

PLANNING COMMITTEE AGENDA



Wednesday, 4th April, 2007

at 10.00 a.m.

in

Committee Room B

MEMBERS OF PLANNING COMMITTEE:

Councillors Akers-Belcher, D Allison, R W Cook, S Cook, Henery, Iseley, Kaiser, Lauderdale, Lilley, Morris, Payne, Richardson, M Waller, R Waller, Worthy and Wright.

Also to Councillor Griffin (substitute for Councillor Iseley)

1. APOLOGIES FOR ABSENCE

2. TO RECEIVE ANY DECLARATIONS OF INTEREST BY MEMBERS

3. MINUTES

3.1 To confirm the minutes of the meeting held on 21st March 2007 (*to follow*)

4. ITEMS REQUIRING DECISION

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

1. H/2006/0338 The Wynd, Wynyard
2. H/2007/0056 Area 7C, Middle Warren

4.2 Ship Dismantling – Graythorp Dock – *Assistant Director (Planning and Economic Development)*

5. ANY OTHER ITEMS WHICH THE CHAIRMAN CONSIDERS ARE URGENT

6. FOR INFORMATION

Site Visits – Any site visits requested by the Committee at this meeting will take place on the morning of Monday 16th April 2007 at 9.30 am

Next Scheduled Meeting – Wednesday 18th April 2007

PLANNING COMMITTEE

MINUTES AND DECISION RECORD

21 March 2007

The meeting commenced at 10.00 a.m. in the Civic Centre, Hartlepool

Present:

Councillor R W Cook (In the Chair)

Councillors S Akers-Belcher, S Cook, S Kaiser, Dr G Morris, R Payne, C Richardson, M Waller and R Waller.

Also Present: In accordance with Council Procedure Rule 4.2 Councillor Coward as substitute for Councillor Lilley and Councillor J Marshall as substitute for Councillor D Allison.

Officers: Peter Devlin, Legal Services Manager
Richard Teece, Development Control Manager
Roy Merrett, Development Control Officer
Chris Roberts, Development and Co-ordination Technician
Gill Scanlon, Planning Technician
Kate Beton, Environmental Health Officer (Commercial Services)
David Cosgrove, Principal Democratic Services Officer

145. Apologies for Absence

Councillors D Allison, Isley, and Lilley.

146. Declarations of interest by members

None.

147. Confirmation of the minutes of the meeting held on 21 February 2007

Confirmed.

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

The following planning applications were submitted for the Committee's determinations and decisions are indicated as follows:

Number: H/2006/0338

Applicant: Mr W Morgan

Agent: B3 Burgess, 3rd Floor, Grainger Chambers, 3-5 Hood Street, New castle Upon Tyne

Date received: 03/05/2006

Development: Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 55

Location: On The Corner of The Wynd, Wynyard, Billingham

Decision: **Deferred to enable more time for the applicant and objectors to consider additional information presented to Members of the Committee**

Number: H/2007/0056

Applicant: Persimmon Homes Teesside
Hilton Road, Aycliffe Industrial Estate, Newton Aycliffe

Agent: Persimmon Homes Teesside, Persimmon House, Hilton Road, Aycliffe Industrial Estate, Newton Aycliffe

Date received: 18/01/2007

Development: Approval of reserved matters for the erection of 56, 2 storey houses, and 21, 3 storey apartments and associated works

Location: AREA 7C, MIDDLE WARREN, MERLIN WAY, HARTLEPOOL

Decision: **Deferred to enable the applicant and objectors to have time to present their cases to the Members of the Committee if they so wish.**

Number: H/2006/0755

Applicant: Mr K Hair
4 Burnhope Road, Hartlepool

Agent: Jacksonplan Limited, Mr Ted Jackson, 7 Amble

Close, Hartlepool

- Date received:** 09/10/2006
- Development:** Outline application for the erection of 4 detached houses with detached garages (AMENDED PLANS RECEIVED)
- Location:** EDEN PARK SELF DRIVE HIRE, SEATON LANE, HARTLEPOOL
- Representations :** The applicant's Agent, Mr Ted Jackson, addressed the Committee.
- Decision:** **Members took the view that the relationship of the development to industry is not significantly different to that at recently approved schemes on the other side of Seaton Lane and at nearby Inglefield and also considered the development would improve the appearance of the gateway to Seaton Carew. Therefore outline permission Approved**

CONDITIONS AND REASONS

1. Application for the approval of the reserved matters referred to below must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) the expiration of five years from the date of this permission; or (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
To clarify the period for which the permission is valid
2. Approval of the appearance of the building(s) and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained in writing from the Local Planning Authority.
To ensure the site is developed in a satisfactory manner.
3. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.
In the interests of visual amenity.
4. The vehicle turning area(s) serving each dwellinghouse hereby approved shall be provided before the respective dwellinghouse is occupied and thereafter the turning area(s) shall be retained during the lifetime of the development.
In the interests of highway safety.
5. The development hereby permitted shall not be commenced until: a) A desk-top study is carried out to identify and evaluate all potential

sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study, b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority, c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority, d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme, e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority.

To ensure that any site contamination is addressed.

6. Unless otherwise agreed, prior to the commencement of development details including type, siting and timescale of a replacement tree to be planted in the highway verge shall be submitted to and agreed in writing by the Local Planning Authority.
In the interests of the amenities of the occupants of neighbouring properties.
7. Prior to the commencement of development the details of acoustic attenuation measures for the properties including glazing and boundary fencing treatment shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the development shall thereafter incorporate the approved details before any of the houses are occupied.
In the interests of the amenities of the occupants of neighbouring properties.

Number: H/2006/0891

Applicant: Mr Kevin Smart
Wilson Smart Homes, 29 Glentower Grove,
Hartlepool

Agent: Cad-Link Architectural Services Ltd, Mr Alan
Roberts, 26 Mountston Close, Hartlepool

Date received: 02/01/2007

Development: Demolition of existing property and erection of two

detached houses with one associated detached garage.

Location: 7 HYLTON ROAD, HARTLEPOOL

Representations: Park Ward Councillor, Councillor Laffey, addressed the Committee in opposition to the application. Mr K. Smart and Mr Scarratt (Objectors representative) addressed the Committee.

Decision: **Planning Permission Refused**

REASONS FOR REFUSAL

1. It is considered that the proposed dwellinghouses, replacing as they do a large bungalow, would appear unduly large and out of keeping to the detriment of the visual amenities of the area and the street scene generally contrary to policies GEP1 and Hsg9 and the adopted Hartlepool Local Plan.
2. It is considered that the proposed dwellinghouses replacing a large bungalow would by reason of their size and location be detrimental to the amenities of the occupiers of adjoining properties in terms of dominance, overlooking and overshadowing contrary to policies GEP1 and Hsg9 of the adopted Hartlepool Local Plan.
3. It is considered that the loss of this bungalow would result in the reduction of such accommodation in the town generally and the Park area specifically and would if approved set an undesirable precedent which would make it difficult for the Local Planning Authority to resist other such proposals.
4. That the Development Control Manager and Chief Solicitor prepare a report for a future meeting of the Committee outlining how the Authority processes formal objections to planning applications.

Number: H/2006/0877

Applicant: Mr T Wilkinson

Agent: The Design Gap, 1 Scarborough Street, HARTLEPOOL

Date received: 18/12/2006

Development: Removal of condition 5 of planning approval H/FUL/0778/03 and condition 7 of planning approval H/2006/0493 to allow unrestricted use of function room and seating area

Location: 2 VICTORIA ROAD, HARTLEPOOL

Decision: **Deferred for additional information**

Number: H/2007/0018

Applicant: E.CON UK

Agent: E.CON UK

Date received: 09/01/2007

Development: Erection of 10 wind turbines with associated anemometry mast, operations control building and substation and underground power cables, alterations and creation of access tracks and temporary construction compound

Location: BUTTERWICK MOOR NORTH OF A689
SEDFIELD

Decision: **Hartlepool Borough Council considers the proposed turbines would appear visually intrusive and could have an adverse impact on wildlife. Given the limited efficiency of wind turbines the Council does not consider the proposal to be justified and would therefore advise Sedgfield Borough Council as the determining Authority of this Council's objections to the proposed development**

149. Planning Code of Conduct *(Chief Solicitor)*

The Chief Solicitor reported subsequent to previous reports to Planning Committee, particularly the report presented to Committee on the 22nd November, 2006, when Members deferred consideration pending a special committee meeting. This report appraises Members in more detail of some of the anticipated revisions to the Members Code of Conduct, which changes would need to be reflected within the draft Planning Code of Practice. As the revisions to the Members Code of Conduct are anticipated later this year, it is recommended that a further report and due consideration be given to the adoption of a Planning Code of Practice, following the introduction of changes to the Code of Conduct. The Standards Committee had considered the draft Members Code of Conduct recently when responding to a government consultation document.

The Legal Services Manager indicated that the meeting that would consider the Planning Code of Practice would still be open for members of the public to

speak as had been previously agreed.

Decision

- 1 That the report be noted.
- 2 That the Committee subsequently consider the draft Planning Code of Practice as revised in the light of revisions to the Code of Conduct at a special meeting.
- 3 That appropriate training and support be provided to Members in relation to the revisions to the Code of Conduct and its impact upon a consideration of the adoption of a Planning Code of Practice.

150. Update on Current Complaints *(Assistant Director (Planning and Economic Development))*

Members were advised that during the four-week period prior to the meeting thirty-six (36) planning applications had been registered as commenced and checked. Thirty-three (33) had required site visits resulting in various planning conditions being discharged by letter.

Member attention was drawn to seven current ongoing issues detailed in the report.

Decision

That the report be noted.

151. Enforcement Action – Titan House, Corner of Park Road and York Road, Hartlepool *(Assistant Director (Planning and Economic Development))*

Titan House is comprised of a 6-storey high office block and associated ground floor retail units, which occupies a prominent location at the junction of Park Road and York Road within the town centre. Although only 1 of the 12 retail units is currently unoccupied, the entire 6-storey office block is vacant, which has resulted in vandalism to the rear elevation of the building by way of windows having been broken and graffiti. Suitable steps have not been taken by the owner(s) of the premises to repair broken windows or to clean up graffiti and as such the site has fallen into a state of disrepair. Some boarding up of broken windows has been undertaken, however the materials used are aesthetically unsympathetic and the works in general have been carried out to a poor standard. The general untidy appearance of the building is having an adverse impact upon the amenity and general appearance of the street scene given its prominent location. Photographs were submitted in the report showing the current condition of the building.

Under Section 215 of the Town and Country Planning Act 1990 the Borough Council have the power to require the proper maintenance of land and buildings where it is considered that the condition 'adversely affects the amenity

of the area'. The Notice must specify the steps that need to be undertaken to abate the harm to the amenity of the area and the period within which they are to be taken. Given that the owner of the site has not taken any suitable steps to halt the deterioration of the premises and given the prominent location of the building within the town centre primary shopping area, it is considered expedient in the public interest for the Council to seek a satisfactory resolution to the problem. The owners have been advised of the Council's concerns and of the fact that the matter is to be referred to committee; a reply is anticipated, however to avoid unnecessary delays it is considered expedient to secure Member agreement to enforcement action should this prove necessary.

Members supported the proposal to take action in relation to Titan House. The Committee debated what length of period the owners of the building should be given to make repairs before action was taken. The Legal Services Manager stated that the Council could not give less than 28 days notice of issuing a notice under Section 215. Members considered that in light of the length of time the building had been in such a poor condition, the notice minimum period should be given.

Decision

- 1 That in the event that the site owner will not agree to voluntarily undertake remedial actions the Development Control Manager, in consultation with the Chief Solicitor be authorised to issue a section 215 notice requiring the landowner to undertake the following steps to abate the harm that is being caused to the amenity of the area: -
 - Remove all boarding from windows above ground level
 - Re-glaze all broken windows above ground floor level using a transparent polycarbonate glass alternative if appropriate (to prevent further breakages).
 - Paint all ground floor doors to the rear of the building using a suitable colour to match existing materials
 - Remove all graffiti from exterior of the building in its entirety
 - Clear all debris and litter from the doorways and external areas of the premises
 - Clean and repaint the remaining signage and lettering currently displayed at the main entrance to the building
 - Clean and repaint all areas of paintwork above the main entrance door to the building
 - Replace the broken glass in the main entrance door to the building
- 2 That a period of twenty-eight days from the date the notice takes effect be given for compliance with the steps specified.

152. Appeal by Mr Weed, 18 Lowthian Road *(Assistant Director (Planning and Economic Development))*

A planning appeal had been lodged against the refusal of the Committee to grant planning permission for alterations and use as offices at 18 Lowthian Road Hartlepool. The appeal was to be decided by written representations

and authority was, therefore, requested to contest the appeal

Decision

That Officers be authorised to contest the appeal.

- 153. Appeal Ref: APP/HO724/A/07/2038902/NWF:**
H/2006/0824 Variation of Condition 2 attached to
Planning Approval H/2005/5500 to allow Sunday
opening between the Hours of 9am and 10.30pm. 34A
Duke Street, Hartlepool, TS25 5RJ *(Assistant Director (Planning*
and Economic Development))

A planning appeal had been lodged against the refusal of the Committee to allow the variation of condition 2 attached to planning approval H/2005/5500 to allow Sunday opening between the hours of 9a.m and 10.30pm at 34a Duke Street, Hartlepool. The appeal was to be decided by written representation and authority was, therefore, requested to contest the appeal.

Decision

That Officers be authorised to contest the appeal.

- 154. Any Other Items the Chairman Considers are Urgent**

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

- 155. H/2005/5222 Focus Store, Middleton Road / A178**
Marina Way, Hartlepool *(Development Control Manager)*

The Development Control Manager reported that one of the conditions of the planning application was that a bus lay-by be installed on Middleton Road in what had previously been an access point to the site. The other bus lay-by required in the conditions on Marina Way had been constructed.

The applicant had contacted the Planning Department indicating that following further consideration and consultation with the bus companies, they considered that a lay-by in this position could be potentially dangerous. The applicants requested that consideration be given to removing this condition but had indicated that a bus stop would be installed at the location with appropriate road markings.

Members considered the request but concluded that the original condition should remain in place.

Decision

That in accordance with the original planning approval, a bus lay-by be

provided on Middleton Road.

156. **CMP/2007/00011 Brus Arms** (*Development Control Manager*)

The Development Control Manager reported that the owner of the Brus Arms site had responded to requests for remedial works and had submitted a list of works he would undertake to tidy up the site and prevent access and further damage. The works proposed were

- Remove the remaining roof tiles and ridge tiles from the main roof,
- Demolish the fire damaged out-buildings and remove debris from the site,
- Remove any loose signage, lights and rainwater products from the building,
- Close the three access points that currently allow people/vehicles to cut across the site,
- Install security fencing to prevent access to the rear of the premises,
- Install DANGEROUS BUILDING KEEP OUT signs,
- Install DANGER notices advising parents,
- Employ a security company to carry out mobile security patrols,
- Board up any potential access points to the building

Members supported the proposed works put forward as the site was becoming an eye-sore but considered that the owner should be given 28 days notice that should the works not be completed, then further action would be taken in the form of a Section 215 notice. The Development Control Manager did advise Members that early consultations were taking place on a potential application for redevelopment of the site.

Decision

1. That in the event that the site owner does not carry out voluntarily the works identified above the Development Control Manager, in consultation with the Chief Solicitor be authorised to issue a section 215 notice requiring the landowner to undertake the steps previously considered by the Committee at the meeting on 21st February 2007 to abate the harm that is being caused to the amenity of the area
2. That a period of twenty-eight days from the date the notice takes effect be given for compliance with the steps specified.

R W COOK

CHAIRMAN

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

1. Introduction

1.1 The purpose of this report is as follows:-

i) to notify Members that the validity of the decision on this application originally taken on 30 August 2006 and reaffirmed on 22 November 2006 has again been challenged by solicitors acting on behalf of a local resident, who requests that the application be reconsidered by the Committee. If not the resident will seek leave for judicial review.

ii) to give consideration to the issues in question raised by the local resident.

iii) to recommend that the Committee re-affirms its original decision to approve the planning application subject to a planning agreement and conditions.

1.2 For background information the relevant planning reports and committee minutes are attached as is the resident's solicitor's letter. The chronology of events are summarised below.

2. Chronology

2.1 The LPA's Planning Committee first dealt with the application on 30th August 2006. The report to Committee recommended approval subject to conditions and a satisfactory section 106 agreement. The Committee resolved that it was "minded to approve the application" subject to the suggested conditions and a section 106 agreement.

2.2 The application was referred back to Planning Committee on 22nd November 2006. In summary, the report indicated that:

- There was no longer any scheduled bus service operating through Wynyard village or running along the A689 between Fishburn and the A19.
- However, it was the intention of the LPA and Stockton Borough Council to operate jointly a new bus service known as Community Lynx Transport from December 2006. The applicant has also proposed a mini-bus service as part of the Travel Plan for the development. This is to be available to transfer staff to and from the site and also would be available to residents of both the care home and the apartments for social visits. This service would be secured through the section 106 agreement.
- The LPA's highway engineer considers that, subject to the introduction of the Travel Plan and the Lynx Community Service, the proposed development would be accessible.

2.3 The report advised that the Committee should re-affirm its previous decision to grant planning permission subject to conditions and a planning agreement with the additional proviso that the mini-bus service be made available to residents of the care home and apartments "for any type of socially related visits to nearby centres". The Committee accepted this recommendation.

3. The current complaint

3.1 The resident through his solicitors has indicated that he believes the LPA's latest decision remains vulnerable to legal challenge on a number of grounds. These grounds are summarised below and in the following section of the report are considered in the context of legal advice provided by Counsel:-

(a) The LPA misdirected itself as to the correct policy tests in relation to HSG12 because:

- i. The LPA wrongly considered the mini-bus service and the Lynx Scheme to be "public transport". The 'Lynx' service is constrained both in terms of its utility and continuity.
- ii. The supplementary report concludes that "the development would be accessible" whereas the test in HSG12 is "development being conveniently located for access to public transport".
- iii. The supplementary report did not state that the Lynx Community Scheme or mini-bus service would not cater for visitors or other relatives and therefore ignored the issue of visitors and failed to understand that the issue of accessibility goes beyond residents.
- iv. In any event, the conclusion that the development is accessible was perverse/unreasonable/irrational.

- (b) The committee and/or the public should have had the precise terms of the section 106 agreement before them prior to making a decision to approve.
- (c) The original report to Committee was wrong in concluding that PPG3 did not apply to the proposed development, whether by reference to the whole of what is proposed, or solely by reference to the apartments.
- (d) Furthermore, the sequential test put forward by the applicant to demonstrate that there was no other brownfield site available was manifestly inadequate as it was confined to the Wynyard Estate.

4. Further planning considerations

(a) Relevance of Policy Hsg. 12

(i) The question of whether the mini-bus service and the Lynx service constitute “public transport”?

- 4.1 The mini-bus service to be provided by the applicant for the development would not be “public transport” as it is neither available to members of the public generally nor is it provided by a public service transport operator.
- 4.2 Notwithstanding this The Community Lynx Service provided by public bodies (i.e. Hartlepool and Stockton Borough Councils) and available to the public, albeit limited to those who are members of the service is considered to constitute a form of public transport although it is not in a form conventionally thought of as such.
- 4.3 Counsel has advised that the committee was entitled to consider that the Lynx service was public transport.

(ii) The question of whether the development is conveniently located for access to public transport

- 4.4 Counsel considers that there is no legal basis for a challenge on this ground. It is a matter for Committee as to whether it agrees that the development is conveniently located for access to public transport.

(iii) Availability of public transport to visitors of the proposed development?

- 4.5 It is acknowledged that there is no public transport specifically available to visitors to access the development and that the Committee was not specifically advised that the Community Lynx service would not be available to visitors. Counsel’s advice is that it was clear in the earlier report that the transport available was not intended to serve visitors.

How ever, for the avoidance of any doubt, it is the case that the public transport available w ould not be for visitors.

(iv) Was it irrational/perverse/unreasonable for the report to suggest that the public transport available complied with Policy HSG12

- 4.6 Counsel considers that, having regard to the report's comments on the sustainability of the Wynyard development as a w hole and on the main limitations and benefits of the proposed Lynx service, the Committee's decision w as not irrational or based on a failure to take into account any material considerations.

Current position in respect of the Community Lynx Service

- 4.7 The Transportation Services Manager has confirmed the present position with regard to the Lynx Service. Funding has been secured for another year, 2007 /2008 (i.e until March 2008) and measures are in place to ensure that the service is sustainable even after funding has expired, by operating it alongside the Council funded Dial-a-Ride scheme.

Detail of arrangements for the proposed dedicated mini-bus service

- 4.8 The detailed arrangements for the dedicated mini-bus service have now been finalised as part of the planning agreement. The agreement w ill enable the mini-bus service to be made available to staff and residents of the development. It w ill enable residents to gain access to nearby centres in the Hartlepool, Stockton and Sedgefield areas for the purposes of any social, leisure or health related visits at 2 hours notice. A charging structure is also incorporated. This service w hilst supplementing the Community Lynx Service essentially forms the Travel Plan for the development as it is considered to be a key factor in helping to reduce dependency on the private car. Other such features are the incorporation of cycle parking provision w ithin the development and the proximity of the site to local shops.

(b)Availability of the details of the section 106 planning agreement

- 4.9 It is not usual practice for the Planning Committee to be presented w ith a final version of the planning agreement for consideration. Instead it is normal for the heads of terms of the agreement to be presented.
- 4.10 Counsel has advised that he considers there to be no reason for the detailed content of the planning agreement to be considered by the Planning Committee.

- 4.11 For the reasons set out in relation to each of the issues referred to above, it is not, therefore, considered that there is any necessity to reconsider the Committee's earlier decision in the light of those issues. The remainder of the report deals with the final issue raised by the objector's solicitors and, as the Committee will note, the advice received is such that there is a need for the Committee to reconsider relevant issues. The remainder of the report therefore sets out the relevant issues which should be considered by the Committee objectively, on the merits of the issues now presented and without being influenced by the fact that the Committee has previously been minded to grant permission. Neither should the Committee be influenced by the apparent readiness of the objector to seek judicial review of the Committee's decision. The Committee should deal with the issues presented in the remainder of the report even-handedly and as though they were coming to those issues afresh, and make any decision accordingly.

(c) Relevance of PPG 3 to the development

- 4.12 The government's Planning Policy Statement 3 (Housing), previously PPG3 states that in considering new residential development brownfield sites should normally be prioritised ahead of greenfield sites. The original report to Committee considered the proposed development as a whole constituted a residential institution (Class C2) and as such the above test did not apply.
- 4.13 There has been some doubt in planning circles as to whether the above guidance applies to residential institutions such as care homes. However it would appear to Counsel after researching the matter further that there are cases where planning inspectors and the Secretary of State on appeal have held that residential care homes fall to be assessed in accordance with the guidance in PPG3. Counsel's advice, however is that the Committee were entitled to treat the residential care home element as not falling within the scope of PPG3 (or PPS3, which has now replaced PPG3).
- 4.14 It is also arguable notwithstanding the linkages to the care home, that the apartments in themselves would not fall outside the scope of the PPG3 test because they constitute units of residential accommodation in their own right and fall within a different planning use class to the care home.
- 4.15 It should also be noted that the government's Planning Policy Statement 1 (Delivering Sustainable Development) is relevant in that it specifically encourages the more efficient use of land through the use of suitably located previously developed land and buildings.

- 4.16 Similarly, there are policies in the Local Plan, GEP1 and Hsg5, which state that development generally (and residential development specifically) should be located on previously developed land.
- 4.17 In concluding on this point, Counsel whilst accepting that a contrary view is arguable, takes the view that the apartments fall within Use Class C3 (dwellinghouses) and not C2 (Residential Institutions). National and local planning policy therefore needs to be applied in this context.
- 4.18 It is therefore accepted that it may not have been correct in the original report to assert that “the normal test and guidance in relation to residential development which states that in considering new residential development brownfield sites should normally be prioritised ahead of Greenfield sites does not therefore apply”.
- 4.19 Before turning to considerations of the availability of previously used land the Committee’s attention is drawn to policy Rur 2 of the Local Plan. This policy specifically states that ‘Land at Wynyard within the Limits to Development shown on the Proposals Map is identified for housing and for employment purposes’. The policy does not specifically qualify the suitability of development in terms of a need to examine the availability of previously developed land. It can be interpreted as recognising that the Wynyard settlement is in an essentially greenfield rural location. Para. 3.6 to policy GEP 1 supports this assertion.
- 4.20 This policy is considered to be critical in that the site, though clearly having greenfield status, lies within the Wynyard Limits to Development. The proposed scheme is considered to be consistent with this policy.
- 4.21 Notwithstanding this the availability of brownfield land within the Wynyard Estate is known to be extremely limited. The one known ‘potentially available’ site is the Old School and offices located further along the Wynd in the Stockton Borough Council area. This site has recently been the subject of developer interest for a separate residential development and is not considered to be available for the current proposals.
- 4.22 Taking the above factors into account and also that the original report indicated that two sequentially less preferable greenfield sites had been discounted by the developer it is not considered necessary or appropriate to require the applicant to submit a more detailed sequential assessment of potentially available development sites in this case.
- 4.23 Furthermore, maximising the use of previously developed land is only one factor to be considered in terms of compliance with policy Hsg5. The policy also requires consideration to be given to the need for a variety of

types and sizes of housing to meet the needs of all sectors of the community. Clearly the proposed development would cater for the needs of older residents who might due to their physical limitations otherwise be excluded from living at Wynyard. Consequently, there can be compliance with the policy notwithstanding that the proposal involves developing greenfield land.

4.24 The specific care considerations applicable to the very specialised type of housing proposed in the apartments and therefore its contribution to providing a variety of types of housing are considered to provide a justifiable basis for giving less weight to issues, such as previously developed land, which might be of greater significance were the proposal for conventional housing similar to what is already provided for at Wynyard.

4.25 The terms of the planning agreement will mean that residents of the apartments will have access to a number of the facilities and services available to those in the care home itself for the life time of the development. The services and facilities in question would include the following

- The communal lounge
- Any hairdressing services
- Any shop
- Dining services
- Resident transport
- 24 hour care services
- Home visits by care home staff for care related support

Other relevant material considerations arising from the interpretation of the apartments as independent units of residential accommodation.

4.26 Policy Hsg 5 indicates that planning permission will not be granted for proposals that would lead to the strategic housing requirement being significantly exceeded. It is considered that the development of 30 additional apartments would not be in breach of this objective.

4.27 The policy also requires that consideration be given to the need for developer contributions towards housing clearance and improvements within the housing market renewal area. The link between the proposed development and any adverse impact on the housing market renewal area is considered to be too tenuous in this case to justify such a contribution.

4.28 Aspects of the design and layout of the scheme have already been considered within the original report to Committee.

(d) Restriction of consideration of the availability of brownfield land to the Wynyard area

- 4.29 There is no indication in national planning guidance as to the extent of the area that should be considered when applying the sequential test of available brownfield sites. The developer has identified a market for the proposed development in the Wynyard location and it is not considered to be reasonable to insist that consideration should be given to the development of a brownfield site beyond the Wynyard area.

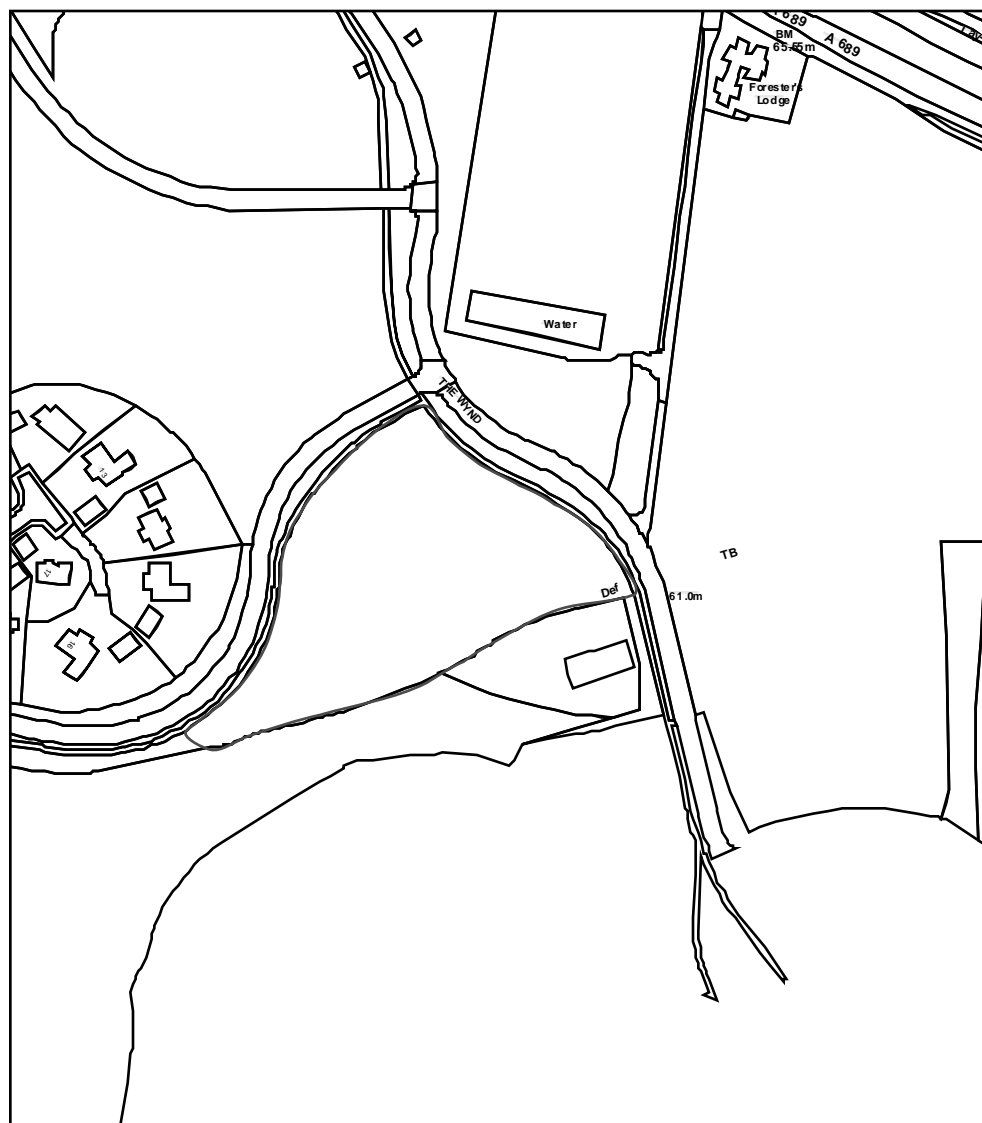
5. Overall conclusion.

- 5.1 There is not therefore considered to be any need to re-examine the relevance of considerations in policy Hsg 12 to the proposed development insofar as it relates to public transport.
- 5.2 It should also be borne in mind that Wynyard is not a sustainable community. The proposed development would provide potential accommodation for relatives seeking to live close to other family members at Wynyard. This may serve to generate fewer vehicle movements and allow for greater dependency on non-car travel whether by residents of or visitors to the development.
- 5.3 In light of Counsel's advice it is considered that there is no need to present the specific detail of the planning agreement.
- 5.4 Whilst the Local Planning was arguably wrong not to apply the test in PPG3 / PPS3 to the development it has been reassessed in this light and it is considered that the scheme is acceptable in terms of relevant national planning guidance and local plan policies. The scheme will add to the mix of accommodation within Wynyard.
- 5.5 It is not considered reasonable to require the developer to seek to identify a potential brownfield site for the development outside the Wynyard area.

6. Recommendation

- 6.1 That the decision to grant planning permission subject to conditions and to the planning agreement heads of terms stated in the Committee minute for 22 November 2006 be reaffirmed and that authority be granted to the Chief Solicitor to conclude the necessary planning agreement.

The Wynd



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 07/02/07
	SCALE 1:2000	
Department of Regeneration and Planning Bryan Hanson House.Hanson Square. Hartlepool TS24 7BT	DRG.NO H/2006/0338	REV

CONTACT

Mr. S. Heath
email: sheath@jacksons-cpl.com

SH/B99325-1/EW/L18

JAB/PJD/WB/5684

16 February 2007

Mr. J.A. Brown,
Chief Solicitor,
Hartlepool Borough Council,
DX 60669,
HARTLEPOOL 1.

Dear Sir,

**Re: Application for Proposed Development of 50 Bed Residential
Care Home and Four Blocks of Apartment Comprising 30
Dwellings for Occupation by over 55's – The Wynd, Wynyard
Application Reference : H2006/0338**

We refer to previous correspondence regarding the above application and to your Council's consideration of that application at two meetings of the Planning Committee. We must now advise you that our client remains aggrieved at your Council's decisions for the reasons set out below.

At its meeting on Wednesday 30th August 2006, your Council's Planning Committee resolved to grant planning permission for the above development subject to the completion of a Section 106 Planning Obligation. Following our letter of 4th October 2006, your Council's Planning Committee sat again, on 22nd November 2006, and considered a supplementary report from its planning officer. That report considered the application of Local Plan Policy Hsg12 in the light of the knowledge that the public transport facilities which had been assumed to exist no longer did so. At this meeting, it was again resolved to grant planning permission subject to the completion of a satisfactory Section 106 Planning Obligation which was to include an extra item relating to the provision for a mini bus service for social visits.

In the supplementary report, two further facts were considered to be relevant in relation to the application of Policy Hsg12.

Firstly, a new bus service was to be commenced from December 2006. This service is to be operated jointly by two Councils and to use it it is necessary to be a member of the scheme. The report acknowledged two limitations which affect the utility of the service but also indicate that it may not continue:

- a) Funding is guaranteed only for one year.

MEMBERS

KEVIN FULTON
GEOFF SKIDGEN
SIMON CASHALL
TONY WENTWORTH
ROSEMARY YOUNG
ANDREW TWINHAM
NIGEL BOWELL
STEPHEN WILKS
MARK FOSTER
AMANDA BAKER
DAVID LUCAS
PAUL BARNES
JONATHAN HENDER

CONSULTANTS

NILAN LEWIS
STEVEN HEATH



- b) The services is "demand responsive" and is primarily to assist in accessing health services. Only any excess capacity will be available to facilitate access to shopping and leisure facilities and there is a clear prohibition on it being used for social journeys and for visits such as to the pub or the cinema.

The report did not register the fact that the scheme will not cater for visitors or other relatives.

Secondly, the gap in provision for social visits was to be the subject of a mini bus service to be provided by the applicants. The initial purpose of the provision of the mini bus service was to provide travel for staff, presumably with restricted running times. The applicant had also agreed, however, "to make it available to residents of the development in connection with social visits". The report did not examine this service further and in particular:

- a) It was not clear during what hours the service would operate or be available and so its utility was not properly assessed.
- b) It was not clear if the service was available only for residents to go out or whether it would include their visitors being brought to visit them.
- c) It would be essentially a taxi service and not public transport. There was no indication of how the Section 106 Planning Obligation would provide for covering the cost of this service.

Despite this, it was concluded that the development would be accessible.

It is our client's view that your client has misdirected itself as to the correct policy tests as follows:

- a) The report concludes that "the development would be accessible", whilst the test in Policy Hsg12 is "development being conveniently located for access to public transport".
- b) The report considered by your Council has ignored the issue of visitors and thereby misunderstood that the issue of accessibility goes beyond accessibility in terms of travel arrangements for only the residents.
- c) Your Council has misdirected itself on the basis that it considers that the two schemes are "public transport".

Thirdly, your Council has failed to take into account a material consideration, namely the issue of visitors.

It is clear that in large part reliance was placed upon the service to be provided and secured by means of the Section 106 Planning Obligation. In these circumstances, the precise terms of that Section 106 Planning Obligation should have been available to the decision maker, i.e. the Planning Committee, to assess if the service provided satisfied the requirements of the relevant policy. Furthermore, the terms of the Section 106 Planning Obligation should have been made available, as part of the Committee agenda, to allow members of the public to make representations on the adequacy or otherwise of the Section 106 Planning Obligation.

Fourthly, our client is of the view that the conclusion that the development is accessible, is perverse and unreasonable. This view is re-enforced by the decision of an Inspector relating to the sustainable location of a site at Bradford Road, Gildersome, Leeds, a copy of which is enclosed and is referred to further below.

In addition to concerns regarding the direct application of Policy Hsg12, our client considers your Council has erred in its application of PPG3 to this application.

Enclosed is a copy of a Planning Appeal Decision, dated 6th November 2006 in which it was found by the Inspector that "PPG3 does not suggest that the presumption against developing greenfield land should not apply to residential homes" (para 5). She went on to refuse permission for the greenfield site on the basis that the site did not have "such locational advantages as to outweigh its unsuitability for housing because of its greenfield status" (para 6). The site in question was between two built up areas and the Inspector found that both "of the centres can be reached by bus but in my view there are few essential local shops or services within easy walking distance" (para 6). Given the lack of locational advantages, and the absence "of any pressing demand in this area that might justify building on greenfield land", she refused permission.

The conclusion of the Inspector is in direct contradiction to the view expressed in the report to Committee at para 1.18. There it is stated that the proposed development as a whole constitutes a residential institution (Class C2) as opposed to separate elements of care home and residential development. On that basis, it was concluded that the normal guidance as to greenfield land did not apply.

It is our client's opinion that your Council misdirected itself in concluding as it did at paragraph 1.18 of the report to Committee. The separate elements of the development should have each been measured against the relevant guidance. PPG3 makes it clear that its terms apply to housing such as proposed in this case. For example:

- a) At paragraph 1 PPG3 states "The housing needs of all in the community should be recognised including those in need of affordable or special housing in both urban and rural areas".
- b) Paragraph 2 includes a requirement for authorities to "plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing".

- c) At paragraph 11, authorities are exhorted to "encourage the provision of housing to meet the needs of specific groups (see paragraph 13)", and in turn paragraph 13 advised that:

"Local planning authorities should work jointly with housing departments to assess the range of needs for **different types** and sizes of housing **across all tenures** in their area. This should include affordable housing and housing to help meet the needs of specific groups – **the elderly**, the disabled, students and young single people, rough sleepers, the homeless and those who need hostel accommodation, key workers, travellers and occupiers of mobile homes and house boats" (our emphasis).

It is clear that this advice would cover the concept of a care village.

Even more certainly, the apartment element of this development must fall within the terms of this guidance.

It follows that the Council misdirected itself at the time it resolved to grant planning permission. It should also be noted that PPS3, replacing PPG3, is a material consideration at this time. Paragraphs 20, 21 and 69 of PPS3 make it clear that "care villages" are to be considered in terms of housing policy.

It is acknowledged that the agenda report refers to a de facto sequential test carried out by the developers. This assessment was limited to the Wynyard Estate which is a very limited area. The GLP report, on the other hand, looked at radii of 3 and 5 miles from the application site in assessing need and demand for the proposed care home provision. There is no particular reason why this care home has to be in Wynyard and, therefore, no reason why any assessment of the availability of brownfield sites should be limited in this way.

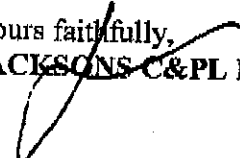
Accordingly, our client requires your authority to look again at the application for planning permission and your Council's earlier decisions. In doing this it should:

- a) reconsider the "public" transport available and to be provided in the light of the limitations and constraints referred to above
- b) consider the detailed provision to be made in the Section 106 Planning Obligation with regard to the mini bus service
- c) consider this information in light of the test in Policy Hsg12 i.e. the "development being conveniently located for access to public transport"
- d) consider the proposal in light of the proper interpretation of PPG3 and PPS3 relating to greenfield land and sustainable sites.

Please confirm, within 14 days of the date of this letter, that your authority will take the steps set out above. Please also, when confirming that this will be done, indicate the proposed date for this matter to be taken back to the Planning Committee for reconsideration.

We act for Mr. Bussey in this matter and any correspondence should be addressed to this firm using the reference given at the head of this letter. A copy of this letter has been sent to the applicant's agent and to the Director of Regeneration and Planning at your Council.

We should be grateful if you would acknowledge receipt of this letter.

Yours faithfully,

JACKSONS C&PL LLP.

BY FAX : 01429 284009

c.c. Mr. R. Bussey
B.3 Burgess
Director-Regeneration and Planning, Hartlepool Borough Council

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

Introduction

3.1 At the meeting of the Planning Committee on 30 August 2006, Members decided to grant planning permission for the above development subject to a planning agreement and various conditions.

3.2 The purpose of this report is as follows:-

- i) to notify Members that the validity of the decision on this application has been challenged by a local resident, who requests that the application be reconsidered by the Committee. If not the resident will seek leave for judicial review.
- ii) to give consideration to the issue in question raised by the local resident
- iii) to recommend that the Committee re-affirms its original decision to approve the planning application subject to a planning agreement and conditions.

For background information the relevant planning report and committee minutes are attached as is the resident's letter.

The grounds for the challenge

3.3 The local resident's allegation is essentially that the Local Planning Authority failed to give due regard to Policy Hsg 12 of the Local Plan in arriving at its decision. Policy Hsg 12 states that proposals for residential institutions will be approved subject to considerations of amenity, accessibility to public transport, shopping and other community facilities and appropriate provision of parking and amenity space.

3.4 The resident states that at the outset of the Committee's consideration of the application, Councillor Kaiser announced that there was no longer a bus service serving Wynyard. However he alleges that aside from the Chairman remarking that if planning permission were granted the situation might then be reviewed, there was no further reference to the bus service situation during the debate. Policy Hsg12 indicates that proposals will be approved provided that certain criteria can be met

including that the development should be conveniently located for access to public transport.

3.5 It is clear from the officer report that both the applicant and officer considered public transport to be relevant and that it was written on the understanding that there was a public transport service available.

3.6 It is therefore alleged that in the absence of a bus service serving the Wynyard area that a decision was reached on the application that was in conflict with Local Plan Policy and therefore contrary to the duty of the Authority to determine the application in accordance with the development plan.

3.7 The Authority should therefore re-consider the application in light of the terms of Policy Hsg12 and applying the requirements of Policy Hsg12 should refuse the application.

Consideration of the grounds for the challenge

3.8 The Council's Highway Engineer has confirmed that at present there are no scheduled bus services operating through Wynyard village or running along the A689 between Fishburn and A19. The bus service, which previously ran through the village was the 269. It is understood to be unlikely that this service will be re-introduced.

3.9 However it is the intention of Stockton and Hartlepool Borough Councils to jointly operate a new bus service known as Community Lynx Transport. It is anticipated that this scheme will become operational from December 2006. Funding is currently only guaranteed for one year.

3.10 The main aim of the scheme is to provide a demand responsive bus service to residents in rural communities that do not have access to a normal scheduled bus service or for residents who cannot use them. The busses are to be low floor and wheelchair accessible. Wynyard village is to be included in this scheme.

3.11 To use the service village residents would need to become members. Membership would be free and available to all residents. The price of a journey will then vary between £1.50 and £2.00 one way subject to distance.

3.12 It is anticipated that the service will operate from Monday to Friday from 9.00am to 9.00pm and on Saturday and Sunday 3pm to 9pm.

3.13 The service has been set up primarily to assist passengers in accessing health services in the Tees Valley such as hospital and doctor appointments. The service can also be used to access shopping and leisure facilities although priority will be given to health related journeys. It may not be used for social journeys such as visits to the pub or the cinema.

3.14 Residents of the care home and apartments will be able to use the service providing they become members.

3.15 It should also be noted that the applicant has proposed a mini-bus service as part of the Travel Plan for the development. It is intended that this mini-bus service will be made available to transfer staff to and from the site. The applicant has also agreed to make this service available to residents of the development (both care home and apartments) in connection with social visits. This requirement will be secured through the provisions of a Section 106 agreement.

3.16 The Highway Engineer considers that subject to the introduction of the travel plan and the Lynx Community service, the development would be accessible.

Conclusion

3.17 Taking the above factors into consideration and acknowledging as before that Wynyard is not a sustainable community, it is considered that the proposed development would be conveniently located for access to public transport, shopping and other community facilities and would therefore serve to enhance the sustainability of the village. Whilst the forthcoming Lynx service could be less flexible than a scheduled bus service in terms of the range of specific services that would be accessible at a given time, it is a door to door operation and therefore provides greater convenience in this regard. The development is therefore considered to be consistent with the objectives of Policy Hsg12 of the Local Plan.

3.18 It is therefore recommended that Members reaffirm the decision to grant planning permission for the development in accordance with conditions and planning agreement terms specified in the minutes including the additional proviso that the mini bus service is made available to residents of the proposed care home and apartments for any type of socially related visits to nearby centres.

In the interests of highway safety and the amenities of the occupiers of nearby houses.

The Committee considered representations in relation to this matter.

Number: H/2005/5486

Applicant: Tesco Stores Limited
P.O. Box 400, Cirrus Building, Shire Park

Agent: Development Planning Partnership, Suite 1D Josephs Well, Hanover Walk, Leeds

Date received: 03/06/2005

Development: Extension to store to provide additional sales and storage areas and associated works

Location: TESCO STORES LTD, BELLE VUE WAY, HARTLEPOOL

Representations : None.

Decision: **Deferred for additional information**

Number: H/2006/0338

Applicant: Mr W Morgan

Agent: B3 Burgess 3rd Floor Grainger Chambers, 3-5 Hood Street, New castle Upon Tyne

Date received: 03/05/2006

Development: Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 55

Location: On The Corner of The Wynd, Wynyard, Billingham

Representations : Mr W Morgan (applicant) and Mr Gardner (objector's representative) were present at the meeting and addressed Members.

Decision: **Members reaffirmed their earlier decision that they were minded to APPROVE this application subject to a legal agreement under S106 of the Planning Act to**

secure a travel plan aimed at transporting staff to the site, a restriction on the occupancy of the apartments to people 55 and over, securing the proposed care elements for occupiers of the apartments in perpetuity and to a requirement for the additional parking spaces to be put in place in the future should the Local Planning Authority decide this to be necessary and the following condition(s), with the addition that transport should also be made available for use by occupiers of the care home and apartments for the purpose of any social, leisure and/or health related visits to nearby centres.

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.
In the interests of visual amenity.
3. A detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.
In the interests of visual amenity.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.
In the interests of visual amenity.
5. The kitchen windows serving the specific type B apartments shown on the attached plan shall be obscure glazed.
In order to protect the privacy of residents.
6. The car parking scheme hereby approved shall be completed prior to the development hereby approved being brought into use.
In the interests of highway safety.
7. The development hereby permitted shall not be commenced until: a) A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if

none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study, b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority, c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority, d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme, e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority. To ensure that any site contamination is addressed.

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

The Committee considered representations in relation to this matter.

Number: H/2006/0472

Applicant: Mr G Raynor
ELDON GROVE, HARTLEPOOL

Agent: Mr D Cole, 18 Oakland Avenue, Hartlepool

Date received: 03/07/2006

(PLANNING CTTEE 30.8.06 APPENDIX)

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

The Application and Site

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Publicity

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

1. There are no facilities / lack of infrastructure to support this type of development. The development would be unsustainable. There would be an over-dependence on private cars. Public transport provision is poor. The proposed mini-bus service will not be able to cater for all staff.

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

Copy letters G

The period for publicity has expired.

Consultations

1.15 The following consultation replies have been received:

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

Head of Public Protection – No objection

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

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

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

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

Northumbrian Water – No objections

Stockton Borough Council – No comments

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

Planning Policy

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

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

GEP12: States that the Borough Council will seek within development sites, the retention of existing and the planting of additional, trees and hedgerows. Development may be refused if the loss of, or damage to, trees or hedgerows on or

adjoining the site will significantly impact on the local environment and its enjoyment by the public. Tree Preservation Orders may be made where there are existing trees worthy of protection, and planning conditions will be imposed to ensure trees and hedgerows are adequately protected during construction. The Borough Council may prosecute if there is damage or destruction of such protected trees.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

GEP6: States that developers should seek to incorporate energy efficiency principles through siting, form, orientation and layout of buildings as well as through surface drainage and the use of landscaping.

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

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

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

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

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

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

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

Planning Considerations

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

Policy issues

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

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

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

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

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

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

1.24 The proposed development is intended to operate as a 'close care' scheme whereby certain services available to residents of the care home would also be provided to apartment residents. These services include assisted bathing for residents with restricted mobility and laundry work. There will also be scope for residents to interact with one another within the communal room adjoining the nursing home. It is suggested that this interrelationship be protected in the long term via a S106 agreement, if Members are minded to approve the application.

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

Highway safety

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

Residential amenity

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

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

Visual impact

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

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

Nature Conservation

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

Other matters

Noise and cooking odours

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

Security

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

Restrictions over the occupation of the apartments

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

Precedent

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

Request for the application to be called in

1.36 There has been a request from a number of residents for the application to be called in for consideration by the Secretary of State. The development is not considered to be a departure from the Local Plan and as such the Local Planning Authority would not normally notify the regional Government Office. In this case, however, the Government Office has requested details of the application for its consideration. Details have been provided together with a copy of this report however, there has been no indication at this stage that the Secretary of State seeks to call in the application.

Environment Impact Assessment Regulation

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

Construction related disturbance/property devaluation

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

Drainage

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

Bin storage

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

Conclusion

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

- 1 Wynyard is not a sustainable community

- 2 The use which is considered to be a Class C2, residential institutional, use is most appropriately found in a residential area and offers the opportunity of broadening the range of facilities available making the community more varied and sustainable including reducing the need for and duration of car journeys.
- 3 There appears to be no brownfield sites available at Wynyard.
- 4 The site is relatively close to the local services including village shops and public house.
- 5 The scheme is of high quality and should complement other developments at Wynyard.

Approval is therefore recommended.

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

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.
In the interests of visual amenity.
3. A detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.
In the interests of visual amenity.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.
In the interests of visual amenity.
5. The kitchen windows serving the specific type B apartments shown on the attached plan shall be obscure glazed.
In order to protect the privacy of residents.

6. The car parking scheme hereby approved shall be completed prior to the development hereby approved being brought into use.
In the interests of highway safety.
7. The development hereby permitted shall not be commenced until: a) A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study, b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority, c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority, d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme, e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority.
To ensure that any site contamination is addressed.
8. No development shall take place until a scheme for the protection during construction works of all trees to be retained on or adjoining the site, in accordance with BS 5837:2005 (Trees in relation to construction - Recommendations), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. Nothing shall be stored or placed in any area fenced in accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.
In the interests of the health and appearance of the preserved tree(s).
9. A detailed scheme for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented before the development hereby approved is brought into use.
In the interests of visual amenity.

Planning Committee – Minutes and Decision Record – 30th August 2006

- Number:** H/2006/0338
- Applicant:** Mr W Morgan
- Agent:** B3 Burgess 3rd Floor Grainger Chambers 3-5 Hood Street Newcastle Upon Tyne
- Date received:** 03/05/2006
- Development:** Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 55
- Location:** On The Corner of The Wynd Wynyard Billingham
- Representations:** Mr J Wyatt, (applicant's representative) and Mr Bob Bussey (objector) were present at the meeting and addressed the Committee. The Committee also considered written representations in relation to this matter.
- Decision:** Minded to APPROVE subject to a legal agreement under S106 of the Planning Act to secure a travel plan aimed at transporting staff to the site, a restriction on the occupancy of the apartments to people 55 and over securing the proposed care elements for occupiers of the apartments in perpetuity and to a requirement for the additional parking spaces to be put in place in the future should the Local Planning Authority decide this to be necessary and the following condition(s).
- In accordance with Council Procedure Rule 17.5, Councillor Wright requested that her vote against the above decision be recorded.**

CONDITIONS AND REASONS

1. The development to which this permission relates shall be begun not later than three years from the date of this permission.
To clarify the period for which the permission is valid.
2. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.
In the interests of visual amenity.
3. A detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before

the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.

In the interests of visual amenity.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.
In the interests of visual amenity.
5. The kitchen windows serving the specific type B apartments shown on the attached plan shall be obscure glazed.
In order to protect the privacy of residents.
6. The car parking scheme hereby approved shall be completed prior to the development hereby approved being brought into use.
In the interests of highway safety.
7. The development hereby permitted shall not be commenced until: a) A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study, b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority, c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority, d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme, e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority.
To ensure that any site contamination is addressed.
8. No development shall take place until a scheme for the protection during construction works of all trees to be retained on or adjoining the site, in accordance with BS 5837:2005 (Trees in relation to construction - Recommendations), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be carried out in accordance with the approved details and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. Nothing shall be stored or placed in any area fenced in

accordance with this condition. Nor shall the ground levels within these areas be altered or any excavation be undertaken without the prior written approval of the Local Planning Authority. Any trees which are seriously damaged or die as a result of site works shall be replaced with trees of such size and species as may be specified in writing by the Local Planning Authority in the next available planting season.

In the interests of the health and appearance of the preserved tree(s).

9. A detailed scheme for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented before the development hereby approved is brought into use.
In the interests of visual amenity.
10. The cycle parking facilities hereby approved shall be made available for use before the care home is brought into use.
To ensure facilities for means of transport other than the car are available on site.

No: 2
Number: H/2007/0056
Applicant: Persimmon Homes Teesside Hilton Road Aycliffe Industrial Estate Newton Aycliffe Durham DL5 6EN
Agent: Persimmon House Hilton Road Aycliffe Industrial Estate Newton Aycliffe DL5 6EN
Date valid: 18/01/2007
Development: Approval of reserved matters for the erection of 56, 2 storey houses, and 21, 3 storey, apartments and associated works
Location: AREA 7C MIDDLE WARREN MERLIN WAY
HARTLEPOOL Hartlepool

The Application and Site

2.1 The application was deferred from the previous Planning Committee due an error to send out speak at Planning Committee letters to those residents who requested to speak

2.2 The application site is allocated for residential development within Middle Warren. The site is bounded to the west and south by existing housing (Primrose Road and Bluebell Way), to the north by Merlin Way with a site currently being developed by Charles Church adjacent, Merlin Way also bounds the site to the east with future residential development allocated beyond.

2.3 The application proposes the erection of 56, 2 storey properties, 3 bedroom properties, (a mixture of semi-detached and detached), and 2 blocks of 3 storey apartments to house 21, 2 bedroom units. The proposed access to this site is via Primrose Road, and accommodates a sewer easement to the southern boundary.

Publicity

2.4 The application has been advertised by way of site notices (3) neighbour letters (28). To date, there have been 13 letters of objection, 2 from the same person, 1 letter of comment and 1 letter of no objection.

The concerns raised are:

1. Too many houses and apartments
2. Amount of parking provision for existing properties
3. Lack of open space for children
4. Type of housing/apartments proposed and types of people they will attract
5. Primrose Road being used as a throughfare
6. Design of apartments 3 storey too high
7. De-valuation of existing houses
8. Increase in litter, noise and traffic
9. Landlords will rent to anyone
10. Access onto Primrose Road, should be via Merlin Way

11. Condition of existing apartments which look tired and unkempt, concerns regarding more apartments
12. Health and safety concerns regarding access onto Primrose Road
13. Inadequate road widths
14. Access for emergency service vehicles
15. Safety for children
16. Heavy congestion
17. Amount of parking proposed is not sufficient
18. Current speed limits and road layouts are not clearly detailed in the surrounding area, adding to possibility of accidents occurring
19. More accesses from site onto Merlin Way should be explored
20. More landscaping required
21. Density of dwellings
22. No highway verges shown on the plan
23. No traffic calming measures
24. The easement should be under the road rather than in residential gardens
25. Access currently from Bluebell Way onto Primrose Road is a blind 90 degree corner, this will become a traffic black spot
26. Does not want their view of the coast being blocked

The letter of comment disagreed with the suggestions from other residents that Bluebell Way should continue onto Merlin Way.

Copy letters A

The period for publicity has expired.

Consultations

2.5 The following consultation replies have been received:

Head of Public Protection - no objection

Head of Traffic and Transportation - no objection

Engineering Consultancy - a site investigation is required

Cleveland Police - comments regarding secured by design initiative

Northumbrian Water - no objection

Neighbourhood Services - awaiting response

Planning Policy

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

GEP1: States that in determining planning applications the Borough Council will have due regard to the provisions of the Development Plan. Development should be

located on previously developed land within the limits to development and outside the green edges. The policy also highlights the wide range of matters which will be taken into account including appearance and relationship with surroundings, effects on amenity, highway safety, car parking, infrastructure, flood risk, trees, landscape features, wildlife and habitats, the historic environment, and the need for high standards of design and landscaping and native species.

GEP2: States that provision will be required to enable access for all (in particular for people with disabilities, the elderly and people with children) in new developments where there is public access, places of employment, public transport and car parking schemes and where practical in alterations to existing developments.

GEP3: States that in considering applications, regard will be given to the need for the design and layout to incorporate measures to reduce crime and the fear of crime.

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

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

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

Planning Considerations

2.7 The main planning considerations in this instance are the appropriateness of the proposal in terms of the policies and proposals contained within the adopted Hartlepool Local Plan 2006, the impact of the proposals upon neighbouring properties and surrounding area and highway safety considerations. The principle of residential development has already been established through the outline permission.

Effects on neighbouring properties and surrounding area

2.8 In terms of siting and design the proposed dwellings meet the Council's separation distances and have adequate garden areas.

In terms of the proposed apartments, these are proposed to face onto Merlin Way adjacent to existing flats (Waterlily Court), the proposed apartments are 3 storey in height similar to others approved on Middle Warren. It is considered it would be difficult to sustain an objection on siting and design grounds. Although the houses are generally slightly smaller than recent development in the area, they are not considered out of keeping with the surrounding area, given the mixture of types of housing through out the Middle Warren area. The layout is not dissimilar to others on the estate where apartments have been approved.

2.9 Concerns have been raised in terms of the amount of open space within Middle Warren, however the Master Plan identifies open space in terms of pockets of open space, the neighbourhood park, the green wedge and structured planting which are being incorporated into the relevant areas. The Master Plan does not identify an area of open space in this part of the estate.

2.10 Cleveland Police provided comments in relation to the proposed layout, which were passed onto the developer, the comments included types of means of enclosures, landscaping, access routes, lighting, internal security measures and car parking. The developer has amended the layout to omit 2 pedestrian links in accordance with Police comments, means of enclosure and landscaping can be controlled via condition, and the car parking for the apartments has the surveillance necessary.

Highways

2.11 The access is proposed from Primrose Road, which accords with the Master Plan. There was no access proposed on the Master Plan (for this area) to be accessed via Merlin Way. Although indicative it was always envisaged that access to this site would be via a secondary road, and the estate road pattern has been designed accordingly.

2.12 Although there have been a number of objections raised to this entrance the Head of Traffic and Transportation has no objection to the scheme. It is considered that one access in and out of the site is acceptable on highway safety grounds and having regard to the need to design out the potential for crime. An emergency access has now been identified on this basis. The Head of Traffic and Transportation is satisfied that the access arrangements meets the Council's Design Guide Specification.

2.13 Adequate parking facilities are proposed within the development, the proposed houses each have a garage and driveway. The Council's maximum parking standard for higher density development (such as apartments) is generally 1.5 spaces per dwelling, which in this instance would be a maximum of 33 parking spaces. The developer has shown 27 spaces, and in this instance given secure cycle parking is also provided, the Council's Traffic and Transportation team consider this acceptable.

2.14 There were concerns from the Head of Traffic and Transportation regarding the width of the internal road layout of the site, however an amended plan has been

submitted showing a 5.5m wide road and this is considered acceptable by the Council's Highways Engineers.

Conclusion

2.15 It is considered that the proposed development is appropriate for the site, and accords with the Master Plan.

RECOMMENDATION - APPROVE

1. Details of all external finishing materials shall be submitted to and approved by the Local Planning Authority before development commences, samples of the desired materials being provided for this purpose.
In the interests of visual amenity.
2. Details of all walls, fences and other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced.
In the interests of visual amenity.
3. The development hereby permitted shall be carried out in accordance with the plans and details received by the Local Planning Authority on 18th January and 8th March 2007, unless otherwise agreed in writing by the Local Planning Authority.
For the avoidance of doubt
4. A detailed scheme of landscaping and tree and shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme must specify sizes, types and species, indicate the proposed layout and surfacing of all open space areas, include a programme of the works to be undertaken, and be implemented in accordance with the approved details and programme of works.
In the interests of visual amenity.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees plants or shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of the same size and species, unless the Local Planning Authority gives written consent to any variation.
In the interests of visual amenity.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), the dwelling(s) hereby approved shall not be extended in any way without the prior written consent of the Local Planning Authority.
To enable the Local Authority to exercise control in the interests of the amenities of the occupants of the adjacent residential property.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of

enclosure, shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road, without the prior written consent of the Local Planning Authority.

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

8. Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in accordance with the finished floor levels submitted on the 8th March 2007.

To ensure the site is developed in a satisfactory manner.

9. Notwithstanding the submitted details a scheme detailing the proposed cycle storage and refuse storage shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the apartments. Thereafter the scheme shall be carried out in accordance with the approved details. In the interests of visual amenity.

10. A scheme for access in connection with the building of this site (via Merlin Way) shall be submitted to and agreed in writing by the Local Planning Authority prior to works commencing on site. Thereafter the site will be carried out in accordance with the approved details.

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

11. The development hereby permitted shall not be commenced until: a) A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority. If identified as being required following the completion of the desk-top study, b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority, c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority, d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme, e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material should be agreed with the Local Planning Authority.

To ensure that any site contamination is addressed.

Area 7C Middle Warren



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THIS PLAN IS FOR SITE IDENTIFICATION PURPOSE ONLY

HARTLEPOOL BOROUGH COUNCIL	DRAWN GS	DATE 07/03/07
	SCALE 1:1500	
Department of Regeneration and Planning Bryan Hanson House, Hanson Square, Hartlepool TS24 7BT	DRG.NO H/2007/0056	REV

h	English Nature		24-May-06
i	Head Of Public Protection And		23-May-06
j	Northumbrian Water Walls		12-Jul-06
k	S Hodgkiss-Lagan		07-Aug-06
l	Hartlepool Access Group		02-Jun-06
m	John Hunt		08-Jun-06
n	Head Of Public Protection And		14-Jun-06
o	Alison Crake And John Caldicott		26-Jun-06
p	Tweedie	10 Brierley Drive	Objection
q	Walker	5 Gledstone	Objection
r	Mrs Rowan	19 Maynard Grove	Objection
s	David Bage		Objection
t	Dr Shenaz Ismail	3 Delamere	Objection
u	Mr Hans Soeldner	3 Delamere	Objection
v	Alan Kippax	12 Amberston Close	Objection
w	Mr / Mrs Jackson	14 Manor Fields	Objection
x	J Simpson	56 The Granary	Objection
y	Mr & Mrs Vaughan	11 TILERY WOOD	Objection
z	Mr D F Harrison	9 SPRING BANK WOOD	Objection
aa	B Towse	12 SPRING BANK WOOD	Objection
ab	Joanne Burke	8 Spring Bank Wood Wynyard	Comments
ac	C Masterson	14 AMERSTON CLOSE	Objection
a	Mr & Mrs B Stevens	16 AMERSTON CLOSE	Objection
a	Mrs Harvey	9 The Plantations	Objection
a	Mr Harvey	9 The Plantations	Objection
a	Mr / Mrs Viswanatm	1 The Wynd	Objection
a	Mr David Iceton	Claxton Mount 4 Mannor Fields	Objection
a	Mrs S & J Cornelius Ross	1 Delamare	Objection
a	Mr Groves	72 The Stables	Objection
a	Mr Bussey & Ms Schofield	15 Amberston	Objection
a	Mr & Mrs Stainsby		Objection
a	Sue & Jon Haiston	90 Wellington Drive	Objection
a	Mrs Wood	34 The Stables	Objection
a	Mr & Mrs J Taylor	Mc Sweeny 23 Wellington	Objection
a	I Heard	North Lodge East	Objection
a	Mr Veitch	22 Montsweet	Objection
a	Mrs Crawford	46 The Granary	Objection
a	M Lister	14 Spring Bank Wood	Objection
a	Mrs Neave	22 The Plantations	Objection
a	Mrs Goodhall	95 Wellington Drive	Objection
a	Mrs Roe	31 Maynyard Grove	Objection
a	Mr Henery	2 Spring Bank Wood	Objection
a	Ms Russell	3 The Oval	Objection
a	Dr Hansrani	51 Wellington Drive	Objection
a	Mr Goodwille	4 Wellington Drive	Objection
a	Mr Wilson	9 Shepdene	Objection
a	Mr Hall	Preatwold	Objection
a	P & C Everington	1 The Granary	Objection
a	Elizabeth Richardson	22 Amberston	Objection
a	Mrs Wise	10 Fulthorpe Grove	Objection
a	Mrs Conway	6 Salters Houses	Objection
a	Mr Wilson	1 The Stables	Objection
a	Mr Wilson	4 Amerston	Objection
a	Mr & Mrs Heer	37 Maynard Grove	Objection
a	Mr & Mrs McBride	21 Embleton	Objection
a	Mr K Mather	4 The Oval	Objection
a	Mr & Mrs Jobling	16 The Plantations	Objection
a	Mr Bussey	15 Amberston	Objection
a	Mr Ayres		Objection
a	Mark Richardson	22 Amberston	Objection
a	Joanne Thompson & David Iceton	4 Manor Fields	Objection
a	Mr & Mrs Crooks		Objection
a	Mrs Roberts	10 Vane Close	Objection
a	Ashley Blackett		Objection
a	Mr Gardner		Objection

a	Mr Ballinger		Objection
a	Mr Fisher		Objection
a	Mrs Cuningham		Objection
a	Mr Knan		Objection
a	Mr Lyle	England & Lyle	Objection
a	Mr Hunt	23 The Plantations	Objection
a	Mr Renfrew	17 The Granary	Objection
a	Dr Kahn	3 Churchill	Objection
a	Mr Tweddle		Objection
a	Mr Walker	5 Gledstone	Objection
a	Mr Muller	2 Sheepdene	Objection
a	Mr Humble	17 Park Avenue	Objection
a	Mrs Susan Williams	19 Amerston	Objection
a	Mrs Sylvia Neave	22 The Plantations	Objection
a	Mr & Mrs Cooper	9 St George House Gledstone	Objection
a	Mark Huddart	7 Sheepdene	Objection
a	Mr Ellison	10 Paddock Green	Objection
a	Alison Crake & John Caldicott	9 Gunners Vale	Objection
a	Mr & Mrs Hall	Prestwold Wynyard Woods	Objection
a	Mr & Mrs Cook	9 Paddock Green	Objection
a	Mrs Pauline Ellison	10 Paddock Green	Objection
a	Ms Russell	3 The Oval	Objection
a	Alan Kippax	12 Amerston Close	Objection
a	Mrs Smith	Development Chemist Seal Sands Chemist	Objection
a	Mr & Mrs Arshad	21 The Plantations	Objection
a	Mr Cliff Baron	102 The Stables	Objection
a	Mr & Mrs McSweeny	10 Butterwick Grove	Objection
a	Rob Kerr & Christine Crawford	46 The Granary	Objection
		Copy letters F	



"Ashley Blackett"
<a-blackett@audit-commission.gov.uk>
02/04/2006 18:44

ALREADY IN 2/4/06

To <roy.merrett@hartlepool.gov.uk>
cc
bcc
Subject: Developments on Wynyard Estate.



Dear Mr Merrett.

My wife and I have lived on the Wynyard Estate for almost 4 years. We moved here because of its concept - a secure community which had a country feel to it - whilst not being in the country. The lack of amenities, or commercial outlook were also positive factors in our settling here.

However since moving here developments have gotten out of hand with local buildings destroying woodland areas which in turn impacts on the wild life in this location. The fact that they are committed to planting new trees to replace those sacrificed for new build does not balance the destruction that is ongoing. The over development of the site is leading to another Ingleby Barwick - a residential over development nightmare.

Whilst new residential building is one thing - commercial new build should not be allowed to occur within the estate for the following reasons:

- No consultation with local residents on the proposals before applying for permission.
- Lack of a business case for the location - has a need been identified?
- Use of more green field sites - when there are brown field sites still requiring development elsewhere
- Increased traffic flow and congestion leading to reduced safety for pedestrians, cyclist and home owners

Do these proposals fit with Hartlepool's Local Plan and what the council is hoping to achieve in the area?

Please accept this correspondence as a formal objection to the proposed development of both a nursery and residential care home and accommodation.

Yours sincerely
Ashley Blackett and Juliet Walters.

This email (and any attachment(s)) is private and intended solely for the recipient. Its unauthorised use, disclosure, storage or copying is not permitted. If you are not the intended recipient please destroy all copies and inform the sender by return e-mail.

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ALISON CROOKS
<alison.crooks1@btinternet.
com>

23/03/2006 20:41

To roy.merrett@hartlepool.gov.uk

cc

bcc

Subject Planning Applications H/2006/0138 and H/2006/0027

30-03-06
CB
F
30-03-06
CB

Dear Mr Merrett,

My wife and I are residents of Wynyard estate at No 7 Wellington Drive. We have lived here for ~2 years and were attracted to the area because of its wide open spaces and consistent form of housing. The gated entrance to the estate is a great plus and sets the standard for the whole area.

We are both seriously concerned by the proposed developments of nursing home, flats and nursery on the basis of increased traffic and developments that are not in keeping with the area.

I can see no other reason for the developments other than blatant profiteering by those responsible for the applications neither of whom live in the area. In a matter of fact the individual responsible for the application to build flats and a residential home has put his house up for sale. This act tells us a lot about the individual and his motives.

On this basis we both object to the proposed developments.

Mr and Mrs Crooks

Yahoo! Photos - NEW, now offering a quality print service from just 8p a photo <http://uk.photos.yahoo.com>



WelfordatHome@aol.com
23/03/2006 18:10

To roy.merrett@hartlepool.gov.uk
cc
bcc



Subject Planning application H/2006/0138 H/2006/0027

I write to strongly object to the above planning applications firstly because this was not in the original plans submitted when Wynyard was first started.

Not only will it have impact on the amount of traffic on such a dangerous part of the road especially in icy weather conditions when many a car has lost its grip and ended up on the verge. You may also want to take into consideration the school buses that have access to the site each morning that take children to school. Due to the design of this road it will only add to the problems we already have. Let's be sensible and say no to this and any other plans to develop Wynyard more. Let's keep Wynyard different, give us the open spaces we moved here for to get away from the congestion of the town, why are people obsessed with building on pockets of land to ruin all of this.

The perfect site for this would be the Samsung site that can accommodate the excess traffic.

Please think long and hard about this and preserve our space.

9983
03.04.06
CB
H/2006/0138

9986
30.03.06
CB
H/2006/0027

E-mailed



"Staithes Broadband"
<st@ithes.fsnet.co.uk>
22/03/2006 07:53

To <roy.merrett@hartlepool.gov.uk>
cc
bcc



Subject Planning Application H/2006/0027 - emailed 12/4/06

Mr. Merrett

I would like to make a formal objection to this proposed development.

From personal experience of being caught up and delayed in the chaos that appears to surround all schools and nursery's this proposed development will have a major negative impact if allowed.

Given that most parents seem incapable of walking their children to such facilities and that this development will naturally attract people from outside the estate there will be major traffic congestion, with all the resulting pollutant effect, from the large amount of cars visiting the nursery.

The fact that many of the estate residents are irresponsible enough to travel at much higher speed within the estate than the speed limit, particularly on this stretch of road would present a real danger and the amount of cars visiting the nursery could very easily stretch back to the A689 presenting a danger on this busy and fast dual carriageway.

If you want a local example of the chaos a school can make take a visit to Norton on any school day either in the morning or in the afternoon. The environmental impact, the number of cars left idling while they wait to collect their child is significant.

If you are mindful to pass this plan, would it be appropriate to go the other way and place a covenant that any child attending the nursery must be in residence on the estate and a further covenant that unless disabled all children attending the nursery must be walked to the facility and provide only limited car-parking for the staff?

This proposal is not in keeping with the original concept that allowed the development of Wynyard in the first place and does not fit within a secured community as it will necessitate a vast increase in traffic and visitors to the estate.

All of this would be further exasperated if you were to agree to the plan
H/2006/0138

Regards



David C Ballinger

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"Cleveland Body and Paint"
<cleveland@bodypaint.fsbu
siness.co.uk>

22/03/2006 08:02

To <Roy.merritt@hartlepool.gov.uk>

cc <stan.kaiser@btinternet.com>

bcc

Subject Ref...H/2006/0027 - *emailed 12/4/06 CP*

I.B.WILSON
4. AMERSTON CLOSE
WYNYARD WOODS

Dear Mr Merritt,

I am writing to express my concern at plans to erect buildings around the Wynd and Wynyard Woods at Wynard. I understand that the application presentation date has been moved, and I would ask if I can be kept informed of developments. My concerns apply to the above detailed nursery plans, as well as plans to build a residential home plus apartments in the same area.

Thanks for your help.
Yours Sincerely

Mr Ian B Wilson.
01642 675177 wk



"Rachel Heer"
<rachelheer@hotmail.co.uk
>

27/03/2006 10:50

To roy.merrett@hartlepool.gov.uk

cc

bcc

Subject Wynyard planning applications

Dear Roy

I write with regard to the planning applications H/2006/0138 and H/2006/0027 for a proposed residential home and nursery at Wynyard Woods.

I am a resident of Wynyard and chose the area for its aesthetic value: the large amounts of green and trees, little traffic or noise. I also hope that this will enable me to sell on my property in a few years.

Looking at the proposals for the above two applications i am very concerned that the Wynyard that i bought into will begin to change. Of course once extra buildings have been allowed, it is only a matter of time before further buildings follow.

In addition to how i feel the applications will change the landscape of the area, i am aware that they would also:

- infringe PPG3 and the local SPG No. 4 April 2005 High density development: flats and apartments
- infringe BS5837 with regard to building distance from trees/woodland
- destroy trees/wildlife habitat
- increase traffic and therefore noise levels
- be elevated and therefore obtrusive and therefore not fit in with local architecture or character

I hope my and my husband's concerns will be taken into account.
I appreciate you taking the time to read this email.

Yours sincerely,

Mrs Rachel Heer and Dr Rakesh Heer
37 Maynard Grove
Wynyard Woods

The new MSN Search Toolbar now includes Desktop search!
<http://join.msn.com/toolbar/overview>

45160



21 Embleton Grove
Wynyard Park
Billingham
TS22 5SY

Mr R Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

Dept. of Regeneration & Planning Bryan Hanson House, Hanson Square	
30 MAR 2006	
HANDED TO:	REPLY
FILE NO:	CR

29th March 2006.

Dear Mr. Merrett,

H/2006/0138 and H/2006/0027

Developments at Wynyard

We are very concerned to discover that a further housing development is proposed for the Wynyard area. May we register our objection to the scheme for the following reasons :-

1. The road system in the area does not appear to be able to support further building schemes. The volume of traffic, particularly at peak time periods (i.e. early morning and early evening) is already difficult.
2. There is a distinct lack of amenities in the area - the walks and tree planting suggested by John Hall is commendable but there is no post office, no community centre and the bus service only operates once every two hours.
3. The development is also very large and is proposed for a greenfield site.
4. We are also concerned that the increased volume of housing will have a detrimental effect on resale values of existing properties - there has already been some decline in the value of houses over recent months and some houses have been on the market for a very long time. House builders are undercutting prices and offering incentives to obtain a sale. The original plan for Wynyard was around 500 homes and this has already been exceeded

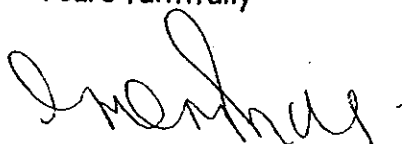
F

5. We are also concerned that once one of these developments is approved there will be an influx of proposed developments by entrepreneurs who are only interested in making money not adding to the areas attractions.

With regard to the application for a nursery, we do not believe that a nursery could be sustained in the area. There are already nursery facilities available in the Billingham and Stockton areas. Yet again the nursery is proposed to be built on a greenfield site and a vast amount of trees will require to be destroyed. There would also be the added congestion to the road system in the area which was mentioned earlier in my letter

I trust you will register our concerns.

Yours faithfully



Mr & Mrs McBride

20-04-06
CB



Gill Scanlon/HBCDomino

19/04/2006 14:18

To Roy Merrett

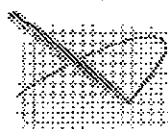
cc

bcc

Subject Fw: Comment Received from Public Access

Gill Scanlon
Planning Technician
Ext 284317

— Forwarded by Gill Scanlon/HBCDomino on 19/04/2006 14:18 —



PublicAccess

13/04/2006 11:43

To DevelopmentControl@hartlepool.gov.uk

cc

Subject Comment Received from Public Access

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Application Reference No. : H/2006/0027

Site Address: Land Off, , The Wynd, Billingham, Wynyard,

Comments by: K R MATHER

From:

4

THE OVAL
WYNYARD VILLAGE
BILLINGHAM
CLEVELAND
TS225SQ

Phone:

Email: rich@matherk.fsbusiness.co.uk

Submission: Objection

Comments: I refer to the letter from John R. Wyatt of Signet Planning to Mr. R. Merrett of HBC dated 10th March 2006 enclosing revised plans of the site.

These plans still do not address residents concerns of overspill of traffic on The Wynd and the problems that it will cause at the western entrance to Wynyard.

Also, has the HBC given any consideration to the chaos that will be caused at the western entrance if this project and App. N o. H/2006/0138 are both approved and both start construction at the same time?

NOT ONLY WILL THERE BE CHAOS DURING THE CONSTRUCTION PHASES BUT ALSO THROUGHOUT THE LIFE OF THESE TWO PROPOSALS.

To fell mature trees and then say: " Those more mature trees that are to be lost are to be more than compensated for by a scheme of planting associated with the new development" Everyone knows that this cannot



replace the mature trees due to the length of time it takes for trees to grow.

Why is a commercial property of this type even being given consideration on a greenfield site when there are 700 acres of business park just north of the A689 where this application and the application for the residential home and flats could easily be accommodated.

It is quite clear from the number of written objections from Wynyard residents currently on the HBC website that this application and that for the residential home etc. is not wanted in this residential and leisure area.

Please advise when the Planning Committee will make a site visit re this application.

Please note that I wish to speak at the planning meeting on 26th April 2006

F



Gill Scanlon/HBCDomino
14/06/2006 15:25

To Roy merrett
cc
bcc
Subject Fw: Comment Received from Public Access

Gill Scanlon
Planning Technician
Ext 284317

----- Forwarded by Gill Scanlon/HBCDomino on 14/06/2006 15:25 -----



PublicAccess
14/06/2006 12:47

To DevelopmentControl@hartlepool.gov.uk
cc
Subject Comment Received from Public Access

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Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,
Comments by: Sandra & Ken Jobling
From:

16
The Plantations
Wynyard Woods

Cleveland
TS22 5SN

Phone:
Email: coastalproductions@msn.com
Submission: Objection
Comments: Dear Mr Merrett,

We wish to object once again to the plan for a Residential Care Home on Wynyard.

Our objection is because trees will have to be removed to accomodate the new buildings and car park and new plantings do not have any relevance as they will take years to grow to the same stature as existing trees.

The developer has promised to sell only to the over 50's, and that the residents will only travel after rush hour and will be limited to one car. How on earth do they propose to monitor these promises. It would be impossible!

My wife and I are both over 50 and we travel in 2 cars during rush hour and certainly cannot guarantee that we will have limited visitors.



It should be noted that street parking is forbidden by the Wynyard covenant.

It would seem that the developers are willing to make any kind of ludicrous statements to enhance their bid to develop this land. If they are so keen to build a Residential Care Home would it not make more sense to utilise the enormous amount of space available on the nearby Wynyard Park which also has excellent access to the A19 and A689 (A1) for visitors and residents.

We have listed below many other objections to this development

7 'Green Field' location there are 'brown field' areas on Wynyard and in Cleveland already. Infringes PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments

7 Destruction of trees / Wildlife habitat destroyed / intrusion on wet woodland.

7 Possible infringement of BS5837 with regard to building distance from trees / woodland.

7 Not a sustainable proposal due to transport / infrastructure / shops - distance. Does not add value to the estate. Increase traffic instead of reducing. No cycle stores have been planned on this development. 35 min requirement. They have been mentioned but are not shown.

7 Increase in noise levels / traffic / transport / road / parking / access due to location of entrances on The Wynd and Wynyard Woods. Wynyard covenant forbids street parking.

7 Not in sympathy with surrounding area and all building types on Wynyard. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Doesn't respect local character or architecture.

7 Destruction of trees / Wildlife habitat destroyed / intrusion on woodland.

7 Policy HO6 - Adverse effect on the amenity of neighbours

7 Does not respect the scale of neighbouring buildings

7 Not a sustainable proposal due to lack of transport / infrastructure / shops / schools / leisure - distance. Does not add value to the estate. Increase traffic instead of reducing. Lack of transport links. Transport plan' is not a robust or sustainable plan but an 'ad-hoc' attempt to sway the application.

7 Increase in noise levels / traffic / transport / road / parking / access due to location of entrance on The Wynd. Wynyard covenant forbids street parking.

7 Policy HO11 SPG April 2005 - Not in sympathy with surrounding area and all building types on Wynyard. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Doesn't respect local character or architecture.

7 HO11 No open space for both formal and informal use

7 No requirement or need for this type of high density building on Wynyard. Has a needs analysis taken place?

7 Lack of service access and bin storage areas

I do hope that you will consider this objection favourably



Yours sincerely

K A & S Jobling

F



Gill Scanlon/HBCDomino

22/06/2006 11:59

To roy merrett

cc

bcc

Subject Fw: Comment Received from Public Access

Gill Scanlon
Planning Technician
Ext 284317

— Forwarded by Gill Scanlon/HBCDomino on 22/06/2006 11:59 —



PublicAccess

21/06/2006 11:17

To DevelopmentControl@hartlepool.gov.uk

cc

Subject Comment Received from Public Access

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Application Reference No. : H/2006/0027

Site Address: Land Off, , The Wynd, Billingham, Wynyrd,

Comments by: Bob Bussey

From:

15

Amerston Close
Wynyrd

Phone: 01740 645155

Email: schobus@aol.com

Submission: Objection

Comments: I have read the comments posted by Chris Roberts stating that the car parking is now acceptable with the reduced number of children attending the nursery and that there will be a minor increase in vehicular movements with the proposed development on the Wynd.

These comments are absurd. The reality is that most of the parents/carers dropping and collecting children will be forced to park on The Wynd as they will be unable to access the tiny car park facility. Parking on The Wynd is not permissible under Wynyrd covenant but there will be no alternative causing traffic chaos and potential danger to all road users.

Additionally if the care home (H/2006/0338) is allowed the situation will be exacerbated still further with access/egress junctions in very close proximity on The Wynd.

Mr Roberts is correct in saying that we have no traffic congestion on the Wynd at present and that's the way the residents want to keep it. This application and the care home application should be rejected on these



Dan27610@aol.com
04/04/2006 11:58

PUT IN 31/1/06

To roy.merrett@hartlepool.gov.uk

cc

bcc

Subject Planning H/2006/0027 and H/2006/0138



History: ☒ This message has been replied to.

Dear Mr Merrett,
I find it very concerning that a large number of objections were missing from the web site for both planning applications but amazingly appeared after a member of the Wynyard web team visited HBC planning office i personally feel the system is vulnerable where valuable objections could be lost, would these objections have found there way back on the site if someone hadn't taken time and visited HCB.

I would hope that when a decision is reached it has been made fairly with all objections being considered and not influenced by individuals with financial power.

I look forward to your comments

Regards

Mr Ayres

Already in 27/3/06



"Mark Richardson"
<mark.richrdsn@tiscali.co.uk>
k>

27/03/2006 11:28

To <roy.merrett@hartlepool.gov.uk>

cc

bcc

Subject Planning Application H/2006/0138 and Planning Application
H/2006/0027

Dear Mr Merrett

I wish to object to the Planning Application no. H/2006/0138 Residential Care Home & 30 flats on the following grounds:

1. Destruction of wet woodland. I have seen cranes, frogs, ducks and many

unusual birds which I cannot name; all enjoy the area you propose to build on. Building here would remove a natural habitat for wildlife.

2. Increased traffic and noise levels resulting from same. With the possibility of approx. 110 new owners, that's 110 possible drivers on site, 110 visitors a day, perhaps 30 carers and associates not including deliveries. As the Wynyard Covenant forbids parking on verges, it would seem that there will not be enough parking areas.

I suggest the Home be built on the A869 where Wynyard Estates own hundreds of acres of ground, which I believe they are trying to sell at the moment.

I wish to object to the Planning Application no. H/2006/0027 Children's Nursery, on the following grounds:

1. The proposal is not sustainable for residents of WYnyard only, I have been told that the Nursery is also for the use of workers on the Samsung estate, please build the Nursery at Samsung or as near as possible on that estate.

2. There is not enough parking on site or available on street, an increase of parking area would remove more greenbelt and mature woodland contrary to BS5837 planning control regulation.

26/03/06

Mark Richardson
22 Amerston Close
Wynyard Woods
TS22 5QX

ALREADY IN 23/3/06 & 1/6/06



david iceton
<davidiceton@yahoo.co.uk

>
24/03/2006 10:30

To roy.merrett@hartlepool.gov.uk

cc

bcc

Subject Planning Application H/2006/0138 and H/2006/0027

OBJECTION!!!!!!!!!!!!!!

With reference to the above numbered planning application, I hereby give my objection to the plans proposed on the following grounds: -

- 1) This type of development does not fit with the original Wynyard plan for this area.
- 2) Will have a serious adverse effect on property values within Wynyard
- 3) Destruction of trees/wildlife habitat
- 4) Greenfield location
- 5) There are enough houses on Wynyard - far more than originally planned - we do not need anymore from this development or other developers!
- 6) Not in keeping with what I expected when I moved onto Wynyard two years ago

I hope that you seriously think about rejecting these plans and all other development plans.

Kind regards

Joanne Thompson and David Icton
Claxton Mount
4 Manor Fields
Wynyard
TS22 5GE

To help you stay safe and secure online, we've developed the all new Yahoo! Security Centre.

ALREADY IN 23/3/06



ALISON CROOKS
<alison.crooks1@btinternet.
com>
23/03/2006 20:41

To roy.merrett@hartlepool.gov.uk
cc
bcc



Subject Planning Applications H/2006/0138 and H/2006/0027

Dear Mr Merrett,

My wife and I are residents of Wynyard estate at No 7 Wellington Drive. We have lived here for ~2 years and were attracted to the area because of its wide open spaces and consistent form of housing. The gated entrance to the estate is a great plus and sets the standard for the whole area.

We are both seriously concerned by the proposed developments of nursing home, flats and nursery on the basis of increased traffic and developments that are not in keeping with the area.

I can see no other reason for the developments other than blatant profiteering by those responsible for the applications neither of whom live in the area. In a matter of fact the individual responsible for the application to build flats and a residential home has put his house up for sale. This act tells us a lot about the individual and his motives.

On this basis we both object to the proposed developments.

Mr and Mrs Crooks

Yahoo! Photos - NEW, now offering a quality print service from just 8p a photo <http://uk.photos.yahoo.com>



WelfordatHome@aol.com
23/03/2006 18:10

✓ 2101

To roy.merrett@hartlepool.gov.uk
cc
bcc
Subject Planning application H/2006/0138 H/2006/0027



I write to strongly object to the above planning applications firstly because this was not in the original plans submitted when Wynyard was first started.

Not only will it have impact on the amount of traffic on such a dangerous part of the road especially in icy weather conditions when many a car has lost its grip and ended up on the verge. You may also want to take into consideration the school buses that have access to the site each morning that o take children to school. Due to the design of this road it will only add to the problems we already have lets be sensible and say no to this and any other plans to develop Wynyard more. Lets keep Wynyard different give us the open spaces we moved here for to get away from the congestion of the town why are people obsessed with building on pockets of land to ruin all of this.

The perfect site for this would be the Samsung site that can accommodate the excess traffic

Please think long and hard about this and preserve our space.

H/2006/0027

✓ 2/8/06

2 attached



"Leigh Roberts"
<Leigh.Roberts@cddps.north.nhs.uk>

23/03/2006 12:04

To <roy.merrett@hartlepool.gov.uk>

cc

bcc

Subject Planning application H/2006/0027, and H/2006/0138



Dear Mr Merrett,

I wish to notify you of my objection to both planning applications H/2006/0027, and H/2006/0138.

I reside at the following address:
10 Vane Close,
Wynyard;
Billingham.
Cleveland.
TS22 5TF.

I strongly object to both planning applications for the following reasons:

Does not fit in with the original Wynyard plan.
Increase in noise levels / traffic / road parking / location of entrances on The Wynd.
Not in sympathy with surrounding area and all building types on Wynyard.
Residential Care Home, 30 assisted living flats and Nursery are not required on Wynyard.
Destruction of trees and wildlife habitat.
Effect on property value.
Effect on security.
Wynyard turning into another 'Ingleby Barwick'.
If passed could open up further applications for over development.

I have had no success in commenting on the HBC website, I therefore raise my objections to the applications via e-mail to yourself.

Would you please raise my objections for both planning applications at the planning application hearings.

Regards,
Leigh Roberts (Mrs)

F

SCANNED

17 MAY 2006

Application No H/2006/0338

Proposal Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 50

Location The Wynd/Brierly Drive

Case Officer Roy Merrett

DEPT OF REGENERATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE
17 MAY 2006



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

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

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

On 10th March 2006, I objected to planning application H/2006/0138.
I received a letter from yourself dated 25/4/06 that this application had been withdrawn.
There is no difference in this application from the last therefore my objections are exactly the same.

This appears to be a tactical move on the part of the developer, hoping to wear off actors do
It also appears to be a waste of Council

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

employees time and Council Tax payers money
D. F. Harrison.

Name (Please print)	D. F. HARRISON	Mr/Mrs/Miss/Ms*
Address	9 SPRING BANK WOOD	
Date	13/5/06	
Telephone number	01740 645201	
Email address	dfh1938@hotmail.com	

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

* Please delete as appropriate

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

over.

I was unable to access the web
address you gave on my PC.
Jeff

F

Application No H/2006/0338

Proposal Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 50

Location The Wynd/Brierly Drive

Case Officer Roy Merrett

SCANNED

22 MAY 2006



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

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

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

OBJECTION ATTACHED

DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE HANSON SQUARE
22 MAY 2006
HANDLED TO REPLY
FILE No

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

Name (Please print)	B TOWSE	Mr/Mrs/Miss/Ms*
Address	12 SPRING BANK WOOD	
Date	17-05-06	
Telephone number	01740 644224	
Email address	bajtouse@btinternet.com.	

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

* Please delete as appropriate

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



PLANNING APPLICATION H/2006/0338

PROPOSAL: Erection of a Residential Care Home (50 Beds) & 4 Blocks of Apartments (30 units).

LOCATION: Land on the Corner of the Wynd.

Case Officer: Mr Roy Merrett.

I wish to object to the Proposal.

I have lived in Wynyard Village for approx 8 years, I bought into the original concept and vision of Wynyard to provide a Village environment. This concept is in danger of losing any identity due to the recent proposals and planning applications which are over developing Wynyard.

The construction of walkways in the woods by the pond and the destruction of trees and wildlife habitat.

The proposal is far to dense and why does it have to be built on a Greenfield site as you enter the West Gate, the traffic implications for parking ie not enough parking for visitors, family & relatives and the staff at the Care Home and traffic could park in the surrounding area as an overspill (Springbank Wood) and walk to the Care Home via the walkways through the woods.

Leaving the site on to The Wynd will be a traffic hazard.

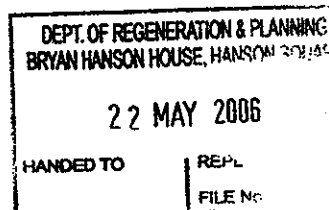
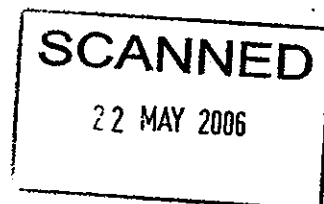
The proposal for the erection of the 30 flats is totally out of keeping with the character of Wynyard Village.

Planning applications for flats has already been refused by SBC at the Old School House site and the 13th tee.

I would think it would be a better proposal to build a Nursery and Care Home on Wynyard One to the North of the A689.

I am totally against this proposal and hope that my objections would be taken into account.

B Towse



F

Application No H/2006/0338

Proposal Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 50

Location The Wynd/Brierly Drive

Case Officer Roy Merrett

DEPT. OF RE
BRYAN HANSON

30

HANDED TO



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

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

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

ONCE AGAIN I OBJECT MOST STRONGLY TO THE ABOVE PROPOSAL FOR THE SAME REASONS AS BEFORE, THIS "BLOCK OF FLATS", THREE STOREY IS COMPLETELY OUT OF CHARACTER WITH THE WYNARDS "RURAL" DEVELOPMENT. WE DO NOT FEEL THERE IS ANY NEED FOR A 50 CAR CAR PARK NOR IS THERE ANY NEED FOR ANY BLOCKS OF FLATS. NO MATTER WHAT DEVELOPERS CARE TO CALL THEM ("APARTMENTS"). IT WOULD ALSO MEAN MORE TREES BEING SACRIFICED FOR DREDDY DEVELOPERS TO MAKE MORE MONEY FOR THEMSELVES AT THE EXPENSE OF THE CURRENT RESIDENTS OF WYNARDS.

NB. IT SEEMS TO BE THE SAME PEOPLE ALL THE TIME.
If you need more space, please continue over or attach additional sheets to this letter.

P.T.O.

Name (Please print)	M ^r & M ^s VAUGHAN + Pam Willis Mr/Mrs/Miss/Ms*
Address	11 TILERY WOOD
Date	24/05/06
Telephone number	01740 645396
Email address	

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

SCANNED

* Please delete as appropriate 28 MAY 2006

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

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Cont'd

I would like to take this opportunity to suggest, ~~They~~ leave the current WYNARDS development, ~~revillages~~ etc alone and if they feel the constant necessity to keep culling these pockets, move over the other side of the A689 and use some of the land designated to ~~open~~ space as "fears" would look out of place alongside office blocks. But, once again leave the trees ~~as~~ as well as the wildlife ~~relying~~ on the trees.

Another constant thorn in our sides would be the increase in transport to "service" these "care homes" and indeed the blocks of fears.

If this proposal is accepted, against the wishes of current residents, how many more of these developments are going to be submitted and accepted, by a council which has elected into office to act on behalf of the voting population who seem to be constantly under threat (environmentally) by greedy businessmen and developers.

PLEASE LISTEN HARD TO THE RESIDENCES OF WYNARDS
WISHES OPPOSE THESE PLANS AND LETS HAVE AN
END TO THE GREEDY DEVELOPERS TRYING TO TURN
RURAL WYNARDS INTO ANOTHER CONCRETE JUNGLE
(TOWN) TAKE A LONG HARD LOOK AT INCEBY LORWICK.

NB. Please keep me informed

THANK YOU.

From: PublicAccess
To: DevelopmentControl



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Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyrd,
Comments by: Brian and Alma Stevens
From:
16
Amerston Close
Wynyrd Woods
Billingham

TS22 5QX
Phone: 01740 645081
Email: bstev31128@aol.com
Submission: Objection

Comments: I write regarding this resubmission of plans that We have previously
objected to. Our comments and reasons remain the same as stated in our previous
letters of objection. This development should not be given permission to
proceed it is unwanted, unwarranted, and not in keeping with the area.

From: PublicAccess
To: DevelopmentControl



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Application Reference No. : H/2006/0338

Site Address: On The Corner of, , The Wynd, Billingham, Wynyrd,

Comments by: Gardner

From:

Phone: 07710 888006

Email:

Submission: Objection

Comments: PLANNING APPLICATION H/2006/0338

'Green Field' location there are 'brown field' areas on Wynyrd and in Cleveland already. Infringes PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments

Destruction of trees / Wildlife habitat destroyed / intrusion on wet woodland.

It is essential a protected species survey is undertaken and submitted to meet the requirements of Paragraph 15 of PPS9 and paragraph 98 of ODPM Circular 06/2005 Defra Circular 01/2005 (to which the former refers): 'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or habitat.'

Possible infringement of BS5837 with regard to building distance from trees / woodland.

Not a sustainable proposal due to transport / infrastructure / shops - distance. Does not add value to the estate. Increase traffic instead of reducing. No cycle stores have been planned on this development - 35 min requirement. Still not shown on plan.

Increase in noise levels / traffic / transport / road / parking / access due to location of entrances on The Wynd and Wynyrd Woods. Wynyrd covenant forbids street parking.

Not in sympathy with surrounding area and all building types on Wynyrd. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Doesn't respect local character or architecture.

How much more of Wynyrd greenery can we lose? This plan will impact the fauna and flora of Salters Wood and the pond. Wet woodland is a priority under the UK Biodiversity Action Plan.

Has a highways road safety assessment taken place? If this plan went ahead it is likely to add 100+ vehicles, plus visitors, deliveries, relative, friends etc to this already overcrowded area. Parking will be an issue and regulations



on high-density builds state that to improve sustainability all proposals should reduce traffic flow. We have very little public transport, two hourly service at best, so traffic flow, congestion, emissions, parking problems will all increase considerably.

Last official census for Wynyard does not indicate need for care home or dense flats. Stockton Borough have spare places in care homes.

This proposal is not 'affordable housing' in accordance with ODPM

Proposal represents a significant departure from the development plan in that the site is not allocated in the Local Plan for the proposed uses.

The site lies within countryside forming part of the Wynyard zone of the Tees Forest. The proposed development conflicts with this designation.

The proposal conflicts with the development plan expectations that the area will form the entrance to the Wynyard Country Park. Significant built development, as proposed, will materially detract from the openness of the area and the 'point of arrival' at the entrance to the Country Park. This will be detrimental to the character of the area and its relationship with the open amenity space.

The components of the proposal are not well related to any other community feature or facilities.

The site is located within the Adopted Hartlepool Local Plan and is within a Special Landscape Area. Policy RU14 is therefore relevant and seeks to resist development in such areas unless it is sympathetic to the local rural character in terms of design, size, siting and materials. In this case the application proposals are also contrary to Policy RU14 as it would intrude on the openness of the Special Landscape Area.

The Revised Deposit Draft Local Plan defines the 'Limit to Development' around the Proposed Housing Area at Wynyard and Policy Rur1a seeks to resist expansion beyond. Policy GEP1 states that;

'In general, development should where appropriate;
be located on previously developed land.'

The application proposal should therefore be considered to be at odds with the requirements of Policy Rur1a and should be resisted.

Policy PU8 (Local Facilities Serving Residential Areas) is also relevant. The development plan is required to demonstrate both the need for additional facilities and that a sequential approach has been applied in selecting the location of site. No such study has been carried out to demonstrate the need or the sequential approach applied to the selection of the application site. The site, in relation to sustainability, is located away from any town or local centre and clearly beyond the existing facilities in Wynyard village centre. In such circumstances, both local and national policy requires that the proposals should be resisted by the local planning authority.

The application site is located outside the existing village centre and beyond the defined development limits for Wynyard on Greenfield rather than previously developed land and within open countryside. Hence, the application conflicts with the requirements of Policies RU1, RU14 and GEN1 in the development plan (Hartlepool Local Plan), with policies Rur1a, Rur14 and GEP1 of the Revised Deposit Draft Hartlepool Local Plan and the objectives of national planning policy.

The planning application lies outside any of the areas approved for housing development in the 1991 Master Plan for the Wynyard Estate which forms the basis for all allocations at Wynyard identified on the Proposals map and Policy HO1r. The site in planning terms therefore lies in open countryside and any proposal for residential development must be classified as a departure from Local Plan Policy.

As a Greenfield site, in the open countryside, and not forming part of the existing 'commitment' for housing at Wynyard, the application site must be classified as a 'greenfield windfall' in PPG3 terms. The release of such sites for housing development is considered inappropriate by PPG3, RPG1 and the Tees Valley Structure Plan. Such releases can only be justified if no other

sequentially preferable sites available.

The site will result in development on a Greenfield site in a location where it would be necessary to use private car for even the most basic of day to day needs. The public transport service is basic and only limited employment and community facilities are close by.

There is no shortage of 'brownfield' land already available for development within Hartlepool Borough and substantial areas of previously developed land are potentially available to meet any shortfall in the future.

The current application is an ad-hoc extension to Wynyard's carefully planned settlement. It is opportunistic and could be repeated many times elsewhere in and around the village. This would dilute the design ethos, compromise its unique character and increase the amount of housing in what is an unsustainable location.

The traffic value of the roads at Wynyard needs protection as this application will have an adverse effect on existing and committed infrastructure.

Due to the proposed location and the shortfall in public transport 2 parking places per dwelling would be required. This would far exceed the number allocated and planned which would result in overspill on to surrounding roads. This would increase danger on the highways. Additionally, Wynyard Estates covenant does not allow on-road parking.

Supplementary Planning Guidance High Density Development: Flats and Apartments states:

5.5 High density developments must be sited so that residents are able to walk to a number of local services such as schools, shops, pubs and other leisure and entertainment use. Wynyard does not have these facilities so cars will be the choice of transportation.

5.6 Flatted development is permissible only in locations that have good transport links. The council considers walking and cycling to be the most sustainable form of transport.

5.7 Flatted development must be located within the limit to development defined on the Local Plan.

6.3 Planning permission will only be granted where the character of the area would be maintained or enhanced.

6.14 Appropriate access for service vehicles and emergency vehicles will be required on to the site, preferably with access to all sides of the building.

6.16 Cycle stores must be provided at a ration of 1 space per dwelling plus 1 space per 6 dwellings for visitors.

7.9 Table of distance from and to a range of services and facilities. This proposal does not meet any of the requirements.

This proposal does not comply or meet with any of the housing / high density policies as shown in the Tees Valley structure Plan adopted in February 2004.

PPG3

Creating sustainable residential environments states 'to promote more sustainable environments the government places particular emphasis on the importance of integrating decisions on planning and transport in order to reduce the need for travel by car. This proposal does not meet this need.

This proposal is not supported by a transport assessment as set out in PPG13: Transport. Stating all staff will be brought in by mini-bus is not a sustainable 'Transport solution'.

Developing more housing within urban areas should not mean building on urban green spaces PPG17.

Proposals which would result in higher off street parking, especially in urban areas, should not be adopted.

Villages will only be suitable locations for accommodating significant additional housing where:

It can be demonstrated that additional housing will support local services such



as schools or shops

Additional houses are needed to meet local needs, such as affordable housing. The development can be designed sympathetically and laid out in keeping with the character of the village.



Clearly, this proposal for both residential care home and flats does not meet any of the above government guidelines including affordable housing and should therefore be declined.

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To: DevelopmentControl



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Application Reference No. : H/2006/0338

Site Address: On The Corner of, , The Wynd, Billingham, Wynyrd,

Comments by: Mike Fisher

From:

Phone:

Email:

Submission: Objection

Comments: I object very strongly to this bad developement which will see
Wynyrd develop into another Ingleby Barwick.

From: PublicAccess
To: DevelopmentControl



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Application Reference No. : H/2006/0338
Site Address: On The Corner of , The Wynd, Billingham, Wynyard,
Comments by: Sandra Cunningham
From:

Phone:

Email:

Submission: Objection

Comments: I object very strongly to this development and it should not be given
the decision to go ahead with the plans.

From: PublicAccess
To: DevelopmentControl



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for the use of the individual to whom they are addressed.

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Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,
Comments by: Tom Kwan
From:

Phone:

Email:

Submission: Objection

Comments: Is this the same planning application which was withdrawn at the end
of April? Once again I object strongly to the development of a residential home
and flats. I believe we don't have the infrastructure or the space to
accommodate such a large development. Also wildlife and trees will be destroyed
in the process. This development will also cause a lot more traffic and noise
in Wynyard. This was also not part of the original plans and I am very angry
and disappointed as to why all the residents of the estate were not informed of
this new planning application.

Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

F A O Mr Roy Merrett

7th June 2006
Our Ref. 23/06/IHL

Dear Roy

Proposed Residential Care Home and 30 Apartments,
The Wynd, Wynyard
Application No: H/2006/0338

On behalf of residents of Wynyard we write to object in the strongest possible terms to the above development.

Local Plan Policy

As you will be aware, for the time being at least, the Hartlepool Local Plan 1994 remains the adopted Development Plan for the Borough. The adopted 1994 Proposals Map shows the application site lying outside the Urban Fence and in open countryside, there being no 'village envelope' around Wynyard. As such Policies RU1 and Ru 14 are relevant.

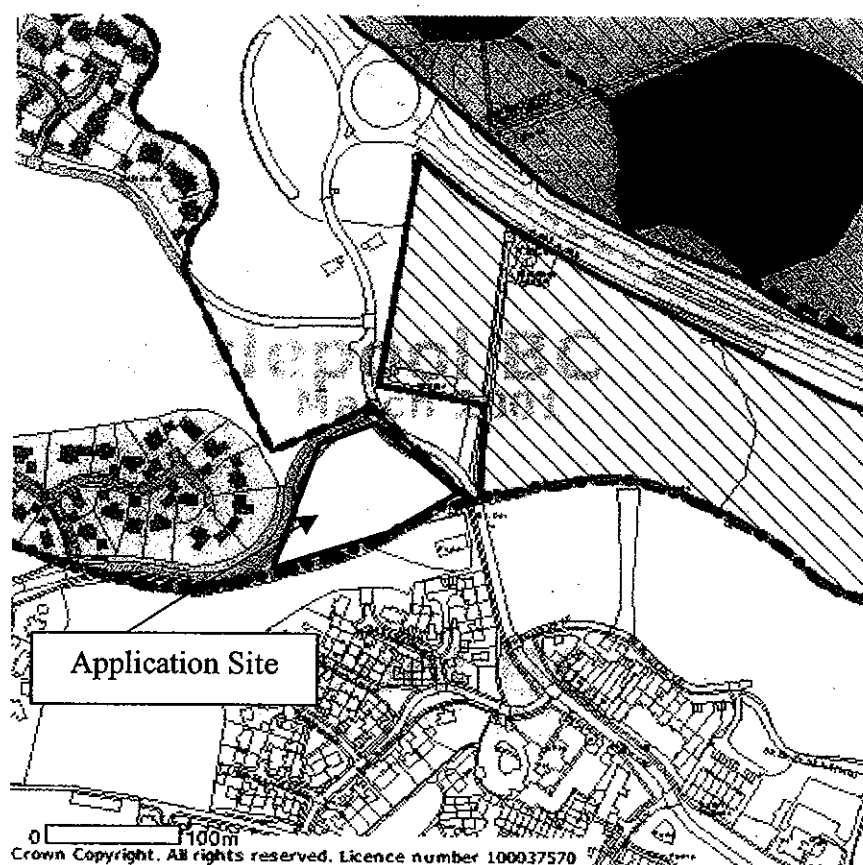
Policy RU1 states: " THE SPREAD OF THE URBAN AREA INTO THE SURROUNDING COUNTRYSIDE AND UNDEVELOPED AREAS OF THE COAST BEYOND THE URBAN FENCE LINE SHOWN ON THE PROPOSALS MAP WILL BE STRICTLY CONTROLLED. DEVELOPMENT OTHER THAN THAT RELATED TO COUNTRYSIDE ACTIVITIES WILL NOT NORMALLY BE PERMITTED."

Policy Ru14 identifies the site as lying within an areas of Special Landscape Value where development : " WILL NOT NORMALLY BE PERMITTED UNLESS IT IS SYMPATHETIC TO THE LOCAL RURAL CHARACTER IN TERMS OF THE DESIGN, SIZE AND SITING AND BUILDING MATERIALS, AND IT INCORPORATES APPROPRIATE LANDSCAPING SCHEMES."

Clearly the current scheme fails on both counts and should be refused planning permission as being contrary to the adopted development plan.

It is of course the case that the Borough Council have published widespread revisions to this adopted 1994 plan. These revisions are at a very advanced stage and should be accorded considerable weight in the determination of this application. These emerging Local Plan policies comply with more up to date national, county and regional planning guidance concerning residential development i.e. Planning Policy Guidance 3 (PPG3): Housing, Tees Valley Structure Plan, Regional Planning Guidance for the North East (RPG1) and the emerging Regional Spatial Strategy (RSS).

The Revised Deposit Draft Local Plan (2003) shows the application site lying within the new Limit to Development proposed by the Council for Wynyard (Policy Rur1a)– see below



Policy Rur1a states:

"LAND AT WYNYARD WITHIN THE LIMIT TO DEVELOPMENT SHOWN ON THE PROPOSALS MAP IS IDENTIFIED FOR HOUSING AND FOR EMPLOYMENT PURPOSES (SEE ALSO POLICIES Ind1 and Ind2). EXPANSION BEYOND THE DEFINED LIMITS TO DEVELOPMENT AROUND WYNYARD WILL NOT BE ALLOWED."

It is clear however that it is not the intention of this policy that all land within the defined settlement limit for Wynyard be developed for housing and /or industry. If this were the case the application site and other urban greenspace within the settlement limit would have been explicitly allocated for development in the revised plan. Paragraph 15.10b of the Revised Plan clarifies this point by referring explicitly to the Wynyard Woods development.

As the application site is not allocated for development but is shown as 'whiteland' within a settlement boundary we consider the most appropriate planning policy context for considering this application is provided by Policies HSG10A and Policy HSG11A.

Policy HSG10A

Policy HSG10A details the Council's policy on 'windfall' housing developments. It states:

"THE BOROUGH COUNCIL WILL SUPPORT APPROPRIATE APPLICATIONS FOR HOUSING DEVELOPMENT WHICH WILL CONTRIBUTE TO REACHING THE TARGET FOR THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS OF 50% AND 60% OF NEW HOUSING PROVISION BY 2008 AND 2016 RESPECTIVELY, PROVIDED THAT THERE IS NO DETRIMENTAL EFFECT ON THE OVERALL STRATEGY FOR REDUCING THE IMBALANCE BETWEEN HOUSING SUPPLY AND NEED. IN THIS RESPECT AND WHERE APPROPRIATE, CONTRIBUTIONS TOWARDS HOUSING CLEARANCE WILL BE SOUGHT (SEE POLICY GEP9 AND SUPPLEMENTARY NOTE 9).

PROPOSALS FOR WINDFALL HOUSING DEVELOPMENTS WITHIN THE LIMITS TO DEVELOPMENT WILL BE ASSESSED AGAINST THE FOLLOWING CRITERIA:

- THEIR ROLE IN THE REGENERATION OF THE TOWN OR THEIR CONTRIBUTION TO THE MAINTENANCE OF LOCAL SERVICES AND FACILITIES IN THE VILLAGES,
- THE AVAILABILITY, SUITABILITY AND LOCATION OF PREVIOUSLY DEVELOPED LAND AND BUILDINGS,



- THE ACCESSIBILITY OF THE DEVELOPMENT TO EMPLOYMENT OPPORTUNITIES, SHOPS, LEISURE AND OTHER FACILITIES, PARTICULARLY BY MODES OTHER THAN THE CAR,
- THE GENERAL ENVIRONMENTAL PRINCIPLES SET OUT IN POLICY GEP1.

PROPOSALS SHOULD ACCORD AS APPROPRIATE WITH THE DESIGN CRITERIA AND OTHER REQUIREMENTS SET OUT IN POLICY Hsg12(A)."

As a greenfield windfall site the application site would:

- Make no contribution toward achieving the Council's target for re-use of brownfield land, indeed it would make achieving this target more difficult;
- The site will have no benefit in terms of the regeneration of the town and nor will it contribute towards the maintenance of local services and facilities;
- There are limited opportunities for the reuse of previously developed land in Wynyard itself but ample opportunities elsewhere in the Borough. Priority should be given to these site before developing on this greenfield site; and
- The site has poor accessibility to shops, services and employment opportunities. Virtually all journeys by residents will need to be by private car.

The application therefore fails Policy HSG10A.

Policy HSG1A

Policy HSG11A relates to 'urban green space' i.e. undeveloped land within existing settlement boundaries. The application site clearly falls within this category. It was not identified for built development as part of the original Wynyard Master Plan, but instead forms an integral part of the open parkland setting for the areas of built development. It is not surplus to requirements and its loss to built development would compromise the overall quality of the built and natural environment settlement. Policy HSG11A states:

" PROPOSALS FOR RESIDENTIAL DEVELOPMENT ON LAND WHICH HAS NOT PREVIOUSLY BEEN DEVELOPED WILL ONLY BE PERMITTED IN EXCEPTIONAL CIRCUMSTANCES AS FOLLOWS:

- FOR SPECIAL NEEDS HOUSING WHERE THERE ARE PARTICULAR LOCATIONAL REQUIREMENTS, OR
- WHERE IT IS NECESSARY TO ENABLE THE VIABLE DEVELOPMENT OF ADJOINING PREVIOUSLY DEVELOPED LAND OR BUILDINGS, OR



- WHERE LAND IS MISUSED AND DEVELOPMENT WOULD REPRESENT THE MOST SUSTAINABLE USE,

AND WHERE THERE IS NO DETRIMENTAL EFFECT ON THE OVERALL STRATEGY FOR REDUCING THE IMBALANCE BETWEEN HOUSING SUPPLY AND DEMAND,

PROVIDED THAT THE LAND:

- LIES WITHIN THE DEFINED LIMITS TO DEVELOPMENT,
- IS NOT LOCATED WITHIN A GREEN WEDGE,
- IS NOT ALLOCATED IN THE LOCAL PLAN FOR ANOTHER PURPOSE,
- IS NOT IDENTIFIED AS LAND TO BE RETAINED FOR OPEN SPACE OR OUTDOOR RECREATIONAL PURPOSES, AND
- IS NOT A DESIGNATED WILDLIFE SITE.
- PROPOSALS ACCORD AS APPROPRIATE WITH THE DESIGN CRITERIA AND OTHER REQUIREMENTS SET OUT IN POLICY Hsg12(A).

We do not consider that the 'exceptional circumstances' required to justify residential development on a greenfield windfall site, as outlined in Policy HSG11A, can be demonstrated in this instance. Whilst a residential care home is proposed on part of the site this is not the same as 'special needs housing' and this type of development does not have any 'particular locational requirements' that would justify development at Wynyard. It could be built elsewhere on previously developed land within the Borough. This is also true of the proposed apartments.

It is also the case that the development is not needed to enable the viable development of adjacent previously developed land and nor is the application site 'misused' in any sense. The application therefore fails Policy HSG11A

Housing Need

In addition to the above it is noted from discussions with the Council that there are more than sufficient housing commitments in the Borough (i.e. sites already with planning permission) to provide for > 5 years housing land supply at Structure Plan / Regional Spatial Strategy Rates. The Council has therefore no overriding need to grant planning permission for this development especially given its greenfield status. Indeed to do so might prejudice its ability to promote other schemes on previously developed land in the future, that would better support regeneration initiatives in the town e.g. Hartlepool Marina where planning approval has recently been granted for substantial new housing development including apartments.



Transport

We note the letter from the applicants concerning parking and access to the site but consider that such issues are secondary in nature. The development is contrary to policy and is not in a sustainable location. Occupiers of the flats would in practice be almost wholly reliant on their cars to access the development, shops service, jobs etc.

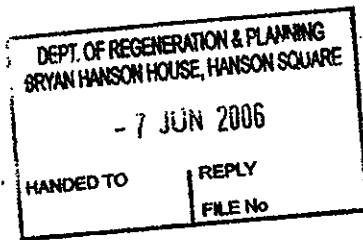
Conclusion

It is clear that the application is contrary to local regional and national planning policy. It is therefore fundamentally ill-conceived and planning permission should be refused.

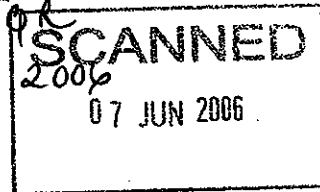
Yours sincerely

Ian Lyle

(F)



11, Tilery Wood
Wynyard Village
Wynyard
Cleveland
T522 50R
5 June



Ray Merrit
Development Control Officer
Hartlepool Council

U5233

Dear Sir,

I am writing with deep concern over the appalling mix-up made with the planning application, once again, re-submitted by Mr W. Morgan

The original application was fiercely opposed by Wynyard residents as is this one. I was at the foundation council meeting where the application was turned down by the councillors who agreed this would be an eye-saver but was not in keeping with the rural setting of Wynyard.

Points raised as concerns then, still stand now which are:

- 1 danger from traffic (ie) noise level & parking

- 2 More trees being cut down

- 3 Wildlife habitat being destroyed

- 4 Not in keeping with other housing in vicinity / area.

- 5 More housing than was originally planned for.



I trust you take into consideration my original letter of objection to application no H/2006/0138

I again object, and am concerned as to why the original planning application was withdrawn then suddenly re-submitted with no changes, very odd!!!

SCANNED

07 JUN 2006

Yours faithfully
Vaughan Willis (me).

From: PublicAccess
To: DevelopmentControl



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Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,
Comments by: John Hunt
From:
23
The Plantations

Wynyard

TS225SN

Phone:

Email: john.hunt15@btopenworld.com

Submission: Objection

Comments: I would like this application thrown out by HBC and re-submitted with the following key points taken into consideration:

1. Single storey only in keeping with the rest of Wynyard estate, for e.g. copy bungalow terrace opposite the shops.
2. Submit an architecturally pleasing design (unlike the current one).
3. Reduced density.
4. Ensure adequate parking for all dwellings i.e. 2 places/plot.
5. Ensure access road will not cause an accident black spot.
6. No tree felling at all. There have already been far too many trees felled at Wynyard and this area is one of the few remaining woodlands along Wynyard Woods road.
7. Ensure SBC are consulted over any alterations to the existing fire pond.
8. Include a full compulsory landscaping scheme.
9. Confirm there is a demand for such housing and how the >50 age limit will be imposed.

As a parish councillor (Grindon) I am keen to see any future plans reflect the design concept of Wynyard as envisaged in its original vision. The current application doesn't reflect this.

I am also interested to know why this site is no longer considered for a school as on the ordinal draft plans. Where would a school be located now?

Look forward to your reply.

John Hunt

From: dave walker <dr_drwalker@yahoo.co.uk>
To: roy merrett



Dear Mr Merrett

I would like to register my objection to the planning application H/2006/0338, a proposal for a large development of flats and a residential home on Wynyard Woods.

Such a development would be obtrusive and out of keeping with the surrounding properties. It is particularly concerning that 3 storey elevated properties are being proposed which would be out of character with the rest of the estate.

A high density development such as this is inappropriate on a green field site particularly when there are brown field sites available. It would lead to an increase in traffic and noise. The level of parking proposed is inadequate and this would inevitably lead to on-street parking in contravention of the Wynyard covenant.

The development would encroach upon, and would damage, the wetland area around the pond which is of great amenity value and provides a valuable wildlife habitat. It would also require the destruction of mature trees.

Please recommend the rejection of this proposal

David Walker

Resident of Wynyard Woods

5 Gledstone
Wynyard
Billingham
Cleveland
TS22 5GF

dr_drwalker@yahoo.co.uk

Send instant messages to your online friends <http://uk.messenger.yahoo.com>

FROM: PUBLICACCESS
To: DevelopmentControl



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Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,
Comments by: Ian Muller

From:
2
Sheepdene
Wynyard Woods
Billingham
Cleveland
TS22 5RZ
Phone: 01740 645339
Email: i.muller@ntlworld.com
Submission: Objection

Comments: The Planning Application H/2006/0338 is insignificantly different to
the previous application namely H/2006/0138, which was withdrawn. Clearly the
developer is playing the game of re-application as there were so many
objections to the initial plan and by re-applying, all previous objections
become invalid. This is not a professional way of trying to 'buck' the system.
I object to this development for the same reasons as I objected to the initial
application, as the second application is still as intrusive and out of
character with the Wynyard development as a whole.

My objections are listed below and fall exactly into the categories given as
examples of valid objections in HBC documentation

1. The proposed development is a large business development which is not in
keeping with the rest of Wynyard residential housing.
2. It is high density accomodation which is not in common with any other
buildings on the whole of the Wynyard site.
3. It will substantially effect neighbouring properties by both light and view
restrictions.
3. The location of the business development is in such a position as to present
a serious danger to the general public as a result of vastly increased
vehicular traffic. This traffic being Private , business and the necessary
delivery lorries. This corner site is a busy area already with the present
residential traffic volume, any increase will be a serious hazard to the
public, and this alone should be enough to have this application rejected.
4. Wild life habitat will be adversely affected with the destruction of existing
shrubs and trees, and the diturbance to wild life will persist after the
completion of the business site.
5. The noise polution from the business will be totally unacceptable due to its
size, density and operation.
6. There is no need for such a development on Wynyard niether is there a
resident wish for such an intrusive development.
- 7 There are far more suitable and SAFE sites avaiable for this sort of
development in the area. The Wynyard business Park would be far more suitable

for a business development. There is also land available at the Eastern entrance to Wynyard which would create a far less dangerous situation for the general public than this proposal. These other sites would not affect already established residential housing.

7. This application is nothing more than a business enterprise which is completely out of character with the rest of Wynyard and would be an eyesore and an unwanted intrusion which was never the concept of the Wynyard Plan as presented ten years ago.

Ian Muller



FROM: PUBLICACCESS
To: DevelopmentControl



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Application Reference No. : H/2006/0338

Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,

Comments by: Elizabeth Richardson

From:

22

Amerston Close

Wynyard Woods

Billingham

Cleveland

TS22 5QX

Phone:

Email: mark.richrdsn@tiscali.co.uk

Submission: Objection

Comments: My objections to this build are same as in my original objection: increased traffic and congestion, obstruction of road & verges due to increased vehicles, emissions from vehicles, loss of trees & wildlife, not planned for, not wanted, not in keeping with the original plan. E R

From: "Bob Bussey" <schobus@aol.com>
To: "Roy Merrett"



Roy,

I refer to your letter of 6th June 2006 inviting comment on this 'new' application. When I raised with you whether comments made in respect of H/2006/0138 would be carried forward you assured me that account would be taken of them. If that is the case why do I need to repeat my objections? The differences in the applications are miniscule born out by the fact that no application fee has been charged to the developer on resubmission.

Please bear in mind that most of the comments made by residents against H/2006/0138 were not canvassed by HBC and these residents will not be included in the consultation process now being pursued by HBC in respect of H/2006/0338. How can residents be confident that comments made earlier will indeed be carried over given

Regards

Bob Bussey

To: roy.merrett



Dear Mr Merrett,

Further to my earlier correspondence regarding planning application H/2006/0138, once again I feel that I must write to highlight my concerns and further frustration at the continued proposed over development of Wynyard.? As mentioned in previous correspondence it was the 'planned' exclusivity of the area that first attracted my wife and I.? This latest application is further evidence of the erosion of such exclusivity.? I fail to understand how this development proposal blends in with the original Wynyard plan for this area and believe that if this application were to be successful it would most definitely be followed by similar plans for other ad-hoc, obtrusive, dense proposals.

To summarise my concerns regarding the above planning application:

why is a 'green field' location being proposed for this development when there are 'brown field' areas both in Wynyard and in the surrounding Cleveland area already?? I understand that this infringes on PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments
this requires the destruction of further trees, something that is far too common an occurrence already (and makes the term 'Wynyard Woods' almost laughable as there are so few remaining)
wildlife habitat will be destroyed and there will be an intrusion on wet woodland
I understand that there is also the possible infringement of BS5837 with regard to building distance from trees/woodland
due to the lack of facilities (e.g. shops) and a regular transport link this is clearly not a sustainable proposal.? Furthermore, has a need for such a development been established and is it viable?
traffic volumes are likely to increase, not reduce
it will inevitably lead to an increase in noise levels
the three storey flats are not in sympathy with the surrounding area and all building types on Wynyard.? The proposal is both obtrusive and elevated and does not respect local character or architecture
this was not on the original Wynyard / Hartlepool plan.? As mentioned previously, the original plan was a significant factor in my wife and I moving to Wynyard and choosing to start a family here.? Unfortunately it is now a significant factor in us considering moving out of Wynyard
finally, approval of this development will set a precedent and is likely to trigger similar requests for commercial projects impacting further on the quality of life of residents with the continued development of an already over-developed village

I trust that you will consider the above when hearing this application and act accordingly in the interests of all Wynyard residents.

Regards,

Stephen Humble.

17, Park Avenue,

Wynyard Village,

TS22 5RU.

Stephen Humble // Capgemini // Wynyard?
GME Business Operations Manager?/?/?UK Outsourcing?
Direct Line: +44 (0)870 238 8687
www.capgemini.com?
Fax: +44 (0)1740 646732
Wynyard Park House, Wynyard Ave, Wynyard, Billingham, TS22 5RU?



Join the Collaborative Business Experience

?



Mr R Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

12 June 2006

Dear Mr Merrett

Planning Application H/2006/0338

I am writing to register my objection to the proposed development. My reasons for objecting are: -

- This is yet another attempt to develop a green field site with Wynyard which is outside the original plans for the village.
- This is a very large, high density development which is totally out of character with the existing development. As well as high density, there are no three story flats anywhere on the estate. I would expect this type of development to be built on a brown field site within a city or town, not on a green field site in a country location. The proposal has no respect for the local character or architecture.
- I understand that this development infringes PPG3 and local SPG No. 4 April 2005 High Density Development: Flats and Apartments. There is also, the possible infringement of BS5837 with regard to building distance from trees / woodland.
- Is a residential care home a viable project given the lack of facilities available to residents of the home? The majority of residents of these homes no longer drive and rely on public transport. There are very few buses running into Wynyard and apart from the local shop and pub there are no local services. Has a need for these developments been established and are they viable? Census information does not support this. There is no housing / accommodation shortage in Cleveland to support this type of proposal being placed in Wynyard.
- The effect of this development will be to increase traffic levels and noise levels. There could be in excess of an additional 80 cars all feeding into one small area.
- As you are aware there is a covenant in place which prohibits street parking on Wynyard. We have already seen plans to build a large nursery across the road from this development for which many objections have also been raised. There appears to be a concerted attempt by developers to continually submit plans to develop this area of green field with high density units in order to maximize their profits with no consideration to what is actually required or desired by residents. If plans for the three proposals already submitted to you had been passed, we would have concreted over this green area with high density developments whilst increasing the traffic count, on a conservative basis, by 250 cars at peak hours. Surely this cannot be justified?

Yours sincerely

D Rowan
19 Maynard Grove
Wynyard



TS22 5SP

From: "Jill Wise" <jill@inere4u.co.uk>
To: roy.merrett



Dear Mr Merrett

?

As a resident of Wynyard I would like to lodge my objection to the above planning application- H/2006/0338

?

My objections to this proposal are:

1.??? This is not part of the original plan for Wynyard- this means that the development would have no boundary to growth. This does not comply with the original vision or plan for the estate.

2.??? It is a Green field location. Infringes PPG3 & local SPG No.4 April 2005
High density developments: Flats & Apartments

3.??? Increase in traffic volume leading to increase in noise levels, issues with traffic congestion, emissions increasing thus impacting on the environment, parking problems and access due to the location of the entrances. This has a health & safety implication especially as this includes a residential care home. A ?transport plan? has been added .This does not address the real issue of transport problems ? a mini bus will not carry all staff. They will still use there cars. The over 50?s may only have one car between them and travel outside of rush hour traffic. Who is to police this? The infrastructure fro this is not sustainable.

4.??? Volume of traffic will increase due to the number of visitors and building traffic. Therefore noise levels will increase leading to disturbance to the surrounding residence

5.??? ?Not sympathetic to the surrounding area and building types ? Does not respect the character of the area and would be obtrusive

6.??? Possible infringement of BS5837 regarding building distance from trees/ woodland.

7.??? Destruction of tress and wildlife habitat. Under the UKbiodiversity action plan wet woodland is a priority. Responsibility is necessary to protect the environment

?

I hope you will take these reasons into consideration when examining this proposal

?

Regards

Jill Wise

10 Fulthorpe Grove

WynyardPark

From: Alisoncrake@aol.com
To: roy.merrett



Dear Mr. Merrett,

?

I write once again to voice our strong objections to this proposed development.

?

In essence this seems to be the same application, therefore our objections remain the same. This development 30, 2 bed flats plus a 50 place residential home will totally detract from the concept of Wynyard. I believe that a development of this nature will significantly affect the value of the property at Wynyard.

?

I do not believe that a residential home is a viable project given the lack of facilities available here. Given that there is no housing/accommodation shortage in the Cleveland, it is unnecessary. It will completely ruin the "green field" area and will significantly detract from the open aspect of the West Gate and its aesthetic value. Not only that but this plan will impact on the floral and fauna of Salters Wood and the pond. My understanding is that wet woodland is a priority under the UK Biodiversity Action Plan. This proposal would cause the destruction of trees and destroy a wildlife habitat. It may also be an infringement of BS5837 with regard to the building distance from trees/woodland.

?

I would like to know if a highways road safety assessment has taken place. Should this plan go ahead it is likely to add over 100 vehicles to this already overcrowded area. Parking will be an issue and regulations on high-density builds state that to improve sustainability all proposals should reduce traffic flow - not increase it. We have very little public transport, a 2 hourly service at best, so traffic flow, congestion, emissions and parking problems will all increase considerably. As you will be no doubt aware the Wynyard Covenant forbids street parking.

?

Finally, this proposed development is completely out of character to the area and does not fit in with the original Wynyard plans. Allowing it to go ahead would take further "green field" areas from what is already fast becoming an over-developed area and would open the door for other ad-hoc proposals. This development is very obtrusive and does not respect the local character, there are no other developments of this type at Wynyard.

?

I would respectfully ask that you take these valid objections into consideration. There are many other residents at Wynyard holding similar views. We want to keep Wynyard as it is and preserve the "original concept of Wynyard".

?

Yours sincerely,

?

Alison Crake and John Caldicott
9 Gunners Vale
Wynyard Woods
TS22 5SL

Mr G E Harvey
9 The Plantations
Wynyard Woods
Wynyard
TS22 5SN

Tel.: 01740-644899

26.6.2006

Mr Merrett
Principal Planning Officer
Rutlepool Borough Council
Rutan Hanson House
Rutson Square
Rutlepool
TS24 7BT

Re: Planning Application H/2006/0138
Development of Flats and Care Home at Wynyard

Dear Mr Merrett,

We have been informed that the developers who plan to construct a large development of 30 flats and a residential care home at Wynyard.

We are writing to lodge a strong objection to the proposal.

Our objection is on the following grounds:

1. The proposed location is a green field site, and development of this location would infringe PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments.
2. The development would involve the destruction of trees, intrude on a wet woodland environment and destroy a wildlife habitat.
3. The development would possibly infringe BS5837 with regard to building distance from trees and woodland.
4. The nature of the development is not suitable due to the distance from infrastructure and shops.
5. The proposed development does not add value to the estate, and will increase traffic flows at a critical bottleneck location on the estate.
6. The development sits adjacent to other proposed developments (Nursery/Primary School, Security Office/Shops, Entrance/car park to Woodland Park etc), and will effectively over-develop a bottleneck location on the estate. This will not only adversely affect traffic flow on the Wynyard Estate, but will also back up onto the increasingly busy A689 with immediate road safety implications.
7. The increased traffic will lead to increased noise levels, and increased traffic not only from residents, but also visitors, will lead to street parking, which is forbidden in Wynyard covenants.
8. The proposed development is not in sympathy with the surrounding area and building types on Wynyard. There are no other three storey flats anywhere else on the estate, and there elevated nature would be very obtrusive.

9. The proposed development does not respect the local architecture or character of the Wynyard development.
10. The small pond adjacent to the proposed development is full of wildlife. I believe that it is habited by several forms of amphibian, possibly including the great crested newt, which is an endangered and protected species. I believe that in these circumstances, a full bio diversity study of the pond would be required. I feel strongly, that both the construction activities and the on-going activity once the proposed development has been constructed and is in every day use would endanger this important habitat, and should not be allowed to proceed.



I look forward to hearing from you.

Yours sincerely

Graham Harvey

Mr G E Harvey
9 The Plantations
Wynyard Woods
Wynyard
TS22 5SN



Tel.: 01740-644899

26.6.2006

Roy Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

Re.: Planning Application H/2006/0138
Development of Flats and Care Home at Wynyard

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We are writing to lodge a strong objection to the proposal.

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3. The development would possibly infringe BS5837 with regard to building distance from trees and woodland.
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5. The proposed development does not add value to the estate, and will increase traffic flows at a critical bottleneck location on the estate.
6. The development sits adjacent to other proposed developments (Nursery/Primary School, Security Office/Shops, Entrance/car park to Woodland Park etc), and will effectively over-develop a bottleneck location on the estate. This will not only adversely affect traffic flow on the Wynyard Estate, but will also back up onto the increasingly busy A689 with immediate road safety implications.
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10. The small pond adjacent to the proposed development is full of wildlife. I believe that it is habited by several forms of amphibian, possibly including the great crested newt, which is an endangered and protected species. I believe that in these circumstances, a full bio diversity study of the pond would be required. I feel strongly, that both the construction activities and the on-going activity once the proposed development has been constructed and is in every day use would endanger this important habitat, and should not be allowed to proceed.



I look forward to hearing from you.

Yours sincerely

Graham Harvey



15 Amerston Close,
Wynyard,
Billingham,
TS22 5QX

22nd June 2006

Mr R Merrett,
Regeneration and Planning Services,
Hartlepool Borough Council,
Bryan Hanson House,
Hanson Square,
Hartlepool,
TS24 7BT

Dear Roy,

**PLANNING APPLICATION H/2006/0338
RESIDENTIAL CARE HOME AND APARTMENTS**

We wish to record our objections to the above proposal.

It is indeed unfortunate that Wynyard village lies within the boundaries of both Hartlepool and Stockton Borough Councils. This creates problems for residents, inasmuch that two Councils and not one have a say in the future development of the village.

When, more than ever, a unified approach is required to help maintain and improve the vision and concept that was Wynyard, we have one of the councils, in this case Hartlepool, focussed on destructing the way of life enjoyed by those that live here.

This is the third application for business use to be made to Hartlepool, during the past 12 months, upon green field sites forming the aesthetically pleasing West Gate entrance to the village.

The application sites in all cases lay outside the Limits to Development until April this year when the site of this application was incorporated within the newly adopted limits. It is apparent that Hartlepool planning officials are motivated to support these proposals by recommending these applications on the grounds that Wynyard needs sustainability.

Whether the village needs and is provided with additional sustainability is not the sole gift of Hartlepool. Indeed Hartlepool's role in any strategy to address this issue, it could be argued, should be minimal considering that most of the village, geographically, falls within Stockton's boundary. The resident's views are paramount

in issues that would, if approved, affect the very fabric of life in Wynyard. There is a huge sway of opposition to all these plans from residents, existing businesses and the parish councils of Elwick and Grindon. There is clearly a need for public debate over this issue and we respectfully request that this application and the outstanding application for the proposed nursery (H/2006/0027) be 'called in'.



We wish to put forward the following specific reasons for our objection to the Care Home and apartments application.

1. The proposed site is green field land. It should be refused.
2. The limits to development are identified for housing. This application is for business use and is a clear departure. It should be refused.
3. The intrusion of this proposal onto the wet woodland forming the barrier between Spring Bank Wood and the application site would have a deleterious impact upon the flora and fauna of Salters Wood and the pond.
4. The density of build will materially detract from the openness of the area and the point of arrival at the Westgate entrance to Wynyard Village. This will be detrimental to the character of the area and its relationship with the open amenity space. No other part of the village is built to this concentrated level and comprising of three storey apartments.
5. The applicant has not undertaken a needs assessment with residents of the village. The residents do not want or need a development, which, would be to serve the wider communities of Teesside and County Durham. There is therefore no justification for the development of this commercial venture at this location. What foolishness to alter the openness and tranquillity of a country park village, supposed to be Teesside's premier housing development, by imposing this upon it, when brownfield alternatives should be the first option.
6. We have not seen any evidence that there is a demand from the wider communities within Durham and Teesside for additional facilities. In fact care homes have resorted to newspaper and TV to advertise their vacancies.
7. This development is not sustainable in Wynyard. The existing facilities and amenities are insufficient to meet the needs of the home's clientele.
8. The population of this development aims to be 110. There is little public transport in and out of the village. Therefore there is the potential for up to 110



resident cars, notwithstanding the many visitors (using cars) attending the site to see relatives and friends and extended use of service vehicles. The allocated car spaces appear too few for a development of this magnitude in this location.

9. A site of this magnitude and the nature of its use with on site cooking will lead to increased pollution from noise and smells.
10. Being very close to a major entrance/exit of the village the substantial increased traffic will impede the free flow of traffic. The main through roads from which the entrances would adjoin are narrow and winding. This would be ever more problematic if both this and the nursery gained approval given their proximity to each other. It would turn a quiet corner of the entrance into a bustling, noisy and extremely hazardous location.
11. The marketability of the apartments is questionable. The institutionalised setting would put off prospective buyers. There appears to be the potential for little take up of the apartments with the prospect of unoccupied dwellings.
12. The landowner having failed to obtain permission to develop the retail site on grounds that it was not needed, is now attempting to create the demand to justify it in the near future by placing an additional and captive market (the home's residents) on the doorstep of the proposed retail site. If he succeeds here he will be straight back to Hartlepool with his application for the shops, café and restaurant.

In closing may we say there are no apparent advantages to residents from this proposal? It will not improve the sustainability of the village nor add value to resident's way of life. In fact we cannot think of one benefit this build would bring to residents.

This application is only about one matter and that is making money for the developer and landowner. They have demonstrated that they have no affinity or sympathy with residents. Do not aid and abet their avaricious motives by allowing this application.

We wish to have the chance to speak to the Committee of Councillors.

Yours sincerely

Bob Bussey and Susanne Schofield



23 Wellington Drive
Wynyard Park
Stockton on Tees
TS22 5QJ
28th June 2006

Roy Merrett
Principle Planning Officer
Hartlepool BC
Bryan House
Hanson Square
Hartlepool
TS24 7BT

Planning Application H/2006/0338.

Dear Mr Merrett,

I would like to raise objections to this planning application for the following reasons:

1. A residential care homes and flats are not required in the Wynyard Estate and go against the original concept of Wynyard.
2. The proposed site cannot possibly cope with the amount of traffic and parking associated with the number of residents, workers, deliveries and visitors.
3. There are plenty of other brown field sites throughout Teesside that are crying out for this type of redevelopment.
4. Not part of the original Wynyard plan.
5. Opportunistic and profiteering plan - would dilute the design ethos and unique character behind Wynyard.
6. Adverse effect on existing and committed infrastructure.
7. Destroys the reason why we moved to Wynyard originally.
8. Not in keeping with community, not required nor wanted.
9. The view and style would not be in keeping with rest of the estate.
10. Over development on Wynyard already exists.
11. Sets precedent for more development on green belt.
12. I understand that this proposal also infringes PPG3 and SPG No. 4 April 2005 High Density Development.

I hope that Hartlepool Borough Council can make the correct decision for the community rather than an individual by rejecting this application.

Yours sincerely,

J Taylor.

F

Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett



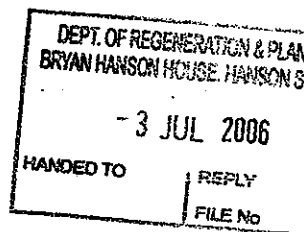
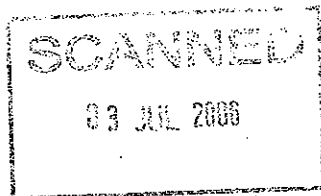
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I/~~We~~* have received your letter and want to object/~~do not want to object~~* to the proposal.

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

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

See attached letter!



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

Name (Please print)	SYLVIA ROE	Mr/Mrs/Miss/Ms*
Address	31 Maynard Grove WYNMAN	
Date	22-6-06	
Telephone number	01740- [REDACTED]	
Email address		

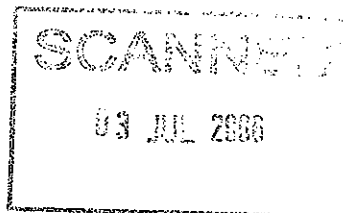
Nb - It is not essential that we have your telephone number but it will help us if we need to contact you

* Please delete as appropriate

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



Mr R Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT



12 June 2006

Dear Mr Merrett

Planning Application H/2006/0338

I am writing to register my objection to the proposed development. My reasons for objecting are: -

- This is yet another attempt to develop a green field site with Wynyard which is outside the original plans for the village.
- This is a very large, high density development which is totally out of character with the existing development. As well as high density, there are no three story flats anywhere on the estate. I would expect this type of development to be built on a brown field site within a city or town, not on a green field site in a country location. The proposal has no respect for the local character or architecture.
- I understand that this development infringes PPG3 and local SPG No. 4 April 2005 High Density Development: Flats and Apartments. There is also, the possible infringement of BS5837 with regard to building distance from trees / woodland.
- Is a residential care home a viable project given the lack of facilities available to residents of the home? The majority of residents of these homes no longer drive and rely on public transport. There are very few buses running into Wynyard and apart from the local shop and pub there are no local services. Has a need for these developments been established and are they viable? Census information does not support this. There is no housing / accommodation shortage in Cleveland to support this type of proposal being placed in Wynyard.
- The effect of this development will be to increase traffic levels and noise levels. There could be in excess of an additional 80 cars all feeding into one small area.
- As you are aware there is a covenant in place which prohibits street parking on Wynyard. We have already seen plans to build a large nursery across the road from this development for which many objections have also been raised. There appears to be a concerted attempt by developers to continually submit plans to develop this area of green field with high density units in order to maximize their profits with no consideration to what is actually required or desired by residents. If plans for the three proposals already submitted to you had been passed, we would have concreted over this green area with high density developments whilst increasing the traffic count, on a conservative basis, by 250 cars at peak hours. Surely this cannot be justified?

Yours sincerely,

F

Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett

SCANNED

05 JUL 2006

DEPT. 4
REGENERATION
BRAND
HANSON HOUSE, HANSON
HANDLED TO
- 5 JUL 2006
REPLY
FILE NO



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

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

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

- Over-development of the site
- Out of keeping with remainder of site
- Significant increase in traffic movements and parking difficulty
- Loss of green space and mature woodland with negative impact on established wetland area
- Poor access on land
- ~~Totally inappropriate~~

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

Name (Please print)	MRS. SYLVIA NEAVE	Mr/Mrs/Miss/Ms*
Address	22 The Plantations Wynyard	
Date	27/6/06	
Telephone number	01740 [REDACTED]	
Email address		

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

* Please delete as appropriate

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

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From: PublicAccess
To: DevelopmentControl

The contents of this email are confidential and are intended for the use of the individual to whom they are addressed.

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Any problems, please contact infosys@hartlepool.gov.uk

Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,
Comments by: Chris Masterson
From:

Wynyard
Teesside
TS225QX
Phone:
Email:
Submission: Objection
Comments: Dear Mr Merett

Further to reading the details for the care home application (H/2006/0338). Please register this as an objection, summary of key reasons below. This is not an exhaustive list and does not replace my original letter;

1. Demand - Care Home requirement; There is capacity across Stockton and Hartlepool existing care homes, why sanction another if it just switches residents from one site to another?
2. Site appropriateness; the original Wynyard plan had the area as a school. There is an additional proposal for a nursery across the road, why is this not being considered for the current site? (at least it ties in with the original plan and would offer a more appropriate service for the residents of Wynyard).
3. Scale & Density; the plans appear far too large for the available site and will severely add density to the area (not in keeping with the original development plan for Wynyard)
4. Congestion & Travel patterns around the site; there is a document submitted which attempts to provide a solution for the increase in movements around the site. These need to be ratified by an independent consultant and not by a party with a vested interest in approval. There is a lot of assumption within the solutions submitted. Also volumes are based on current movements - this will change significantly once Wynyard is fully established
5. Town Planning; who is in charge of the overall blueprint for what is part of the Wynyard area. There are only a limited amount of development sites, I would have thought a priority list needs to be established and then any commercial development is focused on providing these services. It is fair to suggest a care home is not a priority - or key benefit - for the residents of the Wynyard



area. However it will achieve financial gain for the developer (probably to the detriment of existing care home sites in Hartlepool and Stockton - ie just switching accommodation focus)

As per the opening paragraph, these are just some of the key concerns, you have the original correspondence and a host of other emails/letters from residents. I assume you will package these up to develop consistent themes?



Kind regards
Chris Masterson
14 Amerston Cl
TS22 5QX

From: PublicAccess
To: DevelopmentControl

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Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,
Comments by: S Hodgkiss-Lagan
From:
21
Amerston Close
Wynyard

TS22 5QX
Phone:
Email:
Submission: Objection
Comments: I object to the application due to:
Building on green land
Increased traffic congestion - residents, staff and deliveries
Reduction of trees in 'the woods'
Loss of wildlife
Unsightly large buildings in pleasant residential area / green land

From: "Paul Hacking" <paulhacking@paulhackingarchitecture.co.uk>
To: richard.teece
CC: Roy.Merrett

Richard

?

As discussed in our conversation on the 15.08.2006, I can confirm that my client's vision for Westgate Care Village is a "Total Care Concept" which everyone residing in the village will become a part of. The care home, apart from providing a 24 hour care to its own residents will also provide an 24 hour emergency care service to the residents in the over 55 apartments who may be in need of immediate help or assistance.

?

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

?

I hope this reinforces my clients vision but if you have anymore queries do not hesitate to call.

?

Paul Hacking

?

Paul Hacking Architecture



From: "Paul Hacking" <paulhacking@paulhackingarchitecture.co.uk>
To: Richard.Teece



Richard

?

If a section 106 agreement is needed then obviously my client will look into the conditions but as per the last email my client has always intended this development to be a total care concept, a prototype maybe for other "Care Villages" and would be willing to enter into such an agreement if the terms of it are satisfactory to all parties.

?

Regards

?

Paul Hacking.

?

----- Original Message -----

From: Richard.Teece@hartlepool.gov.uk

To: Paul Hacking

Sent: Wednesday, August 16, 2006 3:56 PM

Subject: Re: Planning Application - Westgate Care Village - Wynyard

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thanks.

I propose to report this as a total care concept and will be asking that the care elements in relation to the apartments be guaranteed in terms of a S106 agreement and that the apartments be only available to over 55's. In the light of the email I assume this is not a problem?

?

Richard Teece
Development Control Manager
Regeneration and Planning
Tel 01429 523272

"Paul Hacking" <paulhacking@paulhackingarchitecture.co.uk>

16/08/06 13:37

To
<richard.teece@hartlepool.gov.uk>
cc
<Roy.Merrett@hartlepool.gov.uk>

Subject
Planning Application - Westgate Care Village - Wynyard



Richard

?

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I hope this reinforces my clients vision but if you have anymore queries do not hesitate to call.

?

Paul Hacking

?

Paul Hacking Architecture

From: "Cassandra Jackson" <CJackson@sedgefield-racecourse.co.uk>

To: developmentcontrol

CC: "Richard Jackson",info



?

TO HARTLEPOOLPLANNING AUTHORITY.

FROM: Richard and Cassandra Jackson, 14 MANOR FIELDS WYNYARD WOODS TS22 5GE

DEAR SIR? WE HAVE PREVIOUSLY OBJECTED TO THE EXPLOITATION OF SPACE AGAINST THE ACTUAL NEEDS AND WISHES OF THE WYNYARD COMMUNITY.

IT IS REASONABLE THAT THE WISHES OF RESIDENTS REMAIN PARAMOUNT,CONSIDERING THAT IT WAS THESE RESIDENTS WHO ,IN PURCHASE AND IN THEIR BELIEF IN THE CREATION OF A TRUE COMMUNITY ,HAVE COMMITTED THEIR FINANCES TO THIS END.

EQUALLY IT IS MOST UNFAIR THAT GREEDY AND SPECULATIVE DEVELOPERS USE THIS EXCELLENT ENVIRONMENT TO GENERATE PROFIT WITHOUT ANY CONSIDERATION FOR THE PERMANENT DAMAGE TO THE ENVIRONMENT,

OVER DEVELOPMENT HAS ALREADY TAKEN PLACE,THE MOTTO SEEMS TO BE ,TO TURN EVERY POSSIBLE SITE INTO HOUSING, THE COUNCIL HAVE ,NEARBY CREATED WALKWAYS AND CONVERTED THE OLD RAIL TRACK INTO A DELIGHTFULL WALKWAY. THIS CONTNUED OVER DEVELOPMENT AT WYNYARD NEGATES AND DEMEANS THESE ADMIRABLE FACILITIES.

AS A RESIDENT FOR ONLY 2 YEARS WE HAVE ALREADY NOTED THE DAMAGE TO THE NATURAL ORDER IN THIS AREA .WILD LIFE HAS RETREATED FROM THE BOUNDARIES OF THE ESTATE AS FIRST ONE DEVELOPER THEN ANOTHER BUILDS INDISCRIMENENTLY,OFTEN SO CLOSE TOGETHER CREATING,ALMOST, A SOLID WALL.

AND YET, ON WYNYARD ,THE RESIDENTS ARE CONSTRUCTIVE WHILE ATTEMPTING TO PRESERVE THE NATURE OF ?THE VILLAGE?.

THERE IS NO CALL,NEED OR DESIRE AMONG RESIDENTS FOR A CARE OR NURSING HOME OF ANY SIZE. THERE IS NO ?CATCHMENT WITHIN WYNYARD. THE DEVELOPER IS CLEVERLY EXPLOITING THE QUALITY ASPECT AND SHREWDLY ASSESSES THIS WILL PLACE A PREMIUM ON SALES VALUES.

THE PLANNED SITE WILL DESTROY THE WESTERN ENRANCE AND IT WILL BE NOT IN KEEPING WITH SURROUNDING DEVELOPMENTS.

IT WILL HAVE ACCESS OFF A SWEEPING BEND AND CREATE AN ACCIDENT RISK FOR ALL ROADUSERS.

OF COURSE IT WILL CREATE A DIFFICULT PRECEDENT FOR YOU IN THE FUTURE.

THERE ARE NO ?ON SITE? FACILITIES FOR THE RESIDENTS OF SUCH A DWELLING AND A CARE /NURSING HOME ON WYNYARD IS? TOTALLY OUT OF PLACE UNESSESSARY AND IT IS COMMERCIAL GREED AND EXPLOITATION?

?

YOURS FAITHFULLY? Mr & Mrs Jackson

Sedgefield Racecourse

?

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is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient please notify us immediately. Any disclosure, copying, distribution of this email, or any action taken in reliance on it, is prohibited.

?

Registered Office:

Dunstall Estate Office, Dunstall Hall, Burton upon Trent, Staffordshire, DE13

8BE

?

<http://www.sedgefield-racecourse.co.uk>

Telephone: 01740 621925

?

?

[IMAGE]



FROM: Christopher Masterson <christie@mosimarketing.co.uk>

To: roy.merrett



?

Dear Mr Merett

?

Further to reading the details for the care home application (H/2006/0338). Please register this as an objection, summary of key reasons below. This is not an exhaustive list and does not replace my original letter;

?

1. Demand - Care Home requirement; There is capacity across Stockton and Hartlepool existing care homes, why sanction another if it just switches residents from one site to another?

?

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?

3. Scale & Density; the plans appear far too large for the available site and will severely add density to the area (not in keeping with the original development plan for Wynyard)

?

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5. Town Planning; who is in charge of the overall blueprint for what is part of the Wynyard area. There are only a limited amount of development sites, I would have thought a priority list needs to be established and then any commercial development is focused on providing these services. It is fair to suggest a care home is not a priority - or key benefit - for the residents of the Wynyard area. However it will achieve financial gain for the developer (probably to the detriment of existing care home sites in Hartlepool and Stockton - ie just switching accommodation focus)

?

As per the opening paragraph, these are just some of the key concerns, you have the original correspondence and a host of other emails/letters from residents. I assume you will package these up to develop consistent themes?

?

Kind regards

Chris Masterson?????

To: DevelopmentControl



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Any problems, please contact infosys@hartlepool.gov.uk

Application Reference No. : H/2006/0338

Site Address: On The Corner of, , The Wynd, Billingham, Wynyrd,

Comments by: J Simpson

From:

56

The Granary

Wynyrd

Billingham

Teesside

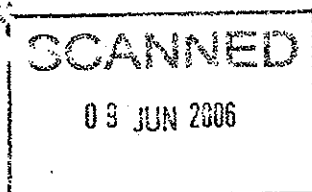
TS22 5QG

Phone: 01740 644142

Email: janet.simpson.1@btinternet.com

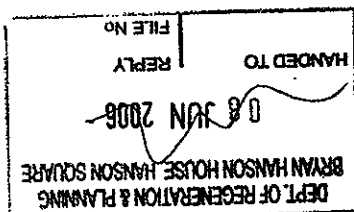
Submission: Objection

Comments: Wynyrd no longer has any public transport therefore anyone over 55 living on this development will need to be fit enough to drive. Where are all the car parking spaces for residents, visitors and staff? Please advise of car parking space allocation. How will this impact on road safety with this increase in congestion?



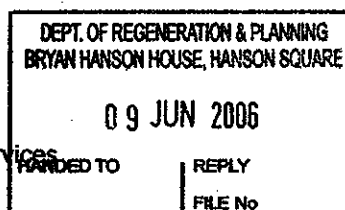
7th June 2006

Hartlepool Borough Council
Bryan Hanson House
Hartlepool
TS24 7BT



17 The Granary
Wynyard Village
Wynyard
Cleveland
TS22 5QG

Attn: Mr Roy Merrett - Regeneration & Planning Services



Dear Mr Glossop

Re: Proposed Planning Application Reference: 06/1139/REV

Once again we are writing to object to the above proposed planning application.

Our grounds for objection are as follows:-

1. This application is not sustainable due to poor public transport services and limited facilities. Private cars would have to be used increasing traffic and noise levels.
2. As with application H/2006/0027 the increase in traffic (visitors, deliveries, etc) will cause overspill onto The Wynd as there is insufficient parking and accidents will undoubtedly occur. Residents know that the Wynyard Estate covenant does not allow on-road parking but visitors would not.
3. The removal of trees and undergrowth would result in the destruction of animal habitats.
4. It is not in keeping with the surrounding area and the building proposed is not within the character of the village or its buildings. It is very obtrusive and elevated.
5. We do not believe there is a need for a nursing home in Wynyard - especially of this size, location and nature. From information we have sourced we understand that Stockton Borough Council have spare places in care homes so there is no demand for further places. We also do not believe that this development was on the original plan for the village.
6. The concept of Wynyard (sold to its residents) is one of open spaces and green areas. This development would remove both. We are concerned that too many open spaces and green areas are being developed upon and those remaining are vulnerable.
7. It does not add any value to the village.

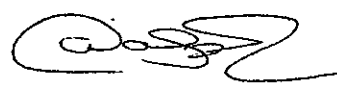

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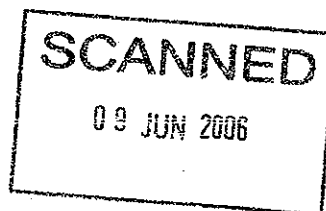
8. The constant desire by developers to try to overdevelop the village will result in important and influential business people relocating out of the area. Bellway themselves showed their concern on this very subject when they objected to the previous revision of this proposal. They said, and we quote, "Wynyard village fulfils an important economic role in the Tees Valley sub-region in providing a very high quality residential environment which has successfully attracted inward investors who would have possibly lived either elsewhere in the region or not come to the north east at all. This proposal on a prominent site and at a main entry point to Wynyard Village threatens this important economic role to the detriment of the Region Spatial Strategy and Regional Economic Strategy".

We are extremely concerned by the number of planning applications submitted to developing Wynyard, especially applications such as this one. Should this application be agreed then it sets a precedent which will result in the unique character of the village being destroyed. This is not a normal housing estate and it is time that developers understood how strongly the village's residents feel about it.

Yours sincerely



Mr S L Renfrew & Miss C Davison



F

Application No H/2006/0338

Proposal Erection of a 50 bed residential care home and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 50

Location On The Corner of The Wynd

Case Officer Roy Merrett

SCANNED

12 JUN 2006



DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE

12 JUN 2006

HANDED TO

REPLY

FILE No.

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

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

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

Wynyard is already over crowding at the expense of green land. It is more polluted than few years ago due to over construction, Traffic and loss of greenery. (noise + Air)

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

Name (Please print)	DR M H KHAN	Mr/Mrs/Miss/Ms*
Address	3 Churchill Close	
Date	8/6/06	
Telephone number	01740 644476	
Email address	swati.jr@aol.com	

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

* Please delete as appropriate

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

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From: M_Iweedie@biotuelscorp.com
To: roy.merrett



Dear Mr Merrett

I have received notice of the above planning application in respect to the residential home and associated flats.

I live in and own 10 Brierley Drive, The Wynd, Wynyard, TS22 5QL.

I hereby OBJECT to this application on the following grounds:

1 ? ? ? ? We cannot afford to lose anymore greenery and open area's within Wynyard. Under the UK Biodiversity Action Plan, wet woodland is a priority. This development is likely to affect the nearby pond ? ? ? ? ? ? ? and surrounding fauna and flora.

2 ? ? ? ? Possible infringement of BS5837 with regard to building distance from trees/woodland.

3 ? ? ? ? This does not add any value to the estate. This is not a sustainable as it will increase traffic onto the estate and is not sustainable due to transport/infrastructure/shops.

4 ? ? ? ? Increase in noise levels/parking/transport etc. Wynyard covenant forbids street parking.

5 ? ? ? ? This development is not in sympathy with the surrounding area and all building types on Wynyard. There are 3 storey flats nowhere else on the estate.

6 ? ? ? ? This development is not fit with the original Wynyard plan which many residents bought property on the basis on.

7 ? ? ? ? Could adversely effect the property values in Wynyard, which planning committee's normally fail to consider.

Please submit my objection to the committee keep my up to date with any further correspondence in this regard.

Regards
Michael Tweedie



Alisoncrake@aol.com
26/06/2006 16:09

To roy.merrett@hartlepool.gov.uk
cc
bcc
Subject Application H/2006/0338

for answer
27/6/06

Dear Mr. Merrett,

I write once again to voice our strong objections to this proposed development.

In essence this seems to be the same application, therefore our objections remain the same. This development 30, 2 bed flats plus a 50 place residential home will totally detract from the concept of Wynyard. I believe that a development of this nature will significantly affect the value of the property at Wynyard.

I do not believe that a residential home is a viable project given the lack of facilities available here. Given that there is no housing/accommodation shortage in the Cleveland, it is unnecessary. It will completely ruin the "green field" area and will significantly detract from the open aspect of the West Gate and its aesthetic value. Not only that but this plan will impact on the floral and fauna of Salters Wood and the pond. My understanding is that wet woodland is a priority under the UK Biodiversity Action Plan. This proposal would cause the destruction of trees and destroy a wildlife habitat. It may also be an infringement of BS5837 with regard the the building distance from trees/woodland.

I would like to know if a highways road safety assessment has taken place? Should this plan go ahead it is likely to add over 100 vehicles to this already overcrowded area. Parking will be an issue and regulations on high-density builds state that to improve sustainability all proposals should reduce traffic flow - not increase it. We have very little public transport, a 2 hourly service at best, so traffic flow, congestion, emissions and parking problems will all increase considerably. As you will be no doubt aware the Wynyard Covenant forbids street parking.

Finally, this proposed developement is completely out of character to the area and does not fit in with the original Wynyard plans. Allowing it to go ahead would take further "green field" areas from what is already fast becoming an over-developed area and would open the door for other ad-hoc proposals. This development is very obtrusive and does not respect the local character, there are no other developments of this type at Wynyard.

I would respectfully ask that you take these valid objections into consideration. There are many other residents at Wynyard holding similar views. We want to keep Wynyard as it is and preserve the "original concept of Wynyard".

Yours sincerely,

Alison Crake and John Caldicott
9 Gunners Vale
Wynyard Woods
TS22 5SL

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

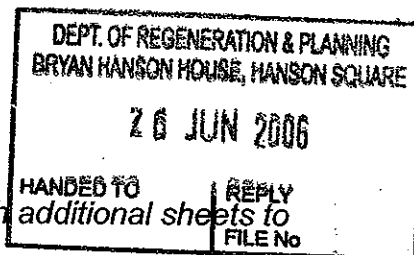
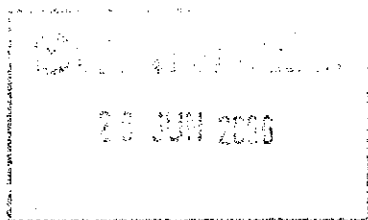


I/We* have received your letter and want to object/~~do not want to object~~* to the proposal.

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

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

The development will be too large and out of keeping with the surrounding area and also cause traffic problems



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

Name (Please print)	DAVID LESTON	Mr/Mrs/Miss/Ms*
Address	Claxton Mount 4 Mannor Fields	
Date	21/6/06	
Telephone number	07790 335202	
Email address		

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

* Please delete as appropriate

For Official Use Only	
No objections	
Objections	<input checked="" type="checkbox"/>
Comments	
Petitions *	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	<input checked="" type="checkbox"/> CB

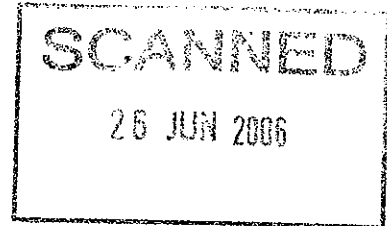
PLANNING APPLICATION H/2006/0338

PROPOSAL: Erection of a Residential Care Home (50 Beds) & 4 Blocks of Apartments (30 units).

LOCATION: Land on the Corner of the Wynd.

Case Officer: Mr Roy Merrett.

I wish to object to the Proposal.



I have lived in Wynyard Village for approx 8 years, I bought into the original concept and vision of Wynyard to provide a Village environment. This concept is in danger of losing any identity due to the recent proposals and planning applications which are over developing Wynyard.

The construction of walkways in the woods by the pond and the destruction of trees and wildlife habitat.

The proposal is far to dense and why does it have to be built on a Greenfield site as you enter the West Gate, the traffic implications for parking is not enough parking for visitors, family & relatives and the staff at the Care Home and traffic could park in the surrounding area as an overspill (Springbank Wood) and walk to the Care Home via the walkways through the woods.

Leaving the site on to The Wynd will be a traffic hazard.

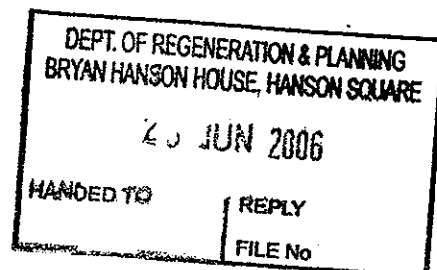
The proposal for the erection of the 30 flats in 4 blocks is totally out of keeping with the character of Wynyard Village.

Planning applications for flats has already been refused by SBC at the Old School House site and the 13th tee.

I would think it would be a better proposal to build a Nursery and Care Home on Wynyard One to the North of the A689.

I am totally against this proposal and hope that my objections would be taken into account.

B Towse



0338.

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

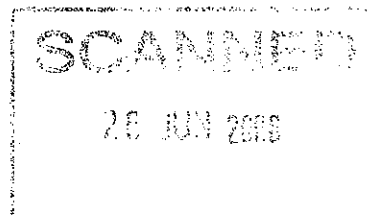


45815

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

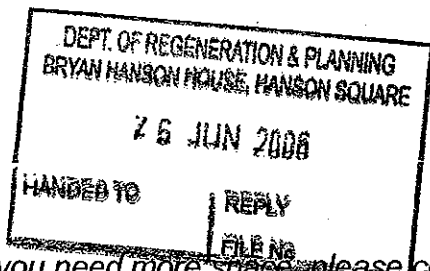
I/~~We~~* ~~want~~/do not want* to have the chance to speak to the Committee of Councillors if it is asked to consider this application.

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



OBJECTION

letter



ATTACHED.

H/2006/0338.

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

Name (Please print)	B. TOLSE	Mr/Mrs/Miss/Ms*
Address	12 SPRING BANK WOOD	
Date	21.6.06	
Telephone number	01740 644224.	
Email address		

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

* Please delete as appropriate

For Official Use Only	
No objections	
Objections	<input checked="" type="checkbox"/>
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	<input checked="" type="checkbox"/> OB

Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett

DEPT. OF REGENERATION & PLANNING
 BRYAN HANSON HOUSE, HANSON SQUARE
 7.3 JUN 2006
 HANDED TO _____ REPLY _____
 FILE No _____

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

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

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

- THERE ARE MANY BROWN FIELD SITES IN CLEVELAND WHICH COULD BE REDEVELOPED
- A DEVELOPMENT OF THIS TYPE DOES NOT FIT IN WITH THE ORIGINAL PLAN FOR THE WYNYARD ESTATE
- AS A RESULT OF THE DEVELOPMENT THERE WILL INEVITABLY BE AN INCREASE IN TRAFFIC + CONGESTION IN THE AREA. (THERE IS VERY LITTLE PUBLIC TRANSPORT AVAILABLE INTO THE ESTATE AND SO MOST VISITS WILL BE BY CAR).
- THE SITE FOR THE PROPOSED DEVELOPMENT IS AN ATTRACTIVE GREEN FIELD AREA RICH IN WILD LIFE + TREES. DEVELOPMENT WOULD DESTROY THIS ATTRACTIVE AREA + DISRUPT WILD LIFE.

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

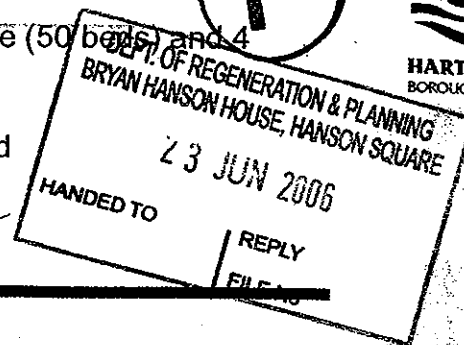
Name (Please print)	MARK HUDNART	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs/Miss/Ms*
Address	7 Sheepdene	
Date	16/6/06	
Telephone number	01740 645 690	
Email address	KM HUDNART@HOTMAIL.COM (ALL LOWERCASE)	

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

* Please delete as appropriate

For Official Use Only	
No objections	<input checked="" type="checkbox"/>
Objections	<input type="checkbox"/>
Comments	<input type="checkbox"/>
Petitions	<input type="checkbox"/>
No. of signatures	<input type="checkbox"/>
For/Against	<input type="checkbox"/>
Wishes to speak	<input checked="" type="checkbox"/>
Entered in computer	<input checked="" type="checkbox"/>

Application No H/2006/0138
 Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
 Location Land On The Corner Of The Wynd
 Case Officer Roy Merrett



15792

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

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

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

Unthoughtly and overbearing plan, too large, too high
 Not on original plan for wyngard.
 Not needed by local residents.
 Traffic congestion / danger to children playing
 Damage to flora / fauna.
 Not in keeping with locality this is
 a residential not industrial development.
 Not wanted by any residents
 Size and type of building not in keeping
 with detached local properties
 If you need more space, please continue over or attach additional sheets to
 this letter.
 Noise nuisance

Note 3 objections below for info!

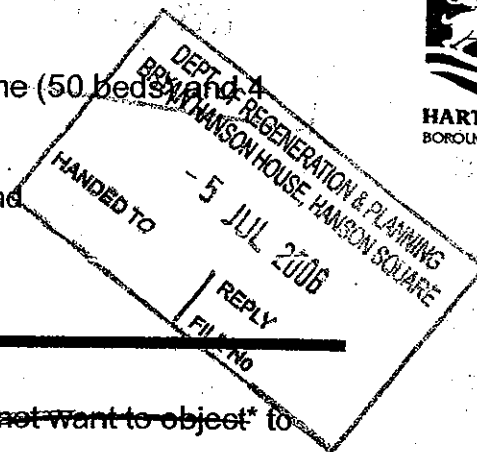
Name (Please print)	KF + K COOPER and Mr/Mrs/Ms/Ms*
Address	9 St George House 9 Gledstone mrs m. cooper
Date	10 / 6 / 06
Telephone number	07976727673
Email address	WYNGARD PARK@aol.com

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

* Please delete as appropriate

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

338
Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett



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

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

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

- 440142
- Over-development of the site
 - Out of keeping with remainder of site
 - Significant increase in traffic movements and parking difficulty
 - Loss of green space and mature woodland will negatively impact on established wetland area
 - Poor access on land
 - ~~Totally inappropriate~~

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

Name (Please print)	MRS. SYLVIA NEAVE	Mr/Mrs/Miss/Ms*
Address	22 The Plantations Wynyard	
Date	27/6/06	
Telephone number	01740 [REDACTED]	
Email address		

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

* Please delete as appropriate

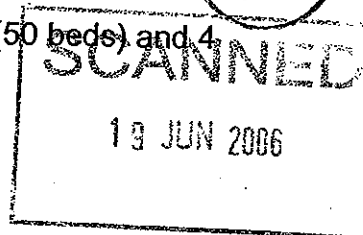
For Official Use Only	
No objections	
Objections	<input checked="" type="checkbox"/>
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	<input checked="" type="checkbox"/> CB
Entered in computer	

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett



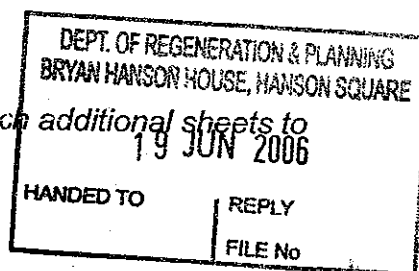
I/~~We~~* have received your letter and want to object/~~do not want to object~~* to the proposal.

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

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

- Totally inappropriate to area
- Too high density development
- Design not sympathetic with other surrounding buildings
- Development will increase traffic at junction (a care home will involve traffic from staff and visitors disproportionate to area)

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



Name (Please print)	S. RUSSELL	Mr/Mrs/Miss/Ms*
Address	3 The Oval	
Date	10/6/06	
Telephone number	01740 645625	
Email address		

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

* Please delete as appropriate

For Official Use Only	
No objections	<input type="checkbox"/>
Objections	<input checked="" type="checkbox"/>
Comments	<input type="checkbox"/>
Petitions	<input type="checkbox"/>
No. of signatures	<input type="checkbox"/>
For/Against	<input type="checkbox"/>
Wishes to speak	<input type="checkbox"/>
Entered in computer	<input checked="" type="checkbox"/>

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

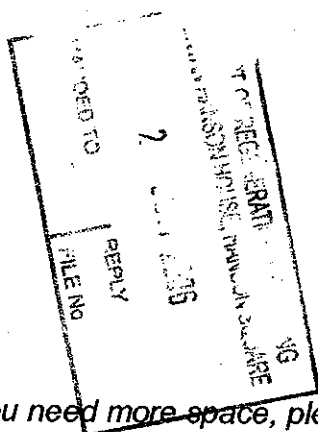
Case Officer Roy Merrett

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

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

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

See attached letter.



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

Name (Please print)	P+C EVERINGTON	Mr/Mrs/Miss/Ms*
Address	1 The Granary Wynyard Village	
Date	17/6/06	
Telephone number		
Email address		

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

* Please delete as appropriate

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

FAO Roy Merrett
Ref: Planning application H/2006/0338

1 The Granary
Wynyard Village
TS22 5QG.
17th June 2006.



DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE

21 JUN 2006

Dear Sir,

I would like to object to the planning application for a 50 place residential care home and 30 flats on the following grounds

HANDED TO
REPLY
FILE No

45720

The proposed site is on a double bend in the road with restricted visibility. It is the main route in and out of Wynyard. With the lack of adequate parking and the huge increase in traffic this development will bring, severe congestion will result. This will severely impact on the existing residents and those elderly residents of the new development. Surely common sense dictates that this is not a sensible or safe proposal and it will only be a very short time before there is a serious accident.

Wynyard is not an appropriate place for this development of this size. It has no facilities for the elderly residents. I do not believe that there is a need for this development here. I would be interested to know if such a need has been identified. Are there really enough residents living on Wynyard to sustain this development? I doubt it. A development on this scale will need to bring elderly residents several miles from the surrounding towns where there are plenty of facilities out to a rural environment where a car is essential.

The apartments will apparently only be available to over 50 year olds to buy. How on earth will this be enforced once the initial purchaser decides to resell? Now the age has been lowered it is more likely that the parking will not be adequate with two cars per household increasingly likely and parking needed for visitors.

The original concept of Wynyard was of an executive housing development to encourage businesses into the surrounding area. It is a credit to this region. This proposed development is not in keeping with this vision. If either this development or the proposed nursery opposite goes ahead the first view a prospective businessman will have of Wynyard is unlikely to encourage him to move here and set his business up providing jobs for the area. This vision of Wynyard seems to be to be continually under threat at the moment with planning applications coming from all directions.

The scale of this development to the rest of Wynyard is totally out of proportion. There will be an increase of ten percent of the current number of dwellings on a very small piece of land.

I hope you will take these points into account when making your decision.

Yours Faithfully,

Paul Everington

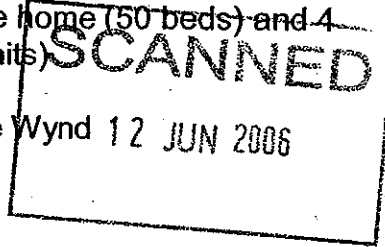
Carolyn Everington.

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd 12 JUN 2006

Case Officer Roy Merrett

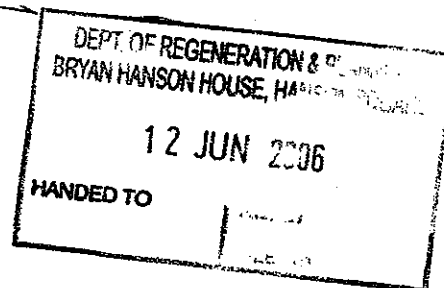


I/~~We~~* have received your letter and want to object/~~do not want to~~ object* to the proposal.

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

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

No objection objections remain valid.



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

Name (Please print)	CLIFF BARON	Mr/Mrs/Miss/Ms*
Address	102 The Stables Wynyard	
Date	08.06.06	
Telephone number	01940 644158	
Email address	-	

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

* Please delete as appropriate

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

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

45314 (F)



DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE
12 JUN 2006
HANDLED TO REPLY

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

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

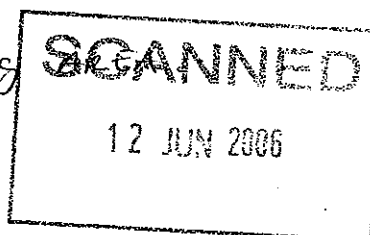
Please use the space below to explain your concerns/reasons for objecting to the proposal.

NOT SUITABLE FOR SURROUNDING

TOO BIG AND UNSIGHTLY.

CREATE TOO MUCH TRAFFIC.

IMPOSE ON A MUCH ADAMED GREEN
AREA (FEW REMAINING)



CREATE OPENING FOR OTHER SIMILAR APPLICATIONS.

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

Name (Please print)	ARSHAD	Mr/Mrs/Miss/Ms*
Address	21 The Plantations Wynyard	
Date	9-06-06	
Telephone number	01740 644809.	
Email address	N/A.	

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

* Please delete as appropriate

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

Application No H/2006/0138
 Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
 Location Land On The Corner Of The Wynd
 Case Officer Roy Merrett

SCANNED

12 JUN 2006

DEPT. OF REGENERATION
 BRYAN HANSON HCU

12 JUN 2006

HANDED TO

REPLY

FILE No



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

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

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

We sincerely feel that a development of this nature will be out of keeping with the rest of the village. Tall blocks of apartments will be, especially next to all the other beautiful building. Visitors and staff to the care home will come daily cause ^{extra} noise, traffic and pollution

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

DR I SMITH

AND

Name (Please print)	SMITH	Mr/Mrs/Miss/Ms*
Address	Development Chemist Seal Sands Chemicals	
Date	08/06/06	
Telephone number	01740 645805	
Email address	amy.smith@rutherfordchemicals.com	

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

* Please delete as appropriate

For Official Use Only	
No objections	<input checked="" type="checkbox"/>
Objections	<input checked="" type="checkbox"/>
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	<input checked="" type="checkbox"/> CB

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

SCANNED

14 JUN 2006

F



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

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

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

The property will be a large construction and out of character with Wyngard life. The volume of traffic will increase and also contribute to the erosion of the "green areas" in Wyngard. More traffic creates a hazard for Wyngard wild life. What is needed at Wyngard is a play area for the children.

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

DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE HANSON SQUARE
14 JUN 2006
HANDLED TO
REPLY
FILE No

Name (Please print)	MCSWEENEY
Address	10 Butterwick Grove
Date	12.6.06
Telephone number	01740 645318
Email address	

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

* Please delete as appropriate

For Official Use Only	
No objections	
Objections	<input checked="" type="checkbox"/>
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	<input checked="" type="checkbox"/>

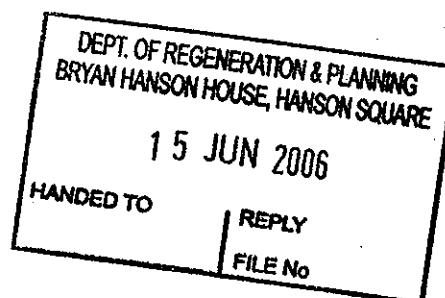
prohibited under the covenants, there are no supporting facilities by way of shops, post office, doctors etc & a development of this size will not add value to the estate. The bus service is limited.

5. The development would increase traffic, close to the busy A689 trunk road, increase noise, cause parking problems on the proposed access points, especially The Wynd which is the main access to the rest of the estate. This road is already busy at commuter hours & with the handicap of the bends to slow traffic entering the estate, will increase the likelihood of accidents caused by or involving parked vehicles on this access route.

It is our belief that this proposed development is not in keeping with this area for the reasons set out above. Please take our comments into account when considering this proposal.

Yours truly,

Rob Kerr
Christine Crawford

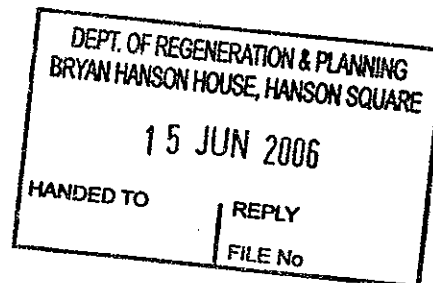


11-06-06
CB

46, The Granary,
Wynyard Village,
Tees Valley,
TS22 5QG

9th June, 2006.

Mr Roy Merrett,
Principal Planning Officer,
Hartlepool Borough Council,
Bryan Hanson House,
Hanson Square,
Hartlepool TS24 7BT.



Dear Mr Merrett,

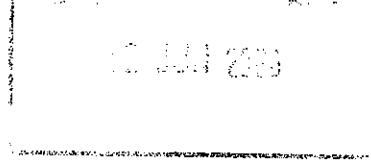
Re; Planning application H/2006/0138

Thank you for your recent letter concerning a new application under the above reference. Having viewed the proposals we are writing to object again for the reasons set out below; we are residents of Wynyard Village & believe they are not in the best interests of this community.

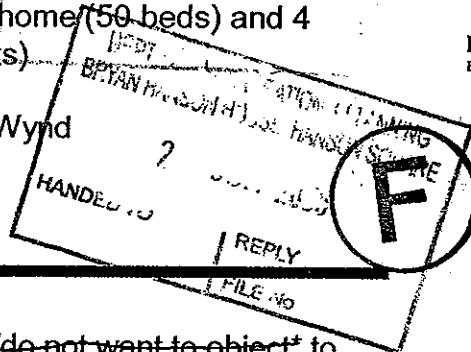
1. The site is a green field location & presents an open aspect when entering the estate. A development of this scale, including four apartment blocks is totally out of keeping with the surroundings, there are no other apartment blocks on the estate. The plan shows these proposed buildings to be very elevated & obtrusive, with the architecture out of keeping with the surrounding properties. There are other alternative brown field sites both in Wynyard & Cleveland available & this application infringes PPG3 & the local SPG No 4 plan, April 2005 High Density Development; Flats and Apartments.
2. The local natural habitat would be altered, including the destruction of trees, wildlife habitat together with intrusion onto neighbouring wet woodlands & a pond.
3. There is a possible infringement of BS5837 regarding building distance from trees & woodland. Our own experience here is that builders show little respect for these facilities on this estate.
4. There must be some doubt over the sustainability of this development; the roads on this estate are narrow, on street parking is

5. Too big a project for a small corner of land unless ~~without~~ cutting down some of the trees, is involved; which I strongly object to as there are many owls & birds nesting there.

6. We need green areas of grass, trees & shrubs not more properties.



Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett



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

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

45722

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

Reasons for objecting to the proposal: -

1. Not in keeping with the entrance to the village as it will spoil the open aspect & the skyline.
 2. It will make the entrance to the village a traffic blackspot at that particular bend.
 3. There would be limited parking spaces, so cars would need to park on the road creating a hazard.
 - 4 Bad for the environment + affect on wildlife round the pond.
- If you need more space, please continue over or attach additional sheets to this letter.*

Name (Please print)	PAULINE ELLISON	Mr/Mrs/Miss/Ms*
Address	10 Paddock Green Wynyard Village	
Date	14-06-06	
Telephone number	01740 645561	
Email address		

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

* Please delete as appropriate

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

3 storey flat

— are out of keeping with the style of properties in the village. They will overlook the existing properties in Spring Bank Wood & add to the green

wildlife

the tree line between Spring Bank Wood & the proposed development site is home to a variety of wildlife, especially owls. The proximity of the flats will almost certainly drive them from the area. I am concerned the development will entail the removal of trees from this piece of woodland.

45859

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett



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

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

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

This current application has few differences from the previous one, to which I made a substantive objection. I fail to see how the current proposal makes any improvement on the concerns I raised then:

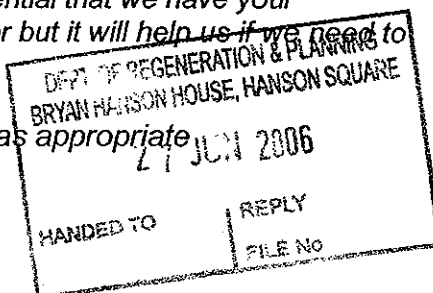
overdevelopment:- this will represent a significant visual intrusion upon the open aspect of the main entry point into the village, destroying the green space and the rural impression that was intended in its original design. Do we really have a need for flats in Wynyard?

traffic:- there are far too many properties on the site for the number of allocated parking spaces. AT peak times for the care home, visitors traffic will spill out onto the principal roads.

Name (Please print)	N.B. ELLISON	Mr/Mrs/Miss/Ms*
Address	10 Paddock Green Wynyard Village	
Date	19/6/06	
Telephone number	01740 645561	
Email address	N.ellison@homeall.co.uk	

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

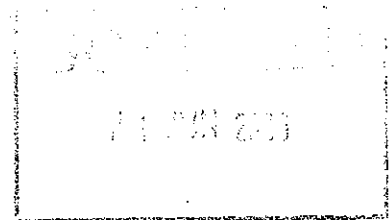
* Please delete as appropriate



For Official Use Only	
No objections	
Objections	<input checked="" type="checkbox"/>
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	<input checked="" type="checkbox"/>

problems with trafficking - parking and pathways.
Alterations to the plans to try and remedy these
problems are menial and should not be of an issue,
as it suggest that the site for the proposal is
inadequate in the first place. To even suggest
that apartments be limited to one car and
working staff be ferried in to work means the
site is not big enough, and the ideas open to
abuse. Not to mention service traffic. At
the end of the day all this is irrelevant as
the proposal is not in keeping with the area
of Wynyard.

G. Bobb

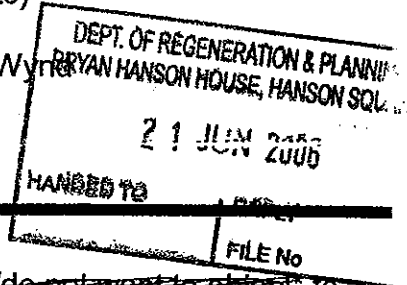


43071
Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett



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

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

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

The proposal for the erection of a residential care home & 4 blocks of apartments, we have already objected to. The proposal has been resubmitted with alterations, we wish to further object very strongly, because it doesn't matter what alterations are made, the proposals within itself are not in keeping with the environment and previous ideas of Wyndward.

The proposal brings with it certain
If you need more space, please continue over or attach additional sheets to this letter.

Name (Please print)	MR & MRS G. COOK	Mr/Mrs/Ms/Ms
Address	9 Paddock Green	
Date	17/06/2006	
Telephone number	01740 644239	
Email address	graham.cook@homecall.co.uk	

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

* Please delete as appropriate

For Official Use Only	
No objections	
Objections	<input checked="" type="checkbox"/>
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	<input checked="" type="checkbox"/>

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

45681 F

SCANNED
21 JUN 2006



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

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

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

WE HAVE SEVERAL CONCERNS & ISSUES WITH PROPOSED APPLICATION. THE WERE OUTLINED IN OUR RESPONSE TO THE INITIAL APPLICATION. IN SUMMARY WE DID NOT LIKE THE THOUGHT OF FURTHER DESTRUCTION TO WOODLANDS, POLLUTION (NOISE & OTHERWISE) DURING CONSTRUCTION, EFFECT ON WILDLIFE & ENVIRONMENT, AND EFFECT ON NEARBY HOUSE VALUES.

DEPT. OF REGISTRATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE
21 JUN 2006
HANDLED TO REPLY
FILE NO

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

Name (Please print)	MR & MRS HALL	Mr/Mrs/Miss/Ms*
Address	Prestwold Wynyard Woods	
Date	15-6-06	
Telephone number	07971600531	
Email address		

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

* Please delete as appropriate

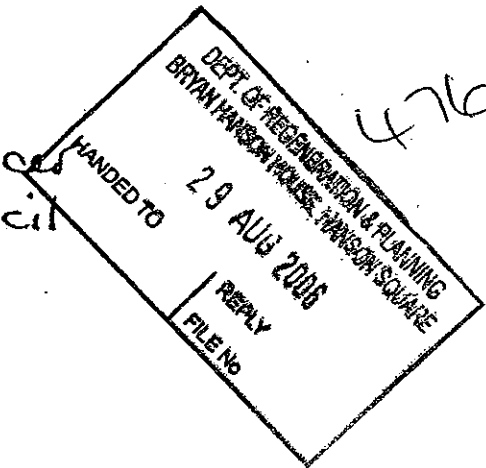
For Official Use Only	
No objections	
Objections	✓
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	✓
Entered in computer	✓ CB



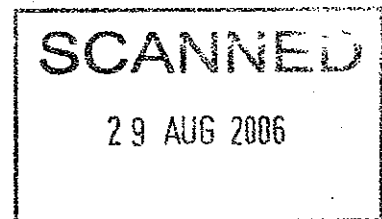
19 Amerston
Wynyard
BILLINGHAM

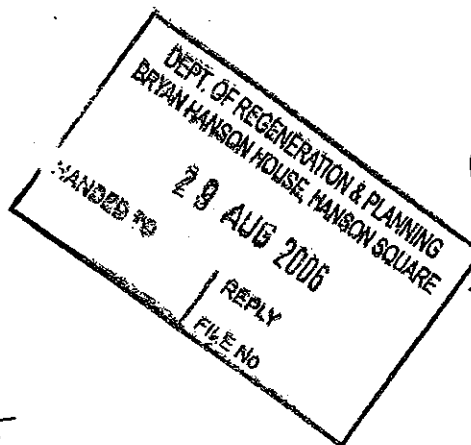
27. 8. 06.

Roy Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
HARTLEPOOL
TS24 7BT.



Dear Sir
Re: PLANNING APPLICATION H/2006/138
Please accept this letter as a formal objection to
the above planning application. I will not
change my views about this, no matter how
many times the plans are amended.
Yours faithfully
MRS SUSAN WILLIAMS
S. Williams





19 Amerston
Wynyard
BILLINGHAM



TS22 5QX

27.8.06.

47683

Roy Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
HARTLEPOOL

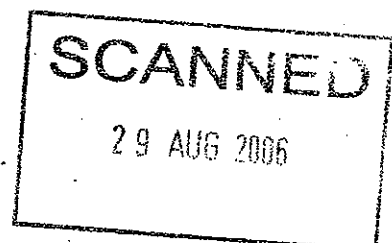
TS24 7BT

Dear Sir

Re: PLANNING APPLICATION H/2006/0138

This letter is to express my objection to the
above planning application. Nothing will
change my mind about this.

Yours faithfully
DEREK WILLIAMS



From: "Sandra Jobling" <sandrajobling@msn.com>
To: roy.merrett



----- Original Message -----

From: Sandra Jobling

To: roy.merrett@hartlepool.gov.uk

Sent: 13 June 2006 11:07

Subject: H/2006/0338 50 bed residential carehome and 4 blocks of apartments -
10 dwellings

Dear Mr Merrett,

Both my husband and I have objected strongly in respect of the above planning application when it was submitted before, we have again objected strongly sighting all the original reasons, and I would now like to add the following.

My understanding is that the main change to the latest application is the fact that the care home is for over 50's and that the flats will only be sold to over 50's and that all of the residents of both care home and apartments will only have one car each, and that all residents will be travelling outside of rush hour.

What an absolute nonsense the above is, how on earth to you enforce and monitor sales of "apartments" to over 50's and VERY MUCH MORE IMPORTANTLY how do you enforce and monitor re-sales of "apartments" to over 50's. How do you ensure that each dwelling only has one car and that these one car owners all travel outside of rush hour, impossible certainly in the long term.

And where does a builder get the idea that over 50's are all retired, only have one car and travel outside of rush hour, Wynyard residents all need cars, the fact that it is not serviced in a "big" way by public transport is one of the attractions for most residents, it means the area is kept exclusive, therefore if you have two fit, energetic and outgoing 50 year olds living in one of the apartments the likelihood is that they will have two cars.

The planned area for this development is currently a very lovely and quite small area of green belt, as you know, at the entrance of the Wynyard development, without going into every aspect again, this development will cause traffic congestion at the entrance and will make the entrance look just like any other development.

Sir John Hall set out at the very beginning to create an American style community which would be safe, manicured, well looked after, individual houses, in a wooded environment, this is the bases of how the original planning got through and what the newer builders I.e. Bellway, etc were meant to adhere to, if we continue to go as we are the original concept will go out of the window.

American communities, do not have, care homes, apartments, shops, restaurants, doctors, dentists etc, these are all built in separate developments generally a car ride away from the main community. There are 700 acres of land called Wynyard Park across the road from the Wynyard development, builders should be encouraged to build their care homes, apartments etc there and not on the original Wynyard site, it should be left as Sir John Hall intended, and why most of the residents bought there in the first place.

None of the new reasons to get the planning application through are with

substance and cannot be taken as serious considerations, the developer is just trying to come up with any lame excuse to get what he wants.

Kind regards,

?

?

Sandra Jobling

16 The Plantations

Wynyard Woods (which really should be not many woods left)



From: PublicAccess
To: DevelopmentControl



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Any problems, please contact infosys@hartlepool.gov.uk

Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,
Comments by: Sandra & Ken Jobling
From:
16
The Plantations
Wynyard Woods

Cleveland
TS22 5SN
Phone:
Email: coastalproductions@msn.com
Submission: Objection
Comments: Dear Mr Merrett,

We wish to object once again to the plan for a Residential Care Home on Wynyard.

Our objection is because trees will have to be removed to accomodate the new buildings and car park and new plantings do not have any relevance as they will take years to grow to the same stature as existing trees.

The developer has promised to sell only to the over 50's, and that the residents will only travel after rush hour and will be limited to one car. How on earth do they propose to monitor these promises. It would be impossible!

My wife and I are both over 50 and we travel in 2 cars during rush hour and certainly cannot guarantee that we will have limited visitors.

It should be noted that street parking is forbidden by the Wynyard covenant.

It would seem that the developers are willing to make any kind of ludicrous statements to enhance their bid to develop this land. If they are so keen to build a Residential Care Home would it not make more sense to utilise the enormous amount of space available on the nearby Wynyard Park which also has excellent access to the A19 and A689 (A1) for visitors and residents.

We have listed below many other objections to this development

7 'Green Field' location there are 'brown field' areas on Wynyard and in Cleveland already. Infringes PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments

7 Destruction of trees / Wildlife habitat destroyed / intrusion on wet woodland.

7 Possible infringement of BS5837 with regard to building distance from trees / woodland.



7 Not a sustainable proposal due to transport / infrastructure / shops - distance. Does not add value to the estate. Increase traffic instead of reducing. No cycle stores have been planned on this development. 35 min requirement. They have been mentioned but are not shown.

7 Increase in noise levels / traffic / transport / road / parking / access due to location of entrances on The Wynd and Wynyard Woods. Wynyard covenant forbids street parking.

7 Not in sympathy with surrounding area and all building types on Wynyard. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Doesn't respect local character or architecture.

7 Destruction of trees / Wildlife habitat destroyed / intrusion on woodland.

7 Policy HO6 - Adverse effect on the amenity of neighbours

7 Does not respect the scale of neighbouring buildings

7 Not a sustainable proposal due to lack of transport / infrastructure / shops / schools / leisure - distance. Does not add value to the estate. Increase traffic instead of reducing. Lack of transport links. Transport plan' is not a robust or sustainable plan but an 'ad-hoc' attempt to sway the application.

7 Increase in noise levels / traffic / transport / road / parking / access due to location of entrance on The Wynd. Wynyard covenant forbids street parking.

7 Policy HO11 SPG April 2005 - Not in sympathy with surrounding area and all building types on Wynyard. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Doesn't respect local character or architecture.

7 HO11 No open space for both formal and informal use

7 No requirement or need for this type of high density building on Wynyard. Has a needs analysis taken place?

7 Lack of service access and bin storage areas

I do hope that you will consider this objection favourably

Yours sincerely

K A & S Jobling

From: PublicAccess
To: DevelopmentControl



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Any problems, please contact infosys@hartlepool.gov.uk

Application Reference No. : H/2006/0338

Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,

Comments by: Mrs A Conway

From:

6

Salter Houses

Wynyard

Billingham

Stockton on Tees

TS22 5NQ

Phone: 01740 644069

Email: conwaysatthesalters@yahoo.co.uk

Submission: Objection

Comments: Further to my previous objection - please not my STRONG opposition to plans of a building on this huge scale that will dominate the entrance to Wynyard. Why does Wynyard need a care home to be built on lovely, landscaped land? Are any open plan spaces to be left on Wynyard, that can be seen as we drive to our homes? What about extra traffic, affects on wildlife, the nearby pond. What about the affect on the value of expensive houses nearby? If building continues at this rate on Wynyard there will be a mass exodus, prices will fall, and the whole concept of buying into a village atmosphere will be lost. Wynyard was a country estate, to be transformed into a country village. Hartlepool Council have turned down other applications such as shops and restaurants and I, for one, am grateful for their sense and understanding of how such developments upset the residents. The only people who want such developments are the planners, and they dont drive past the results of their money making schemes each day.

From: "Bage, David" <David.Bage@stockton.gov.uk>
To: DevelopmentControl



For the attention of Roy Merrett.

-----Original Message-----

From: Data Heaven [mailto:david@dataprocessing.co.uk]

Sent: 13 June 2006 17:32

To: Bage, David

Subject: H/2006/0338 50 bed residential carehome and 4 blocks of apartments -
30 dwellings

I write to object to the proposal set out in this re-submission for planning permission.

?

This proposed development, is totally unsuitable for this site and will inevitably cause major road congestion, which may cause traffic to back-up right back to the A689, with the serious implications for road safety this could cause, both on the estate and particularly, with respect to the busy dual carriageway.

?

The piece of land, on which it is proposed to construct this scheme is totally unsuitable for purpose and will have a major negative impact on the fauna and flora of the location, and be incongruous to the rest of the development in Wynyard.

?

I should like to suggest, that if there is a real pressing need for this type of development, given the small size of the foot-print this development is being squeezed into, there are other, more suitable, similar sized plots on the estate or close to the estate that will not impact so negatively on wild life, traffic flow and the amenity value of the residents of Wynyard.

?

The destruction of wild-life habitat, that supports a host of migratory and indigenous species should not be put before the profit motive, particularly when there is no real shortage of suitable building plots in the area. In an area (Hartlepool, Billingham, Middlesbrough) so blighted by development and industry complexes, it should be a priority of the local authority to preserve trees, ponds and wild areas, to provide a balance against the ugliness of the rest of the region.

?

?

?

?

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computer systems and communications may be monitored to ensure effective
operation of the system and for other lawful purposes.



Although we have endeavoured to ensure that this e mail and any attachments are
free from any virus we would advise you to take any necessary steps to ensure
that
they are actually virus free.

From: rob.wilson@courtaulds.com
To: roy.merrett



Dear Sir,

My name is Robin Wilson, I live at 1 The Stables, Wynyard.

I wish to register my objection to the above planning application on the following grounds;

I bought into the 'wynyard lifestyle' idea when deciding to buy a residence there. I am concerned that Wynyard is a 'green field' location and that there are other 'brown field' area's which are more suitable for a development of this type.

I have concerns about the destruction of trees, impact on wildlife and their habitat.

Traffic levels would increase, noise pollution resulting , would there be sufficient parking ? Could this result in on street parking ?

How would this development 'fit in' with existing buildings ? To my knowledge there are no other 3 storey flats on the estate.

Would this type of development add 'net ' value to the estate ?

Regards

Rob Wilson

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From: PHIL & LYNN ROSS <philip.k.ross@btopenworld.com>

To: roy.merritt



Dear Sir

?

We are writing to object most strongly to the proposal to build a residential carehome and blocks of apartments on the Wynyard site. This is totally inappropriate for what is essentially a very small residential area. Wynyard was never meant to be anything other than a residential area and the people living there do not want it to be anything else and we are who matter most - not developers wanting to squeeze as much money out of Wynyard as possible.

?

To build further on Wynyard is to reduce the benefit of the countryside feel we have all bought into. The green areas are very important to the people and wildlife.

?

There can be no justification for this development and we hope that the Borough Council uses its powers and good sense to block this and any other developments detrimental to the area.

?

Kind regards

Mr & Mrs Ross

From: "Ken Jobling" <coastalproductions@msn.com>
To: roy.merrett



Dear Mr Merrett,

?

We wish to object once again to the plan for a Residential Care Home on Wynyard.

?

Our objection is because trees will have to be removed to accomodate the new buildings and car park and new plantings do not have any relevance as they will take years to grow to the same stature as existing trees.

?

The developer has promised to sell only to the over 50's, and that the residents will only travel after rush hour and will be limited to one car. How on earth do they propose to monitor these promises. It would be impossible!

?

My wife and I are both over 50 and we travel in 2 cars during rush hour and certainly cannot guarantee that we will have limited visitors.

?

It should be noted that street parking is forbidden by the Wynyard covenant.

?

It would seem that the developers are willing to make any kind of ludicrous statements to enhance their bid to develop this land. If they are so keen to build a Residential Care Home would it not make more sense to utilise the enormous amount of space available on the nearby Wynyard Park which also has excellent access to the A19 and A689 (A1) for visitors and residents.

?

We have listed below many other objections to this development

?

? 'Green Field' location ? there are 'brown field' areas on Wynyard and in Cleveland already. Infringes PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments

? Destruction of trees / Wildlife habitat destroyed / intrusion on wet woodland.

? Possible infringement of BS5837 with regard to building distance from trees / woodland.

? Not a sustainable proposal due to transport / infrastructure / shops - distance. Does not add value to the estate. Increase traffic instead of reducing. No cycle stores have been planned on this development. 35 min requirement. They have been mentioned but are not shown.

? Increase in noise levels / traffic / transport / road / parking / access due to location of entrances on The Wynd and Wynyard Woods. Wynyard covenant forbids street parking.

? Not in sympathy with surrounding area and all building types on Wynyard. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Doesn't respect local character or architecture.

? Destruction of trees / Wildlife habitat destroyed / intrusion on woodland.

? Policy HO6 - Adverse effect on the amenity of neighbours

? Does not respect the scale of neighbouring buildings

? Not a sustainable proposal due to lack of transport / infrastructure / shops

/ schools / leisure - distance. Does not add value to the estate. Increase traffic instead of reducing. Lack of transport links.
Transport plan' is not a robust or sustainable plan but an 'ad-hoc' attempt to sway the application.



? Increase in noise levels / traffic / transport / road / parking / access due to location of entrance on The Wynd. Wynyard covenant forbids street parking.

? Policy HO11 SPG April 2005 - Not in sympathy with surrounding area and all building types on Wynyard. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Doesn't respect local character or architecture.

? HO11 ? No open space for both formal and informal use

? No requirement or need for this type of high density building on Wynyard.
Has a needs analysis taken place?

? Lack of service access and bin storage areas
?

I do hope that you will consider this objection favourably
?

Yours sincerely

?

K A & S Jobling

From: Stephen.Groves@nth.nhs.uk

To: roy.merrett



?

Dear Mr Merrett

?

As a resident of Wynyard I wish to object to the aforementioned planning application for the following reasons:

?

?

????????? 'Green Field' location - there are 'brown field' areas on Wynyard and in Cleveland already. Infringes PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments

????????? Destruction of trees / Wildlife habitat destroyed / intrusion on wet woodland.

????????? Possible infringement of BS5837 with regard to building distance from trees / woodland.

????????? Not a sustainable proposal due to transport / infrastructure / shops - distance. Does not add value to the estate. Increase traffic instead of reducing. No cycle stores have been planned on this development. 35 min requirement. They have been mentioned but are not shown.

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????????? Policy HO11 SPG April 2005 - Not in sympathy with surrounding area and all building types on Wynyard. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Doesn't respect local character or architecture.

????????? HO11 - No open space for both formal and informal use

????????? No requirement or need for this type of high density building on

Wynyard. Has a needs analysis taken place?

????????? Lack of service access and bin storage areas

?



As a greenfield windfall site the application site would:

Make no contribution toward achieving the Council's target for re-use of brownfield land, indeed it would make achieving this target more difficult; The site will have no benefit in terms of the regeneration of the town and nor will it contribute towards the maintenance of local services and facilities; There are limited opportunities for the reuse of previously developed land in Wynyard itself but ample opportunities elsewhere in the Borough.? Priority should be given to these site before developing on this greenfield site; and The site has poor accessibility to shops, services and employment opportunities.? Virtually all journeys by residents will need to be by private car.

The application therefore fails Policy HSG10A.

?

This should be considered along with my previous objections.?

?

Regards

Stephen Groves

74 The Stables

Wynyard Village?

From: "oualie" <oualie@btinternet.com>

To: roy.merrett



Dear Mr. Merrett,

?

Re: Proposed development of care home and flats at Wynyard.

?

We are writing to re-submit our objection to the proposed development at Wynyard of care home and flats.?

?

We believe this will be detrimental to the general concept of Wynyard.? It will increase traffic through the estate with the knock on effect to road safety.?

?

This type of development was not envisaged in the original plans?for Wynyard.?

?

The proposed development will included the removal of several mature trees.

?

This type of development is not in-keeping with the development of the estate.

?

All in all we feel this request for?development should be refused.

?

?

Joan and John Stainsby.

From: "Jon" <jonhouston@btinternet.com>

To: roy.merrett



We would like to register objections against this planning application. Our key objections are as follows:

?

?

This is a greenfield site and use for such buildings would infringe PPG3 and the local SPG No. 4 April 2005. There are many brownfield sites in Tees Valley which could be utilised.

?

The proposal is not part of the original vision for Wynayrd and would add no value to the development.

?

It is also unsustainable due to lack of transport links, appropriate infrastructure and shopping facilities.

?

We are very concerned about the increase in traffic and noise levels that such a development would bring.

?

Additional parking would be another major intrusion on existing residents.

?

The building would be obtrusive and out of character with all surrounding buildings on the development. There are no other 3 storey buildings.

?

Another issue is the damage that would be caused to trees and surrounding woodland along with the wildlife habitat of the area.

?

I am unaware of any needs analysis being undertaken to establish a requirement for such a development.

?

?

In addition

?

As a greenfield windfall site the application site would:

Make no contribution toward achieving the Council's target for re-use of brownfield land, indeed it would make achieving this target more difficult; The site will have no benefit in terms of the regeneration of the town and nor will it contribute towards the maintenance of local services and facilities; There are limited opportunities for the reuse of previously developed land in Wynyard itself but ample opportunities elsewhere in the Borough. Priority should be given to these site before developing on this greenfield site; and The site has poor accessibility to shops, services and employment opportunities. Virtually all journeys by residents will need to be by private car.

The application therefore fails Policy HSG10A.

?

?

Sue and Jon Houston
90 Wellington Drive
Wynyard



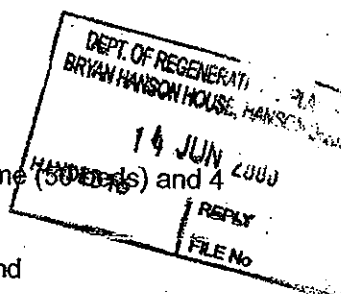
SCANNED

Application No H/2006/0138 14 JUN 2006

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett



45454

~~We~~* have received your letter and want to object ~~to the proposal~~ to the proposal.

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

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

- Unwanted increase in traffic. (residents, staff, service staff & visitors)
- No proven need for such a development.
- Not within the Wynyard plan & totally in contradiction to the 'Gated Community Village' residents bought into.
- Plenty of smaller properties already FOR SALE within the village, suitable for over 50s.
- Loss of green space at a key area within the village.

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

Name (Please print)	PAULINE WOOD	Mr/Mrs/Miss/Ms*
Address	34 The Stables Wynyard Park	
Date	12 June 2006	
Telephone number	01740 644473	
Email address	pauline.wood2002@yahoo.co.uk	

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

* Please delete as appropriate

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



SCANNED

14 JUN 2006

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

U5453

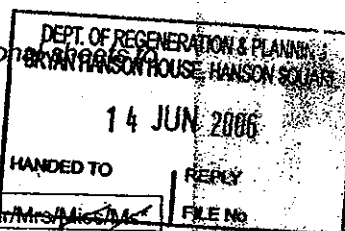
☒ We* have received your letter and want to object/~~do not want to object~~* to the proposal.

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

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

The property will be a large construction and out of character with Wyngard life. The volume of traffic will increase and also contribute to the erosion of the "green areas" in Wyngard. More traffic creates a hazard for Wyngard wild life. What is needed at Wyngard is a play area for the children.

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



Name (Please print)	MCSWEENEY
Address	10 Butterwick Grove
Date	12.6.06
Telephone number	01740 645318
Email address	

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

* Please delete as appropriate

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



4 5488

North Lodge East
Wynyard
Teesside
TS22 5NQ

Tuesday, 13 June 2006
Roy Merrett
Principal Planning Officer
Hartlepool B C
Bryan Hanson house
Hanson Square
Hartlepool
TS24 7BT

DEPT. OF REGENERATION & PLANNING BRYAN HANSON HOUSE, HANSON SQUARE	
15 JUN 2006	
HANDED TO	REPLY
	FILE No

Dear Sir

Ref. Planning Application H/2006/0138

It is with dismay that I find the above application has been yet again submitted for consideration. Very little has changed from the original application and in general my comments of earlier letters still apply.

I feel very strongly that the tenor of the original idea of Wynyard as a village is being completely eroded with applications for multi-storey projects and dense development. The sheer size of this application is well named, "Westgate Residential Care Village", as it is indeed a village, within a village.

The public transport service to Wynyard is very limited and problems will arise with the increase of traffic and adequate allocation of parking.

The original design of Wynyard was not intended to be a sustainable village and this seems to be gradually changing until it will be a small town and the concept of a village life will disappear forever.

We look to you for decisions that abide by the rules of guidance for Green field sites and PPG3 implication bearing in mind the character already in place. The open aspect of this area, being one of the two entrances and something to be extremely proud of, will disappear under dense population.

Yours faithfully

IJ Heard

F

45303

Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett



HARTLEPOOL
BOROUGH COUNCIL

DEPT. OF REGENERATION & PLANNING BRYAN HANSON HOUSE, HANSON SQUARE	
15 JUN 2006	
HANDED TO	REPLY
FILE No	

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

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

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

1. IT IS NOT WITHIN THE 'VISION' ORIGINALLY PROPOSED FOR THE SITE!
2. YET FURTHER GREEN BELT AND TREE PLANTED AREAS BEING ERADICATED.
3. NOT ENVIRONMENTALLY FRIENDLY!
4. I FEEL THE SITE IS UNABLE TO SUPPORT SUCH A VENTURE IN BOTH TERMS OF PARKING AND LOGISTIC SUPPORT.
5. THE PROPOSED DEVELOPMENT P.T.O

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

Name (Please print)	VEITCH	Mr/Mrs/Miss/Ms
Address	22 Mountstewart	
Date	9-6-06	
Telephone number	01740 645797	
Email address	davey@peak-pt.co.uk	

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

* Please delete as appropriate

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IS DESIGNED ON 30 DWELLINGS PER PERSON(S) OVER
SO. WHY NOT START ON A SMALLER DEVELOPMENT
AND SEE IF THAT IS SUSTAINABLE FIRST.
AND THEN SUBMIT AN APPLICATION ON RESEARCHED
GROUNDS!

6. APARTMENTS BY ANY OTHER NAME ARE
FLATS! IF THESE ARE DESIGNED
FOR THE OVER 50'S. DO THEY REALLY
WISH TO CLIMB STAIRS!

7. I BELIEVE THE DEVELOPMENT IS UNDOUBT
LARGE FOR THE CURRENT SITE. IT WILL
INCREASE TRAFFIC FLOW AND SOIL THE
AESTHETIC BEAUTY OF THE ENTRANCE TO
THE MAIN SITE. SOMETHING I'VEUGHT
UNTO.

Finally, I will Reiterate my Continual
Comments -!

1. It is about time the site
was Closed to further
development

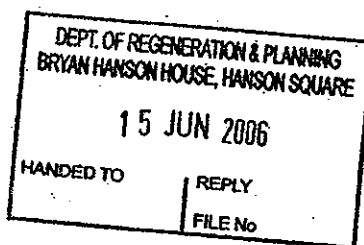
2. Internal Investment was
made in procuring site's
on site for children to
play and perform activities
on!

F

46, The Granary,
Wynyard Village,
Tees Valley,
TS22 5QG

9th June, 2006.

Mr Roy Merrett,
Principal Planning Officer,
Hartlepool Borough Council,
Bryan Hanson House,
Hanson Square,
Hartlepool TS24 7BT.



Dear Mr Merrett,

Re; Planning application H/2006/0138

Thank you for your recent letter concerning a new application under the above reference. Having viewed the proposals we are writing to object again for the reasons set out below; we are residents of Wynyard Village & believe they are not in the best interests of this community.

1. The site is a green field location & presents an open aspect when entering the estate. A development of this scale, including four apartment blocks is totally out of keeping with the surroundings, there are no other apartment blocks on the estate. The plan shows these proposed buildings to be very elevated & obtrusive, with the architecture out of keeping with the surrounding properties. There are other alternative brown field sites both in Wynyard & Cleveland available & this application infringes PPG3 & the local SPG No 4 plan, April 2005 High Density Development; Flats and Apartments.

2. The local natural habitat would be altered, including the destruction of trees, wildlife habitat together with intrusion onto neighbouring wet woodlands & a pond.

3. There is a possible infringement of BS5837 regarding building distance from trees & woodland. Our own experience here is that builders show little respect for these facilities on this estate.

4. There must be some doubt over the sustainability of this development; the roads on this estate are narrow, on street parking is



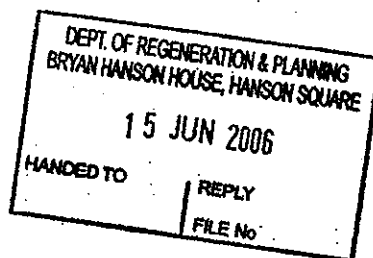
prohibited under the covenants, there are no supporting facilities by way of shops, post office, doctors etc & a development of this size will not add value to the estate. The bus service is limited.

5. The development would increase traffic, close to the busy A689 trunk road, increase noise, cause parking problems on the proposed access points, especially The Wynd which is the main access to the rest of the estate. This road is already busy at commuter hours & with the handicap of the bends to slow traffic entering the estate, will increase the likelihood of accidents caused by or involving parked vehicles on this access route.

It is our belief that this proposed development is not in keeping with this area for the reasons set out above. Please take our comments into account when considering this proposal.

Yours truly,

Rob Kerr
Christine Crawford





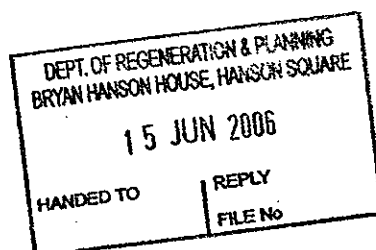
Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett

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

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

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

See earlier letter and enclosed



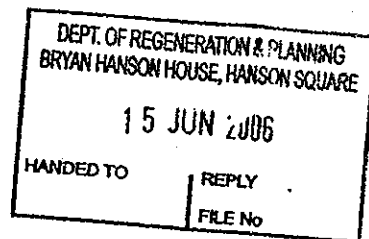
If you need more space, please continue over or attach additional sheets to this letter.

Name (Please print)	<i>Heard</i>	Mr/Mrs/Miss/Ms*
Address	North Lodge East Wynyard	
Date	<i>11.6.06</i>	
Telephone number		
Email address		

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

* Please delete as appropriate

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45490

16 AMERSTON CLOSE
WYNYARD WOODS
BILLINGHAM
TEESSIDE
TS22 5QX
12-06-06

Dear Mr Merret

Re Planning Application No H/2006/0338

Erection of a Residential Care Home and 4 Blocks of Flats.

We would in the strongest terms object to this application in total for the following reasons;

- 1 Not in sympathy with the surrounding area and any other building types on the Wynyard estate or on the Wynyard woods estate. At the entrance to the estate this development would be even more intrusive than the recent proposal by Legatto properties that was refused by the planning committee.
- 2 The increase in noise levels, Traffic, transport, road parking, and dangers presented by the proposed access on the Wynd and Wynyard Woods Road. Wynyard Covenants forbid street parking.
- 3 Possible infringement of BS5837 with regard to building distance from trees, woodland
- 4 Green Field location, there are other brown field sites available within the Wynyard estate area. Infringes PPG3 and the local SPG No 4 April 2005 High Density Developments: Flats and Apartments.
- 5 Destruction of or Trees, Wild life habitat and intrusion on wet woodland.
- 6 Not a sustainable proposal due to lack of public transport, infrastructure of village, lack of choice of shops, no post office on Wynyard, distance from health facilities, Doctors etc.
- 7 This development does not fit with the original Wynyard Plan.
- 8 Government Policy for Elderly Care is for Inclusion in Communities where full Community Facilities are available ie; Full range of shops, banks, post office, supermarkets, leisure facilities, easy access to all forms of public transport etc. This proposal by its very nature and position isolates the elderly who will live there and denies them access to the above facilities.
- 9 There are not 50 elderly people living on Wynyard who need the services of a 50 bed home. Therefore it is obvious that none residents will be "shipped in" to fill these beds. (If the home is not full it will not be financially viable) What then happens to these elderly people when their physical condition deteriorates and they require Nursing Home care? Will they want to build a Nursing Home on the same site?



10 By there very nature residential homes create an increase in traffic from services they depend on ie: Doctors, District Nurses, Undertakers, Physiotherapists, Registration Officers, Food delivery Trucks, Linen Delivery, Maintenance Staff, Care Staff, Family, and other relatives/Friends etc.

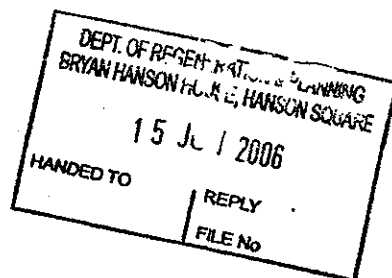
11 As with the Legatto proposal this development encourages "strangers" on to the Wynyard estate and gives rise to concerns of security and safety not only to existing residents but to the potential elderly people who may live in the home. We already have had speed humps fitted on wynyard woods road and a request for speed humps on the wynd has been made due to speeding traffic.

This new application differs very little from the original application submitted in February of 2006.

We would urge the planning department to recommend refusal of this development as it is not suitable in its present location and is to large a development for the proposed site.

Thank you

Brian Stevens



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SCANNED

15 JUN 2006

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

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

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

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

I wish to Reiterate that my original objections to this proposed development ~~has~~ been taken into account.
Having viewed the amended plan, with the proposed turning areas for refuse disposal vehicles, and the application for the siting of nursery directly opposite this is a serious accident black spot in the making.
The volume of traffic created by both of these developments situated on a bend on a main thoroughfare is nothing short of a ridiculous scheme devised by irresponsible developers with no interest in protecting the value concept and its environment.

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

DEPT OF REGENERATION & PLANNING
BRITAIN HOUSE, HANSON SQUARE
15 JUN 2006
HANDLED TO REPLY
Mr/Ms/Miss/Ms*

Name (Please print)	M. T. LISTER
Address	14 SPRING BANK WOOD
Date	
Telephone number	
Email address	

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

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Lesley Goodhall
95 Wellington Drive
Wynyard

16th June 2006

I object to the proposed development of care home and flats at Wynyard, planning application H/2006/0338, for the following reasons --

- It is a 'Green Field' location -- there are 'brown field' areas on Wynyard and in Cleveland already. Infringes PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments
- Not a sustainable proposal due to transport / infrastructure / distance from shops.
- No cycle stores have been planned on this development. 35 min requirement. They have been mentioned but are not shown.
- Increase in noise levels / traffic / transport / road / parking. Wynyard covenant forbids street parking. Access is a problem due to location of entrances on The Wynd and Wynyard Woods
- Destruction of trees / wildlife habitat / intrusion on woodland. Possible infringement of BS5837 with regard to building distance from trees / woodland
- Policy HO6 - Adverse effect on the amenity of neighbours
- Policy HO11 SPG April 2005 - Not in sympathy with surrounding area and all building types on Wynyard. 3 storey flats nowhere else on the estate. Very obtrusive and elevated. Does not respect local character or architecture.
- HO11 -- No open space for both formal and informal use
- No requirement or need for this type of high density building on Wynyard. Has a needs analysis taken place?
- Lack of service access and bin storage areas

As a greenfield windfall site the application site would:

Make no contribution toward achieving the Council's target for re-use of brownfield land, and it would make achieving this target more difficult;

The site will have no benefit in terms of the regeneration of the town and nor will it contribute towards the maintenance of local services and facilities;

There are limited opportunities for the reuse of previously developed land in Wynyard itself but ample opportunities elsewhere in the Borough. Priority should be given to these site before developing on this greenfield site.

The site has poor accessibility to shops, services and employment opportunities.

Virtually all journeys by residents will need to be by private car.

The application therefore fails Policy HSG10

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Application No. H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd 13 JUN 2006

Case Officer Roy Merrett



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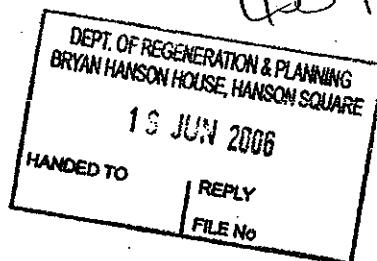
I/We* have received your letter and want to object/do not want to object* to the proposal.

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

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

Please see attached letter.

45541



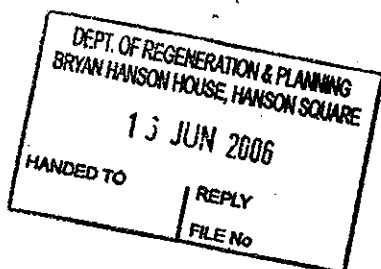
If you need more space, please continue over or attach additional sheets to this letter.

Name (Please print)	GRAHAM HENRY	Mr/Mrs/Miss/Ms*
Address	2 Spring Bank Wood Wynyard	
Date	13.6.06	
Telephone number	01740 645425	
Email address	henry3082bt@internet.com	

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

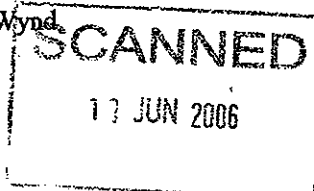
* Please delete as appropriate

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Mr G Henry
2 Spring Bank Wood
Wynyard
TS22 5QW
Telephone 01740 645425
9/06/2006

Wynyard Woods /The Wynd
REF H/2006/0338



Objection

Dear Sir

Having taken the trouble to travel to Harlepool council offices to view version three of this developers plan I hoped that having seen it withdrawn twice that the third draft would be a delight the developer having had a chance to go through all the objections and cherry pick ideas that would benefit the developers and get this development under way.

So when I looked at the plan the major changes where as follows:

- 1) A few marked extra parking places (I will go back to this in my objection).
- 2) A terrace and walk way around a road drainage pond. This has now gone .
- 3) New bin storage areas.

The area identified is now corrected by the developer from (Brierly Drive/ The Wynd incorrect to The Wynd /Wynyard Woods corrected (You could not make it up !)

I would like to dispel a few of the things that the developers have put forward

(1) Sold to over 50 year olds. There is nothing in planning to stop any one of any age buying these propertyts.

(2) The Nursing home will employ local people. This means most of the staff will drive here due to Wynyard not being a high unemployment area and also possibly not having the right skills base to service the needs of a nursing home.

(3) The pavements are in good condition .Most of The Wynd has still to be accepted by Stockton Borough Council as it fails to meet the required standard.

My objections are as follows

- (1) The very strange layout of the car parking. This looks to have been done to comply with the planners guide lines of spaces per household. How many of them are usable for your average car driver?
- (2) I notice that there are no disabled parking spaces.(On plans I have viewed)
- (3) Due the car park layout mini bus's, Ambulances, Funeral directors and delivery men /maintainence men? They would find it very difficult to park in the car park if they could find a parking space.

SCANNED

13 JUN 2006

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- (4) There is no walk way from the nursing home into the car park. The residents would have to carry their wheel chairs and Zimmer frames above their heads to reach a vehicle. **N/B older people require more room to get into and out of a vehicle therefore space is a priority and should be in a good design shown from the outset of a development and addressed at the planning stage not cobbled together at a later date.**
- (5) Due to the amount of staff required to staff a nursing home and their shift patterns and due to the most of the staff having to travel by car to work it requires more car parking in this development to avoid cars being parked on main roads on grass and side roads.
- (6) The scale of the proposed nursing home development is out of keeping with other Wynyard homes being a large three storeys high construction and running to most of the length of the site on one side (Wynyard woods side). The site itself is high making this proposed development look even larger and more out of keeping with surrounding area.
- (7) The high density 30 flats are not in keeping with Wynyard village and since there are flats built and ready to be sold at present and buyers are showing very little interest in them what is the point of developing 30 more.
- (8) The destruction of trees and wild life habitat since this development will take time to complete there will be little wildlife left to view on completion of this development.
- (9) The increase of noise levels from this proposed development are as follows transport and also because it is designed around a courtyard setting noise will be amplified so that every one within one to two hundred metres of this proposed development will know its there.
- (10) The entrance from The Wynd this road dips and meanders through Wynyard and so would increase this area as an accident black spot for vehicles travelling in and out of Wynyard.
- (11) Due to the amount of parking required by the Nursing home the flats would have less than 1 space per flat. Where are the extra vehicles going to be parked since the plans that I have seen do not show this?
- (12) Is this development going to be sustainable? Local Doctors have already said they will not take the residents as patients. There are very few transport links. Traffic and the accompanying nuisance will be of detriment to the area.

Yours faithfully



Application No H/2006/0138
 Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
 Location Land On The Corner Of The Wynd
 Case Officer Roy Merrett

SCANNED

19 JUN 2006



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

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

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

- Totally inappropriate to area
- Too high density development
- Design not sympathetic with other surrounding buildings
- Development will increase traffic at junction (a care home will involve traffic from staff and visitors disproportionate to area)

DEPT. OF REGENERATION & PLANNING
 BRYAN HANSON HOUSE, HANSON STREET

19 JUN 2006

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

HANDED TO REPLY
 FILE No

Name (Please print)	S. RUSSELL	Mr/Mrs/Miss/Ms*
Address	3 The Oval	
Date	10/6/06	
Telephone number	01740 645625	
Email address		

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

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Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

SCANNED

19 JUN 2006



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DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE

19 JUN 2006

HANDED TO

RECEIVED

FILE NO

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

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

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

1. The proposed application will increase traffic and noise level in the area.
 2. The application is totally out of character of Wynyard development.
- Therefore I strongly oppose this development.

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

Name (Please print)	DR. S.P. HANSRAWI	Mr/Mrs/Miss/Ms*
Address	51 Wellington Drive	
Date	13th. June, 2006	
Telephone number	01740 - 644013	
Email address		

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

* Please delete as appropriate

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Application No H/2006/0138
 Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
 Location Land On The Corner Of The Wynd
 Case Officer Roy Merrett



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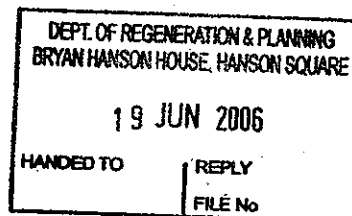
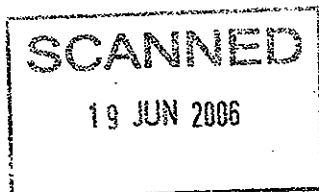
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I/We* want/do not want* to have the chance to speak to the Committee of Councillors if it is asked to consider this application.

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

THIS AS SAID BEFORE IS AN UN SUSTAINABLE DEVELOPMENT



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

Name (Please print)	GOODWILLIE	Mr/Mrs/Miss/Ms*
Address	4 Wellington Drive	
Date	15/6/06	
Telephone number	01642 891010	
Email address	IAN.GOODWILLIE@BT.COM	

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

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SCANNED

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wood

Case Officer Roy Merrett

19 JUN 2006
DEPT. OF REGENERATION & PLANNING
BRIMMALLAND HOUSE ALISON SQUARE
19 JUN 2006
HANDLED TO
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~~I/We*~~ have received your letter and want to object/~~do not want to object*~~ to the proposal.

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

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

- ① Does not fit in with original Wynyard plan.
- ② Increase in noise levels due to traffic.
- ③ Increase in traffic, road parking, and is near main entrance into and out of Wynyard.
- ④ Further destruction of trees and wildlife habitat.
- ⑤ Mr Morgan cannot guarantee that staff employed will live on Wynyard, neither can he guarantee that they will be transported in by buses, and this ^{appears} is only a token gesture to get the application through!

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

- ⑥ No need for residential care home on Wynyard.

Name (Please print)	Leigh Roberts	Mr/Mrs/Miss/Ms*
Address	10 Vane Close Wynyard	
Date	14 JUNE 2006	
Telephone number		
Email address		

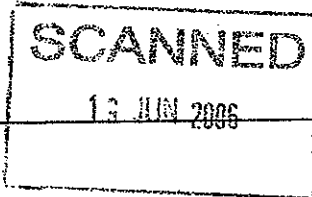
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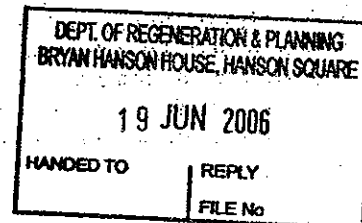
IAN K WILSON



Blue Mountain Lodge
9 Sheepdene
Wynyard Woods
Wynyard
Cleveland
TS22 5RZ

13 June 2006

Mr Roy Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT.



Dear Mr Merrett,

RE: PLANNING APPLICATION H/2006/0338
RESIDENTIAL CARE HOME & 4 BLOCKS OF APARTMENTS

Thank you for your letter of 6th June, advising of the re-submitted Application above.

Frankly, I see little difference from the original Application, and certainly nothing to cause me to change my views on this project. Indeed, my only additional comments would be to question why this proposal has not been submitted for permission to build on the Wynyard One area, which is, after all, a designated business area. Otherwise I have enclosed my previous points, all of which I feel are still relevant to this new Application.

- The project in itself is not in keeping with the Wynyard ethos. It will be the first thing you see on entering the estate, and the impact it would create will significantly detract from the whole concept and perception of Wynyard.
- The scale of the development, and the amount of extra traffic this would bring is totally unacceptable. The site is very close to the main entrance to Wynyard, and this would not only add a bottleneck at busy times, but would also have a constant flow of vehicles in and out. Staff vehicles, and rota changes mean this traffic flow will continue throughout the day and night, and the Service vehicles required to keep a 50 bed Care Home supplied will not only provide significant extra traffic, but also noise.

SCANNED

19 JUN 2006

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- The traffic that this site will create will largely come from outside Wynyard, as visitors to the home will also be constant, whether they are relatives of the residents or visiting professionals. There seems to be an inadequate amount of parking planned in to this development to cope with these visitors, and the end result will be people parking anywhere they can find a space. Bearing in mind that the vast majority of these people will not come from Wynyard, they will not know about the restrictive Covenants in place here that forbid the parking of vehicles on the road.
- The size of the project will dwarf the houses immediately adjacent to it, and will have an adverse effect on them.
- Once the remainder of Wynyard Woods, which is currently being developed for housing, is complete, the traffic problems created by this development at the junction of Wynyard Woods and the Wynd will significantly increase. There will also be the mess and noise during the construction to be considered.
- I feel this project will have a major impact on the environment, and the local wildlife, and I do not believe adequate provision has been made for either in the plans I have seen.
- How does this proposal fit in to the Unitary Development Plan for Wynyard? Schemes like this seem to pop up on a regular basis without any real cohesive plan in place as to the suitability for the area, or, indeed, if there is any need for them at all. I would strongly suggest that there is no need for such a facility on Wynyard, and the project is being driven purely for the profit of the developer.
- Are there not also plans to build a children's nursery on the opposite side of The Wynd from this site? This will also add to the congestion at the entrance to the estate that this area will experience, should these schemes go ahead. Proposed entrances for both schemes are sited on a double bend, which in itself presents a significant danger to traffic.

I trust these comments will be taken into account when considering this Application, and that they will help in the Council reaching the correct decision, and reject this Application.

Yours sincerely,



Ian K Wilson.

01740 - 645032

SCANNED

19 JUN 2006

12 Amerston Close
Wynyard Woods
Cleveland
TS22 5QX



Mr R Merrett
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

DEPT OF REGENERATION & PL		17 June 2006
BRYAN HANSON HOUSE, HANSON SQUARE		
19 JUN 2006		
HANDED TO	REPLY	FILE No

Dear Mr Merrett

Proposed Residential Care Home and
Four Blocks of Apartments
Application No: H/2006/0338

I refer to the above Planning Application, and wish to object very strongly to the proposed development.

I would put forward the following comment, in support of my objection:

1. The development as proposed is completely at variance with the original Master Plan for Wynyard, and also at variance with the current Structure Plan, and I can see no justification for any departure from either of the two documents in order to accommodate the development.
2. The proposal seeks to fully develop a plot of land originally identified as an open "green" area. If allowed to proceed, the semi rural nature of the existing housing development in the area will be substantially diminished, and the Proposed Development will have a significant detrimental impact upon the current amenity provided by the area, as a consequence of the serious adverse affect on the existing wooded area, wetlands, and wildlife.
3. The buildings as proposed represent a major departure from the style and character of existing properties in the Wynyard Woods area, which in the immediate vicinity of the proposed development site, have been restricted to two storey individual detached houses, generously spaced, in accordance with the original Master Plan for the area. The proposed Care Home will present a long unbroken elevation to both The Wynd and Wynyard Woods roads, up to three storeys in height, which is a high density development, and would constitute a clear



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19 JUN 2006

departure from the original concept, significantly impacting upon, and changing the character of the area.

4. Because they would be located on much higher ground, blocks of apartments up to three storeys high would dominate existing properties in Tilery Wood, and Spring Bank Wood, situated immediately behind, and to the opposite side of the existing copse of trees. Impacting also upon wildlife and habitat in the vicinity, due to the extremely close proximity of the proposed buildings to the existing wooded area and wetland, as a consequence of the very restricted site.
5. There is no provision for the garaging of vehicles. All other residential development within Wynyard Woods has been so provided, and with the permanent parking of vehicles on estate roads being strictly prohibited by Deed of Covenant. Conversely, the development as proposed, openly caters for external parking only, to each side of the access roads and paved areas, utilising all available space.
6. A survey of the car ownership of existing Wynyard Residents, will confirm that there is a minimum of 2 cars per property, with a significant number having 3 or more. The number of parking spaces proposed is 1.5 spaces only for each Apartment, including parking for visitors, and appears to be grossly inadequate. The provision of spaces for the Nursing Home similarly appears to be inadequate, with some 20 spaces allocated for staff on duty, and parking restricted to 1 space per 8 No Residents. No apparent provision has been made for visitors, or the additional spaces required during periods of staff change over. Experience dictates that it is extremely unlikely that Care Home staff or visitors will choose to utilise Public Transport, the widely preferred option being the use of the private car. Cross reference to any similar facilities, such as hospitals etc, who experience the problem on a continuing basis, will serve to confirm this view. The basis for provision of parking spaces appears therefore to be fundamentally flawed, resulting in a totally inadequate parking arrangement being put forward. Furthermore, the very restricted site will mitigate against the opportunity to increase the number of parking spaces provided. This represents a major under provision, and would result in vehicles being parked elsewhere, probably along roads and verges. The chosen site is therefore totally inappropriate, in the wrong place, and much too small for the scale and character of the development proposed.
7. The proposed buildings and car parking areas, (albeit that the car parking has been inadequately provided), take up virtually the whole of the available land. As a consequence, the proposed development plans make no attempt to provide appropriate landscaping. Quite simply, there is insufficient space for any meaningful landscaping treatment to be introduced, and it is therefore apparent that the

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13 JUN 2006

proposal represents significant over development of the site, and would result in a major change to the nature and character of the existing environment and residential area.

8. A major access to, and egress from, the Proposed Development, is indicated as being from The Wynd, which is a very busy road during periods of peak traffic movement. The entrance and exit road for the Proposed Nursery on the other side of The Wynd, is omitted from the revised Planning Application, and is proposed to be diagonally opposite that proposed for the Residential Care Village. The requirements for the two Applications would result in three road junctions occurring along some 65 metres of The Wynd (Wynyard Woods Road, Proposed Nursery, and Proposed Care Village), which is the main thoroughfare through the Estate. A potentially very dangerous stretch of road would thus be created, with the probability of cars parked temporarily by parents dropping off or collecting children from the Proposed Nursery, together with the inevitable overspill from the Proposed Care Village. The consequence would be, a quite serious disruption to the flow of through traffic, creating an extremely unsafe environment for both road users and pedestrians, particularly for parents and children entering or leaving the Proposed Nursery.

It is apparent that there had been no consideration in respect of overall safety, and no consultation between the respective Developers associated with the two Applications. Both should be rejected on the grounds of traffic safety and potential major hazard to pedestrians.

9. There has been no attempt by the Developers to undertake consultation or a survey in order to establish a need for such a Development. There cannot possibly be a requirement within the Wynyard Estate alone, for a Nursing Home with the number of beds proposed. It must therefore be assumed that the location identified for the Proposed Development, immediately adjacent to the West Gate entrance to the estate from the A689, is intended to be convenient for, and to attract, external sources into the area, resulting in the introduction of additional traffic into a residential area. In addition, an open green area has been selected in preference to a brown field site, which appears to be at variance with government guidelines.
10. It would appear that it is the intention that food should be prepared and cooked on the site. This is again totally inappropriate in close proximity to existing roads, footpaths, and adjacent properties, when cooking odours emanating from the kitchens will be unavoidable and hence a significant social impact upon existing residents.
11. It is apparent, from the many factors outlined, that a detailed study, similar to an environmental impact assessment, would be appropriate.

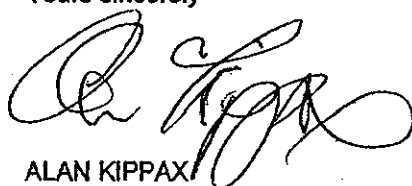


It is surprising that such a study has not been undertaken, prior to considering any proposed development of the site.

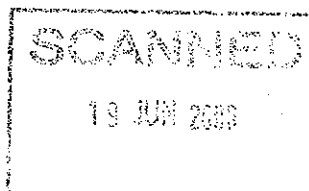
In conclusion, it is my view that the Application is ill conceived, will not enhance the area, or benefit existing residents, and should be rejected on the grounds stated above.

I would welcome an opportunity to address the Planning Committee when the application is to be considered, and would be grateful if you will advise the date and time of the meeting.

Yours sincerely



ALAN KIPPAX



F

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

SCANNED

21 JUN 2006



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

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

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

WE HAVE SEVERAL CONCERNS & ISSUES WITH PROPOSED APPLICATION. THE WERE OUTLINED IN OUR RESPONSE TO THE INITIAL APPLICATION. IN SUMMARY WE DID NOT LIKE THE THOUGHT OF FURTHER DESTRUCTION TO WOODLAND POLLUTION (NOISE & OTHERWISE) DURING CONSTRUCTION, EFFECT ON WILDLIFE & ENVIRONMENT, AND EFFECT ON NEARBY HOUSE VALUES.

DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE
21 JUN 2006
HANDLED TO REPLY
FILE NO

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

Name (Please print)	MR & MRS HALL	Mr/Mrs/Miss/Ms*
Address	Prestwold Wynyard Woods	
Date	15.6.06	
Telephone number	07971600531	
Email address		

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

* Please delete as appropriate

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Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
Entered in computer	

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Application No H/2006/0138
 Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
 Location Land On The Corner Of The Wynd
 Case Officer Roy Merrett



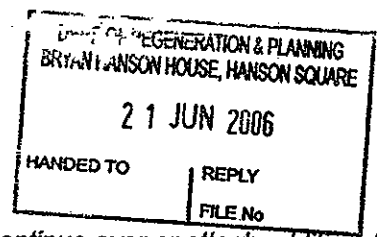
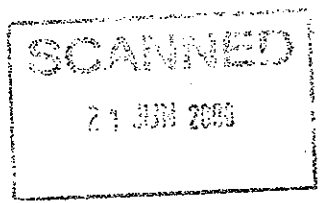
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~~We~~* have received your letter and want to object/~~do not~~ want to object* to the proposal.

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

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

ONCE AGAIN WE OBJECT MOST STRONGLY, PLEASE FIND
 ACCOMPANYING LETTER.



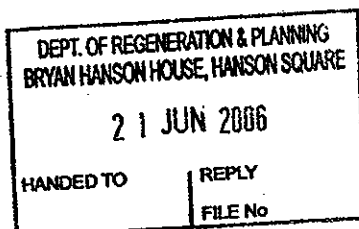
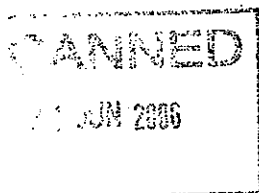
If you need more space, please continue over or attach additional sheets to this letter.

Name (Please print)	Mr/Mrs/Miss/Ms*
Address	11 TILERY WOOD
Date	17/06/06.
Telephone number	01642 603955 (works Number)
Email address	

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

* Please delete as appropriate

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For/Against	
Wishes to speak	
Entered in computer	



11, Tilery Wood,
Wynyard Village,
Wynyard,
TS22 5QR.
19th June 2005.

RE: APPLICATION NO. H/2006/0338 - H/2006/0138
ERECTION OF A 50 BED RESIDENTIAL CARE HOME & 4 BLOCKS OF
APARTMENTS COMPRISING 30 DWELLINGS FOR OCCUPATION OF PEOPLE
AGED OVER 50.

Dear Sir,

I wish to make representations on the above planning application, which is currently
before the Council for determination.

I wish to OBJECT MOST STRONGLY to this application on the following grounds:-

- 1 Danger from extra traffic, noise levels & parking inappropriately.
- 2 Years of building work, mud, dust, lorries in and out deliveries of goods and the
noise all this incurs.
- 3 Wildlife habitats being destroyed.
- 4 Not in keeping with the 'look' of the village and all other housing in the area.
- 5 3 Storey Building, none other in the vicinity.
- 6 More housing than was in the original building plan/vision.

This area is one of the first you see as you come into Wynyard, if anything needs to be
there, it should be developed with further trees and shrubs to encourage some of the
wildlife which has been lost to Wynyard's overdeveloping. These houses were originally
sold with the promise that the whole area would be developed sympathetically instead as
time has gone on, Wynyard is fast becoming "another Housing estate.

I for one am more than happy with the facilities already available on Wynyard as they
were in place when I bought my house. It was one of the reasons for moving from a
housing estate to an exclusive gated community.

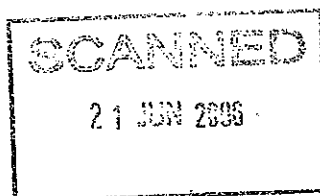
I would like to know who are these people who want this development other than the
developer himself?

I respectfully request that the local planning authority refuses planning permission.

I would be grateful if you would keep me informed of any additional information that is
presented in support of this application.

Yours faithfully

Mr. & Mrs. V.G Willis



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Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

SCANNED

21 JUN 2006



DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE

21 JUN 2006

HANDLED TO

FILE No

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

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

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

The proposal for the erection of a residential care home & 4 blocks of apartments, we have already objected to. The proposal has been resubmitted with alterations, we wish to further object very strongly, because it doesn't matter what alterations are made, the proposals within itself are not in keeping with the environment and previous ideas of Wyndward.

The proposal brings with it certain
If you need more space, please continue over or attach additional sheets to this letter.

Name (Please print)	MR & MRS G. COOK	Mr/Mrs/Miss/Ms
Address	9 Paddock Green	
Date	17/06/2006	
Telephone number	01740 644239	
Email address	graham2.cook@homacall.co.uk	

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

* Please delete as appropriate

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OCCUPIER



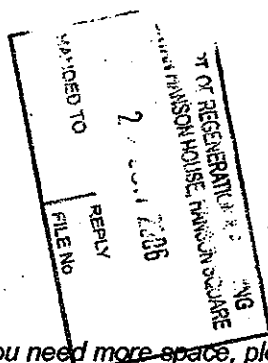
Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett

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

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

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

See attached letter.



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

Name (Please print)	P+C EVERINGTON	Mr/Mrs/Miss/Ms*
Address	1 The Granary Wynyard Village	
Date	17/6/06.	
Telephone number		
Email address		

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

** Please delete as appropriate*

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problems with trafficking - parking and pathways.
Alterations to the plans to try and remedy these
problems are menial and should not be of an issue,
as it suggest that the site for the proposal is
inadequate in the first place. To even suggest
that apartments be limited to one car and
working staff be ferried in to work means the
site is not big enough, and the ideas open to
abuse. Not to mention service traffic. At
the end of the day all this is irrelevant as
the proposal is not in keeping with the area
of Wynyard.

G. [Signature]

SCANNED

21 JUN 2006

F

FAO Roy Merrett
Ref. Planning application. H/2006/0338

1 The Granary
Wynyard Village
TS22 5QG.
17th June 2006.

DEPT. OF REGENERATION & PLANNING
BRYAN HANSON HOUSE, HANSON SQUARE

22 JUN 2006

Dear Sir,

I would like to object to the planning application for a 50 place residential care home and 30 flats on the following grounds

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REPLY
FILE No

The proposed site is on a double bend in the road with restricted visibility. It is the main route in and out of Wynyard. With the lack of adequate parking and the huge increase in traffic this development will bring, severe congestion will result. This will severely impact on the existing residents and those elderly residents of the new development. Surely common sense dictates that this is not a sensible or safe proposal and it will only be a very short time before there is a serious accident.

Wynyard is not an appropriate place for this development of this size. It has no facilities for the elderly residents. I do not believe that there is a need for this development here. I would be interested to know if such a need has been identified. Are there really enough residents living on Wynyard to sustain this development? I doubt it. A development on this scale will need to bring elderly residents several miles from the surrounding towns where there are plenty of facilities out to a rural environment where a car is essential.

The apartments will apparently only be available to over 50 year olds to buy. How on earth will this be enforced once the initial purchaser decides to resell? Now the age has been lowered it is more likely that the parking will not be adequate with two cars per household increasingly likely and parking needed for visitors.

The original concept of Wynyard was of an executive housing development to encourage businesses into the surrounding area. It is a credit to this region. This proposed development is not in keeping with this vision. If either this development or the proposed nursery opposite goes ahead the first view a prospective businessman will have of Wynyard is unlikely to encourage him to move here and set his business up providing jobs for the area. This vision of Wynyard seems to be to be continually under threat at the moment with planning applications coming from all directions.

The scale of this development to the rest of Wynyard is totally out of proportion. There will be an increase of ten percent of the current number of dwellings on a very small piece of land.

I hope you will take these points into account when making your decision.

Yours Faithfully,

Paul Everington

Carolyn Everington.

From: PublicAccess
To: DevelopmentControl



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Any problems, please contact infosys@hartlepool.gov.uk

Application Reference No. : H/2006/0338

Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,

Comments by: Elizabeth Richardson

From:

22

Amerston

Wynyard Woods

Billingham

Cleveland

TS22 5QX

Phone:

Email:

Submission: Objection

Comments: I object to the above planning application on the grounds of: removal of mature trees; excess pollution from car fumes; excess noise from vehicles visiting the site; potential car parking on verge; increased use of the security system which is paid for & provided by the residents; the proposed structure is not in keeping with the original plan; Go build it on the A689, where the owners are desperate to sell the land! Build us a community hall, playarea or a primary school, that would be useful to us, the people who keep this estate desirable.

From: PublicAccess
To: DevelopmentControl



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Application Reference No. : H/2006/0338
Site Address: On The Corner of, , The Wynd, Billingham, Wynyard,
Comments by: Elizabeth Richardson

From:

22

Amerston

Wynyard Woods

Billingham

Cleveland

TS22 5QX

Phone:

Email:

Submission: Objection

Comments: I object to the above planning application on the grounds of:
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vehicles visiting the site; potential car parking on verge; increased use of
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structure is not in keeping with the original plan; Go build it on the A689,
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playarea or a primary school, that would be useful to us, the people who keep
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To: DevelopmentControl

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Application Reference No. : H/2006/0338

Site Address: On The Corner of, , The Wynd, Billingham, Wynyrd,

Comments by: Chris Roberts, Traffic and Transportation

From:

HBC

Phone: 01429 523257

Email: chris.roberts@hartlepool.gov.uk

Submission: Neither

Comments: I would like to make the following comments on this application.

7 The parking requirement for the apartments is 1.5 spaces per dwelling. This development would require a maximum of 45 spaces, which the applicant has provided.

7 The parking requirements for the care home is as follows:

- o 2 spaces per residential staff
- o 1 space per 3 members of staff on duty at one time
- o 1 space per 8 residents (visitors provision)
- o 1 space for professional visitor

7 The applicant has not provided any details on the number of staff, which would be working at the care home. However the parking levels shown appears to be adequate for this type of development.

7 A travel plan to be set up with the Council's Travel Plan Co-ordinator before the Care Home becomes operational to help reduce vehicular movements to the development.

7 The cycle parking provision for cycles is 1 space per 4 dwellings secure covered storage for residents and 1 space per 6 dwellings for visitors. The applicant has stated that this will be provided in the apartments.

7 There have been no reports of traffic congestion on The Wynd to traffic section in my department. There will be slight increase in traffic flow however it would be very minor and would not have a major impact on The Wynd.

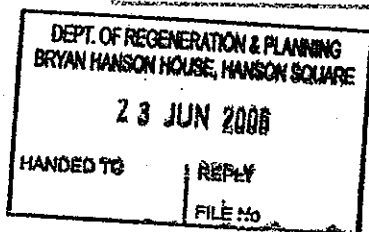
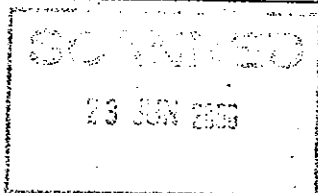


Grindon Parish Council

Planning Dept
Hartlepool Borough Council
Civic Centre
Victoria Road
Hartlepool
TS24 8AY

18 June 2006

Dear Sir or Madam,



PLEASE REPLY TO:-
THE PARISH CLERK
Robert Cooper
24 North Close
Thorpe Thewles,
Stockton-on-Tees,
TS21 3JY

H/2006/0338 Land on the corner of The Wynd, Wynyard Erection of a 50 bed residential care home and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 5

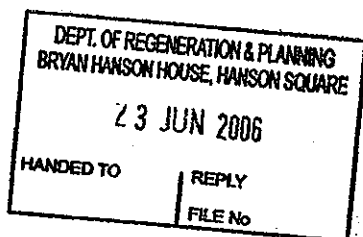
Following its meeting on 13 June, 2006, I was asked to write to Hartlepool Borough Council registering the Grindon Parish Council's objection to this application on the following grounds:

1. Proof of the need for a care home in this community has not been effectively demonstrated.
2. The density of the proposed development is too great for the existing situation.
3. The land in question should be used for residential development and not for commercial use as proposed in this application.
4. Solving the need for additional parking by felling more mature trees is unacceptable.
5. The entrance from which refuse is to be collected is in such a place that it will require a dangerous manoeuvre on the part of the lorry driver.
6. A 3 storey development is totally unacceptable. Any development on this site at what is the entrance of Wynayrd should be single story only.
7. This site was reserved for a school - where is it now proposed to put this? Further, it makes clear sense that the nursery application would be much better positioned here leaving the other site as open land as it is now.
8. The architecture is not in keeping with the high standards imposed everywhere else on Wynyard. The design does not look good or fit in.

Yours sincerely,

(Robert Cooper (Clerk to Grindon Parish Council))

F



Mr Hans Soeldner
3 Delamere
Wynyard Woods
Wynyard Park
Billingham TS22 5GH

Tel.: 01740-645176
Mobile: 07719669600
Email: Hbsoeldner@aol.com

23 JUN 2006

20.6.2006

Development Control Manager
Regeneration and Planning Department
Bryan Hanson House
Hanson Square
Hartlepool TS24 7BT

Re.: Ref.: H/2006/0338 Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 50.
Location: The Wynd/Brierly Drive Wynyard, Billingham

Dear Sir / Madam,

I am objecting strongly against the planned erection of a 50 place residential carehome and large blocks of flats off The Wynd, Wynyard, Billingham.

Such a large development would be in complete contrast to and out of character with the rest of the development. The planned buildings are high density accommodation which has never been built before at Wynyard. The fact that they are intended for older citizens does not guarantee that they will not be sold to anyone else at a later stage.

The residential home would attract a significant number of employees who would need ample parking and there would also have to be more spaces for deliveries and ambulances. The area is at the entrance to Wynyard and more extra traffic would be unwelcome and could lead to congestion at peak hours.

It would change the character of the the area significantly and Wynyard would be at risk for becoming another overdeveloped town.

There would be a further loss of our greenbelt area with loss of mature trees and wildlife habitat.

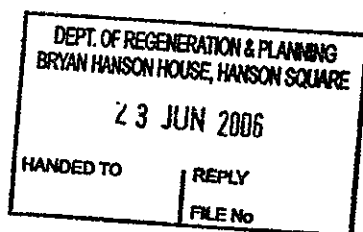
At the moment Wynyard is a quiet, lovely rural dwelling place and we do not want to lose that.

We are looking forwards to hearing from you.

Yours sincerely,

A. Soeldner

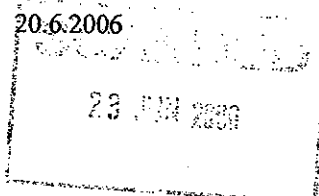
Hans Soeldner



Dr Shenaz Ismail
3 Delamere
Wynyard Woods
Wynyard Park
Billingham TS22 5GH

Tel.: 01740-645176
Mobile: 07746689475
Email: Hbsoeldner@aol.com

Development Control Manager
Regeneration and Planning Department
Bryan Hanson House
Hanson Square
Hartlepool TS24 7BT



Re.: Ref.: H/2006/0338 Erection of a 50 bed residential carehome and 4 blocks of apartments comprising 30 dwellings for occupation by people aged over 50
Location: The Wynd/Brierly Drive Wynyard, Billingham

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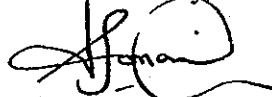
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It would change the character of the the area significantly and Wynyard would be at risk for becoming another overdeveloped town.

There would be a further loss of our greenbelt area with loss of mature trees and wildlife habitat. Recently a great crested newt has been spotted at that pond. This is a protected species and therefore a wildlife survey should be carried out, to make sure that such an endangered species does not get harmed.

I am looking forward to hearing from you.

Yours sincerely,



Shenaz Ismail

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Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett



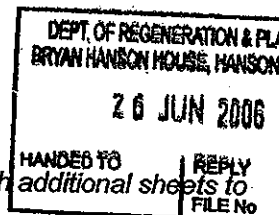
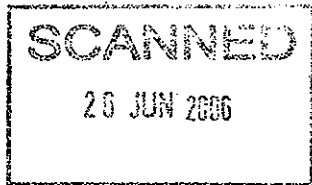
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I/We* have received your letter and want to object/do not want to object* to the proposal.

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

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

The development will be too large and out of keeping with the surrounding area and also cause traffic problems



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

Name (Please print)	DAVID LESTON	Mr/Mrs/Miss/Ms*
Address	Claxton Mount 4 Mannor Fields	
Date	21/6/06	
Telephone number	07790 335202	
Email address		

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

* Please delete as appropriate

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

Application No H/2006/0138

Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)

Location Land On The Corner Of The Wynd

Case Officer Roy Merrett

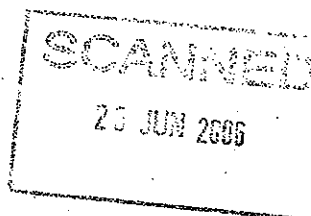
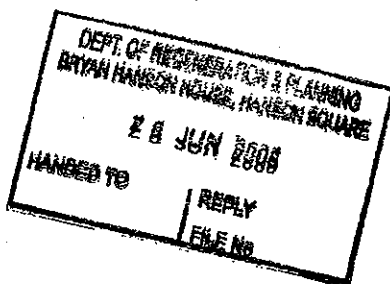


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I/We* have received your letter and want to object/~~do not want to object~~* to the proposal.

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

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



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

Name (Please print)	viswanath	Mr/Mrs/Miss/Ms*
Address	1 The Wynd Wynyard	
Date	12/6/06	
Telephone number		
Email address	viswa1@hotmail.com	

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

* Please delete as appropriate

For Official Use Only	
No objections	
Objections	
Comments	
Petitions	
No. of signatures	
For/Against	
Wishes to speak	
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0338.
Application No H/2006/0138
Proposal Erection of a residential care home (50 beds) and 4 blocks of apartments (30 units)
Location Land On The Corner Of The Wynd
Case Officer Roy Merrett



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

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

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

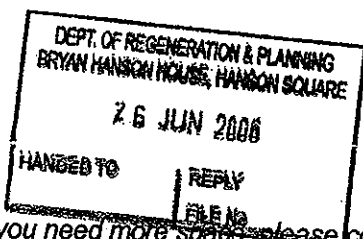
SCANNED

26 JUN 2006

OBJECTION letter

ATTACHED.

H/2006/0338.



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

Name (Please print)	B TOWSE	Mr/Mrs/Miss/Ms*
Address	12 SPRING BANK WOOD	
Date	21.6.06	
Telephone number	01740 644224.	
Email address		

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

* Please delete as appropriate

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



PLANNING APPLICATION H/2006/0338

PROPOSAL: Erection of a Residential Care Home (50 Beds) & 4 Blocks of Apartments (30 units).

LOCATION: Land on the Corner of the Wynd.

Case Officer: Mr Roy Merrett.

SCANNED

26 JUN 2006

I wish to object to the Proposal.

I have lived in Wynyard Village for approx 8 years, I bought into the original concept and vision of Wynyard to provide a Village environment. This concept is in danger of losing any identity due to the recent proposals and planning applications which are over developing Wynyard.

The construction of walkways in the woods by the pond and the destruction of trees and wildlife habitat.

The proposal is far to dense and why does it have to be built on a Greenfield site as you enter the West Gate, the traffic implications for parking is not enough parking for visitors, family & relatives and the staff at the Care Home and traffic could park in the surrounding area as an overspill (Springbank Wood) and walk to the Care Home via the walkways through the woods.

Leaving the site on to The Wynd will be a traffic hazard.

The proposal for the erection of the 30 flats in 4 blocks is totally out of keeping with the character of Wynyard Village.

Planning applications for flats has already been refused by SBC at the Old School House site and the 13th tee.

I would think it would be a better proposal to build a Nursery and Care Home on Wynyard One to the North of the A689.

I am totally against this proposal and hope that my objections would be taken into account.

B Towse

DEPT. OF REGENERATION & PLANNING BRYAN HANSON HOUSE, HANSON SQUARE	
26 JUN 2006	
HANDLED TO	REPLY
	FILE No



Mr G E Harvey
9 The Plantations
Wynyard Woods
Wynyard
TS22 5SN

Tel.: [REDACTED]

26.6.2006

Roy Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

45903

DEPT. OF REGENERATION & PLANNING BRYAN HANSON HOUSE, HANSON SQUARE	
24 JUN 2006	
HANDED TO	REPLY FILE No

Re.: Planning Application H/2006/0138
Development of Flats and Care Home at Wynyard

Dear Mr Merrett,

We have been informed that the developers who plan to construct a large development of 30 flats and a residential care home at Wynyard.

We are writing to lodge a strong objection to the proposal.

Our objection is on the following grounds:

1. The proposed location is a green field site, and development of this location would infringe PPG3 and the local SPG No.4 April 2005 High Density Development: Flats and Apartments.
2. The development would involve the destruction of trees, intrude on a wet woodland environment and destroy a wildlife habitat.
3. The development would possibly infringe BS5837 with regard to building distance from trees and woodland.
4. The nature of the development is not suitable due to the distance from infrastructure and shops.
5. The proposed development does not add value to the estate, and will increase traffic flows at a critical bottleneck location on the estate.
6. The development sits adjacent to other proposed developments (Nursery/Primary School, Security Office/Shops, Entrance/car park to Woodland Park etc), and will effectively over-develop a bottleneck location on the estate. This will not only adversely affect traffic flow on the Wynyard Estate, but will also back up onto the increasingly busy A689 with immediate road safety implications.
7. The increased traffic will lead to increased noise levels, and increased traffic not only from residents, but also visitors, will lead to street parking, which is forbidden in Wynyard covenants.
8. The proposed development is not in sympathy with the surrounding area and building types on Wynyard. There are no other three storey flats anywhere else on the estate, and there elevated nature would be very obtrusive.

(F)

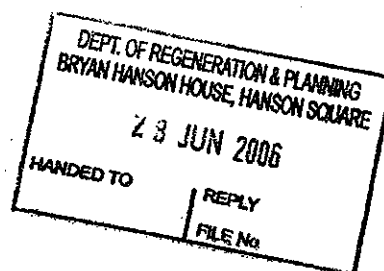
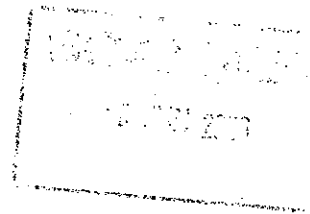
9. The proposed development does not respect the local architecture or character of the Wynyard development.
10. The small pond adjacent to the proposed development is full of wildlife. I believe that it is habited by several forms of amphibian, possibly including the great crested newt, which is an endangered and protected species. I believe that in these circumstances, a full bio diversity study of the pond would be required. I feel strongly, that both the construction activities and the on-going activity once the proposed development has been constructed and is in every day use would endanger this important habitat, and should not be allowed to proceed.

I look forward to hearing from you.

Yours sincerely



Graham Harvey

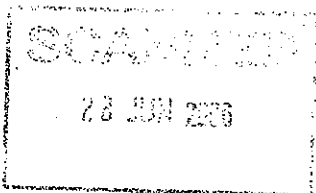




Mrs A N Harvey
9 The Plantations
Wynyard Woods
Wynyard
TS22 5SN

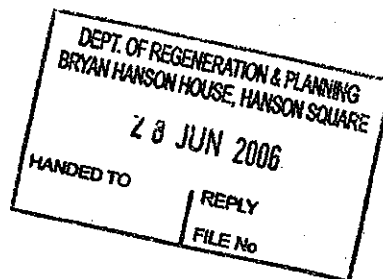
Tel.: [REDACTED]

26.6.2006



Roy Merrett
Principal Planning Officer
Hartlepool Borough Council
Bryan Hanson House
Hanson Square
Hartlepool
TS24 7BT

45904



Re.: Planning Application H/2006/0138
Development of Flats and Care Home at Wynyard

Dear Mr Merrett,

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Our objection is on the following grounds:

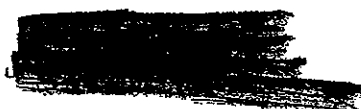
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2. The development would involve the destruction of trees, intrude on a wet woodland environment and destroy a wildlife habitat.
3. The development would possibly infringe BS5837 with regard to building distance from trees and woodland.
4. The nature of the development is not suitable due to the distance from infrastructure and shops.
5. The proposed development does not add value to the estate, and will increase traffic flows at a critical bottleneck location on the estate.
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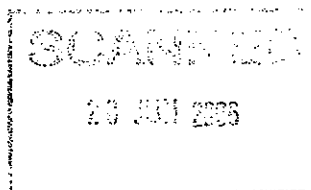
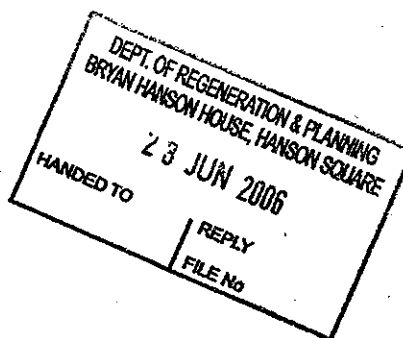
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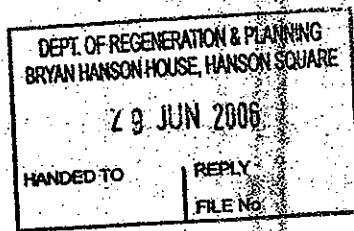
I look forward to hearing from you.

Yours sincerely



Nancy Harvey





1 Delamere
Wynyard Woods
Wynyard
Stockton-on-Tees
TS22 5GH



24th June 2006

Ref: Planning Application H/2006/0138

Dear Sir,

Please accept this letter as our formal objection to the above referenced planning application. We understand that this is a re-application but our original objection still stands.

In support of our objection we once again ask that the following items be taken into consideration:

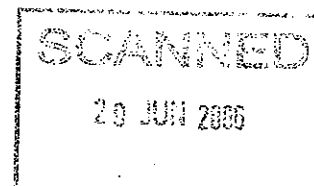
- (1) The development as described is not part of the original Wynyard plan
- (2) The site of the proposed development is on a green field location. In addition this particular location is close to some wet woodland and the development as proposed will result in the destruction of some existing wildlife habitats
- (3) The development as proposed is completely out of character with the rest of the Wynyard development. It is also clearly out of sympathy with existing building on Wynyard
- (4) We question whether this is a sustainable venture that is needed by the local community. We believe the infrastructure (facilities, public transport etc) is not in place to support such a project. We wonder therefore how this development as described adds value to the current Wynyard estate. Is there currently a shortage of the type of service this development would bring to the Cleveland area?
- (5) This development will greatly increase traffic levels beyond that supported by the existing road infrastructure. This increase in traffic will increase noise levels in a residential area and, we feel sure, create access problems for local Wynyard residents.

Having already been through the recent farce of the proposed commercial development not 50 yards from this latest scheme it saddens us to have to write to you once again. The original Wynyard plan was created with a purpose in mind. We hope that you will have both the vision and strength to adhere to it. We would urge you to consider strongly the re-location of this proposed development to the nearby Wynyard Business Park

Yours faithfully


Stuart Cornelius


Julie Cornelius



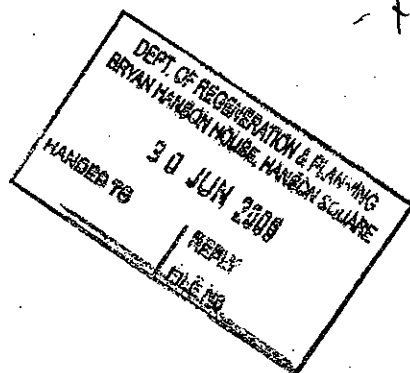
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FAO: Regen & Plng.

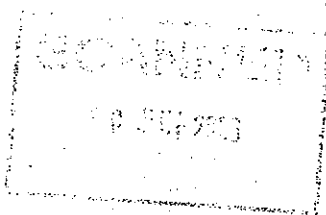
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H/2006/0338.



16 AMERSTON CLOSE
WYNYARD WOODS
BILLINGHAM
TEESSIDE
TS22 5QX
26-06-06



Dear Mr. Pearson

Hartlepool Borough Council Planning Applications H/2006/0027 and H/2006/0138

We write to you in support of Councilor Stan Kaiser's letter to yourself requesting that the above Planning Applications be CALLED - IN and that a public enquiry or similar be held to allow all of the residents of the Wynyard Estates to voice their objections to these Planning Applications.

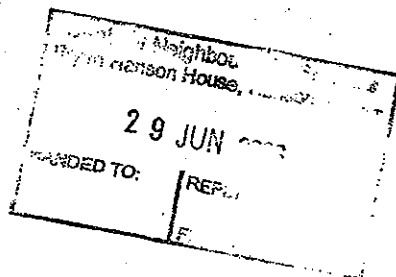
Many more people than those written to by the Borough Council strongly oppose these developments and it seems that the developers keep making minor changes to there plans to appease the Planning Dept, but are intent on building these developments which are wholly inappropriate and not in keeping with the estate design.

We hope you will support this request.

Yours sincerely

[Redacted signature]

Brian and Alma Stevens



Report of: Assistant Director (Planning and Economic Development)

Subject: SHIP DISMANTLING, GRAYTHORP DOCK

Background

The purpose of this report is to advise Members, taking into account the time limit for appealing against planning decisions i.e. 6 months, that it is possible in the near future that appeals may be lodged in relation to the Committee's decision to refuse planning permissions and a hazardous substances consent for ship dismantling and various related works at Graythorp dock.

The Committee will be aware that planning officers had recommended approval of the applications in question. This entails that officers could be compromised in being able to defend the LPA's position, particularly under cross-examination at a Public Inquiry. Accordingly, it is considered that planning officers of the authority should not be in a position to prepare and present the LPA's case on this occasion.

It is therefore recommended that planning consultants are appointed to prepare and present the LPA's case should the developer, Able UK decide to appeal the planning decisions.

In anticipation that Members are agreeable to this course of action and taking into account the tight timescales for submission of appeal related documents to the Planning Inspectorate, after consultation with the Chair of the Committee a number of consultancies have already been invited to tender (on a without prejudice basis), to act on behalf of the Local Planning Authority.

Recommendation

1. That authority be given to contest the appeals should they arise
2. That authority be given to officers to appoint consultants to prepare and present the LPA's case in relation to any appeals lodged, following an appropriate tendering process.
3. That the Committee be subsequently advised as to the appointment of consultants and the outcome of any Appeal.