row of properties.

PUBLICITY

1.10 The application has been advertised by way of 5 neighbour letters and a site notice. During the initial consultation period, 19 objections were received including from local residents and 2 local ward councillors. In addition, 3 objections were received either anonymously or from residents with no given address.

1.11 During the course of the planning application the description of development was updated to capture proposed minor external alterations, with a Transport Note, Management Plan and section drawings also submitted in response to concerns raised within the initial consultation period. An additional re-consultation was therefore carried out to reflect these changes and additions, including neighbour letters, with 3 objections received including from local residents and 2 local ward councillors (who had previously objected).

1.12 Subsequently, an amended Management Plan and amended plans were received to provide an additional kitchen/dining area in place of the originally proposed living room. A further 21-day reconsultation was carried out, including neighbour letters, with 4 objections received from local residents (all of whom had previously objected).

1.13 Further amended plans were later received in response to the officer concerns regarding the proposed number of bedrooms and associated intensification

of the building's use, as well as in respect of the privacy of the first-floor rear bedroom, the amenity and privacy of occupiers of the ground floor bedroom at the rear of the property, and the location of the proposed cycle store. These amended plans replaced the ground floor bedroom with a living room, relocated the existing side-facing window serving the first-floor rear bedroom (to the rear of the property) and relocated the cycle store from the front garden of the property to the rear yard. As a result, a full 21-day reconsultation was undertaken including neighbour letters and the erection of a new site notice, with the description of development updated to reflect the change in number of proposed bedrooms. 5 objections were received from local residents during this reconsultation.

1.14 Amended supporting documents were later received to reflect the reduction in proposed bedroom numbers from 9 to 8. Such changes were made for consistency but did not substantively affect the content of such supporting documents and as a result, no further consultation was considered to be necessary.

1.15 The objections (21no. representations in total from separate addresses/individuals or where no address was given) and concerns from residential properties and two local ward councillors can be summarised as follows:

- Increased pressure on on-street parking provision and existing parking congestion.
- Additional traffic generation and adverse impacts on highway and pedestrian safety.
- Existing and potential increases in anti-social behaviour, crime and community safety concerns.
- Concerns regarding the concentration and cumulative impact of HMOs within the area.
- Loss of a large family dwelling and reduction in the stock of family housing.
- Increased noise and disturbance arising from a higher number of occupants, including comings and goings, deliveries and general activity associated with HMO occupation.
- Adverse impacts on neighbouring residential amenity, including overlooking, loss of privacy and perceived overlooking.
- Inadequate refuse and recycling storage, increased waste generation, littering and concerns regarding maintenance of external areas.
- Concerns regarding the adequacy of communal facilities, room sizes, internal layout and overall living conditions for future occupiers.
- Concerns that the proposal would adversely affect the character of the area and contribute to over-intensification of the property.
- Concerns regarding future management of the property and control over future occupants.
- Concerns that there is insufficient demand for additional HMO accommodation given the number of vacant properties in the area.
- Concerns regarding security implications associated with the proposed rear access arrangements and adjacent alleyway.
- Concerns regarding the removal of chimney breasts and potential impacts on neighbouring properties.

- Concerns regarding the adequacy of plumbing, water supply and heating facilities.
- Concerns regarding sound insulation between the application property and neighbouring dwellings.
- Concerns regarding fire safety measures and general occupant safety.
- Concerns regarding construction impacts, including disruption to neighbouring residents.
- Concerns regarding potential impacts on wildlife.
- Concerns regarding sustainability and energy efficiency credentials of the proposal.
- Concerns regarding the suitability of the location for HMO accommodation.
- Concerns that the proposal could set an undesirable precedent for similar developments within the area.

1.16 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=168952

1.17 The period for publicity has expired.

CONSULTATIONS

1.18 The following consultation replies have been received:

HBC Ecology:
- No Objection.
- A HRA (Stage 2 – Appropriate Assessment) has been prepared, Natural England must be consulted.

Habitats Regulations Assessment stage 1 screening

Revision history

Version	Date	Revision	Prepared by
1	30/04/2026	A	Max Cummins

1. Stage 1 findings

Nutrient neutrality

Is sewage disposed of via the public sewer systems of either Seaton Carew or Billingham WwTW?	Yes (Seaton Carew WwTW)	The scheme is screened out.

Recreational disturbance

Is Recreational disturbance accounted for by the Hartlepool local Plan Coastal Mitigation Scheme?	No	HRA Appropriate Assessment required *(see below).*

Habitats Regulations Assessment stage 2 Appropriate Assessment

Revision history

Version	Date	Revision	Prepared by
1	30/04/2026	A	Max Cummins

1. Introduction

Following a Habitats Regulations Assessment (HRA) stage 1 screening, the requirement for a HRA stage 2 Appropriate Assessment has been triggered. As the competent authority, Hartlepool Borough Council has a legal duty to safeguard European Sites.

2. HRA Stage 2 - Appropriate Assessment

European Sites and issues requiring Appropriate Assessment
That HRA stage 1 screening for Likely Significant Effect (LSE), screened in the following European Sites:

- Teesmouth and Cleveland Coast SPA and Ramsar
- Northumberland Coast SPA and Ramsar
- Durham Coast SAC

That HRA stage 1 screening screened in the following LSE:

- Increased recreational disturbance.

This AA assesses whether increased recreational disturbance causes an Adverse Effect on Integrity of the Site (AEOI) and if so if this can be removed through mitigation.

Adverse Effect on Integrity findings
Recreational disturbance is identified as an LSE, potentially harming populations of SPA/ Ramsar birds and SAC vegetation communities. Increased recreational disturbance (including dog walking) is linked to an increase in new residents which is a consequence of housebuilding. The Hartlepool Local Plan identified an average increase of 2.3 people per new dwelling and 24% of new households owning one or more dogs.

Increased recreational disturbance LSE is mitigated by the Hartlepool Coastal Mitigation Scheme for all housing development included in the Hartlepool Local Plan 'HSG1 policy: New Housing Provision'. All housing applications for allocated sites only require a HRA stage 1 screening. 'Windfall' housing site applications are not covered by this agreed mitigation and the *People Over Wind Ruling* means that they must be HRA stage 2 Appropriately Assessed.

3. Mitigation measures

Measures to avoid and mitigate Adverse Effects on Integrity

The Hartlepool Local Plan (adopted May 2018), policy 'HSG1 New Housing

Provision', provides allocated sites for major residential development (ten or more dwellings). These were collectively HRA assessed as part of the Local Plan HRA, and their mitigation is dealt with by the Hartlepool Coastal Mitigation Scheme.

All major, non-allocated housing developments, and all small-scale housing developments (nine or fewer dwellings) are not covered by the Hartlepool Coastal Mitigation Scheme and must be Appropriately Assessed in their own right.

However, provision to mitigate windfall housing developments is indirectly built into the Hartlepool Coastal Mitigation Scheme.

The Hartlepool Coastal Mitigation Scheme was designed so that:

- A windfall housing development greater than nine dwellings can use the same funding formula (to provide a financial contribution to the Scheme) to meet its HRA AA mitigation requirements.
- Developments of nine or fewer dwellings, or rooms for residential institutions such as care homes (Including change of use applications) are mitigated by the financial contributions made by allocated housing development projects, whose contributions include a built-in contingency measure to cover the housing applications for nine or fewer dwellings.

The Hartlepool Coastal Mitigation Scheme was designed so that additional recreational visits to the coast created by developments of nine or fewer new dwellings are mitigated by the combined Local Plan 'HSG1 New Housing Provision' allocated developments, which fund it. The Hartlepool Local Plan aspiration is for 6,150 new houses and the value of the Hartlepool Coastal Mitigation Scheme is set at £424,000.

This sum was used to calculate the 'per house' financial contribution formula and includes a contingency portion to cover the housing applications for nine or fewer dwellings.

4. Conclusion

Conclusion

This application, involving a Change of Use (CoU) from a dwelling (C3 use) to a 9 bedroom HMO (Sui Generis), is classified as a windfall project. It is mitigated by the built-in contingency measures provided by allocated housing developments within the Hartlepool Coastal Mitigation Scheme.

This contribution is indirectly funded by the collective contingency provisions of allocated housing schemes in Hartlepool. Therefore, increased recreational disturbance will not cause an Adverse Effect on Integrity (AEOI) to any European Site. This project is compliant with the Habitats Regulations.

Natural England must be consulted on the HRA Appropriate Assessment.

End

Natural England: Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

DESIGNATED SITES [EUROPEAN] – NO OBJECTION SUBJECT TO SECURING APPROPRIATE MITIGATION

This advice relates to proposed developments that falls within the 'zone of influence' (ZOI) for one or more European designated sites, such as the Teesmouth and Cleveland Coast SPA. It is anticipated that new residential development within this ZOI is 'likely to have a significant effect', when considered either alone or in combination, upon the qualifying features of the European Site due to the risk of increased recreational pressure that could be caused by that development. On this basis the development will require an appropriate assessment.

Your authority has measures in place to manage these potential impacts in the form of a strategic solution Natural England has advised that this solution will (in our view) be reliable and effective in preventing adverse effects on the integrity of those European Site(s) falling within the ZOI from the recreational impacts associated with this residential development.

This advice should be taken as Natural England's formal representation on appropriate assessment given under regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 (as amended). You are entitled to have regard to this representation.

Natural England advises that the specific measures (including financial contributions) identified in the strategic solution can prevent harmful effects from increased recreational pressure on those European Site within the ZOI.

Natural England is of the view that if these measures are implemented, they will be effective and sufficiently certain to prevent an adverse impact on the integrity of those European Site(s) within the ZOI for the duration of the proposed development.

The appropriate assessment concludes that the proposal will not result in adverse effects on the integrity of any of the sites as highlighted above (in view of its conservation objectives) with regards to recreational disturbance, on the basis that the strategic solution will be implemented by way of mitigation.

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects likely to occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions. If all mitigation measures are appropriately secured, we are satisfied that there will be no adverse impact on the sites from recreational pressure.

If the Habitats Regulations Assessment (HRA) has not been produced by your authority, but by the applicant, it is your responsibility (as the competent authority) to produce the HRA and be accountable for its conclusions. We provide the advice enclosed on the assumption that your authority intends to adopt this HRA to fulfil

your duty as competent authority.

Natural England should continue to be consulted on all proposals where provision of site specific SANGS (Suitable Alternative Natural Green Space) or other bespoke mitigation for recreational impacts that falls outside of the strategic solution is included as part of the proposal. We would also strongly recommend that applicants proposing site specific infrastructure including SANGs seek pre application advice from Natural England through its Discretionary Advice Service. If your consultation is regarding bespoke site-specific mitigation, please reconsult Natural England putting 'Bespoke Mitigation' in the email header.

Reserved Matters applications, and in some cases the discharge/removal/variation of conditions, where the permission was granted prior to the introduction of the Strategic Solution, should also be subject to the requirements of the Habitats Regulations and our advice above applies.

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

Updated comments received 16/06/2026

Natural England has previously commented on this proposal and made comments to the authority in our response dated 08 May 2026 reference number 547888 (attached).

The advice provided in our previous response applies equally to this amendment The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Further updated comments received 14/09/2026

Natural England has previously commented on this proposal and made comments to the authority requesting a Habitats Regulation Assessment in our response dated 08 May 2026 reference number (547888).

The advice provided in our previous response applies equally to this amendment The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the

changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

HBC Traffic and Transport: The proposed development does not provide any off-street parking. The Tees Valley Design Guide requires 1 parking space per 5 occupants for student accommodation this is the closest accommodation to a HMO in the Design Guide, however if the property was occupied by young professionals, it would not be unreasonable to expect the parking impact to be greater.

Object on Highway Safety grounds due to lack of parking facilities.

Updated comments received 19/08/2026

In this instance, I do not consider it appropriate to withdraw the Highway Authorities Objection.

As there is no specific parking requirement for HMO's I have in the past used student accommodation as the nearest comparable use. This usually leads to the site having a low parking requirement and usually below the existing use. In this instance as the property is intended for young professionals I would conclude that the parking requirement is closer to the parking requirement for a flat being 1.5 spaces we have reduced this to 1 space per property in areas close to the town centre.

There are concerns that the intended demographic of occupants does not provide sufficient justification for assuming that residents will have low levels of car ownership. And the development could therefore generate a substantial demand for both resident and visitor parking in an area already which suffers from on street parking congestion.

Further updated comments received 18/09/2026

We consider it necessary to continue with the objection.

It is considered that even taking into account the existing parking requirements for a domestic house, the potential impact on Elwick Road and surrounding streets may be severe. Residents may also be tempted to park on the single yellow line fronting the property during the daytime, which may impact the free flow of traffic on Elwick Road and be detrimental to road safety.

In previously similar applications no objections have been raised, this in part is due to the recognised low car ownership rate for traditional HMO occupants. In this instance, the property is being marketed for young professionals, and the expected car ownership rate would be higher.

The appeal for 78 Grange Road in part was upheld due to my comments about low car ownership levels and not objecting to the scheme.

Further updated comments received 23/09/2026

As there is no specific parking requirement for HMO's I have in the past used student

accommodation as the nearest comparable use. This usually leads to the site having a low parking requirement and usually below the existing use. In this instance as the property is intended for young professionals, I would conclude that the parking requirement is closer to the parking requirement for a flat being 1.5 spaces we have reduced this to 1 space per property in areas close to the town centre.

There are concerns that the intended demographic of occupants does not provide sufficient justification for assuming that residents will have low levels of car ownership. And the development could therefore generate a substantial demand for both resident and visitor parking in an area already which suffers from 'on' street parking congestion. The potential increase in parking demand gives the Highway Authority concerns regarding inappropriate on street parking and associated highway safety problems. However, given the recent appeal decisions on previous similar HMO applications in Hartlepool it is considered that an objection could not be sustained on appeal. For that reason, I reluctantly offer no objection.

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 Residential Guide 2025 Guide at www.securedbydesign.com

The Secured by Design Residential Guide highlights that the concepts and approach adopted within this guide can be used to influence strategic planning policies, in support of Paragraph 102a of the NPPF.

- 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

In addition, I would also add the following regarding this proposal.

HMOs can bring specific issues simply due to concentrating more single adults into a dwelling than an average household and the often-transient nature of its residents. HMOs that are poorly managed and badly maintained can put an extra burden on local services, including Police and have a negative impact on the area.
A good management plan is essential should permission be granted, and often absent landlords can also impact on the effective management and running of the premises.

There is no Management Plan shown in the application.

When located within a predominantly residential dwelling area this should be carefully considered. The existence of other HMOs in proximity can exacerbate the likelihood of potential issues. HMOS, and similar, generally have a high turnover of tenants and at times, associated adverse impacts to the communities nearby – this in turn creates significant demand for police resources. Very often landlords of HMO's have a difficult role in ensuring their tenants are operating within expectations.

Below are comments from the local Neighbourhood Policing Inspector.

The proposed development of a nine bed HMO within the Burn Valley area of Hartlepool raises significant concerns from a policing and community safety perspective. This location sits within one of the town's most deprived wards and has a long standing history of high demand for police intervention. The area has previously been the focus of Operation Deterrence, a targeted response to violence related offences, and despite sustained efforts, incidents involving assaults, threats and disorder continue to be reported at a notable level. Introducing a high occupancy HMO into this environment risks exacerbating existing pressures and undermining ongoing efforts to stabilise the neighbourhood.

Burn Valley is a densely populated residential area where crime and ASB remain persistent challenges. Shop theft, threats and violence towards staff, and drug related activity are all prevalent issues. Drug and substance misuse in particular continues to generate significant vulnerability and repeat demand. In recent months, two premise Closure Orders have been granted within close proximity to the proposed HMO, both linked to drug supply, exploitation and associated ASB. This demonstrates the fragility of the local environment and the ongoing requirement for intensive policing and partnership intervention.

The property also sits on the boundary of the Operation Aster footprint, a dedicated initiative aimed at making Hartlepool's town centres safer and supporting the Government's Neighbourhood Policing Guarantee. Operation Aster has delivered reductions in crime and ASB through targeted patrols, problem solving and partnership enforcement. However, the introduction of a large HMO at this location risks undermining this progress by increasing transient occupancy, reducing natural

guardianship, and introducing additional vulnerability into an already pressured area.

High density HMOs often correlate with increased calls for service, safeguarding concerns, tenancy related disputes and ASB. In an area already experiencing elevated levels of crime, the likelihood of increased demand is significant. The proposed HMO would introduce a concentration of potentially vulnerable individuals into a neighbourhood already struggling with drug misuse, exploitation, and community tension. This raises concerns around resident safety, the potential for criminal groups to target occupants, and the increased risk of the premises becoming associated with ASB or criminality.

From a policing perspective, the approval of this HMO would place additional strain on already stretched resources. The area currently requires regular reassurance patrols, targeted enforcement and multi agency problem solving. Increasing population density in this specific location is likely to heighten demand for police attendance, safeguarding interventions and ASB management. This would divert resources from wider neighbourhood priorities and undermine the long term stability of the area.

Community reassurance and public confidence must also be considered. Residents in Burn Valley have repeatedly expressed concerns about crime, disorder, and the impact of transient accommodation. Approving a nine bed HMO risks further eroding community cohesion and increasing fear of crime.

In summary, the proposed HMO presents clear risks relating to vulnerability, crime, ASB and policing demand. Given the existing pressures within the Burn Valley area and the ongoing work under Operation Deterrence and Operation Aster, the application should not be supported.

With all the above being considered, Police do not support this application.

Updated comments received 10/06/2026

In relation to this application, and in addition to previous comments, please see below further comments from the Neighbourhood Policing Inspector.

Cleveland Police have reviewed the resubmitted planning application relating to the proposed conversion of 100 Elwick Road, Hartlepool into a House in Multiple Occupation (HMO). This review has been undertaken in light of the applicant's updated supporting documentation and the operational context within the Burn Valley and wider Victoria ward area. Having considered the revised material in full, Cleveland Police maintain the position that approval of this application would not be appropriate for this location and would present a heightened risk of further demand, community impact, and crime-related pressures.

The applicant has provided a detailed plan outlining the intended use of the property as a high-quality HMO specifically marketed towards working professionals and key workers in full-time or part-time employment. The documentation emphasises that the property will not be advertised as general shared accommodation, nor will it be made available to individuals without verifiable employment or income. While this

approach is noted and the applicant's intentions are understood, the proposal must be considered within the wider social, environmental, and policing context of the area in which the property is situated.

The immediate vicinity of 100 Elwick Road is characterised by high levels of unemployment, significant socio-economic challenges, and a densely populated network of terraced "ladder streets" directly opposite the proposed site. These streets have been the focus of sustained police and partner-agency activity over recent years due to persistent issues involving drug supply, violence, antisocial behaviour, and associated criminality. This includes at least three premises closure orders in the Rydal Street area, which sits directly opposite the application address. These closures were necessary to disrupt entrenched criminal activity and to safeguard vulnerable residents.

Given this context, the assertion that the property will attract a stable cohort of employed professionals does not align with the established demographic, social profile, or housing market of the area. There is a significant risk that, despite the applicant's stated intentions, the property may struggle to attract the target tenant group. This could lead to a gradual lowering of occupancy standards, increased turnover, or pressure to fill vacancies with individuals whose circumstances may not align with the original proposal. Such patterns are well-recognised risk factors for increased police demand, community tension, and vulnerability within HMO settings.

Cleveland Police acknowledge the applicant's commitment to implementing a robust vetting process for all prospective tenants, including documented referencing and verification checks. While this is positive, it cannot fully mitigate the environmental and contextual risks associated with placing an additional HMO in an area already experiencing significant crime-related pressures. Even with strong management practices, the introduction of another multi-occupancy property in this location has the potential to exacerbate existing issues and increase the operational burden on both Cleveland Police and the Hartlepool Community Safety Team.

The applicant has also expressed a willingness to engage proactively with Cleveland Police and specifically with the local Neighbourhood Policing Team responsible for the Burn Valley area. While this commitment is welcomed, it is important to recognise that the management of crime, antisocial behaviour, and community safety concerns linked to HMOs is not solely a policing responsibility. Effective oversight requires a multi-agency approach involving housing, environmental health, community safety partners, and local councillors. The cumulative impact of additional HMOs in areas already under strain can undermine the progress made through such partnership work.

It is also relevant to highlight that Cleveland Police continue to deploy significant resources within the Burn Valley and Victoria ward areas through ongoing operations, including the previous Operation Deterrence and the current Operation Aster. These operations were established in response to persistent and serious community-safety concerns, and they continue to require sustained police presence and intervention. Introducing an additional HMO into this environment risks undermining these efforts and increasing the demand on already stretched resources.

In conclusion, while the applicant has provided a more detailed and structured proposal than in the previous submission, the fundamental concerns raised by Cleveland Police remain unchanged. The location of 100 Elwick Road is not suitable for conversion into an HMO given the existing crime levels, the socio-economic profile of the area, the history of drug-related activity, and the ongoing operational pressures faced by police and partner agencies. For these reasons, Cleveland Police maintain that approval of this application would not be appropriate and would likely contribute to increased demand, reduced community cohesion, and heightened risk within an already vulnerable locality.

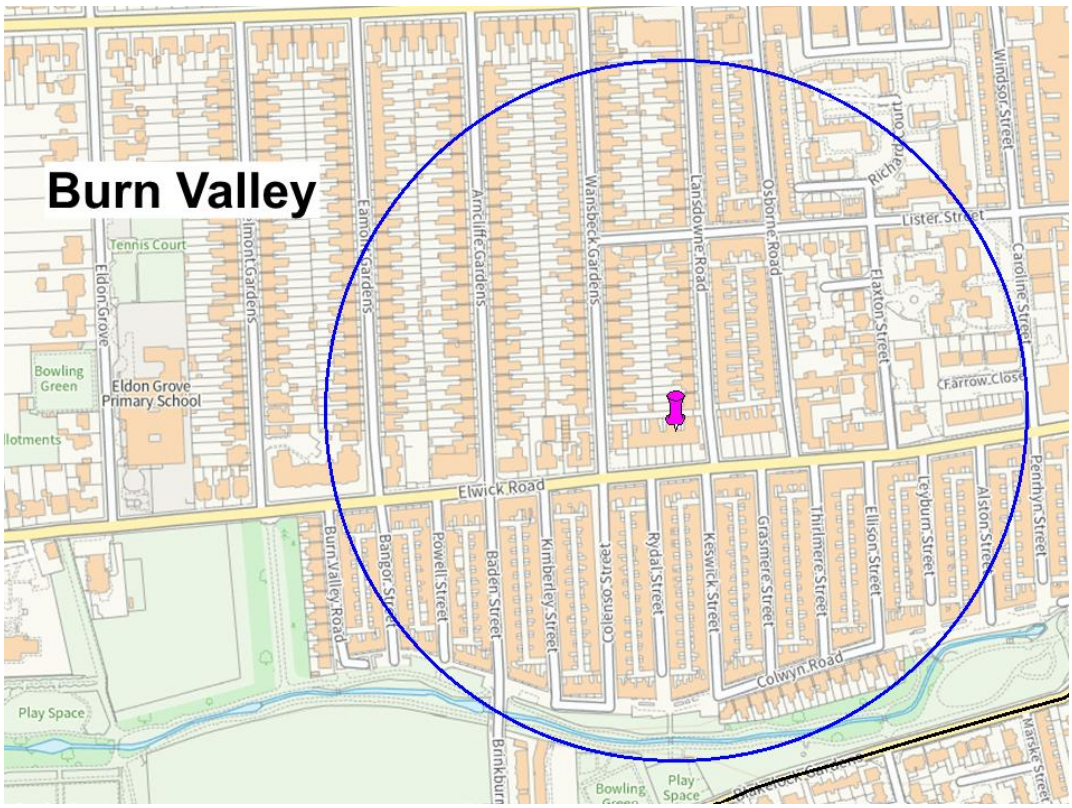
Further updated comments received 24/06/2026

In relation to this application, my previously updated comments are still valid.

Briefing Note received 28/07/2026

The purpose of this briefing note is to provide an overview of crime and anti-social behaviour (ASB) in Burn Valley and a 250m radius around 100 Elwick Road, as shown in the map below. The data period used is 01/07/25 to 30/06/26.

Burn Valley suffers the second highest levels of crime and ASB across the local police area (LPA) of Hartlepool, particularly in terms of acquisitive crime, violence, drugs and youth ASB. Intelligence indicates elevated levels of drug uses/supply and organised criminality.



BURN VALLEY CRIME

- Total offences: 1848 offences (14% of all offences in Hartlepool)
- Top offence categories: violence against the person (47%), theft and handling (18%).
- Top offence types: common assault & battery (15%), shoplifting (8%)
- Stranger related offences: 673 (36%)
- Offences involving vulnerable adults or children: 295 (16%)
- Drug related offences: 133 (7%)
- Offences involving weapons: 93 (5%) involved weapons. 37 bladed/points articles (40%), mainly knives (21). 24 blunt instruments (26%) which were varied.
- Key dates/times: Wednesdays & Saturdays (16% each), Sundays & Fridays (15% each), rising gradually throughout the day before peaking 16:00-19:59 and again at 00:00-02:59

Table 1 below shows the HO category of Burn Valley offences.

Table 1: HO Category: Burn Valley	Total
01 - Violence Against The Person	868
05 - Theft and Handling Stolen Goods	341
07 - Criminal Damage	244
03 - Burglary	99
09 - Other Offences	93
08 - Drug Offences	80
02 - Sexual Offences	74
04 - Robbery	37
10 - NFIB Fraud	9
06 - Fraud and Forgery	3
Grand Total	1848

Table 2 below shows the most common offence types within Burn Valley.

Table 2: HO class: Burn Valley	Total
105/01 - Common assault and battery	274
046/00 - Theft from shops and stalls	150
008/06 - Assault occasioning actual bodily harm	121
149/00 - Other criminal damage > £5000 - dwelling	80
195/94 - Harassment (protection from harassment etc)	78
125/09 - Cause intentional harassment, alarm, distress	72
049/10 - Theft if not classified elsewhere	57
059/11 - Threats to destroy or damage property	38

149/00 - Other criminal damage > £5000 - other	37
125/11 - Fear or provocation of violence	36
149/00 - Other criminal damage > £5000 - vehicle	36
005/01 - Wounding with intent to do GBH	35
195/12 Pursue course of conduct in breach of Sec 1 (1) which amounts to stalking. Protection from Harassment Act 1997 Sec 2 A.	33
030/02 - Burglary in a building used for business or community Theft Act 1968 Sec 9	32
008/30 - Putting people in fear of violence	31

BURN VALLEY CRIME LOCATIONS

- Location types: public/open places (611/33%) or dwellings (558/30%)
- Total repeat streets: 24
- Top repeat street: Elwick Road, the location of the address subject to this report (6%)

Table 3 below shows the top repeat streets

Table 3: Repeat Streets in Burn Valley (+40)	Total
Elwick Road	177
Church Street	148
York Road	126
Belle Vue Way	92
Church Square	74
Burbank Street	55
Park Road	55
Rydal Street	55
Waldon Street	51
Burn Road	41
Stockton Road	41

ASB

- Total ASB reports: 398, mainly AS22 Nuisance (352/88%)
- In: abusive or aggressive behaviours by people in the street (78/20%), drunk and disorderly behaviour by people in the street (71/18%) or youth related ASB (69/17%)
- Key dates/times: Sundays, Mondays & Saturdays (16% each), Fridays (15%), peaking 17:00-21:59
- Total repeat streets: 41
- Top repeat street: Church Square (19%) of incidents

Table 4 below shows the top repeat streets for ASB incidents.

Table 4: Repeat streets in Burn Valley (+8)	Total
Church Square	74
Church Street	54
York Road	42
Burn Road	23
Elwick Road	16
Rydal Street	16
Belle Vue Way	14
Burbank Street	12
Station Approach	10
Waldon Street	8

INTELLIGENCE
Intelligence mainly relates to drug misuse/dealing/supply. There are indications of organised criminality, trading standards issues with regards business properties and potential modern slavery/human trafficking. There have been incidents of damage/violence because of this.

CRIME WITHIN 250M RADIUS OF 100 ELWICK ROAD

- Total offences: 466 offences
- Top offence categories: violence against the person (183/39%) and theft and handling offences (130/28%)
- Top offence types: shoplifting (91/20%), common assault & battery (50/11%)
- Stranger related offences: 178 (38%)
- Offences involving vulnerable adults or children: 67 (14%)
- Drug related offences: 26 (6%)
- Offences involving weapons: 20 (4%). Eight bladed/pointed articles (40%), all of which were knives. Other weapon types were varied.
- Location types: dwellings (181/39%), public/open places (109/23%)
- Key dates/times: Saturdays (17%). Peaking 08:00-13:59, 16:00-19:59 and 23:00-02:59.

Table 5 shows the HO categories of offences in the 250m radius

Table 5: HO Category – 250m radius	Total
01 - Violence Against The Person	183
05 - Theft and Handling Stolen Goods	130
07 - Criminal Damage	64
03 - Burglary	29
02 - Sexual Offences	22
09 - Other Offences	19
08 - Drug Offences	10

04 - Robbery	6
10 - NFIB Fraud	3
01 - Violence Against The Person	183
Grand Total	466

Table 6 shows the HO categories of offences in the 250m radius

Table 6: HO class – 250m radius	Total
046/00 - Theft from shops and stalls	91
105/01 - Common assault and battery	50
149/00 - Other criminal damage > £5000 - dwelling	34
125/09 - Cause intentional harassment, alarm, distress	21
008/06 - Assault occasioning actual bodily harm	19
195/94 - Harassment (protection from harassment etc)	17
028/03 - Residential Burglary of a Home Contrary to Sec 9 Theft Act 1968	14
059/11 - Threats to destroy or damage property	11
195/12 Pursue course of conduct in breach of Sec 1 (1) which amounts to stalking. Protection from Harassment Act 1997 Sec 2 A.	11
008/65 Stalking involving fear of violence. Protection from Harassment Act 1997 Sec 4A.	10

ASB WITHIN 250M RADIUS OF 100 ELWICK ROAD

- Total ASB reports: 56, mainly AS22 Nuisance (46/82%)
- Incident MOs: violent or aggressive behaviours by people in the street (20/35%), drunk and disorderly behaviour by people in the street (10/18%)
- Key dates/times: Tuesdays (20%) followed by Wednesdays (18%) peaking between 10:00-14:59 and 20:00-22:59

Further updated comments received 11/09/2026

In relation to this application, all previously submitted comments are still valid.

HBC Environmental Protection: Environmental Protection has reviewed the submitted planning application and has no objection in principle to the proposed change of use. However, additional information is required to demonstrate that future occupants will be provided with an acceptable internal acoustic environment.

The submitted Noise Impact Assessment does not include an assessment of the existing external noise climate or demonstrate compliance with BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings, the ProPG: Planning and Noise guidance, or the relevant World Health Organisation guideline values. Given the property's location on Elwick Road, future occupiers may be exposed to elevated road traffic noise.

Prior to the commencement of development, a detailed acoustic assessment

undertaken by a suitably qualified acoustic consultant shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall:

- assess the impact of external noise sources on the proposed residential accommodation;
- demonstrate compliance with BS 8233:2014, ProPG and relevant WHO guidance;
- identify any mitigation measures required to achieve appropriate internal and external amenity standards; and
- include details of any glazing, ventilation or other acoustic mitigation measures required.

Any approved mitigation measures shall be fully implemented prior to first occupation and retained thereafter.

Reason: To ensure that future occupiers are provided with an acceptable standard of residential amenity and are protected from environmental noise.

Should any external plant, air conditioning, mechanical ventilation or similar fixed equipment be proposed as part of the development, details shall be submitted to the Local Planning Authority together with an acoustic assessment demonstrating that the cumulative rating level of noise emitted from the plant, when assessed in accordance with BS 4142:2014+A1:2019, shall not exceed the existing background sound level (LA90,T) at the nearest noise-sensitive premises.

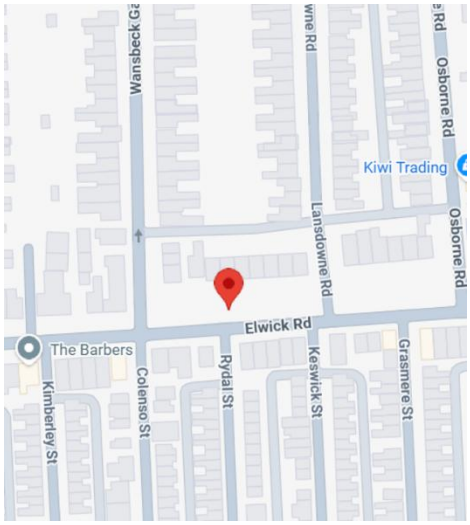
HBC Housing: I would have no objections to this application, however I would advise that the proposed development would be required to be a licensed House of Multiple Occupation (HMO) under part 2 of the Housing Act 2004 and would be subject to a number of conditions relating to the management of the property, fire safety, space and amenity standards.

The determination of the category of HMO would alter the required room sizes and specifications, and I would recommend the applicant to contact the private sector housing team directly as soon as possible so that we can provide guidance on the required fire safety, space and amenity standards for the appropriate category of HMO.

From the room plans provided the space to the kitchen does not meet the minimum standard required for a category A HMO. I would also query if the shape of the smaller rooms allows the useable space needed for the occupants. A property inspection will be undertaken before issuing any licence to ensure rooms meet the minimum size requirements, excluding space to accommodate an ensuite facility. Consideration will be given to the shape and usable living space of any room in determining whether and by how many people it is suitable for occupation by.

Further comments received 17/09/2026 (summarised)

In the area below, there are two licensed HMOs and two small HMOs (that we are aware of).



HBC Engineering Consultancy: No comments.

HBC Waste Management: Landlords are responsible for providing the necessary receptacles for waste disposal. For 9 occupants this would be one x 360ltr and one x 240ltr for general waste and one 360ltr and one x 240ltr waste for recycling. Receptacles can be purchased by calling 01429 523333. Residents must ensure that bins are presented at the required collection point (rear of property) for 7.30am on the day of collection and returned to the property after they have been serviced.

Collection days can be found at (link provided)

Waste receptacles must be stored within the property boundary, and must only be placed out for collection on the day stated by the Council. Waste must not be stored on the highway, including in a back street.

Updated comments received 03/09/2026

Landlords are responsible for providing the necessary receptacles for waste disposal. For 8 occupants this would be two x 240ltr bin for general waste, two x 240ltr for recycling and 2 x 23ltr external caddies for food waste. These can be purchased by calling 01429 523333. Residents must ensure that bins are presented in the backstreet of the property for 7.30am on the day of collection and returned to the property after they have been serviced.

Collection days can be found at (link provided)

It will be the responsibility of the landlord to ensure the correct waste is being placed in the correct receptacles

Adequate refuse storage space must be provided either internally or within the site boundary to accommodate the above requirements. All waste must be stored within the property boundary and must only be placed out for collection on the day stated by the council. Waste must not be stored on the highway, including in a back street. All applications will need to demonstrate that suitable waste storage space can be provided in line with the above standards.

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

However Access and Water Supplies should meet the requirements as set out in:

Approved Document B, Volume 1:2019, Section B5 for Dwellings.

It should be noted that Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 18 tonnes. This is greater than the specified weight in AD B Vol 1Section B5 Table 13.1.

Cleveland Fire Brigade also utilise Emergency Fire Appliances measuring 3.5m from wing mirror to wing mirror. This is greater than the minimum width of gateways specified in AD B Vol 1Section B5 Table 13.1.

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 Building Control: A building regulation application will be required.

HBC Economic Development: No comments received.

HBC Estates: No comments received.

HBC Community Safety and Engagement: No comments received.

PLANNING POLICY

1.19 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 (HLP) 2018

1.20 The following policies are relevant to this application:

Policy	Subject
LS1	Locational Strategy
CC1	Minimising and adapting to Climate Change
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

Relevant SPDs and Other Documents

Houses in Multiple Occupation ('HMO') Supplementary Planning Document (SPD)

1.21 The HMO SPD (June 2026) sets out the Council's approach to the assessment of planning applications for Houses in Multiple Occupation (HMOs) across Hartlepool. The SPD provides guidance on the location, concentration, design and management of HMOs, together with standards relating to residential amenity, parking, waste storage, safety, noise and accommodation quality. It also seeks to support the provision of good-quality shared housing whilst minimising adverse impacts on neighbouring residents and the character of local communities.

1.22 The SPD was prepared to ensure that HMO development contributes positively to Hartlepool's housing offer without leading to excessive concentrations of shared accommodation or poor living conditions. It provides a clear framework for applicants, agents and decision makers, helping to promote balanced communities, protect residential amenity and secure high-quality accommodation. The SPD is a material consideration in the determination of planning applications for new HMOs, HMO conversions and the expansion of existing HMOs, and is to be used alongside relevant policies of the Hartlepool Local Plan when assessing proposals.

National Planning Policy Framework (NPPF) (August 2026)

1.23 The National Planning Policy Framework (NPPF), published in August 2026, sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in the determination of planning applications and provides the national policy framework for both plan-making and decision-taking. The Framework should be read as a whole.

1.24 The Framework promotes sustainable development through economic, social and environmental objectives which are mutually supportive and interdependent. It places significant weight on housing delivery, economic growth and development in sustainable locations, whilst seeking to protect and enhance the natural, built and historic environment.

1.25 At the heart of the Framework is a presumption in favour of sustainable development. Relevant policies of the NPPF have been taken into account in the assessment of this application and are referenced where appropriate throughout this report.

1.26 **HBC Land Use Policy Comments:** no comments.

PLANNING CONSIDERATIONS

1.27 The main planning considerations with respect to this application relate to the principle of development, the impact on the character and appearance of the surrounding area, the impact on the amenity of the surrounding neighbouring residential properties and future occupiers, highway safety related matters, ecology,

and crime and anti-social behaviour. These and any other planning matters and residual matters are considered in detail below.

PRINCIPLE OF DEVELOPMENT

1.28 It is acknowledged that objections have been received from members of the public that raise concerns that the proposed HMO is not a suitable use of a property in Elwick Road, however, in planning terms a large HMO (sui generis use class) is considered to constitute a residential use. The application site is located within the development limits as defined by Policy LS1 of the Hartlepool Local Plan (2018) and would be located in a predominantly residential area of Elwick Road, which is considered to be a sustainable location for residential development (as demonstrated by the property's existing C3 dwelling use class).

1.29 This is reflected in the Council's recently adopted Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) which notes "as well as forming part of the housing supply and contributing towards meeting housing needs, change of use to HMOs can enable the continued viable use or re-use of vacant residential or commercial buildings and provide an effective use of land and buildings".

1.30 Officers have also had regard to the recent Council endorsement (as of 15th September 2026) Hartlepool Strategic Housing Market Assessment (SHMA, document dated April 2026) which looks at a range of matters including overall housing need and housing mix within the borough. The SHMA notes the requirement for a broad housing mix, commenting "There is also a wider need within the NPPF to ensure mixed and balanced communities; therefore, high concentrations of housing of a particular type, not just HMOs, should be avoided". As set out further below in this report, the proposal is considered not to result in a sandwiching effect of HMOs or overconcentration in this area, based on the information available to officers. In this context, the loss of a single family dwelling through the proposed change of use to a large HMO is considered to not result in any significant conflict with the findings of the SHMA in this instance.

1.31 No objections (or comments) have been received from the Council's Land Use Policy section and whilst HBC Housing initially raised concerns regarding the proposed kitchen space and the usable space within some bedrooms, these matters are considered to have been sufficiently addressed by subsequent amendments to the proposed layout at ground floor and the provision of section details to demonstrate the usable floorspace across the property.

1.32 The associated works to facilitate the proposed change of use would be limited in terms of the external alterations (and would include the installation of a new window to the rear elevation and the infilling of existing windows on the side/rear return walls) and such matters are considered in further detail below.

1.33 Taking account of the nature of the proposed use of the existing building for residential use (as a HMO) within a sustainable location, and noting the existing residential use class, the principle of development is considered to be acceptable in this instance, subject to the proposal satisfying the main planning considerations of

this application as set out in detail in the sections below, including consideration of the proposal against the Council's HMO Supplementary Planning Document (2026).

IMPACT ON THE CHARACTER + APPEARANCE OF THE SURROUNDING AREA

1.34 Policy QP4 (Layout and Design of Development) of the Hartlepool Local Plan (2018) requires, 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.

1.35 The Council's HMO SPD acknowledges that "HMOs typically intensify the use of properties, often with more resident and visitor movements than a typical family home, and concentrations of them can impact on the amenity of neighbouring properties and the character of the local area."

1.36 Policy DP3 of the NPPF (2026) suggests that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. Policy DP3(2)(g) of the NPPF (2026) goes on to state that proposals should create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride.

1.37 The application property is a large, terraced dwelling in a residential street of Elwick Road. The dwelling is set back from the main street scene of Elwick Road with a front garden and a boundary treatment including a small fence atop a brick topped by a hedge. Nevertheless, the application property is visible within the streetscene.

1.38 No external alterations are proposed to the front of the property. As a result, it is considered that the property would continue to be consistent with the appearance of the immediate area when viewed from within the streetscene. Furthermore, whilst modest alterations are proposed to openings within the rear/return elevations of the property, and whilst these elements of the proposal would be visible from the gated alleyway behind the application site, consideration is given to the modest scale of these proposed alterations, which are considered to be in proportion with the existing and remaining fenestration in the application property, and overall it is considered that this element of the proposals would not be readily visible from the front or wider street scene nor would they result in any unacceptable impacts on the character and appearance of the host property and surrounding area.

1.39 The proposal also includes the erection of a cycle store and bin storage area to the rear of the property; however, it is considered that these would be relatively minor in scale and are features which may be reasonably expected to be within the curtilage of a residential property. These elements of the proposals are therefore considered not to result in any unacceptable impacts on the character and appearance of the host property and surrounding area, subject to a condition securing the submission of final details of the proposed cycle and bin store, which has been recommended accordingly.

1.40 It is also recognised that character is not something that is purely physical and that the nature of how a use operates can impact on the character of a site and wider surrounding area. It is acknowledged that objections from members of the public have been received that raise concerns as to the suitability of the proposed HMO, particularly when considering other properties in the street scene.

1.41 The Council's recently adopted HMO Supplementary Planning Document (June 2026) notes "to ensure mixed and balanced communities and to ensure that new development does not have an unacceptable adverse impact on local amenity and quality of life, this document sets out guidelines to limit the concentration of HMOs and to manage their proximity to one another. This will contribute to retaining local character, help to ensure a mix of house types and tenures, and reduce potential residential amenity issues."

1.42 The HMP SPD states "permission will not normally be granted for the development of HMOs that lead to the 'sandwiching' of residential properties. Sandwiching occurs when a non-HMO residential property has an HMO on either side. This has the potential to lead to amenity issues for the non-HMO property due to the greater intensity of use of the HMOs."

1.43 In this context, it is understood that the two adjoining properties are residential properties (C3 Use) and that the majority of properties in the immediate surrounding area (including Lansdowne Road, Wansbeck Gardens, Elwick Road, Rydal Street, Keswick Street and Colenso Street) comprise single dwellings. HBC Housing have advised that there are 4 known HMOs within vicinity of the application site (approx. radius of 100m). In light of this, there is no available or substantive evidence to suggest that the application site would result in a 'sandwiching effect' nor is it in an area where there is a high concentration of HMOs, that the concentration of HMOs is already at saturation point or that the character of the area has been altered as a result of existing HMOs in the area.

1.44 Whilst acknowledging the proposed use of the application property as a large HMO, it is considered in this instance that the proposed development would not represent such a significant intensification of the existing residential use that it would negatively impact upon the character of the local area.

1.45 As referenced within the Council's HMO SPD, it is acknowledged that occupiers of a House in Multiple Occupation (HMO) may be more likely to lead independent lives from one another than families occupying a single dwelling and that this may "typically intensify the use of properties". However, taking account of the size of the application property, it could realistically be occupied by a large family with a number of adults/teenagers. Furthermore and pursuant to current permitted development rights (at the time of writing), consideration is given to the 'fall back' position that the property could be converted to a small HMO for up to 6 occupants without the need for planning permission. As a result, the modest increase in the number of occupiers from the permitted change of use for up 6 occupants to 8 occupants (as proposed) is considered not to result in any demonstrable increase in activity, particularly given Elwick Road is a busy thoroughfare.

1.46 Therefore, it is anticipated that any change in the pattern of movements as a result of the change of use would be unlikely to be significantly or demonstrably different to that arising from one large household that could occupy the property or the current permitted change of use to a small HMO.

1.47 In view of the above, it is considered that there would not be any significant adverse impacts on the character and appearance of the host property or surrounding area that would warrant refusal of the application and the proposal is, on balance, considered to be in accordance with Policy QP4 of the Hartlepool Local Plan (2018), the requirements of the Council's HMO SPD (2026) and the provisions of the NPPF, and is therefore acceptable in this respect.

IMPACT ON RESIDENTIAL AMENITY

1.48 Policy QP4 (Layout and Design of Development) of the HLP requires, amongst other provisions, that the Borough Council will seek to ensure all developments are designed to a high quality and that development should not negatively impact upon the relationship with existing and proposed neighbouring land uses and the amenity of occupiers of adjoining or nearby properties by way of general disturbance, overlooking and loss of privacy, overshadowing and visual intrusion particularly relating to poor outlook. Proposals should also ensure that the provision of private amenity space is commensurate to the size of the development.

1.49 Policy QP4 also stipulates that, to ensure the privacy of residents and visitors is not significantly adversely affected, and sets out minimum separation distances between dwellings;

- Principal elevation to principal elevation 20 metres.
- Gable to principal elevation 10 metres.

1.50 The above requirements and separation distances are reiterated in the Council's HMO SPD (2026) and seeks to achieved good accommodation standards. The SPD states that "Developments should be designed to receive adequate levels of daylight, sunlight, ventilation, outlook and privacy, and must be protected from internal and external sources of noise, to ensure good quality living conditions."

External Alterations

1.51 With regard to the proposed external alterations to the host property, the infilling of existing openings is considered to have no adverse impact on the privacy and amenity of any neighbouring properties. Furthermore, the infilling of the existing side-facing window and introduction of a new window in the rear (north) elevation at first-floor level is considered to result in betterment to the privacy and amenity of occupiers of the adjoining property of 102 Elwick Road to the side (west), whilst oblique separation distances of approximately 19m and approximately 20.5m respectively would be maintained to the nearest openings serving the neighbouring properties of 77 Wansbeck Gardens and 72 Lansdowne Road to the rear. It is also considered that any such views would be oblique, as would any potential views to the adjoining properties of 98 and 102 Elwick Road, and their immediate private

amenity space given the positioning of windows, the relatively established relationships and the intervening boundary treatments.

1.52 It is also considered that the majority of the existing openings would generally continue to serve rooms of a similar nature (i.e. habitable rooms continuing to serve habitable rooms, and non-habitable rooms continuing to serve non-habitable rooms, save for the proposed change from a bathroom to a living room in the ground floor rear off shoot which is discussed further below), whilst there are no proposed extensions or alterations to the property that would result in a loss of light and outlook or overbearing impact to neighbouring properties. In this context, it is considered that existing relationships and separation distances would not be adversely affected. Overall, it is considered that the proposals would not result in a significant adverse effect on the amenity and privacy of neighbouring properties or future occupiers of the host property and the proposal is therefore considered to be acceptable in this respect.

1.53 The proposed bin storage and cycle storage would be sited within the enclosed rear yard of the application property and would be primarily screened from the occupants of 98 Elwick Road (to the side/east) as well as properties across Elwick Road to the front (south) by virtue of the intervening presence of the host dwelling itself. Furthermore, it is considered that these elements of the proposal would be at an oblique angle and largely screened from the occupants of 77 Wansbeck Gardens and 72 Lansdowne Road by virtue of the intervening boundary treatment to the rear of the host dwelling consisting of a brick wall. Whilst views may be achievable from the upper floor windows of the adjoining property of 102 Elwick Road (to the side/west), when viewed from the rear yard and ground floor windows of No 102, it is anticipated that such elements (and between ground floor windows of the host property and No 102) would be partially screened by the intervening approximately 1.8m high brick wall and would be limited in scale and massing. The final details of the proposed 10 space cycle store and bin store can be secured by way of a planning condition, which has been recommended accordingly.

1.54 In view of the above, it is considered that these elements of the proposals would not result in any significant adverse impacts on the amenity and privacy of occupants of surrounding properties (or future occupants of the proposed HMO) in terms of loss of outlook, overshadowing, or overbearing impacts.

Noise and Disturbance

1.55 Whilst it is noted that objectors raise concerns with respect to noise nuisance, and it is acknowledged that a HMO would have the potential to be a more intensive use than a single dwelling with regular comings and goings in comparison to those that might be associated with a single residential property, given that the existing property is large and could reasonably expect to accommodate a sizable family (including the possibility of adults/teenagers living largely independently), it is considered, on balance that the proposed conversion would be unlikely to give rise to any significant noise and disturbance issues. No objections were received from the HBC Environmental Protection in this respect.

1.56 Following the submission of an initial Noise Impact Assessment, the Council's Environmental Protection team have commented that the submitted Assessment does not include an assessment of the existing external noise climate or demonstrate compliance with relevant guidance in terms of any impacts on future occupiers of the proposed HMO (primarily from road traffic noise). As a result, whilst confirming no objection in principle to the proposed development, this is subject to the submission of a detailed acoustic assessment to demonstrate that future occupants would be provided with an acceptable internal acoustic environment as well as the provision of any suitable mitigation measures. This requirement can be secured by way of a recommended planning condition.

1.57 Concerns have been raised by objectors regarding disturbance during any conversion/internal works. Given the relatively modest scale of the proposals and that no such requirement has been received from HBC Environmental Protection, it is considered not to be reasonable to apply a condition to control construction/delivery hours. In any event, officers consider that, were such issues to arise, these would be best considered and dealt with under separate environmental legislation.

1.58 Subject to the identified and recommended planning condition, it is considered that the proposal would not result in an adverse loss of amenity for existing neighbouring properties or future occupiers of the proposed HMO in terms of noise disturbance.

Amenity of Occupants of the Proposed HMO

1.59 With regard to the amenity of future occupiers of the property, it is noted that one bedroom is to be introduced on the ground floor, in the existing living room to the front, which would be served by a bay window and would be partially screened by adjacent boundary treatments and, notably, already serves as a habitable room within the current arrangement. It is therefore considered that this relationship would not result in such an unacceptable impact on the amenity and privacy of future occupiers as to warrant refusal of the application.

1.60 The proposed layout does include both a shared kitchen/dining room, a kitchen and a living room (the latter two rooms within the ground floor rear offshoot), all of which would be served by existing openings that would receive natural light. It is acknowledged that the proposed living room (within the ground floor rear offshoot) would primarily look onto the shared rear yard area (and boundary wall to No 102) thereby limiting the outlook from such windows. However, it is of consideration that the proposed living room is understood not to be a requirement of the HMO License requirements or explicitly within the Council's HMO SPD particularly in this case where other shared amenity areas are suitably provided in the form of the relatively large shared kitchen facilities and that the bedroom sizes are considered to be relatively large/satisfactory. As such, it is considered that such a relationship (for the proposed living room) would not warrant a refusal of the application in this instance.

1.61 It is further considered that views between rooms within the proposed HMO itself would remain oblique and no direct overlooking would be achieved between any of the proposed 8 bedrooms.

1.62 The Council's HMO SPD states that "residents should have the opportunity to access outdoor space within the curtilage of where they reside". The property benefits from a front garden area (as existing) and, whilst this is located to the front of the property, this appears to be relatively characteristic of the adjacent properties, and the garden area in question is relatively enclosed by existing boundary treatments to the front which consists of a timber fence atop a brick wall (with brick piers) to a combined height of approximately 1m, with a hedge above. In this context, it is considered that this in-curtilage outdoor space is acceptable in this instance and generally complies with the abovementioned SPD.

1.63 The Council's Housing Standards team have confirmed they have no objections to the application, with amendments made during the application process to address potential concerns regarding the proposed kitchen space and to confirm the usable floor space for all bedrooms. As such, on balance, it is considered that this would not warrant refusal of the planning application. The applicant would need to take account of and apply for the requisite HMO licencing requirements from the Housing Standards team in due course, and this is a separate regulatory approval process which does not prevent the planning application being determined. An informative note to make the applicant aware of this advice can be secured on the decision notice accordingly.

Amenity and Privacy Conclusion

1.64 Given the assessment above, the proposals are, on balance, considered to be acceptable in respect to the amenity and privacy of neighbouring properties and future occupiers of the HMO, in accordance with Policy QP4 of the Hartlepool Local Plan (2018), the Council's HMO SPD (2026) and general provisions of the NPPF. The proposal is therefore considered to be acceptable in this respect.

HIGHWAY SAFETY + CAR PARKING

1.65 It is acknowledged that objections have been received from members of the public and were initially raised by the Council's Traffic and Transport team in respect to traffic and parking concerns. The application property is a terraced dwelling and like the majority of other comparable properties in the immediate vicinity does not benefit from in curtilage parking. As a result, occupants would be reliant on on-street parking should this be required.

1.66 Policy QP3 of the Local Plan states that "the Borough Council will seek to ensure that development is safe and accessible along with being in a sustainable location or has the potential to be well connected with opportunities for sustainable travel."

1.67 Furthermore, the Council's HMO SPD states that "Applications will be considered on a case-by-case basis to determine the appropriate levels of car and cycle parking required. Access to services, the location of the site, the ability to provide car and cycle parking, the availability of publicly accessible car parking provision in the vicinity of the site, and the emphasis placed upon encouraging alternative and sustainable forms of travel will all be taken into account." As a result, the SDD acknowledges that "developments which are located in areas well served

by public transport links and within walking/cycling distance to services and facilities may not need to provide dedicated on-site car parking.

1.68 It is also noted that the latest NPPF (2026) sets relatively high thresholds for instances where development proposals should be refused on highways grounds, confirming at Policy TR6(4) that '*proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement*.'

1.69 The applicant's submitted Design Access and Planning Statement states that the proposal is for the "provision of flexible accommodation for single occupants… particularly for young professionals and key workers". In response, the Council's Traffic and Transport team have indicated that the closest accommodation type to a HMO set out within the Tees Valley Design Guide is for student accommodation, which requires 1 parking space per 5 occupants.

1.70 It is also noted by the Council's Traffic and Transport team that if the property were to be occupied by young professionals, it would not be unreasonable to expect the parking impact to be greater (closer to the parking requirement for a flat being 1.5 spaces or reduced to 1 space in areas close to the town centre). Concerns were therefore raised that the intended demographic of occupants does not provide sufficient justification for assuming that residents will have low levels of car ownership, with it considered that the proposal could generate demand for parking in an area which is considered to already suffer from on-street parking congestion.

1.71 In response, to control the occupation or other characteristics of potential future occupants would be both unreasonable and unenforceable and would therefore fail to meet the 'tests' of a planning condition. As a result, it is considered that very limited weight can be afforded to any suggestion that the intended occupant group (young working professionals) may have higher car ownership rates than students.

1.72 Notwithstanding these concerns, the existing dwelling has been in use as a 5 bedroom house, with the Tees Valley Design Guide indicating that the parking standard for such a property is 3 spaces (with this being the same for a 5-bedroom or even larger dwelling). As noted above, student accommodation has previously been used as the closest benchmark for parking standards for such HMOs. In this context, the standard for student accommodation is 1 space per cluster (up to 6 beds). As a result, under the Guide, the current use as a 5-bed dwelling carries a theoretical parking requirement of 3 spaces, with the proposed 8-bed HMO when assessed against the student accommodation standard requirement of 2 spaces (as the next applicable category) producing a materially lower parking requirement.

1.73 A further consideration is given the current 'fall back' position of permitted development whereby the dwelling could change to a 6-bed HMO without the requirement for planning permission and to which there would be no controls or requirements (in planning terms) for any off-street car parking. The proposed 8-bed

HMO would represent an additional 2 bedrooms beyond this fall back position (of a 6-bed HMO) and officers consider that no substantive evidence has been put forward to demonstrate that such an increase would result in an unacceptable impact on highway safety and car parking.

1.74 This view was shared by an Inspector during an allowed Appeal (decision date 18/03/2025) in respect of the proposed change of use of 78 Grange Road into a HMO for up to 8 residents (Appeal Ref: APP/H0724/W/24/3353833, HBC ref H/2023/0285). 78 Grange Road is similarly a terraced property with no off-street parking and in an area with parking restrictions which reduces the amount of on-street parking available. However, in reaching their decision the Inspector referred to the high threshold of the NPPF for refusing applications on such grounds and ultimately concluded that the development would not be harmful to highway safety with regard to car parking and accords with HLP Policy QP3.

1.75 Having given consideration to such recent decisions on similar HMO applications, the Council's Traffic and Transport team ultimately confirm no objection to the proposal on highway safety and car parking grounds.

1.76 Finally, as set out in the applicant's Transport Note, the proposal provides sufficient secure, covered cycle spaces to the rear of the property to afford at least one per occupant (reflective of the requirements of the Council's HMO SPD). This provision is considered to actively encourage cycling as an alternative to car use. The site is also recognised as being a sustainable location in terms of its connectivity to public transport routes and local amenities.

1.77 Given the assessment above including the confirming of no objections from HBC Traffic and Transport, it is considered that the proposals would not, on balance, result in a demonstrable severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety as to warrant a refusal of the application in this instance.

FLOOD RISK AND DRAINAGE RELATED MATTERS

1.78 The application site is located within flood zone 1, the lowest vulnerability classification in respect to flood risk. The property has an existing residential use, with the submitted application from confirming that surface water is proposed to be disposed of via the main sewer. The Council's Engineering Consultancy were consulted during the course of the application and confirmed they have no comments (or objections) to the proposal, which is considered to be acceptable in this respect.

ECOLOGY

Habitat Regulations Assessment

1.79 The Council's Ecologist has completed a stage 1 Habitat Regulation Assessment (HRA) to consider any Likely Significant Effects (LSE) on the Teesmouth & Cleveland Coast SPA (and Ramsar) arising from nitrate enrichment and increased recreational disturbance.

1.80 Due to the proposed creation of additional overnight accommodation (i.e. additional bedrooms), it is necessary to consider any Likely Significant Effects of the proposals as a result of nutrient neutrality. The application form states that the public mains sewer is to be used and as a result, all additional nutrient pollution will be processed by the Seaton Carew Waste Water Treatment Works and HBC Ecology have advised that any Likely Significant Effects from the application can be screened out at Stage 1 of the Habitats Regulations Assessment.

1.81 The Hartlepool Coastal Mitigation Scheme was designed so that additional recreational visits to the coast created by developments could be suitably mitigated. Those developments below 10 dwellings would be captured and covered by the wider mitigation scheme, which has factored any minor developments into the overall consideration.

1.82 HBC Ecology have undertaken and HRA Stage 1 and HRA Stage 2 (Appropriate Assessment) to take account of the potential for recreational disturbance and any Likely Significant Effects on the designated sites and have concluded this would be mitigated by the Hartlepool Coastal Mitigation Scheme (with the scheme being classified as a windfall project) and there would be no Adverse Effect on the Integrity of any European. Natural England have been consulted on the Appropriate Assessment and have confirmed they concur with this conclusion and raise no objections to the application but have also provided additional advice for the applicant and this can be relayed to the applicant by way of an informative accordingly.

1.83 Given the above points, the proposed development is considered to be acceptable with regards to ecology matters.

Other ecology matters

1.84 Concerns have been raised in objections regarding the disturbance to local wildlife. There is no evidence to indicate that any such undue disturbance would occur in this instance given the scale and nature of the works. There was no requirement for a bat survey in this instance and in any event, protection of a number of species such as disturbance to or encountering bats can be considered through separate legislation. No concerns or requirements have been received from the HBC Ecology in this instance.

Ecology Conclusion

1.85 Having regard to these considerations, the proposed development is considered acceptable in terms of ecology matters, in accordance with Policy NE1 of the Hartlepool Local Plan (2018) and Section 19 of the NPPF (2026).

OTHER PLANNING MATTERS

Crime, Fear of Crime, and Anti-Social Behaviour (ASB)

1.86 Section 17 of the Crime & Disorder Act (1998) requires the planning system to give consideration to implications for crime and anti-social behaviour. This is

reflected in Local Plan Policy QP5 (Safety and Security) which confirms that "the Borough Council will seek to ensure that all developments are designed to be safe and secure" with developers expected to have regard to several matters, including for proposals to "be developed in a way that minimises crime and the fear of crime, amongst other things, incorporating Secured by Design principles as appropriate".

1.87 The Council's HMO SPD acknowledges that some of the most common negative impacts in relation to HMOs relate to ASB and crime, and includes a separate section on safety and security which sets out a number of design principles around access, appropriate lighting, natural surveillance and refuse storage.

1.88 Section 17 of the NPPF (2026) considers pollution, public protection and safety, with Policy P5 specifically seeking to maintain public safety and security. This Policy requires, amongst other things, that development proposals should anticipate and address threats and hazards in relation to "their occupiers and users, by identifying potential safety risks and proportionate mitigation opportunities which can be addressed through the design of the scheme. This applies especially where particular groups may be vulnerable to crime, or to the fear of crime".

1.89 A number of the objections received refer to concerns that the nature of the proposed use would have the potential to increase anti-social behaviour and crime in the area. While this concern is noted, it must be recognised that this is principally a management and licensing issue. As noted above, no objections are raised in relation to the potential for anti-social behaviour from HBC Housing Standards (who deal with the licensing process), HBC Community Safety, HBC Housing, or HBC Environmental Protection.

1.90 Cleveland Police have provided advice regarding a number of Secured By Design measures and these can be relayed to the applicant by way of an informative on the decision notice, should the application be approved. However, Cleveland Policy have also raised several concerns in respect of the application and their view that HMOs generally have a high turnover of tenants which can have associated impacts on nearby communities. The local Neighbourhood Policing Inspector provided further detailed comments raising significant concerns due to high levels of crime within the immediate area, with a suggestion that high-density HMOs often correlate with increased calls for service, safeguarding concerns, tenancy-related disputes and ASB. It is therefore considered by the Policing Inspector that in an area already experiencing elevated levels of crime, the likelihood of increased demand is significant.

1.91 Whilst evidence of existing crime statistics in the surrounding area were submitted by Cleveland Police in response to the case officer's request, it is ultimately considered that no evidence has been provided to demonstrate a causal link between the proposed HMO (or existing HMOs) and the issues raised in respect of crime and ASB.

1.92 It is also worth noting that the planning system does not determine the identity or profile of end occupiers but rather assesses proposals against adopted policy. On that basis, the comments of Cleveland Police must be viewed in the context of being substantially framed around anticipated occupier behaviour.

1.93 Given the assessment above, the proposals would not, in this instance, warrant a refusal of the application on this basis.

Waste Considerations

1.94 The Council's HMO SPD notes that suitable waste provision is required as part of all planning applications. As a result, "adequate refuse storage space must be provided either internally or within the site boundary to accommodate the above requirements". The proposals would allow for secure storage of the requisite number of bins/bin capacity in the rear yard area, to which no objections have been received from appropriate technical consultees including HBC Waste Management. The proposals are therefore considered to be acceptable in this regard.

OTHER MATTERS

Building Regulations

1.95 The Council's Building Control section have advised that a Building Regulations application has been made to an approved inspector by the applicant. Any Building Regulation application and associated energy efficiency considerations would need to be assessed through the Building Regulations requirements.
Fire Safety

1.96 Cleveland Fire Brigade has been consulted and has provided advice in respect of access and water supplies, confirming that further comments may be made through the Building Regulations consultation process as required. An informative note to make the applicant aware of this advice can be secured on the decision notice accordingly (in the event of an approval), although these are principally Building Regulations matters and therefore this would need to be dealt with through the Building Regulations process.

Residual Matters

1.97 Comments and concerns have been received in respect to the proposed removal of internal chimney breasts within the property. Such a matter is not a material planning consideration in this instance (given that it would have no resultant external alteration) and instead concern the structural construction and maintenance of the building and are controlled through separate legislation, including the Building Regulations. Accordingly, they carry no weight in the determination of this application.

1.98 As noted within the main report, the acoustic performance of party walls and floors is understood to be primarily controlled through the Building Regulations and where required, any sound insulation requirements would be addressed through the Building Regulations regime and are therefore not to be considered as part of the planning assessment of this application (notwithstanding the requirement for the acoustic assessment and any associated mitigation measures).

1.99 Finally, concerns regarding the adequacy of plumbing, water supply and heating facilities relate to matters that are principally controlled through Building

Regulations, HMO licensing and other legislative regimes. They do not constitute material planning considerations in themselves and are therefore not to be considered as part of the planning assessment of this application.

CONCLUSION

1.100 The application proposes a change of use from a 5 bedroom dwelling to a large house in multiple occupation with 8 bedrooms, of which the principle of development is considered to be acceptable for the reasons set out in the report.

1.101 It is considered that there would not be a significant adverse impact on the character and appearance of the area, neighbour amenity, parking, highway safety or crime and anti-social behaviour as a result of the proposed development, in accordance with relevant policies as set out within the report. As such, the officer recommendation is to approve the application subject to the recommended planning conditions identified below.

EQUALITY DUTY

1.102 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

1.103 The Crime and Disorder Act 1998 requires local authorities to consider crime and disorder reduction in the exercise of all their duties, activities and decision-making. 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. There are no Section 17 implications.

HUMAN RIGHTS ACT IMPLICATIONS

1.104 In assessing this application, the Local Planning Authority has had due regard to its obligations under the Human Rights Act 1998. The rights of individuals potentially affected by the proposed development, including their rights under Article 8 (respect for private and family life) and Article 1 of the First Protocol (peaceful enjoyment of possessions), have been carefully considered. The planning officer has undertaken a proportionality assessment, balancing these rights against the legitimate aims of the development, including its benefits to the wider community. It is concluded that where there is any interference with these rights, it is lawful, necessary, and proportionate to achieve the objectives of the development in accordance with national and local planning policies

REASON FOR DECISION

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

RECOMMENDATION – **APPROVE**, subject to the planning 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: Location Plan (at a scale of 1:1250 @ A4) received by the Local Planning Authority 08/04/2026; Dwg No. MB26006 (Sections) received by the Local Planning Authority 26/05/2026; Dwg No. MB260006 003 Rev 5 (Proposed Plans and Elevations), Dwg No. MB260006 004 Rev 1 (Site-Block Plan) received by the Local Planning Authority 28/08/2026.
   To define the permission.

3. Prior to the first occupation of the development as a House in Multiple Occupation (HMO) hereby approved, a detailed acoustic assessment, undertaken by a suitably qualified acoustic consultant and demonstrating compliance with BS 8233:2014, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall assess external noise sources affecting the proposed residential accommodation and identify any glazing, ventilation or other acoustic mitigation measures required to achieve the recommended internal noise levels. Thereafter, any approved mitigation measures shall be installed prior to first occupation of the premises as an HMO and retained thereafter.
   To ensure future occupiers are provided with an acceptable standard of residential amenity and are protected from environmental noise.

4. Prior to the first occupation of the development as a House in Multiple Occupation (HMO) hereby approved, final details of the secure and enclosed cycle storage to provide a minimum 8no. spaces and to be positioned within the rear yard as illustrated on Dwg No. MB260006 004 Rev 1 (Site-Block Plan received by the Local Planning Authority 28/08/2026), shall be first submitted to and approved in writing by the Local Planning Authority. Thereafter, the secure and enclosed cycle storage as approved shall be provided prior to the first occupation of the development as a HMO and retained thereafter for the lifetime of the development.
   In the interests of contributing towards a sustainable form of development.

5. Prior to the first occupation of the development as a House in Multiple Occupation (HMO) hereby approved, final details of the bin storage to be positioned within the rear yard as illustrate Dwg No. MB260006 004 Rev 1 (Site-Block Plan received by the Local Planning Authority 28/08/2026), shall be submitted to and approved in writing by the Local Planning Authority Thereafter, the bin storage as approved shall be provided prior to the first

occupation of the development as a HMO and retained thereafter for the lifetime of the development.
In the interests of the amenity of future occupiers of the development and to ensure appropriate secure waste facilities are provided

6. The use of the property as a large House in Multiple Occupation (Sui Generis Use) hereby approved shall be limited to a maximum of eight occupants.
For the avoidance of doubt and in the interests of the amenities of the occupants of neighbouring properties.

BACKGROUND PAPERS

1.106 Background papers can be viewed by the 'attachments' on the following public access page:
https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=168952

1.107 Copies of the applications are available on-line:
https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet

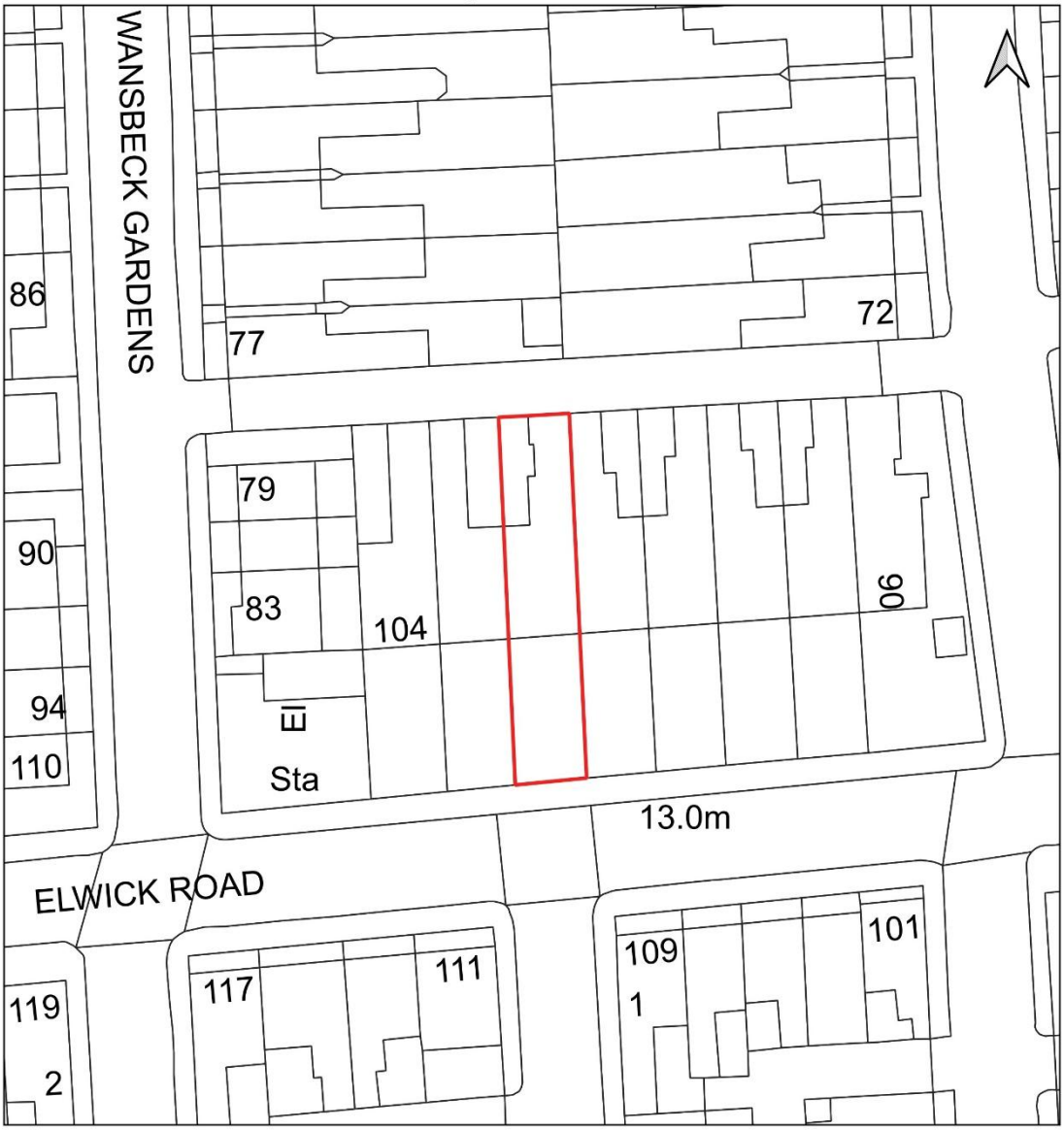
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Hartlepool Borough Council	**DRAWN** LH	**DATE** 26/06/2026
	Scale 1:500	
Dept of - Development, Neighbourhoods and Regulatory Services **Civic Centre, Victoria Road, Hartlepool TS24 8AY**	**DWG.NO** H/2026/0106	**REV**

No:	2.
Number:	H/2026/0216
Applicant:	VICKY BATE
Agent:	LJC ARCHITECTURAL DESIGN, 309 HUB TWO, THE INNOVATION CENTRE, VIENNA COURT, KIRKLEATHAM BUSINESS PARK, REDCAR, TS10 5SH
Date valid:	29/07/2026
Development:	Erection of a single storey rear extension with first floor balcony
Location:	13 PRESSBURGER CLOSE, WYNYARD

PURPOSE OF REPORT

2.1 An application has been submitted for the development highlighted within this report; accordingly, Hartlepool Borough Council, as the 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 application site has no relevant planning history beyond the approvals relating to the wider development of the estate as follows;

H/2019/0226 - Residential development comprising 243 houses including associated access, link road connection, infrastructure and open space. Approved 20th October 2021

H/2023/0076 - Non-material amendment to planning application H/2019/0226 (Residential development comprising 243 houses including associated access, link road connection, infrastructure and open space) Re-handing of plots 125-127. Path around SUDs pond repositioned. Pumping station position relocated. Private drives to plots 47-50, 86-226, 233-241 changed from Block Paving to Stone Asphalt. Approved 14/06/2023.

PROPOSAL

2.4 The application seeks planning permission for the erection of a single storey rear extension with first floor balcony above at 13 Pressburger Close.

2.5 The proposed single storey rear extension would project approximately 2 metres in depth, and would extend to have a width of approximately 3 metres. The rear extension would have a flat roof with an eaves height of approximately 2.4 metres, and a maximum height of approximately 2.8 metres. The proposed single storey rear extension would facilitate enlarging the existing kitchen.

2.6 The rear elevation of the rear extension would have a set of French doors that measure approximately 1.6 metres in width by approximately 2.1 metres in height.

2.7 The application also proposes a first floor balcony that would sit atop of the proposed single storey rear extension. The proposed first floor balcony would project approximately 1.9 metres in depth, and measure approximately 2.2 metres in width. The bottom of the balcony would rise to approximately 2.8 metres above ground level. The proposed balcony would be accessible from the first floor master bedroom of the existing main dwelling through the provision of a single access door in place of an existing window.

2.8 Amendments were sought and received during the course of the application to extend the obscure glazed privacy screen on either side to a height of approximately 1.8m (total height of approximately 4.5m above ground level), and to include an approximately 0.5m wide x 1.8 metre high privacy screens (maximum) that project along both side elevations (north and south) and reduces to approximately 1.4 metres in height for the 'returns' on either side of the proposed balcony on the eastern elevation with a lower approximately 1.1m high screen along the eastern elevation.

2.9 The proposed patio would surround the proposed extension with a depth of approximately 0.8 metres (approx.). The proposed patio would replace the grass and remain the existing level. It is considered that these works fall within the parameters of permitted development.

2.10 The application has been referred to planning committing owing to the number of objections received (more than 2) in line with the Council's scheme of delegation.

SITE CONTEXT

2.11 The application site relates to a detached property at 13 Pressburger Close, Hartlepool. The property features amenity space to the front and a private rear garden to the east of the property. The external materials of the site are brown brick with grey roof tiles. The property benefits from off-street parking to the front (west).

2.12 To the (front) west the property is bounded by the highway of Pressburger Close, with residential properties 2, 3 and 4 Pressburger Close beyond. To the side (north) the site is adjacent to no. 12 Pressburger Close, and to the other side (south) the site is adjacent to No. 14 Pressburger Close. Beyond the rear (east) boundary is a mature tree belt (that stretches north to south).

2.13 The rear garden boundaries are defined by open-boarded timber fences. The timber fence boundary treatment to each side (north and south) measure approximately 1.8 metres in height from the ground level, with a small strip of bamboo to the northern boundary measuring approximately 1.9 metres in height.

PUBLICITY

2.14 The application has been advertised by way of letters to neighbouring properties and a site notice. To date, 4 letters of objection have been received (with more than one objection received from the same address/occupants). Further

consultations were issued to neighbours on receipt of the aforementioned amended plans (regarding the amended design to the privacy screens).

2.15 The summary of concerns and objections raised is as follows:

- Unacceptable loss of privacy and overlooking
- A 2m deep balcony creates a substantial outdoor living area with an elevated line out of sight directly over boundary fences and into surrounding private gardens.
- The proposed 1.6 metre high glass side panel is inadequate.
- The proposed balcony would break the established, uniform rear building lines and would introduce an incongruous feature that harms the visual amenity and design integrity of the neighbourhood, and would cause harm to the character and visual amenity of the area.
- Granting planning permission for a first floor balcony in the tightly knit resident crescent would set a highly damaging planning precedent.
- Lack of community awareness, due to the positioning of the site notice, multiple immediate neighbours remained completely unaware of these plans until days ago.
- Perception of overlooking

2.16 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=169967

2.17 The period for publicity expires on the 02/10/2026. Any responses received before the committee date will be subject to the consideration by officers and Members will be updated at the committee meeting. This is reflected in the officer recommendation below.

CONSULTATIONS

2.18 The following consultation replies have been received:

HBC Building Control; A Building Regulation application will be required.

HBC Landscape Architect; There are no Landscape issues with the proposed development.

Wynyard Parish Council; No comments received.

PLANNING POLICY

2.19 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

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

SUS1: The Presumption in Favour of Sustainable Development;
QP4: Layout and Design of Development;
QP6: Technical Matters
HSG11: Extensions and alterations to Existing Dwellings.

National Planning Policy Framework (NPPF)(August 2026)

2.21 The National Planning Policy Framework (NPPF), published in August 2026, sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in the determination of planning applications and provides the national policy framework for both plan-making and decision-taking. The Framework should be read as a whole.

2.22 The Framework promotes sustainable development through economic, social and environmental objectives which are mutually supportive and interdependent. It places significant weight on housing delivery, economic growth and development in sustainable locations, whilst seeking to protect and enhance the natural, built and historic environment.

2.23 At the heart of the Framework is a presumption in favour of sustainable development. Relevant policies of the NPPF have been taken into account in the assessment of this application and are referenced where appropriate throughout this report.

PLANNING CONSIDERATIONS

2.24 The main consideration of the application is the appropriateness of the proposal in terms of the policies and proposals held within the Hartlepool Local Plan (HLP). In particular, the main material considerations are the character and appearance of the host property and surrounding area, the amenity and privacy of neighbouring properties, and any other planning matters. These and any other matters are set out below.

CHARACTER & APPEARANCE OF THE HOST PROPERTY AND SURROUNDING AREA

2.25 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.

2.26 Policy DP3 of the NPPF (2026) suggests that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. Policy DP3(2)(g) of the NPPF (2026) goes on to state that proposals should create visually attractive,

distinctive and characterful development to establish or maintain a strong sense of place and pride.

2.27 The proposed single storey rear extension is considered to be of a relatively modest scale, design and layout, which respects the proportions of the host dwelling and the application site as a whole. Furthermore, it would not be readily seen when viewing the principal elevation of the application property or from the surrounding street scene, given the proposal's set off from the adjacent rear boundaries and the proposal's position to the rear of the site.

2.28 The applicant has indicated that the walls would be constructed from brickwork to match that existing on the dwelling. This approach is considered appropriate in this instance, helping to ensure that the proposed extension would respect, and respond positively to, the existing character of the host dwelling and surrounding area.

2.29 Concerns have been raised regarding the impact the proposed balcony to the rear on the character of the surrounding area.

2.30 The proposed balcony (and associated glazed screens) would sit atop the proposed rear extension and would project off the east (rear) elevation. The proposed first floor balcony extension would not be readily seen when viewing the principal elevation of the application property or from the surrounding street scene given its location to the rear and positioning of the host dwelling and adjacent properties. Furthermore, the proposed extension to the first floor is considered to be of a relatively modest scale, design and layout, which respects the proportions of the host dwelling and the application site as a whole.

2.31 Overall, it is therefore considered that the design, scale and siting of the proposed development would have an acceptable impact on the character and appearance of the existing dwelling and surrounding area and is in accordance with Policies QP4 and HSG11 of the Hartlepool Local Plan (2018) and with the relevant policies of the NPPF (2026).

IMPACT ON AMENITY & PRIVACY OF NEIGHBOURING PROPERTIES

2.32 Objections received raise concerns regarding the impact on amenity of neighbouring properties, including in terms of overlooking and the perception of overlooking.

<u>Impact on No. 12 Pressburger Close (side/north)</u>

2.33 No. 12 Pressburger Close is a semi-detached two storey dwelling (adjoined to No 11, further north) sited to the side (north) of the host site. The side (south) elevation of this neighbouring property features a window at first floor, understood to serve a bathroom, with ground floor windows/doors and first floor rear windows (east-facing). It is noted that the rear side (north) boundary splays towards the south, and this property is sited further rearwards than the host property by approximately 1.1 metres (and at a slightly oblique angle).

2.34 The proposed rear extension would project approximately 2 metres in depth and would be sited away from the splayed shared side/rear boundary to the north by a minimum distance of approximately 2.7 metres and a maximum distance of approximately 3.1 metres, reflective of the splayed boundary. The proposed extension is considered to be of a modest single storey scale, that would project beyond this property by approximately 0.9 metres (due to the positioning of the two properties). Even greater distances (with the intervening presence of No 12 and its rear garden) would be achieved to neighbouring properties to the north of No 12 (i.e. No 11 Pressburger Close). The proposal would feature a blank side (north) elevation whilst any views from the doors proposed in the rear/east elevation towards the rear elevation of No 12 would be generally oblique (with the intervening presence of the boundary treatment). Given this context, it is considered that the proposed development would not have an unacceptable impact on the amenity and privacy of this property, including the identified side or rear windows or the immediate rear garden of No 12 (or properties beyond) in terms of overbearing, overshadowing, loss of outlook or overlooking.

2.35 Reflective of its position above the proposed single storey extension, the proposed balcony would be sited a minimum of approximately 3.1 metres away, and a maximum of approximately 3.5 metres from the shared boundary with 12 Pressburger Close. The proposed balcony would be sited away from the nearest side (south) elevation of the neighbouring property by approximately 4.3 metres.

2.36 Following concerns raised by officers regarding the potential for both direct overlooking and a perception of overlooking from the proposed balcony as originally submitted (which included approx. 1.6m high obscure glazed side wall with no ‘return’ on the main rear elevation of the balcony), amended plans were received. The amended proposal would feature an approximately 1.8 metre obscure glazed glass wall on the side (north and south) elevations, with an approximate 0.5 metre x 1.8m high opaque glass return, that lowers to approximately 1.4 metres to the rear elevation before it ties into the approximately 1.1m high eastern screen.

2.37 In view of the above, it is considered that the separation distance of the proposed balcony (and associated ‘screens’) to the neighbouring dwelling (approximately 3.1 metres) would not result in any significant adverse impact on the neighbour’s amenity in terms of loss of outlook, or any overshadowing or overbearing impact to the identified windows in the side and rear elevations of No 12 or its immediate garden area (or properties beyond No 12 to the north).

2.38 In terms of privacy, owing to the elevated position of the proposed balcony and original low screening, as noted above, this raised concerns that the proposed balcony had the potential to result in a loss of privacy in terms of direct overlooking and a perception of overlooking, primarily towards the neighbouring property’s rear amenity space (given the relatively close proximity). However and in response to officer concerns, the scheme as amended proposes the provision of the suitably high obscure glass screens along both the northern and southern elevations to the proposed balcony and the opaque glazed returns (to limit users of the balcony looking around the corner of the screen wall).

2.39 Whilst it is acknowledged that some views towards the more distant parts of the neighbouring property's rear garden may remain achievable, any such views would generally be oblique in nature and partially restricted by the proposed privacy screens. Importantly, and subject to the required privacy screens and that the proposed balcony would project beyond the rear elevation of this neighbouring property by approximately 0.9 metres, it is considered that there would be no direct overlooking towards windows in the side/rear elevations of No 12 or its immediate rear garden area. As such, it is considered that the proposal, as amended, would not result in an unacceptable loss of privacy in terms of direct overlooking or a perception of overlooking for existing and future occupiers of no. 12 Pressburger Close or other neighbouring properties to the north) as to warrant a refusal of the application. The required obscure glazed screening (to the requisite level of opaqueness) and to ensure their implementation prior to first use of the balcony can be secured by way of a planning condition which is recommended accordingly.

2.40 Overall, it is considered that there would be no significant adverse impact on the amenity and privacy of this neighbouring property (or properties beyond No 12 to the north) as a result of the proposals in terms of loss of outlook, overbearing, overshadowing and overlooking or a perception of overlooking as to warrant a refusal of the application.

Impact on No. 14 Pressburger Close (side/south)

2.41 No 14 Pressburger Close is a detached dwelling, sited to the side (south) of the host dwelling. No windows were observed in its side (north) elevation with a number of windows in the main ground and first floor rear/east elevation of No 14. The proposed single storey rear extension would project approximately 2 metres in depth and would be sited away from the shared southern boundary by approximately 2.5 metres. The proposal would feature a blank side (south) elevation whilst any views from the doors proposed in the rear/east elevation towards the rear of No 14 would be generally oblique (with the intervening presence of the boundary treatment). In view of this relationship and that the extension is considered to be of a modest single storey scale, it is considered that the proposed development would not have an unacceptable impact on the amenity of this property (or those properties beyond No 14 to the south), including the identified rear windows or immediate rear garden of No 14 in terms of overbearing, overshadowing, loss of outlook or overlooking.

2.42 The proposed balcony would be sited approximately 2.9 metres away from the shared boundary with 14 Pressburger Close, which is an approximately 1.8-metre-high fence. The proposed balcony would be sited away from the nearest elevation (east) of the neighbouring property by approximately 4.1 metres.

2.43 The amended proposal would feature an approximately 1.8 metre obscure glazed glass wall on the side (south) elevation, with an approximately 0.5 metre x 1.8m high opaque glass return, that lowers to approximately 1.4 metres to the rear (east) elevation.

2.44 In view of the above, it is considered that the separation distance of the proposed balcony (and associated 'screens') to the neighbouring dwelling

(approximately 4.1m) would not result in any significant adverse impact on the neighbour's amenity in terms of loss of outlook, or any overshadowing or overbearing impact to the identified windows in the side and rear elevations of No 14 or its immediate garden area or those other neighbouring properties further to the south.

2.45 In terms of privacy, owing to the elevated position of the proposed balcony and original low screening, as noted above, this raised concerns that the proposed balcony had the potential to result in a loss of privacy in terms of direct overlooking and a perception of overlooking, primarily towards the neighbouring property's rear amenity space (given the relatively close proximity). However, the amended scheme includes provision of the suitably obscure glass screens wall along both the northern and southern elevations to the proposed balcony and the opaque glazed returns (to limit users of the balcony looking around the corner of the screen wall).

2.46 Whilst it is acknowledged that some views towards the more distant parts of the neighbouring property's rear garden may remain possible, any such views would generally be oblique in nature and partially restricted by the proposed privacy screens. Importantly, subject to the installation and retention of the required proposed screening and that the proposed balcony would project beyond the rear elevation of this neighbouring property by approximately 0.9 metres, it is considered that there would be no direct overlooking towards windows in the side/rear elevations of No 14 or its immediate rear garden area. As such, it is considered that the proposal, as amended, would not result in an unacceptable loss of privacy in terms of direct overlooking or a perception of overlooking for existing and future occupiers of no. 14 Pressburger Close or other neighbouring properties further to the south as to warrant a refusal of the application. The required obscure glazed screening (to the requisite level of opaqueness) and to ensure their implementation prior to first use of the balcony can be secured by way of a planning condition which is recommended accordingly.

2.47 Overall, it is considered that there would be no significant adverse impact on the amenity and privacy of this neighbouring property as a result of the proposals in terms of loss of outlook, overbearing, overshadowing and overlooking or a perception of overlooking as to warrant a refusal of the application.

<u>Impact on properties no. 2, 3 and 4 Pressburger Close front/west</u>

2.48 The proposal would be almost entirely screened from the nearest properties to the front as a result of its positioning to the rear and the positioning of the host dwelling. In view of the substantial separation distance of approximately 33 metres from the rear elevation of the proposed development to the front elevation of the no. 3 Pressburger Close with the presence of a highway in between, (and to the properties beyond) it is considered that the proposal would not result in an adverse impact on the amenity and privacy of the existing and future occupants of properties to the front (west) in terms of overbearing, overshadowing, loss of outlook and overlooking or a perception of overlooking.

<u>Land to the rear/east</u>

2.49 Beyond the rear boundary is a landscape buffer. Taking this into account, it is considered that the proposal would not result in an adverse loss of amenity or privacy for neighbouring land users to the rear.

OTHER MATTERS

Consultations

2.50 Concerns have been raised regarding the publicity of the application. Officers consider that consultations have been issued to the appropriate neighbours as well as the posting of a site notice (placed on closest lighting column/street furniture to the application site) in accordance with the relevant publicity requirements for an application of this scale.

Potential for Precedent

2.51 The proposed development requires planning permission. Allowing such development does not set a precedent for other balconies, and in each case, each application is dealt with on its own merits.

Building Control

2.52 Comments from the Council's Building Control team highlight that a Building Regulation application will be required. This requirements can be relayed to the applicant by way of an appropriate informative on the decision notice.

CONCLUSION

2.53 On balance, and subject to the identified recommended planning conditions, the proposed development is, on balance, considered to be acceptable when considered against the provisions of Policies QP4 and HSG11 of the Hartlepool Local Plan (2018) and the identified policies of the NPPF (2026). The application is therefore recommended for approval subject to the identified planning conditions.

EQUALITY DUTY

2.54 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

2.55 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

HUMAN RIGHTS ACT IMPLICATIONS

2.56 In assessing this application, the Local Planning Authority has had due regard to its obligations under the Human Rights Act 1998. The rights of individuals potentially affected by the proposed development, including their rights under Article 8 (respect for private and family life) and Article 1 of the First Protocol (peaceful enjoyment of possessions), have been carefully considered. The planning officer has undertaken a proportionality assessment, balancing these rights against the legitimate aims of the development, including its benefits to the wider community. It is concluded that where there is any interference with these rights, it is lawful, necessary, and proportionate to achieve the objectives of the development in accordance with national and local planning policies.

REASON FOR DECISION

2.57 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 outstanding representations received following the expiry of the consultation period (2nd October 2026), subject to the following recommended planning conditions;

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: Drawing No. 005 (Location Plan), Drawing No. 004 (Existing and Proposed Site Plan), received by the Local Planning Authority 29/07/2026; Drawing No. 003 Rev B (Proposed Floor Plans and Elevations), received by the Local Planning Authority on 17/09/2026.
   To define the planning permission.

3. The materials to be used in the construction of the external surfaces of this development hereby permitted shall match those used in the existing dwelling and in accordance with the materials stipulated in the submitted application form received by the Local Planning Authority on 14/07/2026.
   In the interests of visual amenity.

4. Prior to the balcony hereby approved being brought into use, the 1.8m high glazed privacy screens (measured from the given balcony floor level) along the northern and southern side elevations of the balcony and the 2no. 1.4m -1.8m high (measured from the given balcony floor level) x 0.5m wide glazed privacy return screens on the eastern rear elevation as detailed on Drg No. 003 Rev B (Proposed Floor Plans and Elevations, received by the Local Planning

Authority on 17/09/2026), shall be installed. The 2no. side glazed privacy screens and 2no. glazed privacy return screens shall be fixed and obscured to a minimum of level 4 of the 'Pilkington' scale of obscuration or equivalent. The application of translucent film to the side/return screens would not satisfy the requirements of this condition. Thereafter the agreed and implemented scheme shall be retained at all times for the lifetime of the development.
In the interests of protecting the privacy of neighbouring occupiers.

BACKGROUND PAPERS

2.58 Background papers can be viewed by the 'attachments' on the following public access page:
https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=167987

2.59 Copies of the applications are available on-line:
https://planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet

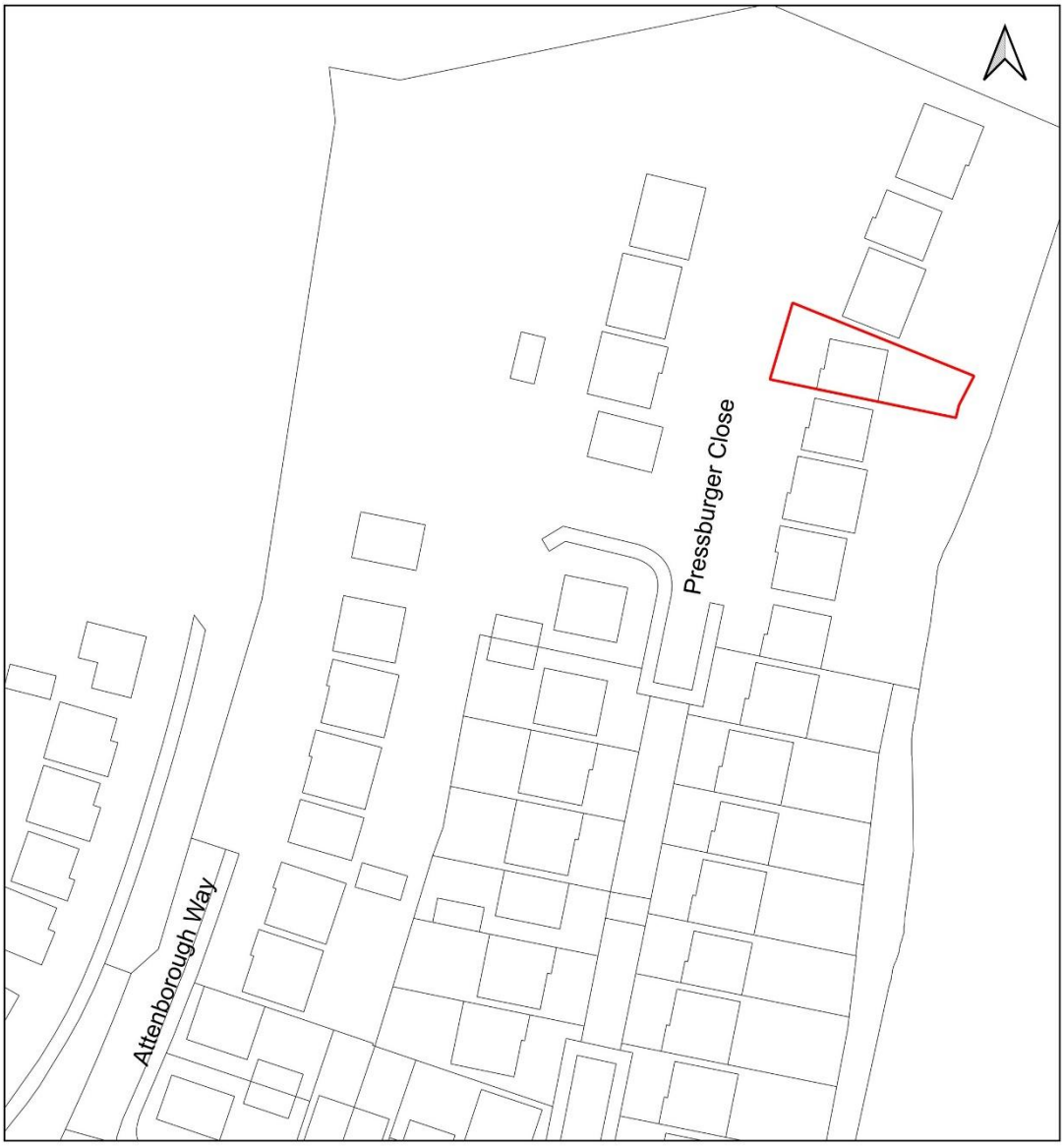
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13 Pressburger Close, Wynyard, Billingham



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Hartlepool Borough Council	**DRAWN** LH	**DATE** 16/09/2026
	Scale 1:800	
Dept of - Development, Neighbourhoods and Regulatory Services **Civic Centre, Victoria Road, Hartlepool TS24 8AY**	**DWG.NO** H/2026/0216	**REV**

No:	3.
Number:	H/2026/0012
Applicant:	EDF ENERGY NUCLEAR GENERATION
Agent:	EDF ENERGY NUCLEAR GENERATION LIMITED, HARTLEPOOL POWER STATION, TEES ROAD, TS25 2BZ
Date valid:	05/06/2026
Development:	Installation of a meteorological mast, associated meteorological measurement equipment and erection of a 2.4 metre high enclosure.
Location:	LAND AT HARTLEPOOL POWER STATION, TEES ROAD, HARTLEPOOL, TS25 2BZ

PURPOSE OF REPORT

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

BACKGROUND

3.2 The application site has no relevant planning history however the following recent planning permissions have been granted within the confines of the Power Station itself.

H/2024/0272 - Siting of new Portakabin welfare building. Approved 04-11-24

H/2025/0411- Demolition of empty and cleaned Bulk Fuel Oil Tank 3 (BFOT3) and the erection of a demineralised water storage tank. Approved 09-04-26

H/2026/0151 - First-floor permanent Portakabin building to the existing ground-floor Portakabin building, to provide office, welfare, and changing facilities. Installation of an external staircase and a two-storey extension to the side. Approved 15/07/2026

H/2026/0181 - Erection of a temporary single-storey welfare Portakabin modular building. Approved 17/08/2026.

PROPOSAL

3.3 EDF Nuclear Generation Limited seeks planning permission for the installation of a 10-metre-high lattice meteorological mast and associated monitoring equipment within a small compound located to the north-west of Hartlepool Nuclear Power Station. The development would comprise equipment for measuring wind speed and direction, temperature, precipitation, humidity and atmospheric pressure, together with a data logger cabinet, a power frame incorporating a solar panel and small wind turbine, a 12-volt battery cabinet, and a 2.4-metre-high green-coated

Twin Mesh security fencing enclosing a compound measuring approximately 15 metres by 15 metres.

3.4 The submitted supporting information states that the proposed development is intended to measure, collect and analyse meteorological data in the vicinity of the power station, providing an accurate baseline understanding of local weather conditions. The information gathered would contribute to the ongoing operation of Hartlepool Nuclear Power Station and support future energy-related development and investment associated with the site. The submitted information indicates that the development is required for a period of 10 years.

3.5 During the course of the application and following officer concerns regarding the original proposed palisade material enclosure, the applicant has submitted an amended scheme to both reduce the overall size of the enclosed compound and to provide an alternative enclosure material (as requested by officers). As such, the equipment that would be installed (as set out within the supporting documentation and as amended during the course of the application) comprises the following:

- Green-coated Twin Mesh security fencing approximately 2.4m high surrounding the compound (15 metre by 15 metre)
- 1x data logger and small enclosure (approx. 1m tall by 2m)
- 1x Stephenson screen (approx. 1m tall)– to protect temperature, humidity sensors and pressure sensor;
- 1x antenna
- 1x Power system - small frame mounted with solar panel and small wind turbine powering a 12v battery housed in a cabinet (frame approx. 3m high solar panel 2m by 2m)
- 1x Vertical axis wind sensor (speed and direction) placed on a 10m tall meteorological mast with associated small scale foundations. The mast would be hinged to allow access to the installed equipment without the need to climb the mast.. It is proposed that the mast would be a dull metal construction finish.
- 2x rainfall gauges

3.6 The application has been referred to committee at the request of a local ward councillor, in line with the Council's scheme of delegation.

SITE CONTEXT

3.7 The application site comprises a parcel of grassland which forms part of a local wildlife site situated to the north of Zinc Works Road and accessed via the A178 to the west. The site is relatively level in topography and is located within the broader operational and industrial setting associated with Hartlepool Power Station. A former landfill site lies to the north-west, while Seaton Carew Golf Club is located to the north-east, with the Teesmouth National Nature Reserve situated further beyond. The main operational components of Hartlepool Power Station are positioned immediately to the south, and an existing cricket pitch, together with several single-storey temporary container structures, adjoins the site to the east.

PUBLICITY

3.8 The application was advertised by way of a site notice and neighbour notification letters issued to five neighbouring properties. One representation has been received confirming that no objection is raised to the proposal.

3.9 During the course of the application, additional supporting information was submitted, including further justification in respect of site selection, revised plans reducing the size of the proposed compound and amending the enclosure specification, together with supplementary ecological information. Neighbouring properties and consultees were re-notified of the amended details and afforded the opportunity to comment.

3.10 Background papers can be viewed via the 'click to view attachments' link on the following public access page:
planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet

3.11 The current consultation period expires on 29 September 2026. Should any additional representations be received prior to the Planning Committee meeting, these will be considered by officers and Members will be updated at the committee meeting. This is reflected in the officer recommendation.

CONSULTATIONS

3.12 The following consultation replies have been received:

HBC Engineering Consultancy LLFA; Following review of the submitted Flood Risk Assessment and surface water drainage information, the following comments are provided:

- The application relates to the installation of a small-scale, temporary meteorological monitoring compound including a 10m mast and associated equipment within Flood Zone 3.
- The proposal has been reviewed proportionately, considering the scale and nature of the development.
- The submitted Flood Risk Assessment demonstrates that the development will not increase flood risk on site or elsewhere and is considered acceptable.
- The proposed development is small in scale, unmanned and temporary (approximately 10 years)
- Minimal Footprint, with only limited concrete foundations and no significant increase in impermeable area
- The site lies within Flood Zone 3, however the development is not vulnerable and does not pose risk to people
- The development will not impact on flood flows or reduce storage
- Equipment is designed to be resilient to flooding, with components raised above ground level

The site is located within Flood Zone 3 and may be subject to flooding; however:

- The development is unmanned, therefore there is no risk to life
- It represents low vulnerability infrastructure
- The footprint is negligible

The Flood Risk Assessment demonstrates that the development will not increase flood risk elsewhere and is therefore acceptable in principle.
Given the nature of the proposal:

- There will be no meaningful increase in runoff
- There is no requirement for attenuation or SuDS features
- Existing overland flow routes will remain unchanged

This approach is considered proportionate and acceptable.

- The proposed development requires only minimal maintenance, which will be undertaken by the operator.

- No additional drainage infrastructure requiring long-term maintenance is proposed

No objection.

- Is small-scale, temporary and unmanned
- Will not increase surface water runoff or require a drainage system
- Will not impact storage or flow routes
- Includes appropriate flood resilience measures
- Does not introduce risk to people or property

Suggested planning conditions: “The development shall be carried out in accordance with the submitted Flood Risk Assessment.”

Further comments received 15/09/26;

We have no comments on this one.

HBC Engineering Consultancy Contamination; Based upon a combination of ; 1. the nature and scale of the proposed development; 2. the planned works during construction as described in the applicant’s methodology for creation of the compound, the mast and associated infrastructure; 3. No specific concerns or issues in relation to land contamination within the various consultee responses currently on the HBC Planning Portal we do not in this case, feel that a Phase 1 Contaminated Land Desk Study is a necessary pre-requisite to the granting of planning permission.

A condition which captures the potential for encountering un-expected contamination during development should, in our opinion, be sufficient in this case to deal with any historic contamination related issues.

HBC Ecology; Further information required.

A short addendum demonstrating whether the de minimis exemption applies, supported by an impact plan and sufficient evidence to establish the affected habitat type, condition and possible priority-habitat status, including the effects of access and the proposed vegetation-management regime.

1. Overview

The application proposes a meteorological mast and associated equipment within a fenced compound measuring 21m by 21m. The vegetation within it would be maintained at approximately 0.2m during the proposed ten-year operational period. The site lies at the edge of the LWS and can be accessed using a short existing grassed track.

The application area lies within HP12 Hartlepool Power Station Local Wildlife Site (LWS) and approximately 360m from the Teesmouth and Cleveland Coast SPA and Ramsar site.

I raise no ecological objection in principle. However, the claimed BNG exemption has not yet been demonstrated and should be resolved before determination. Subject to a satisfactory response and the ecological controls set out below, the proposal's limited effect on the Local Wildlife Site would be acceptable.

I have not been provided with the LWS management plan or the underlying EDF annual survey reports. Given the scale of the proposal and the other information available, I do not require these documents before determination.

2. General Ecology

The 21m × 21m enclosure would be located within seasonally wet other neutral grassland forming part of the LWS. Approximately 8–10m² would be physically lost. Across most of the 441m² enclosure, the grassland would be retained but managed at approximately 200mm rather than its existing c.500mm tussocky height for ten years. This represents a sustained change to its management and structure.

Taking account of the operational need and limited impacts, I am satisfied that the reasons for the development clearly outweigh the limited harm to the LWS for the purposes of Policy NE1. Full reinstatement and aftercare provide a proportionate response to that harm.

The grassland is suitable for common amphibians and reptiles. There is a common toad record approximately 922m away from 2018 and an older common lizard record within 2km from 2014, but no recent site-specific records. Precautionary working methods should be adopted.

Orchids have previously been recorded within the surveyed area. The final works footprint should therefore be checked by a suitably qualified ecologist to avoid orchids where possible.

3. Biodiversity Net Gain

The de minimis exemption may apply, but this has not yet been demonstrated. The application form selects "under 25 square metres", although the application area is larger, and its assertion that actual disturbance would remain below 25m² is not supported by a plan. The submitted information variously identifies approximately 8m² of direct habitat loss, around 10m² of concrete footings and a maximum structural footprint of 20m² including fencing.
A brief clarification from the project ecologist, supported by a scaled plan, should

quantify all habitat lost or degraded, explain whether the retained grassland would remain the same habitat type and statutory metric condition and confirm that no Priority Habitat would be affected.

A completed metric is not required if this clearly demonstrates that no Priority Habitat would be affected, less than 25m² of area habitat would be lost or degraded and less than 5m of linear habitat would be affected.
Otherwise, a completed pre- and post-development statutory metric and impact plan should be provided. If the exemption is not then demonstrated, statutory BNG applies.

The EcIA acknowledges the December survey timing and explains why the broad UKHab classification is considered reliable. That is sufficient for the general ecological appraisal. It does not, however, demonstrate how habitat condition or possible priority-habitat status has been established for BNG purposes. The clarification should identify and interpret the relevant site-specific in-season EDF monitoring evidence, including its dates and coverage. Full annual reports are not required if a suitably evidenced extract or summary is provided. If those data cannot robustly resolve habitat type and condition, a suitable-season botanical and condition assessment will be required.

4. Habitats Regulations Assessment

I have undertaken a Stage 1 screening because the Teesmouth and Cleveland Coast SPA and Ramsar site lies approximately 360m from the proposal.

There would be no designated-site land take. Ground disturbance would be very limited, with no new drainage or operational discharge and no material change to site hydrology or water quality. No material effect on the SPA or Ramsar site through hydrological pathways is therefore reasonably foreseeable.

Available evidence does not indicate regular or significant use of the footprint by qualifying birds. Construction would be small and short-lived, while the operational development would be unmanned and visited infrequently. the turbine rotor is very small and no operational lighting is proposed.

I conclude that there would be no likely significant effect, alone or in combination. Appropriate Assessment and HRA-specific consultation with Natural England are not required.

This ends the HRA process.

5. Conditions and Informatives

The EcIA commits to a Precautionary Working Method Statement covering nesting birds, amphibians and reptiles. It also proposes measures to reduce risks during initial vegetation clearance and regular mowing. This is considered appropriate and should be conditioned.

No fixed external lighting shall be installed.

The permission shall be limited to ten years. At the end of that period, or when the equipment is no longer required, whichever is sooner, all equipment, fencing, foundations, ducts and stone shall be removed and the land restored to neutral grassland under an approved restoration and aftercare scheme.

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.

*Further comments received 17/9/2026***;**

No Objection.

General Ecology & Overview
Since my comments of 13 August 2026, I have reviewed Freedom's ecological response dated 14 September 2026, the along with a series of revised plans.
The response includes a botanical survey undertaken on 26 August 2026, a habitat condition assessment and further information on habitat loss and vegetation management. The compound has been reduced from 21m by 21m to 15m by 15m, with revised fencing and gate arrangements. Access arrangements have also been clarified, comprising temporary southern construction access using protective matting and a 1m-wide mown maintenance route to the east.

The smaller compound further limits effects on the Local Wildlife Site. My previous acceptance of the limited harm under Policy NE1 remains. The summer survey also records orchids along the eastern access route; these should be avoided where practicable when setting out the route and arranging its maintenance.

Biodiversity Net Gain
The survey undertaken on 26 August 2026 provides the evidence and condition assessment previously requested. It identifies other neutral grassland in poor condition within the compound and describes the grassland along both access routes.

The main permanent losses are approximately 8m². The remaining grassland would be retained, with temporary matting on the southern construction route and a 1m-wide mown maintenance route to the east. Subject to these retention and reinstatement measures, I accept the ecologist's assessment that the remaining grassland would retain its habitat type and metric condition. This addresses the previous concerns about the extent of habitat affected.

I am satisfied that no priority habitat would be affected and that the habitat lost or degraded would remain below the de minimis thresholds. I therefore accept the exemption from mandatory BNG. No further BNG information is required for the

submitted amended scheme.

Habitat Regulations Assessment
The amendments do not alter the Stage 1 screening conclusion in my response of 13 August 2026. No likely significant effect on the Teesmouth and Cleveland Coast SPA and Ramsar site is identified, alone or in combination. Appropriate Assessment and HRA-specific consultation with Natural England are not required

Conditions & Informatives
The EcIA commits to a Precautionary Working Method Statement covering nesting birds, amphibians and reptiles. It also proposes measures to reduce risks during initial vegetation clearance and regular mowing. This is considered appropriate and should be conditioned.

Implementation of the grassland retention and access arrangements in the ecological response of 14 September 2026: compound vegetation maintained at no more than 200mm, eastern access 1m wide and maintained at 100mm, and removal of temporary matting to allow the southern route to recover.

No fixed external lighting associated with the development.

The permission shall be limited to ten years. At the end of that period, or when the equipment is no longer required, whichever is sooner, all equipment, fencing, foundations, ducts and stone shall be removed and the land restored to neutral grassland under an approved restoration and aftercare scheme.

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.

HBC Public Protection; Public Protection has no objection or comments to make on this application.

HBC Landscape Architect; There will be potential views form zinc works road, Although there is some intervening landform and the site is backgrounded by energy infrastructure. Colour finish to mast and fence should be confirmed. This can be controlled by condition.

Further comments received 16/09/26;

No further Landscape comments.

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

Tees Archaeology; Thank you for the consultation. We have no comment to make on this application.

Northumbrian Water; In responding to the local planning authority, Northumbrian Water assesses the impact of the proposal on our assets and the capacity of our network and treatment centres to accommodate and treat anticipated flows. We do not comment on planning matters that are outside of our area of control.

I can confirm that we have no comments to make at this stage.

Further comments received 17/09/26;

Our response considers the impact on our assets and the capacity of our network and treatment centres to accommodate and treat anticipated flows. We do not offer comment on aspects of planning applications that are outside of our area of control.

I refer you to our previous response to the application, dated 29th June 2026, and can confirm that we have no additional comments at this stage.

Northern Gas Network; We do not object to your planning application. Northern Gas Networks acknowledges receipt of the planning application at Tees Road, Hartlepool, TS25 2BZ

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.

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance. This plan shows only those mains owned by Northern Gas Networks in its role as a Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where Northern Gas Networks knows these they will be. (Uploaded to NEC)

Further comments received 15/09/2026;

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.

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of precautions for your guidance. This plan shows only those mains owned by Northern Gas Networks in its role as Licensed Gas Transporter (GT). Privately owned networks and gas mains owned by other GT's may also be present in this area. Where Northern Gas Networks knows these they will be represented on the plans as a shaded area and/or a series

of x's. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphons, stub connections, etc., are not shown but their presence should be anticipated.

No liability of any kind whatsoever is accepted by Northern Gas Networks, its agents or servants for any error or omission. The information included on the enclosed plan should not be referred to beyond a period of 28 days from the date of issue.

Office for Nuclear Regulation; With regard to planning application H/2026/0012, ONR does not advise against this development.

Further comments received 16/09/26;

With regard to planning application H/2026/0012 Re-consultation, ONR does not advise against this development.

No comments have been received from the following;

Emergency Planning Officer,
HBC Building Control
Ministry of Defence

PLANNING POLICY

3.13 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

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

SUS1: The Presumption in Favour of Sustainable Development;
LS1: Locational Strategy
EMP5: Safeguarded land for new Nuclear Power Station
NE1: Natural Environment
NE4: Ecological Networks
QP3: Location, Accessibility, Highway Safety and Parking
QP4: Layout and Design of Development;
QP6: Technical Matters
CC2: Reducing and Mitigating Flood Risk
INF5:Telecommunications

National Planning Policy Framework (NPPF)(August 2026)

3.15 The National Planning Policy Framework (NPPF), published in August 2026, sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in the determination of planning applications and provides the national policy framework for both plan-making and decision-taking. The Framework should be read as a whole.

3.16 The Framework promotes sustainable development through economic, social and environmental objectives which are mutually supportive and interdependent. It places significant weight on housing delivery, economic growth and development in sustainable locations, whilst seeking to protect and enhance the natural, built and historic environment.

3.17 At the heart of the Framework is a presumption in favour of sustainable development. Relevant policies of the NPPF have been taken into account in the assessment of this application and are referenced where appropriate throughout this report.

3.18 **HBC Land Use Policy Comments:** LUP therefore supports the principle of the proposed development on condition that it has no significant adverse effects on the wildlife sites and that it does not prejudice development of surrounding land uses, especially that of the nuclear power station.

PLANNING CONSIDERATIONS

3.19 The main planning considerations are the principle of development, its compliance with the Hartlepool Local Plan (HLP) and the National Planning Policy Framework (NPPF) (2026), together with its impact on the character and appearance of the area, neighbouring amenity, ecology and biodiversity, land contamination, public safety, flood risk and other material considerations.

PRINCIPLE OF DEVELOPMENT

3.20 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF (2026) is a material consideration in the determination of planning applications and establishes a presumption in favour of sustainable development. NPPF Policies S3 and S4 support development proposals that accord with an up-to-date development plan and represent sustainable development.

3.21 The site lies within the Hartlepool Power Station complex and forms part of a wider area allocated under HLP Policy EMP5 for safeguarded land for a new nuclear power station, subject to appropriate ecological mitigation. Whilst the proposal does not itself constitute a new nuclear power station development, the meteorological monitoring equipment would support the collection of environmental data relevant to future energy infrastructure and would not prejudice the delivery of the strategic allocation. Furthermore, the proposal is required for a temporary period of 10 years. The development is therefore considered compatible with the overall aims and function of the Policy EMP5 allocation. The site is also sustainably located, and the

proposal is therefore considered acceptable in principle, having regard to HLP Policies EMP5, LS1 and SUS1.

3.22 The site also falls within a Local Wildlife Site designation as identified under HLP Policy NE1(c). Whilst this designation does not preclude development, any ecological impacts must be appropriately assessed and mitigated in accordance with HLP Policies NE1 and NE4. HBC Land Use Policy does not object to the principle of development subject to ecological matters being satisfactorily addressed. At a national level, NPPF Policies N2 and N6 seek to conserve and enhance the natural environment, avoid significant harm to biodiversity, and ensure impacts upon ecological interests are appropriately avoided, mitigated or compensated for where necessary. The ecological implications of the proposal are considered in detail below.

3.23 Whilst the proposal does not constitute telecommunications infrastructure and therefore does not fall directly within the scope of HLP Policy INF5, the policy contains a number of relevant considerations relating to the siting, design and visual impact of the proposed development. The application has been accompanied by a Site Assessment and Options Appraisal demonstrating that alternative locations were considered having regard to site suitability, operational requirements, engineering constraints, ecological sensitivities and access arrangements. Furthermore, during the course of the application, the size of the compound has been reduced, and a dark green plastisol-coated twin mesh fence has been proposed in place of the originally proposed palisade fencing. Accordingly, the proposal is considered to broadly accord with the underlying objectives of Policy INF5 insofar as it demonstrates a reasoned approach to site selection and seeks to minimise visual and environmental impacts.

3.24 Having regard to the above, the proposed development is considered acceptable in principle. The proposal represents infrastructure associated with the strategic energy function of the wider Hartlepool Power Station site, would not prejudice the delivery of the EMP5 Policy allocation and has been supported by a site selection process demonstrating that the application site represents the preferred location having regard to operational, environmental and engineering requirements. The acceptability of the proposal therefore turns on the detailed assessment of its effects on visual amenity, ecology, public safety, flood risk, contamination and other material considerations, as set out below.

CHARACTER & APPEARANCE AND LANDSCAPE VISUAL IMPACTS

3.25 HLP Policy QP4 seeks to secure high-quality development that respects and responds positively to the character and appearance of its surroundings. Similarly, NPPF Policy DP3 requires development proposals to be well designed and sympathetic to the character, appearance and key features of the site and its wider setting, ensuring that development is appropriately integrated within the local environment.

3.26 The application site is located within an area characterised by energy and industrial infrastructure associated with Hartlepool Power Station and surrounding employment uses. The Hartlepool Landscape Assessment (HLA) identifies the

southern part of the Borough as an area where the largely undeveloped coastal and estuarine landscape is influenced by substantial industrial development, including Hartlepool Nuclear Power Station and associated industrial facilities. The HLA further notes that locations in close proximity to established industrial operations, including Hartlepool Nuclear Power Station, generally achieved lower landscape sensitivity scores than other surveyed locations.

3.27 The site itself comprises a relatively level area of grassland. A former landfill site lies to the north-west, whilst Seaton Carew Golf Club is situated to the north-east, beyond which lies the Teesmouth National Nature Reserve. The operational buildings and infrastructure associated with Hartlepool Power Station are located immediately to the south, whilst an existing cricket pitch and several single-storey temporary container units adjoin the site to the east. Access is gained from the A178 and the site benefits from existing landscaping which filters views from the public highway.

3.28 Whilst Policy INF5 relates specifically to telecommunications infrastructure, criteria 4 and 8 are considered relevant to the proposed meteorological mast as they seek to ensure that infrastructure is appropriately designed and sited having regard to its relationship with the surrounding landscape, topography and wider views. The applicant has confirmed that the compound dimensions are required to facilitate the safe lowering, inspection and maintenance of the mast and associated equipment. Furthermore, during the course of the application, the size of the compound has been reduced, and an alternative fencing specification has been proposed. The security fencing will comprise dark green plastisol-coated twin mesh fencing rather than palisade fencing, resulting in a softer appearance and a form of development which is more sympathetic to the character of the surrounding area. Having regard to the industrial backdrop provided by Hartlepool Power Station and the Able Marine Energy Park, the proposal is not considered to result in unacceptable visual harm.

3.29 Whilst the development would introduce a new vertical feature into the landscape, the mast would be relatively slimline in form and limited to a height of approximately 10 metres. It would also be viewed in the context of the substantial buildings, structures and infrastructure associated with the adjacent power station and wider employment area. Consequently, it is considered that the mast would not appear incongruous or visually dominant within its surroundings. In light of the submitted details to support the application which consist of both site layout plans and elevational drawings (to be approved) and examples of some of the proposed structures (from manufacturer's specifications/information), final elevational details of all the component structures and finishing materials can be secured by way of a planning condition and this is recommended accordingly.

3.30 As previously noted, the associated compound has been reduced during the course of the application from approximately 21 metres by 21 metres to 15 metres by 15 metres and would now be enclosed by a more appropriate form of enclosure (when compared to the previously proposed palisade fencing) in the form of a 2.4 metre high dark green twin mesh security fence. Given the modest footprint of the compound, the visually permeable nature of the fencing and the temporary nature of the development, which is proposed for a period of 10 years, it is considered that the proposal would not appear unduly prominent or visually intrusive within the wider

landscape. A condition is recommended requiring both the removal of the mast, compound and all associated infrastructure following the expiry of the 10-year permission or upon the cessation of its operational use, whichever occurs sooner and the restoration of the land back to neutral grassland, reflective of the HBC Ecologist's comments and requirements.

3.31 The Council's Landscape Architect has reviewed the proposal and raises no objection. Having regard to the scale, siting, design and appearance of the development, together with the established industrial character of the wider area, it is considered that the proposal would not result in unacceptable harm to the character and appearance of the site, the surrounding landscape or wider visual amenity. The proposal is therefore considered to generally accord with HLP Policy QP4 and the design and siting objectives of Policy INF5 (where relevant), together with NPPF Policy DP3.

IMPACT ON AMENITY OF NEIGHBOURING LAND USERS

3.32 HLP Policy QP6 requires development proposals to ensure that there are no unacceptable impacts upon the amenity of neighbouring occupiers or users. Similarly, NPPF Policy P3 requires development proposals to be appropriate for their location, taking account of the likely effects of pollution on health, living conditions and the wider environment, and to avoid unacceptable impacts arising from noise, vibration, artificial light or other sources of disturbance.

3.33 The site is not located in close proximity to residential properties or any sensitive neighbouring land users. The nearest sensitive land use is the adjacent cricket playing field. The development comprises a passive meteorological monitoring mast and associated equipment, and it is considered not to give rise to significant noise, vibration, odour, pollution or activity once installed.

3.34 The Council's Public Protection section has raised no objections to the proposal. Given the limited scale of the development and its operational characteristics, it is considered that the proposal would not adversely affect the use or enjoyment of the nearby cricket field or other neighbouring land uses. The proposal therefore accords with HLP Policies QP4 and QP6 and NPPF Policy P3.

ECOLOGY AND BIODIVERSITY IMPACTS

3.35 The application site lies within a designated Local Wildlife Site, and therefore Hartlepool Local Plan Policies NE1 and NE4 are relevant considerations. At a national level, NPPF Policies N2 and N6 seek to conserve and enhance the natural environment, safeguard biodiversity interests and ensure that ecological impacts are avoided wherever possible or otherwise appropriately mitigated or compensated for. Similarly, HLP Policy NE4 requires development proposals to protect, maintain and, where possible, enhance biodiversity and ecological assets, whilst HLP Policy NE1 affords protection to designated biodiversity sites unless the need for, and benefits of, the development clearly outweigh any resulting harm.

3.36 The application site is situated within the Hartlepool Power Station Local Wildlife Site (as allocated by HLP NE1c) and approximately 360 metres from the

Teesmouth and Cleveland Coast SPA and Ramsar site. The Council's Ecologist has reviewed the submitted Ecological Impact Assessment (EcIA), additional ecological information and amended plans, and raises no objection subject to the imposition of planning conditions.

3.37 The proposal comprises a meteorological monitoring mast and associated compound within an area of neutral grassland. During the course of the application, the proposed compound has been reduced from approximately 21 metres by 21 metres to 15 metres by 15 metres, together with revisions to the access and boundary treatment arrangements.

3.38 In considering site selection, the submitted Options Appraisal assessed ecological sensitivities alongside operational, engineering and access requirements. Whilst the preferred location lies within a Local Wildlife Site, the assessment demonstrates that ecological considerations formed part of the site selection process and that alternative options were examined prior to selecting the application site. This, together with the mitigation measures proposed within the submitted EcIA, assists in minimising the ecological effects of the development.

3.39 The Council's Ecologist advises that the amended plans further reduce impacts on the Local Wildlife Site and confirms that the previously accepted conclusion of limited ecological harm remains unchanged. Ecological surveys also identified orchids within the eastern access route, and the Ecologist advises that these should be avoided wherever reasonably practicable during construction, operation and maintenance of the development. The Council's Ecologist recommends a planning condition requiring the implementation of the Precautionary Working Method Statement contained within the EcIA. This incorporates measures to safeguard nesting birds, amphibians and reptiles, and orchids during vegetation clearance and subsequent maintenance activities. Such a planning condition is recommended accordingly. An informative is also recommended in respect to advice regarding orchids.

3.40 In ecological terms, the proposal would result in only a limited loss of habitat. Survey information confirms that the principal permanent habitat losses would amount to approximately 8 m^2. The remaining grassland would be retained and managed in accordance with the submitted ecological information, including maintaining vegetation within the compound at no more than 200mm in height, retaining the eastern maintenance access route at a maximum width of 1 metre with vegetation maintained at approximately 100mm, and removing temporary construction matting upon completion of the works to allow the southern access route to naturally recover. These measures would ensure that the wider ecological value and function of the surrounding grassland is largely retained; a further planning condition is recommended to secure such measures.

3.41 No fixed external lighting is proposed as part of the development and, having regard to the nature and scale of the proposal, it is considered not to be necessary or reasonable to impose a planning condition restricting future lighting provision given that this would likely require planning permission in its own right.

3.42 Given the temporary nature of the proposal, a further condition is recommended requiring the removal of the mast, compound, fencing, foundations, ducts and all associated infrastructure after 10 years, or following the cessation of its operational use, whichever occurs sooner, together with the requirement to restore the land back to neutral grassland.

Biodiversity

3.43 With regard to Biodiversity Net Gain (BNG), further ecological survey work and habitat condition assessments have been undertaken. The Council's Ecologist confirms that no priority habitat would be affected and that the extent of habitat loss and habitat degradation falls below the relevant de minimis thresholds. Consequently, the proposal is exempt from the statutory Biodiversity Net Gain requirements, and no further BNG information is required.

Other considerations including any impact on designated sites

3.44 In respect of international designations, the Council's Ecologist concludes that the proposal would not result in a likely significant effect on the Teesmouth and Cleveland Coast SPA and Ramsar site, either alone or in combination with other plans and projects. Accordingly, an Appropriate Assessment is not required and consultation with Natural England under the Habitats Regulations is not necessary.

3.45 The Council's Ecologist also recommends the inclusion of an informative drawing the applicant's attention to the legislative protection afforded to nesting birds, which will be included on any decision notice granting planning permission.

Ecology conclusion

3.46 Having regard to the limited scale of the development, the modest and localised habitat impacts, the reduction in the size of the compound during the course of the application, the proposed habitat retention and restoration measures, the precautionary ecological safeguards and the absence of any likely significant effects on nationally or internationally designated sites, it is considered that the proposal would not materially harm the function, integrity or ecological value of the Local Wildlife Site or the wider ecological network. Accordingly, no significant ecological harm has been identified, and the protection afforded by Policy NE1 is not offended. Even if limited harm were to arise, this would be outweighed by the operational benefits of the development and the mitigation and restoration measures secured through planning conditions.

3.47 Subject to the recommended conditions, the proposal is therefore considered to accord with HLP Policies NE1 and NE4 and NPPF Policies N2 and N6.

CONTAMINATED LAND

3.48 At a national level, NPPF Policy P2 seeks to ensure that development is appropriate for its location, taking account of ground conditions and land instability, including risks arising from contamination, and that development does not give rise to unacceptable risks to human health, property, controlled waters or the wider

environment. Similarly, HLP Policy QP3 requires development proposals to avoid unacceptable impacts on the health, safety and amenity of users and occupiers, whilst HLP Policy QP6 requires development proposals to appropriately address development constraints and environmental risks, including matters relating to contaminated land and historic landfill sites. These matters are assessed further below.

3.49 The application site is identified as having the potential for contamination arising from historic land uses within the surrounding area. Whilst no Phase 1 Preliminary Risk Assessment has been submitted in support of the application, the proposal comprises a relatively small-scale weather monitoring mast and associated compound, with very limited ground disturbance and no permanent occupation of the site.

3.50 The Council's Engineering Consultancy team has reviewed the proposal and raises no objection, subject to the imposition of a condition requiring works to cease and appropriate investigation, assessment and remediation measures to be undertaken in the event that unsuspected contamination is encountered during development.

3.51 Given the nature and scale of the proposal, together with the recommended planning condition, it is considered that any potential contamination risks can be adequately identified and addressed. The development would not introduce sensitive receptors to the site, nor would it be expected to give rise to contamination impacts affecting human health, controlled waters or the wider environment.

3.52 Subject to the recommended condition, the proposal is considered acceptable in respect of contamination and ground conditions and accords with HLP Policy QP3 and NPPF Policy P2.

PUBLIC SAFETY

3.53 NPPF Policy P5 and HLP Policy QP6 seek to ensure that development appropriately addresses matters of public safety and security, including potential risks associated with major hazard sites and safeguarded infrastructure. Whilst the application site lies within the wider vicinity of a hazard installation, the proposed development does not meet the consultation criteria requiring referral to the Health and Safety Executive (or through the HSE’s web advice app). Furthermore, the Office for Nuclear Regulation (ONR) has been consulted on the application and has confirmed that it does not advise against the proposed development. No concerns have therefore been identified in relation to the proposal from a nuclear safety or safeguarding perspective.

3.54 The development would not increase the number of permanent occupants within the consultation area, introduce vulnerable uses, increase the likelihood or consequences of a major accident, or prejudice the operation or safeguarding of Hartlepool Power Station or other nearby infrastructure.

3.55 Furthermore, the development does not give rise to any crime prevention, community safety or security concerns. Accordingly, the proposal would not

adversely affect public safety, security or the operation of existing infrastructure and is therefore considered to accord with the requirements of NPPF Policy P5 and HLP Policy QP6.

FLOOD RISK IMPACTS

3.56 The application site is located within Flood Zone 3, and therefore flood risk is a material consideration in the determination of the application. The application has been supported by a Flood Risk Assessment (FRA). HLP Policy CC2 seeks to ensure that development appropriately manages flood risk, avoids increasing flood risk elsewhere, and takes account of the likely impacts of climate change. Similarly, Section F of the NPPF seeks to steer development to areas of lowest flood risk where possible and requires development to remain safe for its lifetime without increasing flood risk elsewhere.

3.57 The proposal comprises a small-scale meteorological monitoring compound, including a 10-metre-high mast and associated equipment, intended to operate on a temporary basis for approximately 10 years.

3.58 Whilst the site lies within Flood Zone 3, the submitted FRA confirms that the principal source of risk arises from surface water flooding, with the site being at low risk from river and coastal flooding. The proposal is considered to comprise less vulnerable development for the purposes of Annex F of the NPPF and is therefore compatible with Flood Zone 3a.

3.59 The proposal comprises a weather monitoring mast with only infrequent maintenance requirements and no regular occupation of the site. A site-specific FRA demonstrates that the development would remain safe for its lifetime, would not increase flood risk elsewhere and would not introduce vulnerable occupants into an area at risk of flooding. Accordingly, having regard to its low vulnerability, operational need and absence of regular occupation, the proposal falls within the circumstances identified in NPPF Policy F5(2)(b)(ii) and a Sequential Test is not required.

3.60 Given its nature, scale and operational characteristics, the development is considered to represent low-vulnerability infrastructure. The proposal would be unmanned and would not introduce any occupants or increase risks to public safety in the event of flooding.

3.61 The submitted FRA has been reviewed by HBC Engineering Consultancy acting as Lead Local Flood Authority (LLFA), who raise no objection to the proposal. The LLFA does, however, recommend a condition to ensure the development is carried out in accordance with the submitted FRA, which is recommended accordingly.

3.62 Having regard to the findings of the FRA, the advice of the LLFA, and the low vulnerability, temporary and unmanned nature of the development, it is considered that the proposal would be safe for its lifetime, would not increase flood risk elsewhere, and would not adversely affect flood storage capacity or flow routes. Subject to a condition requiring the development to be carried out in accordance with the submitted Flood Risk Assessment, the proposal is considered to accord with HLP Policy CC2 and the flood risk objectives of Section F of the NPPF.

OTHER PLANNING MATTERS

Highway Safety

3.63 The proposal has been considered in consultation with the HBC Traffic and Transport team, who have raised no objections to the development. Given the nature of the proposal, comprising a weather monitoring mast and associated compound, the development would not generate significant vehicular movements during either its construction or operational phases. The application therefore is considered not to give rise to any material highway safety, capacity or traffic impact considerations and is therefore considered acceptable in highway terms.

Utility providers

3.64 Northern Gas Networks (NGN) has confirmed that it has no objection to the proposed development. NGN has advised that statutory gas apparatus may be present within the vicinity of the site and that the developer should contact the operator prior to the commencement of works to discuss any requirements relating to the protection, diversion or alteration of apparatus. These matters relate to the protection of existing infrastructure and the implementation of the development rather than the planning merits of the proposal and do not affect the acceptability of the development. The applicant is advised to liaise directly with NGN prior to undertaking any works on site, and this advice can be relayed to the applicant by way of an informative.

CONCLUSION

3.65 The proposal seeks planning permission for the installation of a temporary 10-metre-high meteorological monitoring mast, associated equipment and security compound within the Hartlepool Power Station site. The development would facilitate the collection of meteorological data required to support future energy-related assessment and investment and is compatible with the strategic employment and energy function of the wider site.

3.66 The proposal is acceptable in principle having regard to the site's allocation under HLP Policy EMP5 and its location within an established employment and energy infrastructure area. It is considered that, subject to conditions, the development would not result in unacceptable harm to the character and appearance of the area, the amenity of neighbouring land users, ecological interests, public safety, ground conditions or flood risk.

3.67 In particular, the proposal would result in only limited and localised impacts within the Hartlepool Power Station Local Wildlife Site, as allocated through HLP Policy NE1c. The Council's Ecologist raises no objection and confirms that the development would not adversely affect the function or integrity of the designation, would not result in a likely significant effect on the Teesmouth and Cleveland Coast SPA and Ramsar site and is exempt from the statutory Biodiversity Net Gain requirements. Appropriate ecological safeguards, habitat management measures and site restoration can be secured through planning conditions.

3.68 The proposal is also of a modest scale, temporary in nature and limited to a period of 10 years, following which the site can be fully restored to neutral grassland. Furthermore, the development would not adversely affect the operation of neighbouring land uses, infrastructure or existing activities. The submitted Flood Risk Assessment demonstrates that the proposal would be safe for its lifetime, would not increase flood risk elsewhere and would not impede existing flood flow routes or reduce flood storage capacity.

3.69 Taking account of the Development Plan as a whole, the NPPF and all other material planning considerations, it is considered that the proposal represents sustainable development and accords with HLP Policies EMP5, LS1, SUS1, QP3, QP4, QP6, CC2, NE1 and NE4 and the relevant provisions of the NPPF, including Policies S3, S4, DP3, P2, P3, P4, P5, N2, N6 and F4-F7. Accordingly, the application is recommended for approval subject to the conditions set out below.

EQUALITY DUTY

3.70 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

3.71 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

HUMAN RIGHTS ACT IMPLICATIONS

3.72 In assessing this application, the Local Planning Authority has had due regard to its obligations under the Human Rights Act 1998. The rights of individuals potentially affected by the proposed development, including their rights under Article 8 (respect for private and family life) and Article 1 of the First Protocol (peaceful enjoyment of possessions), have been carefully considered. The planning officer has undertaken a proportionality assessment, balancing these rights against the legitimate aims of the development, including its benefits to the wider community. It is concluded that where there is any interference with these rights, it is lawful, necessary, and proportionate to achieve the objectives of the development in accordance with national and local planning policies.

REASON FOR DECISION

3.73 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 outstanding representations received following the expiry of the consultation period (29/09/2026), subject to the following recommended planning conditions;

5. 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).

6. The development hereby approved shall be carried out in accordance with the plans: Drawing No. P2503_004-DD-005-A REV 002 (Tower Foundation Details), Drawing No. P2503_004-DD-006-A (Duct Details) received by the Local Planning Authority on 28.05.2026; Drawing No. Planning 003A REV 1 (Proposed Position of Meteorological Mast), Drawing No. Planning 003 REV 1 (Proposed Position of Meteorological Mast),
   Drawing No. P2503_004-DD-003-A REV B (Site Setting Out Plan), Drawing No. P2503_004-DD-002-A REV B (Proposed Site Plan), Drawing No. P2503_004-DD-001-A REV B (Proposed Site Plan), received by the Local Planning Authority on 14.09.2026.
   To define the planning permission.

7. Prior to the commencement of development, including any vegetation clearance, a Precautionary Working Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall set out measures to safeguard nesting birds, amphibians, reptiles and orchids during vegetation clearance, construction and subsequent maintenance within the compound and both access routes. It shall draw on the ecological safeguards identified in the Freedom Ecological Impact Assessment dated 8th January 2026 (date received by the Local Planning Authority 16 January 2026) and reflect the requirements of the submitted supporting letter by Freedom 'Hartlepool Power Station Met Mast – Request for Further Information ', both dated and received by the Local Planning Authority on 14 September 2026.
   Thereafter, the approved measures shall be implemented throughout construction and during subsequent vegetation maintenance for the lifetime of the development.
   This is a required pre-commencement planning condition to safeguard protected species and biodiversity interests and to ensure that the development is undertaken in accordance with the ecological mitigation measures upon which the planning permission is based, in accordance with Policies NE1 and NE4 of the Hartlepool Local Plan and Policies N2 and N6 of the NPPF.

8. The development hereby granted shall cease no later than ten years from the date of this permission. Within six months of the expiry of that ten-year period, or of permanent cessation of the use if earlier, the mast and associated equipment, fencing, foundations and ducts installed as part of the development, together with the gravel laid for the rain gauges, shall be removed from the site. The Local

Planning Authority shall be notified in writing within 28 days of the permanent cessation of the use where this occurs before the expiry of the ten-year period.

Within six months of the expiry of the ten-year period, or of permanent cessation of the use if earlier, excavations shall be backfilled and any ground damage arising from the development or its removal, including along the access routes, shall be made good. Ground levels and soil profiles shall be reinstated to match the adjoining undisturbed ground, retaining and reusing existing soil where practicable. Vegetation outside the areas requiring removal or reinstatement works shall be retained and protected.

Within six months of the expiry of the ten-year period, or of permanent cessation of the use if earlier, the reinstated areas shall be prepared for restoration to other neutral grassland through natural regeneration, supplemented where necessary by seed-bearing green hay or locally collected native seed. Any green hay or seed required shall be applied during the next suitable harvesting and establishment season. This material shall be sourced from suitable neutral grassland within HP12 Hartlepool Power Station Local Wildlife Site or, where suitable material is unavailable there, another local neutral-grassland donor site. Donor areas shall be selected by a suitably qualified ecologist. Collection shall safeguard the donor habitat and its wildlife. Green hay shall be harvested when the target species' seeds are ripe and spread thinly over the reinstated ground on the same day. Within 28 days of completing the ground reinstatement and any green hay or seed application required by this condition, whichever is later, written confirmation, including a brief statement of the reinstatement works undertaken, shall be provided to the Local Planning Authority.

For three years following completion of ground reinstatement and any initial grassland restoration works required by this condition, whichever is later, settlement and compaction resulting from the works shall be remedied. Areas where grassland has failed to establish after the first complete growing season, or subsequently fails during that three-year period, shall receive further green hay or locally collected seed meeting the requirements above during the next suitable harvesting and establishment season.
To ensure removal of the temporary development and restoration of the affected grassland, thereby safeguarding the biodiversity interest of HP12 Hartlepool Power Station Local Wildlife Site, in accordance with Policies NE1 and NE4 of the Hartlepool Local Plan.

9. Prior to the above-ground construction of the development hereby approved, full elevational drawings and specification details for any above-ground structures and associated equipment hereby approved shall be first submitted to and approved in writing by the Local Planning Authority. The external materials and finishes materials shall (where achievable) be in general conformity with those specified within the applicant's email received by the Local Planning Authority on 2 July 2026, and the fencing hereby permitted shall be carried out in accordance with the details contained within the applicant's email received by the Local Planning Authority on 14 September 2026, and as illustrated on the approved plans contained within condition 2 of this decision notice.

Thereafter, the development shall be carried out in accordance with the approved details and retained for the lifetime of the development.
In the interests of visual amenity, to ensure a satisfactory form of development and to ensure the development integrates appropriately with its surroundings in accordance with Policies QP4 and QP6 of the Hartlepool Local Plan and Policy DP3 of the NPPF.

10. The development hereby permitted shall be carried out and thereafter maintained in accordance with the submitted supporting letter by Freedom 'Hartlepool Power Station Met Mast – Request for Further Information' dated and received by the Local Planning Authority on 14 September 2026, including the following measures to address habitat loss and vegetation management;
a) Vegetation within the compound shall be maintained at a maximum height of 200mm;
b) The eastern access route shall be limited to a width of no more than 1 metre and maintained with vegetation at a maximum height of 100mm; and
c) All temporary access matting associated with the development shall be removed upon completion of the relevant works, with the southern access route thereafter allowed to naturally regenerate in accordance with the submitted ecological response.
These measures shall be adhered to during the construction of the development hereby permitted and thereafter retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
In the interests of protecting and enhancing biodiversity and to ensure the development is carried out in accordance with the approved ecological mitigation measures, pursuant to Policies NE1 and NE4 of the Hartlepool Local Plan and Policies N2 and N6 of the NPPF.

11. The development hereby permitted shall be carried out in full accordance with the Flood Risk Assessment received by the Local Planning Authority on 15 June 2026 and the mitigation measures contained therein. The development shall thereafter be operated and maintained in accordance with the approved Flood Risk Assessment for the lifetime of the development.
To ensure that the development is safe for its lifetime, does not increase flood risk elsewhere and appropriately manages flood risk in accordance with Policy CC2 of the Hartlepool Local Plan and NPPF Policies F4, F5 and F7.

12. In the event that contamination is found at any time during the carrying out of the approved development that was not previously identified, works shall cease on the part of the site affected by the contamination and the Local Planning Authority shall be notified in writing within 48 hours of discovery.
An investigation and risk assessment shall be undertaken to the extent agreed in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall identify and evaluate options for remedial treatment having regard to the risk management objectives for the site.
No development shall recommence on the affected part of the site until the approved remediation measures have been fully implemented. Following completion of the remediation works, a verification report shall be submitted to

and approved in writing by the Local Planning Authority, demonstrating that the remediation has been carried out in accordance with the approved scheme. Any monitoring and maintenance requirements identified within the approved remediation scheme or validation report shall thereafter be implemented in accordance with the approved details.
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.

BACKGROUND PAPERS

3.74 Background papers can be viewed by the 'attachments' on the following public access page:
planning.hartlepool.gov.uk/portal/servlets/ApplicationSearchServlet

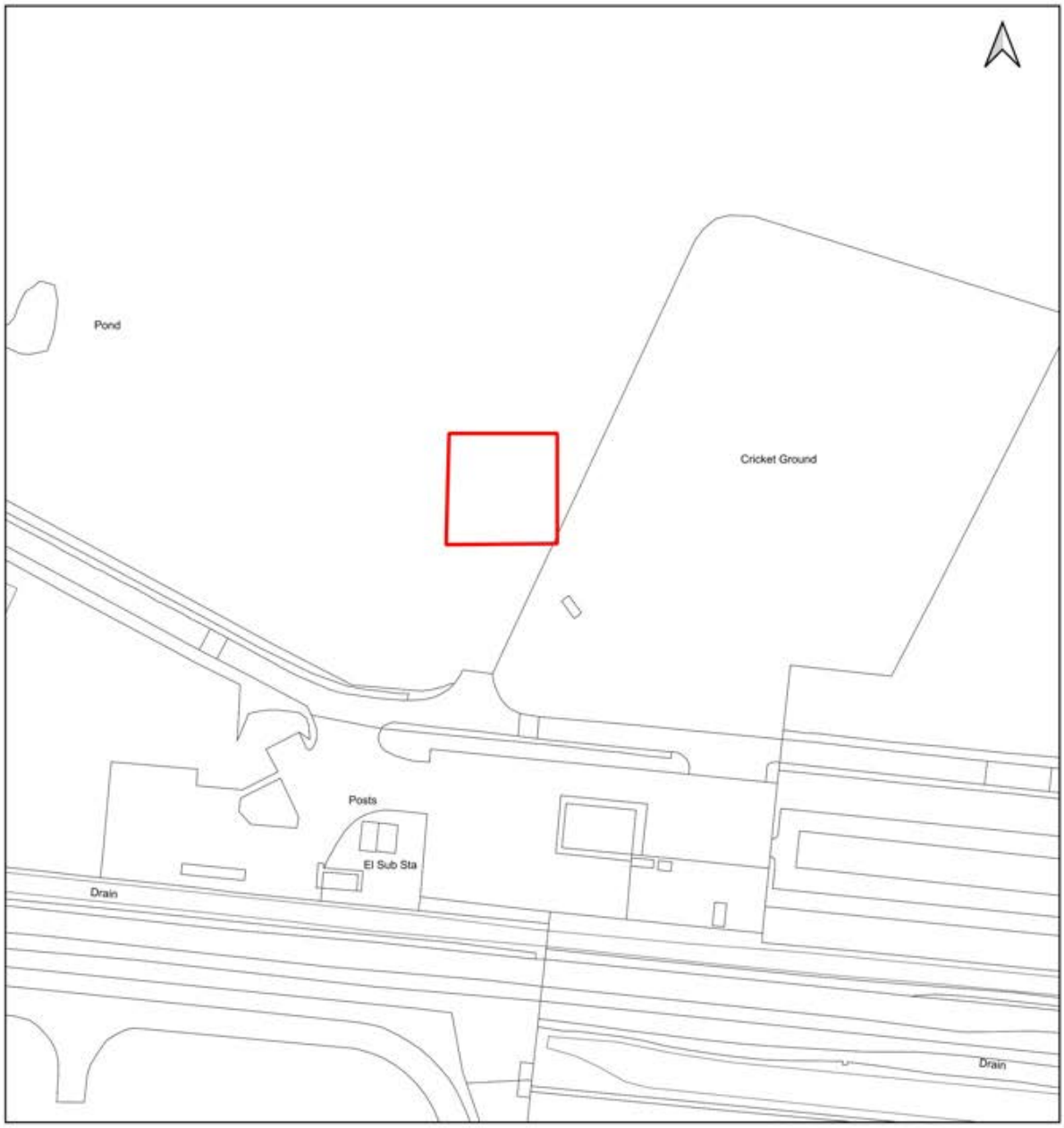
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Land at Hartlepool Power Station, Tees Road, Hartlepool



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THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

Hartlepool Borough Council	**DRAWN** LH	**DATE** 18/09/2026
	Scale 1:1500	
Dept of - Development, Neighbourhoods and Regulatory Services Civic Centre, Victoria Road, Hartlepool TS24 8AY	**DWG.NO** H/2026/0012	**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

HARTLEPOOL SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)
https://www.hartlepool.gov.uk/planning-policy/land-use-guidance-supplementary-planning-documents

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

REVISED NATIONAL PLANNING POLICY FRAMEWORK (NPPF), August 2026
https://www.gov.uk/government/publications/national-planning-policy-framework--2

ILLUSTRATIVE EXAMPLES OF MATERIAL PLANNING CONSIDERATIONS

Material Planning Considerations	Non Material Considerations
Can be taken into account in making a planning decision	*To be ignored when making a decision on a planning application.*
• 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

7th October 2026

Report of: Assistant Director – Neighbourhood Services

Subject: DEVELOPMENT MANAGEMENT PERFORMANCE – THIRD & FOURTH QUARTER 2025-26

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1. Purpose of Report

1.1 This report is for information, to update the Planning Committee on performance of the Development Management service for the third and fourth quarters of 2025/2026 (October 2025 to March 2026 (inclusive)).

2. Background

2.1 The Development Management service focuses on determining planning applications. The service encourages the use of an advisory service (One Stop Shop) to enable proposals to be considered informally before applications are submitted, helping to improve the quality of development where appropriate. The section is also responsible for monitoring development and, where necessary, implementing enforcement action against unauthorised development.

2.2 The Government's current statutory determination periods for planning applications are 8 weeks for non-major development, 10 weeks for technical details consent, 10 weeks for development relating to major public service infrastructure projects (excluding EIA development) involving schools, hospitals and criminal justice accommodation, 13 weeks for major development and 16 weeks for EiA (Environmental Impact Assessment) development.

2.3 The Government sets stringent standards for performance, if these are not met then an authority can come under special measures which would mean that an applicant could apply to the Planning Inspectorate to determine an application rather than the planning authority. The Government's performance criteria (December 2024) require, 60% of major and 70% of non-major applications are determined within the statutory periods (or within an agreed extension of time). In terms of quality of decision making the criteria are less than 10% of an authorities total decisions on major and non-major applications during the assessment period are overturned on appeal.

3. Performance

Speed of decision making

3.1 For the third quarter of 2025/26 the service recorded that 100% of major applications (district matters) were determined within the statutory period (or within an agreed extension of time). For non-major ('minor' or 'other') applications 100% of applications were determined within the statutory period (or within an agreed extension of time). For county matters (mineral and waste) no applications were determined.

3.2 For the fourth quarter of 2025/26 the service recorded that 100% of major applications (district matters) were determined within the statutory periods (or within an agreed extension of time). For non-major ('minor' or 'other') applications 100% of applications were determined within the statutory periods (or within an agreed extension of time). For county matters (mineral and waste) 100% of applications were determined within the statutory periods (or within an agreed extension of time).

3.3 In all cases, the service is far exceeding the government performance criteria for the speed of decision making. Further in quarters 3 & 4 some 94% of applications were approved.

3.4 In terms of determining applications within the statutory time periods without extensions of time. The government's performance tables, record that for the one-year period ending in March 2026 (the end of the fourth quarter) the service determined some 10% of major applications (district matters) within 13 weeks (NE Average some 19.36% National Average some 20.29%). No county matters were determined within the statutory time period. In terms of non-major applications for the one-year period ending in March 2026 (the end of quarter 4) some 47.4% were determined in less than 8 weeks. (NE Average some 51.62% National Average some 54.33).

Quality of decision making

3.5 For the third and fourth quarters of 2025/26, six appeals were dismissed and two allowed.

3.6 The latest government statistics for the % of all decisions overturned on appeal between July 2023 and June 2025 show that only 0.5% of all decisions on non-major applications were overturned on appeal, 3.1% of all major decisions (district matters) were overturned on appeal, and no county matters decisions were overturned on appeal. We are therefore well within the government performance target of less than 10% of all decisions overturned on appeal.

4. Recommendations

4.1 That Members note this report.

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