
APPLICATION DETAILS

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| Application No: | 25/0189/FUL |
| Location: | Vacant land adjacent to new Medical Centre, Stokesley Road, Middlesbrough, TS7 0NB |
| Proposal: | Erection of single storey community building with associated parking and external works |
| Applicant: | Middlesbrough Council |
| Agent: | Middlesbrough Council |
| Ward: | Nunthorpe |
| Recommendation: | Approved with Conditions |

SUMMARY

Planning permission is sought for the construction of a community centre on land to the east of Stokesley Road and to the south of the existing doctor's surgery.

The relevant policies in the Council's 2014 Local Plan allocate the land subject of the application for residential development. The proposals are, therefore, considered to represent a departure from the adopted Development Plan.

Notwithstanding the above, however, the application site forms part of policies HO4 and HO4d of the Council's Publication Local Plan (PLP). Paragraph 49 of the National Planning Policy Framework sets out that appropriate weight can be given to relevant policies in emerging plans. Policy HO4d in the PLP states that the application site is allocated for residential development, a care home and a community hub. Mindful of which, the proposals for a community building are considered to be acceptable.

The design, layout and arrangement of the proposal have been assessed and are considered to be of a high quality that is in accordance with the relevant local and national policies.

The relevant neighbouring properties and technical services have been consulted on the proposals and no objections have been raised.

Given the above, it is the officer recommendation to approve conditionally.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is on the eastern side of Stokesley Road, Nunthorpe, and to the south of the existing doctor surgery.

Planning permission is sought for a community building with associated 13 space car park and landscaping. The building has a footprint that measures approximately 18 metres in length and 15 metres in width, and its height is 2.7 metres to the eaves and 4.0 metres to the ridge of the dual-pitched roof.

The external treatment for the building elevations would consist of Staffordshire Blue brickwork up to 600mm with a combination of render and timber cladding above. Windows and doors would be aluminium double glazed, and the roof being finished with a bitumen membrane.

To the south of the building is the community garden area which would be enclosed with a 2.1-metre-high weld mesh fence. To the northeast of the building is the 13-space car park which is constructed out of concrete. A concrete footpath would also surround the building and connect to the car park.

Separate detached bin and cycle stores are to the north of the building.

A detailed landscape scheme has been submitted as part of the application, which includes wildflower planting between the building and the access road, as well as around the car parking area. Fifteen Silver Birch trees will also be planted within the site.

PLANNING HISTORY

There is no relevant planning history associated with the application site.

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise.

Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).
- Stainton and Thornton Neighbourhood Plan (2022)

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

Housing Local Plan (2014)

- H1 – Spatial Strategy
- H10 – Nunthorpe
- H11 – Housing Strategy
- CS17 – Transport Strategy
- H29 – Land at Nunthorpe, South of Guisborough Road

- H31 – Housing Allocations

Tees Valley Joint Minerals & Waste DPDs (2011)

- MWC1 – Minerals Strategy
- MWC4 – Safeguarding of Minerals Resources from Sterilisation

Core Strategy DPD (2008)

- CS4 – Sustainable Development
- CS5 – Design
- CS18 – Demand Management
- CS19 – Road Safety
- DC1 – General Development

Supplementary Planning Documents

- Middlesbrough's Urban Design SPD (2013)
- Nunthorpe Design Statement SPD (2011)

Other Relevant Policy Documents

- Publication Local Plan (2025)
- Nunthorpe Grange Design Code (2018)
- Design Guide and Specification – Residential and Industrial Estates Development

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.

<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Neighbour Consultation

The application has been the subject of the standard notification of neighbouring properties by letter drop, which includes 5 different addresses. Following the consultation period, no objections or other representations were received from local residents.

Summary of Public Responses

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| Number of original neighbour consultations | 5 |
| Total numbers of comments received | 0 |
| Total number of objections | 0 |
| Total number of support | 0 |
| Total number of representations | 0 |

Responses from Internal Technical Services

Planning Policy – No objections

The principle of the proposed development of a community facility is considered acceptable. Subject to the consideration that the proposal is of a high quality design and accords with all other relevant provisions of the policies notes above, it may be deemed that the development does not conflict with the Development Plan.

Highway Planning – No objections subject to conditions

There are no objections to the proposals subject to three conditions requiring details of the cycle store, a method of works statement, and details of the construction of the site access.

Local Flooding Officer – No objections.

There are no objections to the proposed development in principle and the discharge rate of 3.5l/s in total.

Environmental Health – No objections subject to conditions

No objections to the proposals. The requested hours of use should be conditioned to restrict the use of the community centre to appropriate times.

A Phase 2 Site Investigation was submitted with the application.

Secured By Design Advisor – No objections

The development should be developed to accredited secured by design standards.

Responses from Statutory and External Consultees

There were no statutory or external consultees as part of this application.

PLANNING CONSIDERATION AND ASSESSMENT

1. The application relates to the erection of a single storey community building and associated parking and external works on Land adjacent to the new Medical Centre, Stokesley Road.

Principle of Development

2. The application site relates to an area of land within the wider 'Land at Nunthorpe, South of Guisborough Road' housing allocation identified in the 2014 Housing Local Plan. Policies H1, H10, H11, H29, and H31 collectively allocate the land for residential development and are, therefore, relevant to this application. As the proposal regards the construction of a community building, it would represent a departure from the adopted Development Plan.

3. The application site also forms part of the 'Nunthorpe Grange' housing allocation identified in Policies HO4 and HO4d of the Council's Publication Local Plan (PLP). The Council is in the process of reviewing its Local Plan and the PLP, which was approved by the Council on the 5th March 2025 and is currently subject to a period of public consultation. Paragraph 49 of the National Planning Policy Framework (NPPF) sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the NPPF. It is considered that some weight may be given to PLP policies in the determination of this planning application.

4. PLP Policy HO4d states that Nunthorpe Grange is allocated 'for the development of approximately 250 dwellings, a care home and a community hub'. Indeed, criterion g states that proposals for development of the site should '*provide a community hub and community garden, community hall or places of worship*'. In principle, it may therefore be considered

that the proposed development of a community building on land adjacent adheres to this policy.

5. Policy CS4 requires all development to contribute towards the achievement of sustainable development principles. In addition to provisions of Policy CS4 referenced throughout the comments below, this includes *ensuring everyone has access to leisure and other community and cultural facilities that they need in their daily lives and the incorporation of Sustainable Drainage Systems to mitigate against localised flooding, promote water conservation and help protect water quality*. The construction of a community centre building is considered to adhere to the criterion of ensuring local access to a community facility. The drainage implications will be considered later in the report.

6. Overall, it is considered that the principle of a proposed community centre building is acceptable.

Design, Layout and Arrangement Considerations

7. Policies CS4, CS5, and DC1 require all development proposals to demonstrate a high quality of design that positively contributes to the character and appearance of the surrounding area. This includes the layout, form, scale, and materials. Middlesbrough's Urban Design Guide Supplementary Planning Document (SPD) also provides a range of design related guidance that is applicable to proposals across the borough. It states that new development should look to strengthen and reinforce the locally distinctive identity, create places to be proud of and avoid bland, contextless design that may lead to 'anywhere' developments whilst avoiding promoting pastiche development.

8. The Nunthorpe Design Statement SPD is of relevance to the proposed development. It aims to maintain the distinctive character of Nunthorpe and provides guidance on the design of development in the area. Guidance C1 emphasises that it is *important to retain and develop a variety of facilities for the continuation and growth of a successful community, which can be achieved through improvements to community facilities, and through socially and environmentally sustainable community buildings*. Guidance D1 encourages high quality contemporary architecture that responds to the context of its particular location and references locally distinctive detailing. Moreover, Guidance D3 encourages the use of high quality sympathetic materials and details. The Nunthorpe Grange Design Code, which is also of relevance to the proposal, contains guidance that seeks to ensure high quality development with a unique character is created at Nunthorpe Grange, whilst also incorporating some of Nunthorpe's existing features.

9. In addition to the community building, the development involves the erection of associated bin and cycle stores, the formation of a substantial community garden area, and tree and soft landscape planting across the application site.

10. The design and finishing materials for the proposed community building are considered to be a high quality. The single storey height and low-pitched roof are considered to complement and be sympathetic to the adjacent medical centre building. Concerns were raised over the height of the proposed weld mesh fencing that would be installed to enclose the community garden area, which may have created a harsh appearance given its particularly prominent location. The applicant has agreed to reduce the overall height from 2.4 metres to 2.1 metres. The hard and soft landscaping across the site is considered to be acceptable and would allow the proposals to fit in with the local semi-rural environment. Details of the finishing materials of the bin and cycle store can be secured by a condition.

11. Such a design ethos and use of finishing materials is considered to be acceptable and in line with the relevant design policies.

Impacts of Surrounds

12. Policy DC1 identifies that development proposals must have a minimal effect on the amenity of the surrounding environment and nearby properties. The building is separated from nearby houses by Stokesley Road and the low building height is unlikely to have any harmful or oppressive impacts on nearby residents. The activities associated with the proposal are not expected to impact on any local residents given the overall size of the building and its requested hours of use (weekdays until 9pm). A condition is recommended to restrict the hours of its use to safeguard local residents.

Highways Considerations

13. Policies CS17, CS19, and DC1 require development proposals not to have a detrimental impact upon the operation of the strategic transport network, road safety, and the capacity of the road network. Policy H29 advises that the allocated 'Land at Nunthorpe, South of Guisborough Road' housing site will not be brought forward until an agreement on the provision of a park and ride facility has been secured, or the Longlands Road to Ladgate Lane Road has been secured and a timetable for implementation agreed. Neither of these transport infrastructure schemes has been agreed. Evidently, a medical centre has been granted consent on the allocated site (reference 20/0644/FUL) and constructed in advance of an agreement on the schemes being made, thereby establishing a precedent. Provided that the impact of a proposal on the highway network would not be detrimental, or could otherwise be satisfactorily mitigated by other measures, this precedent may justify the approval of a development in the absence of any agreement on the aforementioned transport schemes.

14. Policies CS18 and CS19 encourage development proposals to incorporate measures that improve the choice of sustainable transport options available to people and schemes that promote their use. Similarly, Policy CS4 requires development to minimise or reduce reliance on private car travel, encouraging the use of sustainable forms of transport.

15. The application has been supported by a Transport Statement which has assessed the potential movements associated with the development using comparison of similar sites taken from the nationally recognised TRICS database. As would be expected given the location, scale and nature of the proposed development, vehicular movements are anticipated to be minimal and will not have a material impact on the surrounding highway network.

16. Vehicular access to the development is to be via a new access taken from the existing access road that serves the adjacent Nunthorpe Medical Centre. This access meets the relevant standards in terms of width and sightlines and serves a small car park of 14 spaces, which is in accordance with the Tees Valley Highway Design Guide for development of this type.

17. The site would be accessible via public footpaths and bus services can be accessed at stops a short walk away on Stokesley Road and Guisborough Road. In addition, the site is a relatively short distance from Nunthorpe train station and there is a combined cycleway/footpath near to the site along Dixon's Bank/A172. Cycle parking would be provided, supporting users of the community facilities to travel by bicycle.

18. Access for those arriving by foot/cycle is from the traffic-free shared ped/cycle route to the west of the proposed site, which also serves the Medical Centre. Cycle parking in

accordance with the relevant standards is provided for the community centre and will be secured by a suitably worded condition.

19. From a Highways perspective, there are no objections to the proposals subject to three conditions. One that requires the access to be constructed prior to the use of the development, another for a method of works statement to ensure construction of the development without affecting the area, and the third condition for details of the cycle store.

Drainage Considerations

20. In principle, there are no objections to the development at this location and as designed and the Flooding Officer is in agreement with the proposed discharge rate of 3.5 l/s in total, subject to certain points of clarification which can be secured by condition.

Biodiversity Net Gain

21. Since April 2024, BNG has become a mandatory requirement under Schedule 7A of the Town and Country Planning Act 1990. All relevant applications must deliver a BNG of 10%, which means that development will result in a more or better quality natural habitat than there was before development.

22. The application has been supported by a Biodiversity Net Gain Assessment. Within the actual development site, the report notes that habitats on site are dominated by rough grassland. The grassland covers an area of 0.25 hectares and provides 1.03 habitat units.

23. Using the Biodiversity Metric tool version 4.0, a net gain of 19.9% in biodiversity would be achieved through on-site measures mainly through the planting of 15 new trees and introducing wildflower across the site.

24. It is the Officer view that the site is capable of providing the net gain required and this can be detailed in the biodiversity gain plan that will need to be submitted to discharge the standard BNG condition. In addition, a condition is recommended to request a maintenance plan to give comfort to the LPA that the BNG can be achieved for the minimum 30 years.

Residual Matters

25. As identified in the Tees Valley Joint Minerals and Waste Development Plan Documents, the application site is located within the minerals safeguarding area for salt and gypsum. Policies MWC1 and MWC4 are therefore applicable. Collectively, these policies aim to protect mineral resources from unnecessary sterilisation. As the development would contribute towards the provision of community facilities in the local area, it may be considered that this outweighs the need for salt and gypsum. Furthermore, as the proposal is located on a site that is largely surrounded by residential development, mineral extraction is unlikely.

26. As already referenced above, the Council is in the process of reviewing its Local Plan. The Publication Local Plan (PLP) is currently subject to a period of public consultation and, given the provisions of the NPPF, it is considered that some weight may be given to PLP policies in the determination of this planning application. In addition to the aforementioned HO4 and HO4a, PLP Policy NE10 is also considered to be of relevance to this application. The proposed development includes the installation of an underground attenuation tank. In accordance with part c.iii. of Policy NE10, it is strongly encouraged that a natural SuDS solution is utilised in the management of water on the site. Underground attenuation should only be considered acceptable where natural methods are not feasible for technical reasons. Such drainage proposals can be considered through the discharge of the respective condition.

Conclusion

27. Overall, the proposed development is considered to be acceptable and deemed to be in accordance with the relevant local policies and represents a quality of development that can be supported.

28. The officer recommendation is to approve subject to conditions.

RECOMMENDATIONS AND CONDITIONS

Approve with Conditions

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby approved shall be carried out in accordance with the following approved plans:

- a) Existing Site Location Plan (A001)
- b) Proposed Elevations – Planning (A004)
- c) Proposed Key Plan – Planning (A003)
- d) Proposed Site Layout and External Works – Planning Rev P1 (A005)
- e) Proposed Site Layout and External Works Rev T5 (A115)

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

3. Samples of Materials

The development hereby approved shall only be carried out using finishing materials of which samples have been submitted to and approved by the Local Planning Authority.

Reason: To ensure the use of satisfactory materials

4. Site Investigation and Remediation Works

Before the commencement of any development works hereby approved, a full and competent site investigation, including a risk assessment, to identify any contamination present and to specify any remediation works which may be needed to be carried out to the site in order to bring it to a standard suitable for use, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, any remediation works required shall be carried out in accordance with the approved details prior to the commencement of the development. Prior to the commencement of development on site, validation of the remediated site shall be provided in the form

of a detailed completion statement confirming that works set out and approved by the local planning authority were completed and that the site is suitable for its intended use.

Reason: To ensure the appropriate decontamination of the site in the interests of safety, local amenity, and the amenities of the future occupiers of the site.

5. Construction of Access

The development hereby approved shall not be occupied unless or until the means of vehicular/pedestrian access from the public highway has been constructed and surfaced to at least a base course level, in accordance with the details shown on approved drawings, or such plans which are subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: To confine access to the permitted points in the interests of good management of the highway and to minimise the number of vehicle accesses onto the highway in the interests of free flow of traffic and safety of highway users having regard for policy DC1 of the Local Plan and sections 9 and 12 of the NPPF.

6. Method of Works Statement

The development hereby approved shall not be commenced until a detailed method of works statement has been submitted to and approved in writing by the Local Planning Authority. Such statement shall include at least the following details:

- a) Routing of construction traffic, including signage where appropriate;
- b) Arrangements for site compound and contractor parking;
- c) Measures to prevent the egress of mud and other detritus onto the public highway;
- d) A jointly undertaken dilapidation survey of the adjacent highway;
- e) Program of works; and,
- f) Details of any road/footpath closures as may be required.

The development must be carried out in accordance with the approved details.

Reason: To ensure that the development can be carried out in a manner that will not be to the detriment of amenity of local residents, free flow of traffic or safety of highway users having regard for policy DC1 of the Local Plan.

7. Cycle Store Details Required

The development hereby approved shall not be occupied/brought into use until covered and secure cycle parking facilities, for 6 cycles, have been provided in accordance with drawing(s) to be submitted to and approved in writing by the Local Planning Authority. Such drawings to show the position, design, materials and finishes thereof. Thereafter the cycle parking facilities shall be retained in perpetuity for the sole purpose of parking cycles.

Reason: To promote use of cycles reducing traffic congestion and in the interests of the amenities of residents to ensure a satisfactory form of development having regard for policies DC1, CS4 and CS5 of the Local Plan and sections 9 and 12 of the NPPF.

8. Refuse Store

The development hereby approved shall not be brought into use until the

refuse/recycling store has been provided in accordance with any drawings which are submitted to and approved in writing by the Local Planning Authority. Such drawings shall show the position, design, materials and finishes thereof. Thereafter the refuse/recycling store shall be retained in perpetuity for the sole purpose of refuse/recycling storage.

Reason: In the interests of the amenities of residents to ensure a satisfactory form of development having regard for policies DC1, CS4 and CS5 of the Local Plan and section 12 of the NPPF.

9. Hours of Opening

The community building shall not be open for use outside the hours 10:00 and 21:00 Monday to Friday.

Reason: In the interests of amenity of residents having regard for policy DC1 of the Local Plan and section 12 of the NPPF.

10. Implementation of Soft Landscaping

The tree planting and associated landscaping works as detailed on the approved drawings shall take place during the first available planting season (October-March) following the first occupation of the development hereby approved. The Local Planning Authority shall be notified within two weeks of the landscape planting works.

Reason: To ensure a satisfactory form of development in the interest of visual amenity and the character of the area having regard for policies CS4, CS5 and DC1 of the Local Plan and sections 12 and 15 of the NPPF.

11. Replacement Tree Planting

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure a satisfactory form of development in the interest of visual amenity and the character of the area having regard for policies CS4, CS5 and DC1 of the Local Plan and sections 12 and 15 of the NPPF.

12. Ecology – Mitigation During Construction

Ecological mitigation measures based on those detailed in the submitted Ecological Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. Any mitigation measures approved by the Local Planning Authority shall then be implemented during construction.

Reason: To protect the ecology of the site and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development having regard to policy CS4 of the Local Plan and section 15 of the NPPF.

13. Wildlife Mitigation

Additional mitigation measures to enhance biodiversity at the site, as set out in the approved Ecological Impact Assessment by E3 Ecology, and detailed below, shall be

implemented prior to the first use of the development hereby approved.

- a) Installation of two integrated bird nesting opportunities suitable for species such as swift, house sparrow, starling, house martin and/or swallows, and two bat roosting features in the new buildings at the site.
- b) Creation of hedgehog, reptile and amphibian hibernacula or habitat piles.
- c) Wildflower grassland to be incorporated into the landscaping proposals.
- d) Landscape planting is to be designed to enhance structural diversity and will include plants bearing flowers, nectar and fruits which are attractive to invertebrates, thereby helping to maintain food resources for wildlife in general.

The details of the mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and retained as part of the development in perpetuity.

Reason: To enhance habitats for wildlife in accordance with the requirements and guidance of the National Planning Policy Framework.

14. Surface Water Drainage Scheme

Prior to the commencement of the development on site a detailed surface water drainage scheme (design and strategy) shall be submitted to and approved in writing by the Local Planning Authority. The scheme should be designed, following the principles as outlined in the Flood Risk assessment Ref 246149-BGP-00-XX-RP-C-0001 (Revision 1), Dated 28 February 2025 & Drainage Philosophy Ref 246149-BGP-00-XX-RP-C-0002 (Revision 1), Dated 28 February 2025 and the development shall be completed in accordance with the approved scheme.

The design of the drainage scheme shall include, but not be limited to:

- i. The surface water discharge from the development must be limited to a Greenfield run off rate (Qbar value) with sufficient storage within the system to accommodate a 1 in 30 year storm.
- ii. The method used for calculation of the existing greenfield run-off rate shall be the ICP SUDS method.
- iii. The design shall ensure that storm water resulting from a 1 in 100 year event, plus climate change surcharging the system, can be stored on site with minimal risk to persons or property and without overflowing into drains, local highways or watercourses.
- iv. Provide an outline assessment of existing geology, ground conditions and permeability.
- v. The design shall take into account potential urban creep.
- vi. The flow path of flood waters for the site as a result on a 1 in 100 year event plus climate change (Conveyance and exceedence routes)

This should be accomplished by the use of SuDs techniques, if it is not possible to include a sustainable drainage system, details as to the reason why must be submitted.

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area having regard for policy CS4 of the Local Plan and section 14 of the NPPF.

15. Surface Water Drainage Management Plan

Prior to the commencement of the development on site, details of a Surface Water

Drainage Management Plan must be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include:

- i. A build program and timetable for the provision of the critical surface water drainage infrastructure.
- ii. Details of any control structure(s) and surface water storage structures
- iii. Details of how surface water runoff from the site will be managed during the construction Phase
- iv. Measures to control silt levels entering the system and out falling into any watercourse or public sewer during construction.

The development shall, in all respects, be carried out in accordance with the approved Management Plan.

Reason: To ensure the development is supported by an appropriately designed surface water disposal infrastructure scheme and to minimise the risk of increased flooding and contamination of the system during the construction process having regard for policies DC1 and CS4 of the Local Plan and section 14 of the NPPF.

16. Surface Water Drainage Management and Maintenance Plan

The development shall not be occupied until a Management & Maintenance Plan for the surface water drainage scheme has been submitted and approved by the Local planning Authority; the plan shall include details of the following:

- i. A plan clearly identifying the arrangements for the adoption of the surface water system by any public authority or statutory undertaker (i.e s104 Agreement) and any other arrangements to secure the operation of the scheme throughout its lifetime.
- ii. Arrangements for the short and long term maintenance of the SuDS elements of the surface water system

Reason: To ensure that the surface water drainage infrastructure is maintained to minimise the risk flooding in the locality having regard for policy CS4 of the Local Plan and section 14 of the NPPF.

17. Biodiversity Gain Plan

The development hereby approved shall not commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: As required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990.

18. Biodiversity Gain Plan

The development hereby approved shall not commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: As required under the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990.

REASON FOR APPROVAL

This application is acceptable as the proposed community building and associated works is

in full accordance with the relevant national and local planning policies.

In particular, the proposed development adheres to the principles and guidance contained within the National Planning Policy Framework and the policies regarding sustainable development, the efficient use of land, transport and accessibility, appropriate measures to mitigate flood risk, conserving and enhancing the historic environment, and it would not be detrimental to the amenities of local residents and other neighbouring uses.

Accordingly, the Local Planning Authority considers that there are no material planning considerations that would override the general assumption that development be approved unless other material factors determine otherwise.

INFORMATIVES

Informatives: Highways Related Matters

Interference or Alteration of the Highway

Interference or alteration of the highway requires a licence under the 1980 Highways Act. Connections to public sewers in the highway require a licence under 1991 New Roads and Street Works Act. The applicant should contact the Highway Authority (tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRASWA licence, if either or both of these licences are required

Formation of Access to Unclassified Road

Planning permission does not automatically include Highway Authority Permission. While planning permission is not required for a new/amended access onto an unclassified road the permission of the Highway Authority to carry out works in the highway is required. This application includes the formation of an access onto an existing access road which is unclassified. The applicant is strongly advised to contact the Highway Authority (tel: 01642 728156) prior to any work commencing on site so that this access can be discussed.

Highways Consent/Appropriate Licences

The permission hereby granted should not be construed as authority to place signage, skips, scaffolding, hoarding or building materials within the public highway nor allow cranes/structures to oversail the public highway. Highways consent and the appropriate licence(s) are required prior to these activities.

Further information can be found at: <https://www.middlesbrough.gov.uk/parking-roads-and-footpaths/roads-and-highways/highway-licences> or contact the Highway Authority (tel: 01642 728153).

Informative: Drainage Related Matters

Sustainable Drainage Systems

Sustainable Drainage Systems (SuDS) should be considered when designing drainage, driveways and car parking areas

Permeable Surfacing

Guidance on permeable surfacing of front gardens is available on the Communities and Local Government Website: www.communities.gov.uk

IMPLICATIONS OF THE DECISION

Environmental Implications:

The proposal relates to community development and its environmental impacts have been considered within the report above. Such considerations have included amongst others, visual implications, privacy and amenity, noise and disturbance and ecological implications. In view of all those considerations, it is on balance judged that in this instance the associated environmental impacts are considered to not be significant.

Biodiversity net gain has been taken into account in relation to this report and is detailed above.

The proposed development is not in scope for Nutrient Neutrality.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the recommendation is made having taken regard of the Local Development Plan Policies relevant to the proposals and all material planning considerations as is required by law.

The proposed development raises no implications in relation to people's Human Rights.

Public Sector Equality Duty Implications:

This report has been written having had regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act 2010 and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

There are no matters relating to this application which relate to harassment, victimisation or similar conduct or which would affect equality of opportunity or affect the fostering of good relations between people with and without protected characteristics.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report. Specifically, considerations around designing out opportunity for crime and disorder have been detailed within the report. Whilst actions of individuals are not typically a material planning consideration in reaching a decision in this regard, designing out the opportunity for crime and disorder is aligned to good quality design and is, in that regard a material planning consideration.

Financial Implications:

None

Background Papers

None

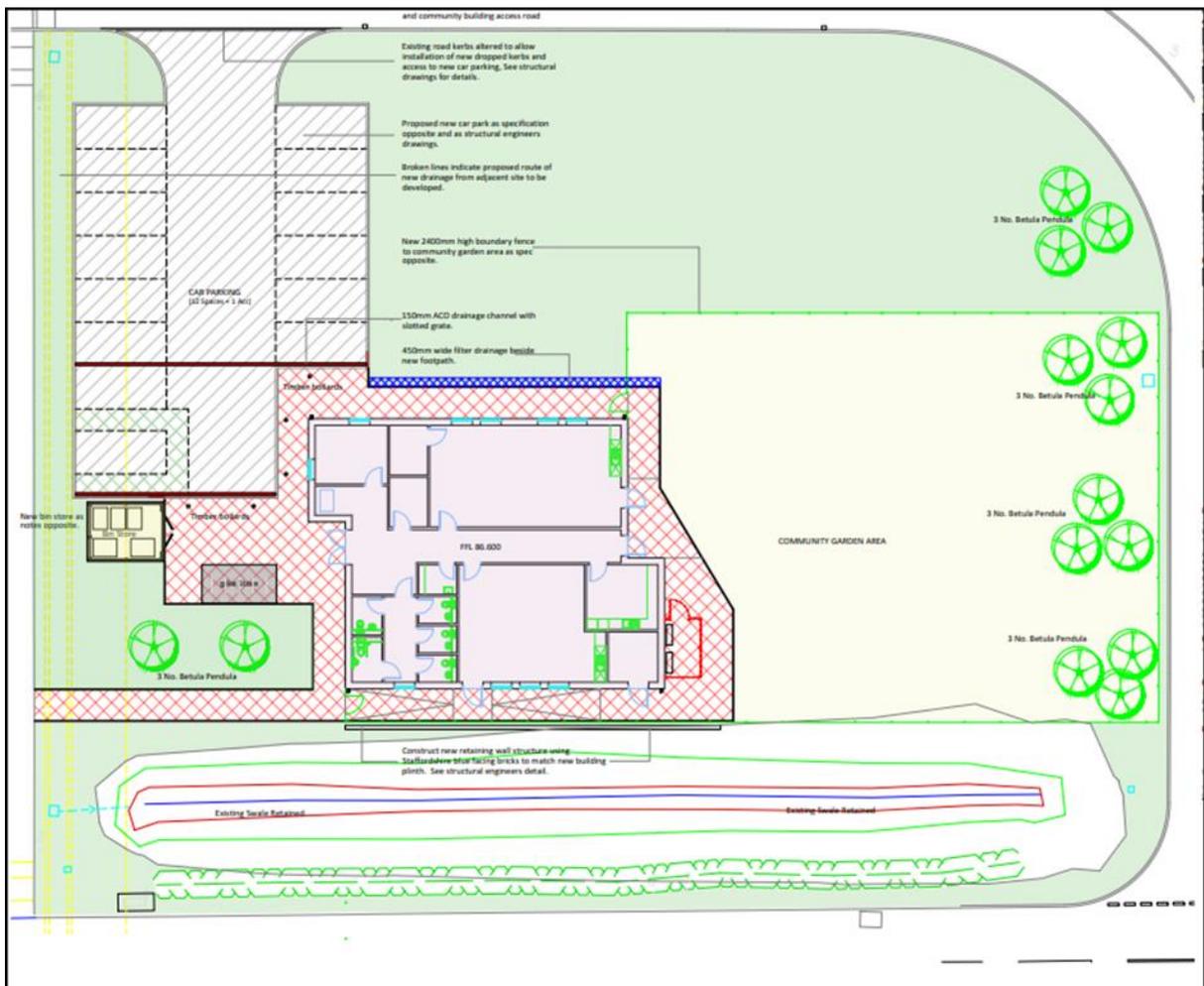
Case Officer: Peter Wilson

Committee Date: 3rd July 2025

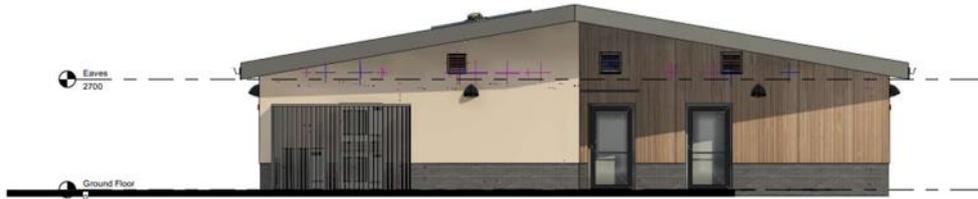
Location Plan



Proposed Site Plan



Proposed Elevations



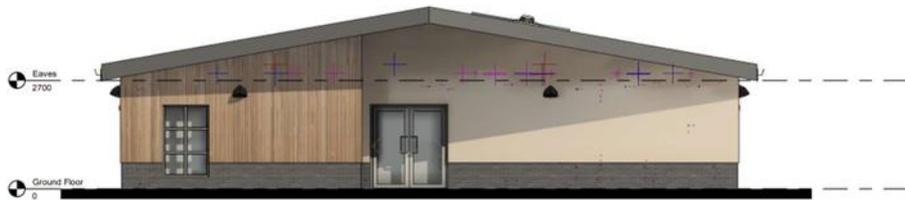
1 South East Elevation
1:50



2 North East Elevation
1:50



3 South West Elevation
1:50



4 North West Elevation
1:50