

# Redcar and Cleveland Borough Council

## Planning (Development Management)

APPLICATION NUMBER:	R/2023/0836/FFM
LOCATION:	NORMANBY HALL NORMANBY HALL PARK NORMANBY MIDDLESBROUGH TS6 0HH
PROPOSAL:	Change of use of former care home to 11no. apartments, erection of 14 no. 2.5 storey dwellings and 7 no. 2 storey dwellings, including associated community spaces, car parking and infrastructure.

### [Planning Application Details](#)

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#### APPLICATION SITE AND DESCRIPTION

Permission is sought for change of use of former care home to 11no. apartments, erection of 14 no. 2.5 storey dwellings and 7 no. 2 storey dwellings, including associated community spaces, car parking and infrastructure.

The application relates to Normanby Hall, Normanby Hall Park, Normanby. The Grade II country house is set in 2.8 hectares of parkland. The vacant building was last used as a care home. The application site is located within a residential area containing a mix of large detached two storey dwellings, semi detached dwellings, terraced dwellings, dormer bungalows and bungalows. The site is accessed via an access track extending off Normanby Hall Park to the north of the site. The parkland contains mature tree covered particularly to the north, north east and south east of the hall. Many of the trees are protected by Tree Preservation Order 34 which includes individual and groups of trees. The site also contains a partly-culverted watercourse.

This application seeks consent to change the use of the former care home into 11 apartments. Each of the 11 apartments will have two bedrooms, 3 apartments will contain a double bedroom and single bedroom and the other 8 apartments will contain two double bedrooms. Each apartment will have either a separate kitchen and living room/dining room or an open plan kitchen/dining/living room and a bathroom. One first floor apartment will have an additional en-suite bathroom. The apartments will range in size with floor areas from 62 square metres to 81 square metres. The exterior repairs and internal alterations will be assessed separately under the listed building consent (R/2023/0837/LB).

The application seeks consent to construct 21 detached dwellings within the grounds of Normanby Hall. 14 of the dwellings will be 2.5 storeys high with dormer extensions in the roof to serve bedrooms and 7 two storey dwellings. The ridge height of the dwellings will vary between 8.1m and 8.6m. All 21

dwelling will have a detached garage and private driveway. There will be three proposed house types. All dwellings will have four bedrooms. The dwellings with rooms in the roof include a study and snug area. Each dwelling will have a private rear garden and open gardens to the front.

The three proposed house types are inspired by Bonomi architecture. Normanby Hall was designed by Ignatius Bonomi and constructed in the 1800's. The proposed house types will feature two brick courses and two roof types. The buildings will feature a combination of buff and red brick, Spanish slate roof tiles and window hood moulding.

The development will include community green space to the front of the hall including a feature sculpture and pond.

The site will be accessed via Normanby Hall Park to the north and Coach House Mews to the west. The access via Normanby Hall Park will serve 24 properties consisting of 9 of the hall apartments and 13 dwellings. The existing tarmac track leading from Normanby Hall Park is under separate ownership and not wide enough to accommodate two cars passing. The proposed site plan includes a vehicular waiting point opposite Plot 1 with priority given to vehicles ingress from Normanby Hall Park. 9 apartment parking spaces will be provided to the north side of the hall. A further 2 apartment parking spaces will be located on the south side of the hall in a parking area containing four visitor parking spaces. Further visitor parking spaces will be located along the access road to the dwellings to the east of the hall. In terms of Coach House Mews, a further access point will be created onto the existing highway and area of open space. The proposed highway works to Coach House Mews access will create access for 6 dwellings in addition to the apartment and visitor parking detailed above. The highway works will include a footpath which will tie into the existing footpath on the eastern side of Coach House Mews.

A refuse area for bins is to be located to the north of the hall alongside the existing access track into the site. The proposed site plan includes a bin lorry swept path analysis to highlight a bin lorry will be able to turn around within the site when collecting refuse from the hall apartments.

The plans under consideration are revised. The original application proposed the construction of 19 bungalows and 21 terraced 'almshouse' with the grounds of the hall.

The plans have been further revised with the most recent revision received on 14<sup>th</sup> January 2025. The changes are as a result of further discussions relating to the retention of trees. A number of the dwellings to the north east and east of the site have been brought further south into the site in order to retain more of the woodland tree cover to the rear.

The application has been accompanied by:

- Site location plan

- Existing and Proposed site plans
- Existing and proposed elevation and floor plan drawings of Normanby Hall
- Proposed elevation and floor plans for different house types
- Boundary fence details
- Proposed external works site plan
- Proposed refuse enclosure details
- Design and Access Statement
- Drainage Strategy
- Drainage layout
- Transport Access Statement
- Nitrate Neutrality Statement
- Ecological Impact Assessment
- Affordable Housing Statement
- Aboricultural Survey
- Heritage and Planning Statement
- Biodiversity Net Gain Statement

## **DEVELOPMENT PLAN**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

## **NATIONAL PLANNING POLICIES**

National Planning Policy Framework (NPPF)

## **REDCAR & CLEVELAND LOCAL PLAN (2018)**

SD1 Sustainable Development  
 SD2 Locational Policy  
 SD3 Development Limits  
 SD4 General Development Principles  
 SD5 Developer Contributions  
 SD7 Flood and Water Management  
 LS1 Urban Area Spatial Strategy  
 H2 Type and Mix of Housing  
 H3 Housing Allocations  
 H3.7 Normanby Hall  
 H4 Affordable Housing  
 N4 Biodiversity and Geological Conservation  
 HE2 Heritage Assets  
 HE3 Archaeological Sites and Monuments

## **OTHER POLICY DOCUMENTS**

Design of Residential Areas Supplementary Planning Document (July 2011)

## **PLANNING HISTORY**

R/2023/0837/LB - Listed building consent for conversion of former care home into 11 residential apartments – pending consideration

R/2017/0863/TR - Land at Normanby Hall - remove two secondary stems of grey poplar (T1) overhanging garden of 4 The Mount

High hedge complaints 2014 and 2015 relating to conifer trees

R/2013/0251/TR - Crown lifting and crown reduction of 2 sycamore trees and crown lifting of 1 beech tree (L/TPO/34)

R/2013/0050/TR - Felling of 2 sycamore trees and crown reduction of 1 beech tree (L/TPO/no.34)

L/1993/0721/TR - Crown lifting and deadwooding of an oak tree (L/TPO/34-T13)

L/1991/0788/TR - Felling of a beech tree - Langbaugh T.P.O. NO.34 - Area 7

L0024/81/UN Normanby Hall, Normanby Hall, Normanby, Redcar & Cleveland - Outline Application For The Erection Of Nineteen Detached And Semi-detached Bungalows – allowed on appeal

## **RESULTS OF CONSULTATION AND PUBLICITY**

The application has been advertised by means of a press notice, site notice and neighbour notification letters.

The application has been consulted on three times.

First consultation period (February to March 2024)

Second consultation period (17/10/2024 – 02/11/2024) – revised scheme with reduced number of dwellings

Third consultation period (23/10/2024 – 02/11/2024) - revised application description to include breakdown of number of 2.5 and 2 storey dwellings for clarification purposes. There was no change in the plans noted on the 17/10/2024.

As a result of the three consultation periods written representations have been received have been received from 142 people objecting to the application, 3 in support and 6 neutral comments. The comments are summarised as follows:

### **First consultation period**

#### **Support**

- *Very interested in hearing more about these dwellings as a potential buyer*
- *Brilliant idea to bring a historic building back to life*

## **Objections**

- *Highway safety concerns regarding access from Coach House Mews, Normanby Hall Park and surrounding streets*
- *Coach House Mews is small cul de sac with existing parking issues and doesn't have a footpath around all of street – not built as through road*
- *Concerns regarding loss of protected trees and impact on wildlife*
- *Protected trees not shown accurately on plans – does show true accuracy of trees to be removed*
- *Concerns regarding loss of privacy following tree removal*
- *Concerns regarding increase in traffic in local area*
- *In favour of redevelopment of Hall but against removal of all existing trees*
- *Too many new houses proposed - overdevelopment*
- *Proposed entrance offers no footpaths for children to stand on*
- *Infrastructure of Normanby area is a breaking point and additional development unsustainable*
- *Concerns regarding impact of construction traffic on Cricket Lane and neighbouring streets*
- *Need for bungalows*
- *Concerns regarding surface/stormwater runoff calculations and existing issues with flooding in neighbouring properties*
- *Would object to any future Housing in Multiple Occupation of the Hall*
- *Concerns regarding over 55 'almshouse' and possibly tenancies*
- *Tree removal plan appears inaccurate and does not show full extent of trees to be removed*
- *Ecological Impact Assessment confirms approximately ten thousand square metres of priority woodland habitat is to be removed*
- *R&C housing land supply and allocations background evidence paper 2016 indicates the area to south of hall ... avoiding valuable protected trees appear to provide the principal area for development*
- *Removal of trees and lack of screening are significant loss of amenity to my property*
- *Concerns development will cause excessive traffic and congestion on Cricket Lane. Existing problems along Cricket Lane from parked cars outside of individual properties*
- *Concerns regarding the number of dwellings proposed within the grounds of the hall and impact on trees*
- *Woodland and trees part of the street scene and is a habitat for wildlife and should be retained#*
- *Not in accordance with Local Plan policies. Incorrect information within 'Access Statement'*
- *Points in Redcar and Cleveland Climate Change Strategy and Action Plan provide reasons not to allow deforestation*

- *Concerns noise levels will increase*
- *Local amenities/infrastructure – dentists, doctors, schools etc cannot support additional housing on this scale*
- *Concerns the tree cover and wildlife have decreased in the 1980's*
- *Clear from design developer has no regard for local residents or the environment*
- *Security of existing home would be compromised*
- *Concerns regarding removal of 'A' grade protected trees*
- *Concerns regarding bins store as area has existing rat issues*
- *Destruction of woodlands is unacceptable and excessive as the biodiversity of our area requires protection and from reading the Ecological Impact Statement the impact is huge*
- *Concern impact of tree removal on drainage and soil stability*
- *Appearance of proposed dwellings not in keeping with Grade II building*
- *Archaeology – no survey carried out. Normanby is mentioned in the Domesday book*
- *Concerns work needs to be completed on Normanby Hall before the rest of development to ensure Normanby Hall is not left unrestored*
- *Concerns regarding the traffic modelling information*
- *Concerns regarding impact on bats*
- *Concerns regarding the loss of protected Horse Chestnut Tree which is in line with the proposed entrance road*
- *Concern insufficient parking provision within site*
- *Will all new houses be suitable for heat pumps and will they be installed*
- *Concerns regarding access to Coach House, 8 Church House Mews*
- *Concerns proposed new foul water sewer will impact on Coach House and future building works*
- *Width of access from Normanby Hall Park is too narrow for emergency vehicles and requirements of the Redcar and Cleveland Council Design Guide and Specification.*
- *Development contrary to National and Local Policy*

## **Second consultation period following revision and reduction in housing numbers**

- *Object to removal of woodland belt close to properties on Hollywalk Close*
- *Proposals defy all legal protections around protected tree orders*
- *Extensive damage to wildlife including bats*
- *Removal of trees is unwarranted and unnecessary*
- *Plans do not correctly show the areas of protected trees*
- *Local Plan Policy N4 states 'wildlife corridors and other habitat networks will be protected and enhanced*
- *Harm to heritage asset by building homes on the site*
- *Proposals contrary to policy H3.7*
- *Concerns regarding the mismatch of revised documents*

- *Bungalows on The Mount will be overlooked by three storey dwellings which will be overbearing and loss of privacy*
- *Object to removal of TPO'd trees especially T17 Cedar of Lebanon, trees in plot number 15 and neighbouring trees at the proposed entrance that will be killed to make way for access from Normanby Hall Park – trees should be in the National Register of Ancient Trees*
- *Happy Horse chestnut (T1) is to stay but serious concerns the proposed road is too close to its roots and will lead to ancient tree's death*
- *Groups 3 and 4 at the rear of 3 and 4 The Mount should remain to afford privacy*
- *Both accesses too narrow*
- *All works to Normanby Hall must be completed prior to any work on the rest of the proposed development commences to ensure Normanby Hall is not left unrestored. A legally binding clause must be included in any planning permission.*
- *Clarity required regarding proposed dwelling numbers. Application documents provide different numbers*
- *Object to removal of trees which are important part of the street scene and habitat for wildlife*
- *Highway safety concerns due to increase in traffic on neighbouring streets*
- *Flooding concerns*
- *All original objections apply*
- *Highway safety concerns*
- *Revised plans appear an improvement in some aspects but plans very confusing for public consultation*
- *TPO must be adhered to*
- *Revised plans significantly worse as would have a three storey building only metres from my rear garden*
- *Understand the hall doesn't belong to the developer*
- *Tree removal plan and existing site plan inaccurate and misleading as does not show full extent of trees that are to be removed*
- *Ecological Impact assessment confirms approximately 1.25ha (Twelve thousand five hundred square metres) of priority woodland habitat to be removed*
- *Council's Arborist not in favour of removal of trees and woodland*
- *Confusion as there are two applications for Normanby Hall*
- *No planned pedestrian or cycle access points in or out of the estate*
- *Ecology report states 'Where possible a 15m buffer zone should be given to the retained priority woodland habitat, in which no construction activity including site compound and storage of materials should occur*
- *Plans seem to disregard environmental laws and regulations*
- *Development will cause the woodland to become fragmented which will inhibit wildlife to move around to feed and breed. Important to ensure woodlands are connected – working as wildlife corridor*
- *Concerns regarding noise once the woods and trees are removed*
- *Use of red tarmac is not in keeping with the hall and its surroundings*

- *Access from Normanby Hall Park is too narrow, failing to meet the Building Regulations Requirement B5 (2000)*
- *Waiting area for cars exiting through Normanby Hall Park is not wide enough to accommodate passing vehicles*
- *Object to property type 2b as this is clearly a 3 storey dwelling with full windows on the second floor level*
- *Sewerage pipes under the B1380 are not currently big enough for additional waste from the proposed site*
- *No reference to animal gates or hedgehog highways to allow free movement of wildlife across the protected woodland area, or in or out of the development site*
- *Normanby Hall has been allowed to deteriorate*
- *Loss of trees and wildlife detrimental impact on mental health*
- *Protected trees and woodland already removed without permission*
- *Biodiversity Net Gain report commissioned by the applicant confirms a net loss and also states it does not cover the potential impact on protected species or anything outside the boundary of the site*
- *Concerns regarding the impact of bin store next to entrance to Coach House, 8 Coach House Mews*
- *Concerns regarding impact of culvert works on Coach House*
- *Plans offer no clarity regarding tree removal and 'dense woodland zone' running at the rear of 19 through to 27 Hollywalk Close. Is it new planting or existing woodland*

## **Ward Members**

### **Councillor McInnes**

Comments received 28/02/2024

*I wish to share my objection to this planning application for the following reasons;*

*Design Issues: Over-bearing / out-of-scale or out of character in terms of appearance. It would be too high a property density in this design plan. There is clear over-development and overcrowding of the site plan and particularly where the proposal will have a detrimental effect on the character of the local area and existing borders.*

*Increased local traffic will impact an already busy Cricket Lane and access through 'Coach House Mews' seems impractical and needs to be reconsidered.*

*Conservation of the local environment has not been considered and this would have a huge impact on the local Ecology, including the tragic loss of a dense Woodland habitat and historic trees with TPO's.*

*Effect of the development on the Hall, as it's a listed building. I have a concern that the Hall itself will be neglected or even withdrawn from the*



*project once planning has been gained, so what guarantee can be proposed that the Hall is definitely developed.*

*Comments received on 01/11/2024*

*This is a highly complex location and the applicant and planning application should take this into consideration when applying, the impact on the local community and historic environment should be the most important factor. Many applications over the years have failed, and for the right reasons. The Hall is a grade II listed building and the main features and characteristics of the Building are so valuable to the local community and are of significant importance to Normanby's local history and my strong feelings are that this is being ignored.*

*This new application has NOT taken any advice from the Councils Arborist and is still insistent on the removal of large areas of woodland including Protected Trees which is a main feature of the grounds history. This is not by no means a compromise.*

*Gaining access via Coach house mews has been altered to suit the design, but the land in question does not belong to the owner of the Hall. There is now a house in a location where there is currently a residents detached double garage. This in itself makes the access not viable and entering from Normanby Hall Park consists of a single lane, with a vehicle waiting, pull over area with no pedestrian access. Again, not a viable plan.*

*There are fears of further localised flooding on Ormesby Road and Cricket Lane if an application of this size is accepted and a huge amount of consideration is needed in the design and on going maintenance of the development.*

*This isn't just a normal Housing Planning application and I do feel strongly that the applicant hasn't considered how difficult this site is and doesn't have the necessary experience in a project of this historical importance.*

*There are many contradicting issues throughout the application but i feel these main features i have listed are enough to have this application refused again.*

*I must add that local residents do want the dilapidated Hall put back to its former glory as it dates back to the 1700's and if the Hall is developed into apartments it must be of a high standard that co-exists with the surroundings. The local residents also understand that a development of the site is going to happen, but it must be suitable to its surroundings.*

### **Councillor Salvin**

*Comments received 04/03/2024*

*I'm writing to object to the proposed planning application to Normanby Hall for the following reasons;*

*Firstly, the Hall is a grade II listed building which is in a delapidated condition, as its a listed building, what guarantee can the developer provide that the hall is definitely refurbished. I have a real concern that the Hall will be neglected or even removed due to unforeseen costs and lack of foresight.*

*Access to the Hall and the additional dwellings through 'Coach House Mews' is difficult to comprehend due to the existing road layout, there needs to be a reduction in the number of properties, i would suggest only access to the Hall through this location.*

*There will be an increase in local traffic which will have a detrimental impact on Cricket Lane, Normanby Hall Park and stress to its residents.*

*The overall number of properties is too high for the proposed site leading too a high property density.*

*There is clear over-development of the site plan and particularly where the design is overcrowded and out of character of the surrounding area.*

*There is a dense Wooded habitat which is home to a huge amount of wildlife including; foxes, an abundance of birds, bats and even deer.*

*Conservation of the local environment does not seem to be a priority and this would have a huge impact on the local Ecology, there are multiple large trees with existing TPO's which will be removed to accommodate the design.*

### **Councillor Pugh**

Comments received 19/03/2024

*Whilst I was initially excited by the prospect of the Normanby Hall site been developed, these proposals fall well short of what should be deemed as acceptable. It's difficult to know where to start in terms of this applications flaws.*

*First of all is the access to the site. Anyone who has visited Coach House Mews, particularly at peak times (i.e. 6pm), can see that this cul de sac already has significant issues regarding access. At times, it is completely blocked - neighbours have to be disciplined with their parking routine otherwise the whole road will be blocked. To then expect this cul de sac to be used as an access point, by somewhere around 75 additional vehicles, is ridiculous. There're inconsistencies in the application around the number of parked cars the applicant expects. On one form, it states the site will have 77 parking spaces, but on the access form it shows over 120 spaces. Its clear that with over 120 cars in total, and 75 coming out of Coach House Mews alone, will result in significant issues around access. The parking situation on Coach House Mews will limit the ability of emergency services to enter the Normanby Hall site.*

*This brings us on to the traffic model. The traffic model in this planning application isn't based on the 120+ cars the site expects to accommodate. Instead, it is based on the old nursing home. Clearly this is entirely flawed, and I suspect deliberate. A traffic model based on 120+ cars would show that local roads such as Coach House Mews, Normanby Hall Park, Cricket Lane and the B1380 (Ormesby Road) cannot accommodate such an increase in traffic.*

*This development brands itself as an over 55's retirement park, which in theory is quite acceptable to the local community and would be in fitting with the local area. But, the fact that the 'bungalows' which are planned have upstairs bedrooms and so forth suggest that the real intention here is for family homes. These of course will on average, generate more traffic than elderly people's bungalows. It's not only traffic issues where this planning application doesn't live up to the standards we expect.*

*The site around Normanby Hall has become a cherished green space in Normanby, adding to the amenity of the surrounding neighbourhoods. But, it is accepted by local residents, that as outlined in the local plan, that in the future the site should host a small and fitting residential development. In the local plan, ensuring that any future development is appropriate with regards to the protected woodland is discussed. The site hosts both individual trees which are under protection order, and swathes of woodland which are too. A selection of wildlife, from bats and owls to deer call this woodland home. This application completely ignores this factor, with the applicant claiming they couldn't find the Council's TPO database. Quite clearly, without any proper consideration for the local tree preservation orders in place, this application is not acceptable.*

*This application in its current form, with its issues around traffic generation, and destroying the local environment and thus damaging the amenity of the area, is clearly unacceptable. But there's even more issues. Other objections have mentioned flooding and water flow, so I won't delve into that, and there's also the issue around privacy. Given the height of the proposed Almhouses, the privacy of those living on the Mount will be violated. Any suitable development on this site shouldn't propose constructing tall buildings backing onto other residential properties, as this clearly isn't permissible.*

*In summary, whilst the majority of people would like to see this site developed, any development needs to properly consider the concerns of local residents. And, it should at least attempt to fall in line with the guidelines set out in the most recently published local plan. This application fails to do that. It tries to construct far too many properties too small of a space, with little consideration for the wildlife and protected woodland that currently occupy the site, or the residents who live around it.*

Comments received 13/11/2024

*Let me begin this objection by saying that as a local Councillor, I want to see this derelict site redeveloped. Normanby Hall in it's current state serves little purpose, isn't beneficial to the local community, and on a personal note I'm politically not a 'NIMBY' - I don't believe new developments are inherently a bad thing. I think we need more high-quality housing in our area.*

*So with those views, it might surprise some that I'm objecting to this application. But again, despite the fact it's been changed with the intention of making it more acceptable to the local community,*

*I'm drawn to the conclusion that these revised plans aren't fit for purpose. Here's why:*

*Like the original application, and the second revisions made in July 2024, this application doesn't properly consider the protected woodland and the standing tree preservation order. In fact, if I fully understand the plans, it appears to mandate the construction of several houses in a wooded area that's under a preservation order.*

*In the local plan, it's said that any development here should be a conservation-led scheme which 'minimises disturbance to protected trees, [and] valuable woodland'. This plan clearly doesn't do that.*

*There's again a myriad of issues with access. The access road to Normanby Hall Park is too narrow to take on the required volume of traffic. Coach House Mews is clearly not suitable to be used as an access point, and this application shows that around two dozen cars would be expected to use it. I urge anyone who reads this and questions whether CHM is suitable to visit the site themselves - I don't see how anyone can see it as appropriate to increase the number of vehicles using that cul de sac. It's difficult to see how Ormesby Road could handle the increase in traffic which would be created if this development was to be passed.*

*This application creates a new problem for the residents of Hollywalk Close which the past ones didn't have. With the proposal of three-storey houses backing onto properties on Hollywalk Close, it's clear this would infringe on the privacy of residents living there.*

*There's protected wildlife on the site that is legally protected. Most notably bats. This application doesn't take appropriate precautions to mitigate the impact on the wildlife.*

*It's clear from the response from the local community that this application still isn't in a state whereby it's acceptable. Speaking to people who live on the likes of Normanby Hall Park, Coach House Mews, the Mount, Hollywalk Close, and so on, people want to see this site redeveloped. But, they don't want applications like this one which don't carefully consider the needs of the local community, and which would ultimately damage the amenity of the area and have a detrimental impact on the lives of local people.*

*For the reasons I've listed, I must object to this application.*

## **Cleveland Police Designing Out Crime Officer**

Comments received 28/10/2024

*With regards to your recent amended planning application R/2023/0836/FFM for Normanby Hall Development Cleveland Police encourages applicants to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED).*

*I would like to make you aware that Cleveland Police operate the "Secured By Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments.*

*I recommend applicant actively seek Secured By Design accreditation, full information is available within the SBD Homes 2024 Guide at [www.securedbydesign.com](http://www.securedbydesign.com)*

*I encourage contact from applicant/agent at earliest opportunity, if SBD Certification is not achievable you may incorporate some of the measures to reduce the opportunities for crime and anti-social behaviour. Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.*

*The National Planning Policy Framework 2023 paragraph 92(b), which states that Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...*

*The National Planning Policy Framework 2023, paragraph 130(f) which states that "Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".*

*Redcar & Cleveland Local Planning Policy also states within SD4 (General Development Principles) part m. create a healthy, active, safe, and secure environment, and Policy ED1 part e. enhancing the appearance, safety, and environmental quality of the centre.*

*Another material consideration is Section 17 of The Crime and Disorder Act 1998.*

*Further information on the Secured By design initiative can be found on [www.securedbydesign.com](http://www.securedbydesign.com).*

*Although not an SBD requirement, Redcar & Cleveland along with many other areas nationwide suffers from offences of metal theft. These include copper piping, boilers, cables, and lead flashing. Buildings under construction are particularly vulnerable. I recommend that alternative products be utilized where possible. Many new builds are now using plastic piping where building regulations allow and alternative lead products.*

*Strong consideration should also be given in relation to the provision of On-Site Security throughout the lifespan of the development. There is information contained within the Construction Site Security Guide 2021 also on the SBD website that may assist.*

*In addition to my comments referenced in Section 3.6 of the Design & Access Statement, and knowing now proposal for Alms housing has been removed I would add the additional comments.*

*The standard referred to for Normanby Hall individual flat door and windows is likewise for all properties, PAS24:2022/2016 (or equivalent) tested and certified.*

*I would recommend the proposed cycle storage for Normanby Hall to be internal, if this is not possible then the location should be closer to the Hall with maximum surveillance and be of an approved SBD cycle storage standard.*

### **NHS North East and North Cumbria Integrated Care Board**

Comments received 20/11/2024

*Due to the small number of dwellings, the ICB has no comment to make*

### **Natural England**

Comments received 08/03/2024

#### **FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES**

*As submitted, the application could have potential significant effects on Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site. Natural England requires further information to determine the significance of these impacts and the scope for mitigation.*

*A Habitats Regulations Assessment (HRA) is required. Your Authority should proceed to the Appropriate Assessment stage. The following information should be obtained to aid the undertaking of the HRA:*

- Mitigation Strategy Without this information,*

*Natural England may need to object to the proposal.*

**Redcar and Cleveland Borough Council (Planning Strategy)  
(Conservation Advisor)**

Comments received 10/12/2024

*No objection as the revised proposal is considered to comply with Policy HE2 of the adopted Local Plan. The application to convert Normanby Hall is welcomed and timely, it being evident after multiple site visits that the building is now in a parlous state and requires serious structural matters to be addressed. It is however essential that a legal agreement is in place to ensure the work to the hall proceeds in a timely manner, and to ensure compliance with Policy H3.7 of the adopted Local Plan.*

*The submitted Heritage Statement covers matters linked to both the proposed alterations to the hall and impacts on setting as a consequence of the proposed surrounding development. Although this application strictly relates to proposals for the historic building, for the sake of completeness and clarity this response also considers the development element.*

*Normanby Hall*

*The conversion scheme preserves the fundamentals of the layout, meaning typology of the interior is preserved. The amount of historic fabric to be removed is minimised, with some internal walls having already being subject to substantial alteration.*

*The exterior remains largely unchanged aside from the insertion of some classically proportioned windows in the rear wall of the hall. A key point is the preservation of remaining fireplaces and chimney breasts, which despite subdivision are important in illustrating the original layout.*

*Other elements such as the remains of the back stairs and cladding/joinery in a room adjoining those stairs are now regrettably only rotten and charred timbers as a result of fire damage and water ingress, caused by a substantial roof leak and trespass as a result of the building being unoccupied for the past decade and more, further evidencing the urgency of the situation. Aside from internal alterations to facilitate the new layout, repairs such as those to the roof are welcomed and essential if the building is to be preserved.*

*Due to the condition of the building and accessibility issues, it is clear that final details of finish cannot be confirmed until there has been an assessment of historic material that cannot be saved such as sections of historic plaster. Other items such as historic cornicing are not proposed to be restored but it is understood they will be preserved in-situ, being covered with modern ceilings. Whilst such an approach will have an impact on the internal proportions of rooms, it is acknowledged that economic factors mean efforts are best directed to addressing structural and water ingress matters, with the preservation of remaining internal features meaning they could be re-exposed in the future.*

*Housing Development*

*Surrounding development has taken cues from the style of Ignatius Bonomi, who designed the hall itself and numerous other buildings in the region including a cluster of dwellings in nearby Wilton Village. Pyramidal roof structures are key Bonomi trait and the addition of Italianate style masonry window surrounds add a reminiscent characteristic to front elevations. It is also notable how that detail has been applied to some end elevations, as seen in house type A1, which means that blank walls are avoided.*

*The overall result is that despite varying orientations, the surrounding housing all appears to face the hall and its grounds, thus avoiding the appearance of a scheme that has been “shoe-horned” in despite the relatively high density. The omission of chimney stacks is a clear departure from tradition, though may be considered a more honest approach and their absence is not thought to be harmful, key characteristics being the balanced outlines of houses and the detailed facades.*

*Boundary treatments do however merit detailed consideration. It is noted that the most prominent stretches are of brick with pillars and close boarded timber section infills and a solid, entirely traditional, wall would be preferable. Lengthy sections of close boarded timber fencing are less prominent but still visible from the forward curtilage of the hall, which will result in a harmful suburban backyard type aesthetic that must be avoided, though it is anticipated that a condition to confirm/vary boundary treatments can address that matter.*

#### *Landscaping and Drainage*

*Proposals to reintroduce formal landscaping to the forward curtilage of the hall to act as a buffer between it and the housing development should result in an enhancement to setting, addressing the dereliction of the remaining surrounding parkland. The landscaping appears however to incorporate a pond, understood to be necessary for drainage purposes and its location appears to intercept the historic culverted stone lined watercourse, which has recently been uncovered. Although the imposition of a body of water into the landscaping is accepted, its interface with the historic culvert must be addressed sympathetically as that watercourse can be considered a historic curtilage structure within the grounds of the hall, thus falling within the listing designation.*

*With regard to the central lawn proposed to be formed, the scheme does not exactly replicate the historic layout of what is indicated by historic mapping to have been rather plain landscaping, immediate views from the hall appearing to consist of a lawn curtailed by tree planting, rather than longer distance vistas. It is not therefore inappropriate that this landscaping scheme largely preserves that lawn. The benefit of traversing it with pathways and adding a central feature is that it provides a focal point, so views of the façade of the hall are elevated beyond merely being an opposing view to the new housing and it thus helps to retain its prominence as the focal point of the development.*



*Therefore, due to the level of exploratory work required before final details can be confirmed, the following conditions are suggested:*

*Suggested Conditions*

*The Historic Hall*

*Prior to insertion of steels in the north western corner to rectify structural issues, full details together with a method statements for outlining how they will be affixed and how the masonry will be repaired, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to installation of all new internal partition walls, doors and infilling/covering of any voids, full details of materials, together with method statements for outlining how they will be affixed, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to internal re-finishing of walls, ceilings and floor, full details of materials together with method statements for outlining how they will be affixed, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to repairs of the roof structure, a condition survey of the timbers shall be submitted to the local planning authority identifying which timbers are to be replaced or repaired, together with a method statement outlining how the work will be executed, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to re-roofing, full details of materials together with method statements outlining how the work will be carried out, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.*

*New apertures in external walls are to be created in accordance with detailed method statements outlining how they will be created, which shall be submitted to and approved in writing by the local planning authority prior to their creation. Full details of windows and doors to be inserted in those openings shall be submitted to an agreed in writing with the Local Planning Authority The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.*

#### *Housing Development*

*Notwithstanding the submitted boundary treatments, details shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Notwithstanding the submitted garage details, the garages shall be roofed in slate with details to be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to the construction of any hard surfacing, full details and/or samples of all materials to be used shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASON: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to the construction of any garages above ground level, full details and/or samples of all materials including bricks, masonry, rainwater gutters and pipes and doors, to be used in the external elevations, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASON: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to the construction of any dwellings above ground level, full details and/or samples of all materials including bricks, masonry, roof tiles/slates, rainwater gutters and pipes, balconies and railings, windows and doors, to be used in the external elevations and for the roof, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASON: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to the construction of the dwelling roofs, full details of eaves finishing drawn at 1:20 shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASON: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Notwithstanding the provisions of the Town and Country Planning General Development Order, 1995 (or any Order revoking or re-enacting that Order), no fences, gates, walls of any other means of enclosure shall be erected within the curtilage of any dwellinghouse, without the prior written consent of the Local Planning Authority.*

*REASON: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995, (or any Order revoking or re-enacting that Order) no enlargement of the dwellings the subject of this permission shall be carried out without the express consent of the Local Planning Authority.*

*REASON: To safeguard setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Notwithstanding the provisions of the Town and Country Planning General Development Order, 1995 (or any Order revoking or re-enacting that Order), no detached buildings shall be erected within the curtilage of the dwelling(s) the subject of this permission, without the express consent of the Local Planning Authority.*

*REASON: To safeguard setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

#### *Landscaping and Drainage*

*Prior to construction of any hard surfaces / pathways / roads in pursuance of this permission, details and/or samples of all materials to be used shall be submitted to and agreed in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASON: To preserve and enhance the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*Prior to installation of any, details of the feature sculpture shall be submitted to and agreed in writing by the local planning authority. The development shall be completed in accordance with the approved details.*

*REASON: To preserve and enhance the setting of the listed building as required by Policy HE2 of the adopted Local Plan.*

*The attenuation pond is to be created in accordance with a detailed method statements outlining how it will be incorporated into the existing historic culver, which shall be submitted to and approved in writing by the local planning authority prior to its construction. The development shall be completed in accordance with the approved details.*

*REASONS: To safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.*

Comments received 08/01/2025

*No objection to the submitted variations as the proposal is still considered to comply with relevant policies.*

### **Redcar and Cleveland Borough Council (Planning Strategy)**

Comments received 26/02/2024

*The application site comprises the grade-II listed Normanby Hall and its grounds, which contains individual and groups of trees protected by tree preservation order (Langbaourgh TPO No. 34). The site also contains a partly-culverted watercourse and parts of it are shown to be susceptible to surface water flooding.*

*Local Plan policy H3.7 supports the conservation-led, sensitive residential development on the site, for up to approximately 25 dwellings, contingent upon meeting the following criteria:*

- a. the restoration and sustainable re-use of the existing Grade II listed building, potentially as housing;*
- b. the restoration and sustainable management of the woodland and parkland areas;*
- c. achieving a development which is sympathetic to the listed building and its setting and minimises disturbance to protected trees, valuable woodland and important wildlife areas;*
- d. satisfactory resolution of access and traffic issues;*
- e. preparation of a flood risk assessment and drainage strategy;*
- f. detailed tree, ecological, building and archaeological surveys and adherence to recommendations emerging from them; and*
- g. contributions, as necessary at the time of application, towards any other infrastructure enhancements, including local educational and healthcare provision and other community facilities.*

*In light of policy H3.7 (and related policy H3), the development of the site for housing can be considered acceptable in principle.*

*To reflect the physical constraints of the site and the abnormal costs incurred through restoring a listed building in a poor state of repair, the policy does not*

*require any provision of affordable housing either on-site or in-kind via a financial contribution. At H3.7(g), the generic requirement applied to housing allocation policies for any other infrastructure enhancements has been included. However, it is confirmed in Policy SD5 that any required contributions are also contingent upon economic viability considerations.*

*Although the proposed number of dwellings is in excess of 25, the indicative ceiling in the policy is based on development being served solely via the existing access point at Normanby Hall Park, as confirmed in the supporting text at para.6.75. The proposed development would moreover result in 21 dwellings being served from Normanby Hall Park which falls within the range advocated in the policy.*

*The other 30 dwellings including the proposed hall apartments would be served separately from Coach House Mews. Connected with this, the swimming pool extension to the hall building was removed post-plan adoption, thereby improving access into the site. In meeting H3.7(d.) and in turn policy SD4 at parts (b.) and (p.), further consideration should be given to the acceptability of the potential impact of the development on vehicle handling capacity at Coach House Mews and the junctions at Cricket Lane and Ormesby Road.*

*The proposed development should accord with the requirements of policy HE2 in terms of the appropriateness of detailed alterations to the hall, and the impact of the wider development on the setting of it. Among other things, HE2 requires that the significance of a heritage asset, including a listed building, should be preserved or enhanced as a result of physical alterations; and that new development should enhance the setting of the building including through protecting the immediate spaces around it, including significant trees and landscaping. The policy goes on to state that where development would lead to substantial harm or loss, permission will not be granted unless, among other things, the harm would be outweighed by substantial public benefits which would also ensue.*

*It is noted that the proposals would bring a dilapidated and historic listed building back into use and would contribute to meeting the housing needs of the expanding demographic of older households. It is also observed that new development would be sensitively set back from the building frontage from which it would be separated by an area of parkland. Conversely, development would be in closer proximity to the rear and south of the hall, and some healthy protected trees and part of the eastern peripheral woodland belt would be lost to development with implications for the landscape setting. More broadly, and notwithstanding off-site highway issues or the acceptability of the detailed conversion proposal, consideration should be given to the balance between the benefits of the scheme, including achieving the retention, restoration and reuse of the hall, and the environmental costs of doing so, and whether it would promote a 'conservation-led' scheme as sought through H3.7.*

*The proposals should conform to the technical requirements of policy SD7 in relation to managing flood risk and drainage, and with all relevant aspects of policy SD4 including at parts (j.), (k.) and (o.) in relation to achieving an appropriate, well-designed development.*

*Finally, the site is located within the catchment of the River Tees. In March 2022, Natural England advised that the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site was in an unfavourable condition due to nutrient enrichment, particularly from nitrates. Consequently, any new development creating overnight accommodation within the catchment area must be assessed for impact on the SPA, with suitable mitigation provided in accordance with the Habitats Regulations and Policy N4.*

Comments received 28/10/2024

*The amended layout includes the following changes :*

- A revised scheme in the hall grounds, shifting from age-specific elderly persons 3-bed bungalows and terraced almshouses, to general housing comprising larger detached family dwellings, which are commonplace within the surrounding residential area.*
- A reduction in total housing numbers from 51 to 32.*
- Revised access arrangements with Normanby Hall Park assuming the main vehicular access into the site to serve 24 properties including 9 of the 11 hall apartments.*

*The number of properties to be served from Normanby Hall Park would increase from 21 to 24, but would still fall within the indicative limit of 25 stated in policy H3.7.*

*In determining the application from a planning policy perspective regard should continue to be had to the previously submitted comments dated 26.02.24, particularly in relation to policies SD4, SD7, HE2, H3.7 and N4.*

### **Redcar and Cleveland Borough Council (Development Engineers)**

Comments received 13/01/2025

*The submitted application is for the conversion of a former care home into 11 residential apartments and the erection of 21 dwellings with associated parking and infrastructure at Normanby Hall Park.*

*The existing use only requires one point of access, whereas the proposed development includes the use of two points of access and therefore traffic impact will be divided across the local network. The site is currently accessed via Normanby Hall Park, this access will serve 15 dwellings to the northeast of the site and the northern side of the hall. A second point of access is to be formed at the western boundary on to Coach House Mews serving the remaining 6 dwellings on the site and the southern side of the hall. Highway works the subject of agreement will be required on Coach House Mews,*

*which will be the subject of condition. Both routes can facilitate emergency vehicle access / egress.*

*A transport access statement has been submitted in support of the application. That statement draws comparisons to the current use classification granted to Normanby Hall, which could continue without the need for further planning consent, and the proposals within the application.*

*The comparison of vehicle trips generated by the current use and the proposed development show that there will not be a material impact in the level of demand on the local highway network during the peak periods. Due primarily to the operational nature of nursing/care homes, there is allowance for staff, visitors, deliveries, servicing and patient visitor trips. The trips generated by a nursing home with an assumed occupancy level of 46 residents, would have the potential to generate in the order of 29 two-way vehicle trips in the AM peak period and in the order of 25 two-way vehicle trips in the PM peak period. With proposals forecasting 12 and 15 two-way trips, respectively. Therefore, the evidence suggests that there will be no material impact on the operation of the surrounding highway network when compared to the existing levels of demand the site could generate.*

*Historic traffic flow data suggests average daily flows on Ormesby Road / B1380 as approx., 12,000 vehicles, with over a thousand vehicles travelling during the peak periods of 8am and 5pm.*

*The proposals for the site employ a predominantly shared space environment to roadway design, with pedestrian footway connections where appropriate. Given the scale of development this approach accords with the design standards.*

*The access to Normanby Hall Park is currently gained via a point of access over privately owned land with rights of access granted to the developer. Therefore, the proposed roadway served via Normandy Hall Park will remain in private ownership. However, this status could change, as a result an advanced payment code (APC) 219/220 can be stipulated to occupiers of the properties accessed from this roadway.*

*Public transport can be accessed via Ormesby Road, which is within an approximate 5-minute walking distance of the site. With access to local amenities within a 15-minute walking distance. There is a lack of formalised crossing facility in the immediate locality of the site on Ormesby Road, the developer should make provision for such facility given the higher levels of pedestrian demand, this facility will be secured by way of condition. Cycle parking has also been considered as part of proposals, although that provision is not covered or secure storage, therefore cycle parking will be secured by way of condition.*

*Servicing of the development has been considered and the provision of refuse receptacles incorporated into proposals. Turning and manoeuvrability of vehicles within the site has been considered and is acceptable.*

*Sufficient parking is provided and available for each dwelling type in accordance with guidelines stipulated within the Tees Valley Design Guide and Specification. 19 properties requiring provision for 3 parking bays and 2 properties requiring provision for 2 parking bays. This level of provision has been catered for as part of proposals and given the length of some driveways surplus parking provision does exist. Facility has also been created for 9 visitor parking bays on the proposed roadway.*

*The flatted accommodation allows for an allocated parking bay for each flat and provision of 4 visitor parking spaces. The parking provision is split to the north and south of the hall. This level of provision is acceptable.*

*It is for the above reasoning we have no objections subject to condition.*

*Conditions:*

*Car and Cycle Parking Laid Out*

*No part of the development hereby approved shall be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles and cycles, have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.*

*Reason; To ensure a satisfactory form of development and in the interests of highway safety having regard for Local Plan Policy and sections 9 and 12 of the NPPF.*

*Details of Roads, Footpaths and Open Spaces Required*

*Fully detailed drawings illustrating the design and materials of roads, footpaths and other potentially adoptable spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the start of construction on site. The development shall be carried out in accordance with the approved details.*

*Reason; To ensure a satisfactory form of development and in the interests of highway safety having regard for Local Plan Policy and sections 9 and 12 of the NPPF.*

*Off-Site Highway Works 1*

*The development hereby permitted shall not commence until detailed drawings have been submitted to and approved in writing by the highways authority for the alteration of Coach House Mews, as indicatively shown on the submitted drawing 2268-LAL-00-00-DR-A-00-102 - Proposed Site Plan or such plans which are subsequently submitted to and approved in writing by the Local Planning Authority.*

*Reason: In the interests of providing a safe means of access to the site by all modes of transport and to, minimise disruptions to the free flow of traffic having regard for Local Plan Policy and sections 9 and 12 of the NPPF.*

*Off-Site Highway Works 2*

*Prior to occupation of the site, details of the pedestrian crossing scheme on Ormesby Road / B1380 shall be submitted to and approved in writing by the*



*Local Planning Authority. The approved pedestrian crossing scheme shall be completed in conjunction with a Highways Act agreement prior to the occupation of 50% of the dwellings within the development.*

*Reason: In the interests of providing a safe means of access to the site by all modes of transport and to, minimise disruptions to the free flow of traffic having regard for Local Plan Policy and sections 9 and 12 of the NPPF.*

**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 Local Plan Policy.*

**Redcar and Cleveland Borough Council (Public Rights of Way)**

Comments received 09/02/2024

*No objection*

Comments received 18/10/2024

There are no public rights of way on or nearby the property that we are aware of

**Redcar and Cleveland Borough Council (Local Lead Flood Authority)**

Comments received 08/03/2024

*The LLFA have reviewed the FRA and Drainage Strategy and would in principle conclude that a suitable scheme for the disposal of surface water can be achieved at this site. The applicant has confirmed that the development would discharge at greenfield runoff rate and will not exceed 10l/s (2.6ha), with appropriate storage on site to contain to the 1 in 100 year + 45% cc. As such the principle of the development in terms of disposing of surface water is adequate however, there is limited additional information*

*therefore, should the application be granted planning permission the LLFA would request standard conditions 1, 2 & 3.*

*In addition, should the scheme propose to discharge to an ordinary watercourse then consent will be required.*

Comments received on 29/11/2024

*Additional comments for the re-consultation of above app.*

*Further to the LLFA's previous comments please be advised of the below additional comments;*

*The LLFA still require LLFA standard conditions 1,2 and 3. Whilst the LLFA find the general drainage strategy for the site acceptable consideration should also be given to the culvert under the proposed pond and arrangement around future maintenance and any possible repair or dig down should that be required in the future. In its current layout this may make this more difficult and generally there would be an easement around this structure to allow access for maintenance or future repairs. There is no dimension of the cover associated with the culvert underneath the pond.*

*Further consideration should be given to provide exceedance route details, the FRA does mention in the contents table but does not detail it in the body of text. The FRA indicates that the proposed layout doesn't allow for flood flows above the 1:100 year event to be retained above ground, therefore the proposed attenuation should cater for all storms including the 1:100 year + 45% CC, clarification is sought that the proposed pond will manage this event above ground, if not detail of additional storage should be submitted at the discharge of condition stage.*

*Please note design details are required of inlet and outlet screens on the culvert in accordance with Ciria guidance.*

### **Redcar and Cleveland Borough Council (Arboricultural Officer)**

Comments received 26/02/2024

*With reference to application R/2023/0836/FFM, I am not in favour for the requested removal of a number of specimen trees, with good vitality and with TPO status. The trees are established and add character to the properties surrounding the proposed site, whilst also providing a corridor for wildlife. The trees offer good habitat, flood prevention, carbon sequestration, cooling in summer months and add to the biodiversity of the area. In a time when we need to be planting more and encouraging bio-diversity, it would seem counter productive to remove established trees, and replant with fewer numbers and smaller specimens. The retention of trees is made all the more important, as across the borough we are likely to lose up to 95% of our Ash tree population in the next 5-10 years.*

Comments received 18/11/2024

*With regards to the planning application for Normanby Hall, I still have many concerns. The vast majority of the trees on site are going to be affected in some way shape or form. The report has recorded 60 Individual trees, 42 under these plans are to be removed.*

*There are 11 groups of trees listed and with 4 groups being removed.*

*The number of trees to be removed would be concerning on any project, but to consider the removal of so many trees with TPO status is disturbing.*

*The loss of canopy cover, wildlife, biodiversity, carbon sequestration and flood prevention will have a huge impact.*

*The retention of more trees, with a lessening impact on the local environment and wildlife should be considered.*

Comments received 03/01/2025

*The re-proposed layout of the site primarily aims to retain the canopy cover around the exterior. This will aid screening from the existing properties surrounding the site, as well as leaving a corridor for wildlife. Many of the trees that were originally proposed for removal are now to be retained. The majority of these trees are of a mature or veteran condition and have great benefits to the surrounding areas including habitat, flood prevention, cooling with shade, removal of dust and particulate matter, capturing carbon, amenity value, noise abatement and greater biodiversity.*

*If the site with the new proposal of fewer trees being removed and the retained trees being protected in relation to BS5837, then I have no objection.*

Comments received 13/01/2025

*The resubmitted plans for the site do appear to have made allowances for the retention of a number of trees. Originally, of the 63 individual trees, and 11 groups listed, 43 trees and 3 groups were to be removed. The new plans show only 20 trees are to be removed. The proposed plans have moved the dwellings forward allowing the majority of trees around the perimeter of the site are to be retained as a screen for the existing houses, as a corridor for wildlife, and allow the site to benefit from all the other positive processes the trees provide. Where there are breaks in canopy cover and screening, it would be advantageous to plant other native species (of sufficient size) to fill in the area.*

*The trees that are to remain will require protection from possible construction damage, especially root interference and root compaction from the construction. The dwellings themselves will also need to be built to sufficient standards so that the trees will not be at risk causing damage or of being removed for potential tree related damage in the future. i.e. subsidence/heave.*

*The Normanby Hall site would benefit from development as its current condition is that of disrepair and neglect. The Hall, a listed building, is in need of extensive restoration. It is a balancing act of trying to be considerate to the environment, the existing residents, the heritage and conservation of the listed building and the possible future dwellings.*

*The removal of so many trees is still far from ideal, however, several of the mature trees on the site earmarked for removal do require substantial work and in time they may require possible removal regardless of development. I do believe the new proposals try to address the issues of the site whilst trying to retain as much of the tree line as possible.*

*If conditions are put in place to replant sufficient trees for the loss of the trees being removed, and the remaining trees are protected by ensuring works are carried out to BS5837, I have no objection to the proposed application.*

**Redcar and Cleveland Borough Council (Environmental Protection)  
(Contaminated Land)**

Comments received 27/02/2024

*I note that a Land Contamination Survey covering letter has been submitted in support of the application.*

*The letter states that it is Marian Construction Limited's intention to instruct Dunelm Geotechnical & Environmental Ltd to produce a Phase 1 Desk Study. This report will review site specific data including geology, history, hydrogeology, hydrology, environmental data sets and other information relevant to the site, and identify any potential contamination sources, pathways and receptors, a picture can then be built to establish if pollutant linkages may be present. Using data from sources such as Landmark, Local Authorities, The Environment Agency, and others to enable an assessment of the site and determine the extent of a Phase 2 Intrusive Investigation should it be required.*

*This investigation must include the area to the South-West of the Hall where a range of buildings shown as existing on the 2019 aerial mapping has recently been demolished.*

*In order to minimise the environmental impact and to ensure that the site is fully characterised and suitable for the proposed end use I would recommend the inclusion of the full Standard Contaminated Land Condition onto any planning permission which may be granted:*

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

Comments received 21/10/2024

*I note that a Land Contamination Survey covering letter has been submitted in support of the application, although this had been marked as 'Superseded' on the current application.*

*The letter states that it is Marian Construction Limited's intention to instruct Dunelm Geotechnical & Environmental Ltd to produce a Phase 1 Desk Study. This report will review site specific data including geology, history, hydrogeology, hydrology, environmental data sets and other information relevant to the site, and identify any potential contamination sources, pathways and receptors, a picture can then be built to establish if pollutant linkages may be present. Using data from sources such as Landmark, Local Authorities, The Environment Agency, and others to enable an assessment of the site and determine the extent of a Phase 2 Intrusive Investigation should it be required.*

*This investigation must include the area to the South-West of the Hall where a range of buildings shown as existing on the 2019 aerial mapping has recently been demolished.*

*In order to minimise the environmental impact and to ensure that the site is fully characterised and suitable for the proposed end use I would recommend the inclusion of the full Standard Contaminated Land Condition onto any planning permission which may be granted:*

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

Comments received 31/10/2024

*I would reiterate my previous comments*

**Redcar and Cleveland Borough Council (Environmental Protection)  
(Nuisance)**

Comments received 23/02/2024

*I note the proposed development is in close proximity to existing residential properties whose amenity could be affected from construction/demolition activities including noise and dust.*

*In order to minimise the environmental impact, I would recommend the inclusion of the following conditions onto any planning permission which may be granted:*

*Prior to commencement of construction, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide the following;*

- i) The parking of vehicles for site operatives and visitors;*
- ii) Loading and unloading of plant and materials;*
- iii) Storage of plant and materials used in constructing the development;*
- iv) The erection and maintenance of security hoarding including decorative displays;*
- v) Wheel washing facilities;*
- vi) Methods of demolition; vii) Measures to control the emission of noise dust and vibration during the construction period.*
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.*

*REASON: To protect the amenity of nearby residents and in the interests of highway safety.*

*The working hours for all construction and demolition activities on this site are limited to between 08:00 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holidays.*

*REASON: In the interest of neighbour amenity*

### **Redcar and Cleveland Borough Council (Housing Standards)**

Comments received 09/02/2024

*Housing Standards have no comments or observations in regards to the application*

Comments received 29/10/2024

*Housing Standards have no comments or observations in regards to the amended plans for the above application*

### **Redcar and Cleveland Borough Council (Archaeological Consultant)**

Comments received 28/02/2024

#### *Below Ground Heritage*

*My comments here are restricted to the below ground heritage (archaeology), and not the impact of the proposal on the significance of the designated assets or their settings, which we expect will be considered by the Council's conservation officer.*

#### *Assessment*

*To assist the LPA in understanding the below ground heritage and the proposal's effects on such heritage the applicant would usually be required to submit a Desk Based Archaeological Assessment. To the best of our*

*knowledge there is no such assessment with the submitted documents, the submitted 'Heritage and Planning Statement' dealing only with the built heritage and landscape setting.*

*However, we have considered the likelihood of significant archaeological remains being present in those parts of the grounds/park of the hall, and our conclusion is that the likelihood is low. The hall was a new build enterprise of the early-nineteenth century, located away from the medieval centre of settlement, as evidenced by the Council's HER. It is most likely that the prior use of the site of the hall was agricultural fields. There is some evidence for medieval or post-medieval agricultural activity in the form of ridge and furrow cultivation 450 metres to the north of the site. Nearer to the site (150 metres), in the same direction, the HER records the find of a Neolithic axe head, but this is not diagnostic of prehistoric occupation or land use.*

#### *Conclusion*

*Notwithstanding the assessment of 'low' significance it is usually considered appropriate in instances of development of sites as extensive as the proposal to request evaluation of ground conditions with a view to understanding the nature of below ground features (nineteenth century features if they survive would be of local archaeological interest). Such features are likely to be destroyed by the development proposals. As such we would recommend that a geophysical survey (magnetic) is undertaken on those parts of the garden/park amenable to such survey (areas without built features or tree roots) with a view to determining whether during construction an archaeological watching brief should be maintained. Such evaluation would need to be undertaken before ground disturbance, creation of compounds/material dumps, demolition, and tree felling within the garden/park area, but would not need to be undertaken before commencement of development in other areas (e.g., works to the listed structure(s)).*

#### *Suggested Condition*

*A) No demolition, groundworks, creation of compounds or tree removal within the garden and landscaped areas of the site shall take place before an evaluation in the form of an archaeological geomagnetic survey by a suitably qualified practitioner has been undertaken of those parts of the garden and landscaped areas amenable to such survey and the results of the survey have been provided to the local planning authority with a view to determining the need for an archaeological watching brief during development of potential archaeological anomalies identified in the survey.*

*B) The evaluation and (and if any) the watching brief must be specified in Written Schemes of Investigation (WSIs) submitted to and approved by the local planning authority in writing before the work to which they relate is carried out. The WSIs may be contained in one document or two.*

*C) No demolition, tree removal or groundworks shall take place in the park or landscaped areas before the approval of and other than in accordance with*

*any Written Scheme of Investigation for an archaeological watching brief required by the local planning authority.*

*REASON: The garden and landscaped parts of the site are likely to contain buried structures and deposits of local archaeological interest whose nature and extent should be evaluated and where appropriate investigated before being substantially damaged or destroyed.*

Comments received 12/11/2024

*Further to your re-consultation on the submission of further plans (R/2023/0836/FFM), we have no additional observations to make.*

## **CONSIDERATION OF PLANNING ISSUES**

The main considerations in the assessment of the application are;

- The principle of development
- The impacts on the character and appearance of the area
- The impacts on heritage assets
- The impacts on trees
- The impacts on neighbour amenity
- The impacts on highways safety
- The impacts on flooding
- The impacts on ecology
- The impacts on nutrient neutrality
- The impacts on nuisance and contaminated land

### **The principle of development**

The application site falls inside development limits as defined on the Local Plan Policies Map. The principle of residential development in this location is acceptable and accords with the aims of policy SD3 of the Redcar and Cleveland Local Plan.

Under Local Plan Policy H 3.7, the site is allocated for residential development for up to approximately 25 dwellings within the grounds of Normanby Hall. Proposals for a conservation-led-scheme would be supported subject to the following:

- a. the restoration and sustainable re-use of the existing Grade II listed building, potentially as housing;*
- b. the restoration and sustainable management of the woodland and parkland areas;*
- c. achieving a development which is sympathetic to the listed building and its setting and minimises disturbance to protected trees, valuable woodland and important wildlife areas;*
- d. satisfactory resolution of access and traffic issues;*
- e. preparation of a flood risk assessment and drainage strategy;*



*f. detailed tree, ecological, building and archaeological surveys and adherence to recommendations emerging from them; and*  
*g. contributions, as necessary at the time of application, towards any other infrastructure enhancements, including local educational and healthcare provision and other community facilities.*

The acceptability of residential development on the site has been established in principle through the allocation, and the proposals for 21 dwellings is considered to fall within the scope of approximately 25 dwellings. In light of policy H3.7 (and related policy H3), the development of the site for housing can be considered acceptable in principle.

In terms of criterion a. the application proposes the restoration and re-use of the Grade II listed building into apartments. The proposed works to the listed building to enable the conversion will be assessed within the separate listed building consent (R/2023/0837/LB).

Consideration of criteria b to f will be discussed in later sections of this report.

To reflect the physical constraints of the site and the abnormal costs incurred through restoring a listed building in a poor state of repair, the policy does not require any provision of affordable housing either on-site or in-kind via a financial contribution. At H3.7(g), the generic requirement applied to housing allocation policies for any other infrastructure enhancements has been included. However, it is confirmed in Policy SD5 that any required contributions are also contingent upon economic viability considerations.

To be considered acceptable the proposals should also accord with all other policies in the plan. That includes all relevant aspects of overarching development policy SD4 including the design considerations set out at SD4(j, k and o) in relation to achieving an appropriate, well-designed development. These matters will be discussed in later sections of this report. Taking the above into consideration the application is considered acceptable in principle and in line with the National Planning Policy Framework and Local Plan Policies SD3, H1, H2 and H3.

### **The impacts on the character and appearance of the area**

Policy SD4 of the Council's Local Plan permits development, which is suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings.

The alterations required to change the use of Normanby Hall are largely internal with the exception of external alterations to windows and doors to the modern extension to the north west of the main hall. It is considered the fenestration details are in keeping with the character and appearance of the hall. The alterations are subject to further discussion in the separate listed building consent application (R/2023/0837/LB).

The existing development around the application site contains a mix of house types including semi detached and terraced two storey and dormer bungalows on Coach House Mews to the west. Large detached two storey dwellings, dormer bungalows and bungalows on Normanby Hall Park to the north. Detached bungalows on Hollywalk Close to the east and detached and semi detached bungalows and detached two storey dwellings on The Mount to the south of the site. This application proposes detached two and 2.5 storey dwellings with a range of details features inspired by Bonomi architecture including, two brick courses, two roof types – a hipped roof with overhanging eaves and gabled extensions or a roof with gable ends with water tabling to reflect the style of the hall. The dwellings will feature a combination of buff and red brick and windows of varying design. The proposed dwellings are considered to be of an appropriate scale to those properties within the surrounding area and will not adversely affect the character of the area. It considered the mixed proposed development is sympathetic in design, layout and scale to the local area.

A number of conditions, including materials, eaves details and landscaping, are proposed to ensure that the final details would not have an adverse impact on the character and appearance of the area.

The proposals are suitable in relation to the proportions, massing, height, size, scale, materials and detailed design features and the application would respect the character of the site and its surroundings. The application accords with parts j and k of policy SD4 of the Redcar and Cleveland Local Plan.

### **The impacts on heritage assets**

Local Plan Policy HE2 requires:

#### *Alteration, Extension or Change of Use of a Designated Heritage Asset*

*Development involving the alteration, extension or change of use of a designated heritage asset or construction of any structure within its curtilage will only be permitted if the proposal:*

- a. preserves or enhances its significance as a heritage asset;*
- b. protects existing historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfaces;*
- c. retains historic plot boundaries and layouts; and*
- d. ensures the sensitive and viable use of the building.*

#### *Setting of a Designated Heritage Asset*

*Any development affecting the setting of a designated heritage asset will only be permitted if the proposal:*

- e. preserves or enhances its significance as a designated heritage asset;*
- f. protects its immediate setting including the space(s) around the building*

*and the historically significant hard and soft landscaping, including trees, hedges, walls, fences and surfacing; and*  
*g. retains historic plot boundaries and layouts.*

Policy H3.7 supports *a. the restoration and sustainable re-use of the existing Grade II listed building, potentially as housing.*

Normanby Hall is a Grade II listed building. The Council's Conservation Advisor has assessed the proposals and offers no objection. The Conservation Advisor considers the hall's conversion scheme preserves the fundamentals of the layout, meaning typology of the layout is preserved. The exterior remains largely unchanged aside from the insertion of some classically proportioned window in the rear wall of the hall. The officer notes remaining fireplaces and chimney breast, which despite sub-division are important in illustrating the original layout. The works to the hall will be discussed in greater detail in the listed building consent application report (R/2023/08368/LB).

In terms of the housing development within the grounds, the Conservation Advisor notes surrounding development has taken cues from the style of Ignatius Bonomi, who designed the hall itself and numerous other buildings in the region including a cluster of dwellings in nearby Wilton Village. Pyramidal roof structures are key Bonomi trait, and the addition of Italianate style masonry window surrounds add a reminiscent characteristic to front elevations. It is also notable how that detail has been applied to some end elevations, as seen in house type A1, which means that blank walls are avoided.

The overall result is that despite varying orientations, the surrounding housing all appears to face the hall and its grounds, thus avoiding the appearance of a scheme that has been "shoe-horned" in despite the relatively high density. The omission of chimney stacks is a clear departure from tradition, though may be considered a more honest approach and their absence is not thought to be harmful, key characteristics being the balanced outlines of houses and the detailed facades.

The Conservation Advisor raises some concerns regarding boundary treatments in that there are some lengthy sections of close boarded timber fencing which will be visible from the forward curtilage of the hall, which will result in a harmful suburban backyard type aesthetic that must be avoided, though it is anticipated that a condition to confirm/vary boundary treatments can address that matter.

Further comments have been provided in relation to the landscaping and drainage. The Conservation Advisor considers the proposals to reintroduce form landscaping the forward curtilage of the hall to act as a buffer between it and the housing development should result in an enhancement to the setting. Whilst the central lawn proposed to be formed does not exactly replicate the historic layout of what is indicated by historic mapping, the proposed pathways and central feature will provide a focal point, so view of the façade

of the hall are elevated beyond merely being an opposing view to the new housing and thus helps to retain the hall's prominence as a focal point of the development. The Conservation Advisor has suggested several conditions relating to the hall, which will be dealt with in the listed building application (R/2024/0837/LB) and ones relating to boundary materials and landscaping and drainage which will be included as part of a decision to approve the application.

In terms of archaeology, the Council's Archaeological Consultant has assessed the proposals. The consultant notes the application does not contain a Desk Based Archaeological assessment. However, they have considered the likelihood of significant archaeological remains being present in those parts of the grounds/park of the hall, and their conclusion is that the likelihood is low. The hall was a new build enterprise of the early-nineteenth century, located away from the medieval centre of settlement, as evidenced by the Council's Historic Environmental Record (HER). It is most likely that the prior use of the site of the hall was agricultural fields. There is some evidence for medieval or post-medieval agricultural activity in the form of ridge and furrow cultivation 450 metres to the north of the site. Nearer to the site (150 metres), in the same direction, the HER records the find of a Neolithic axe head, but this is not diagnostic of prehistoric occupation or land use.

Notwithstanding the assessment of 'low' significance it is usually considered appropriate in instances of development of sites as extensive as the proposal to request evaluation of ground conditions with a view to understanding the nature of below ground features (nineteenth century features if they survive would be of local archaeological interest). Such features are likely to be destroyed by the development proposals. As such we would recommend that a geophysical survey (magnetic) is undertaken on those parts of the garden/park amenable to such survey (areas without built features or tree roots) with a view to determining whether during construction an archaeological watching brief should be maintained. Such evaluation would need to be undertaken before ground disturbance, creation of compounds/material dumps, demolition, and tree felling within the garden/park area, but would not need to be undertaken before commencement of development in other areas (e.g., works to the listed structure(s)).

The Archaeological Consultant has advised the inclusion of a condition requiring a geomagnetic survey is undertaken prior to any works on the site and the submission of a Written Schemes of Investigation (WSIs). In light of the nature of the application the information is considered necessary and a condition will be included as part of any approval in accordance with Local Plan Policy HE3.

The proposals are considered acceptable in terms of impact on heritage assets and the application accords with the Local Plan Policy HE2, HE3 and H3.7

### **The impacts on trees**

Local Plan Policy H3.7 supports the development of the site subject to:

*b. the restoration and sustainable management of the woodland and parkland areas and*

*c. achieving a development which is sympathetic to the listed building and its setting and minimises disturbance to protected trees, valuable woodland and important wildlife areas.*

Trees within the grounds of Normanby Hall and neighbouring streets are protected by Tree Preservation Order 34. This application includes the removal of some of the tree cover to enable the residential development. During the consideration of the application there has been discussions regarding the impact of the development on tree loss. The most recent site plan (Revision P21 received 13/01/2025) has moved dwellings further away from the boundaries of the site to the north and east to allow for greater retention of tree cover.

A Arboricultural Constraints Survey, Impact Assessment, Protection Plan and Method Statement has been submitted to support the application. The trees on site comprise of a mixture of Category A, B, and C trees. One Category U tree was noted. The Tree Groups on site are comprised a mixture of Category A, B and C. The report details the need to remove 17 individual trees on site, as well as the removal of individuals within groups 1, 3 and 4. A further 3 trees on neighbouring property are required to be removed for the pedestrian access to the west. Construction activity, hard and soft landscaping is proposed within the root protection areas (RPAs) of retained trees and therefore advises tree protection by arboricultural methodology, barriers and ground protection should be implemented throughout the works.

The Council's Arboricultural Officer has considered the proposed works and carried out a site visit. The officer notes originally, of the 63 individual trees, and 11 groups listed, 43 trees and 3 groups were to be removed. The new plans show only 20 trees are to be removed. The proposed plans have moved the dwellings forward allowing the majority of trees around the perimeter of the site are to be retained as a screen for the existing houses, as a corridor for wildlife, and allow the site to benefit from all the other positive processes the trees provide. Where there are breaks in canopy cover and screening, it would be advantageous to plant other native species (of sufficient size) to fill in the area.

The officer states the trees that are to remain will require protection from possible construction damage, especially root interference and root compaction from the construction. The dwellings themselves will also need to be built to sufficient standards so that the trees will not be at risk causing damage or of being removed for potential tree related damage in the future. i.e. subsidence/heave.

Whilst the Arboricultural Officer notes the removal of so many trees is still far from ideal, the officer accepts several of the mature trees on the site

earmarked for removal do require substantial work and in time may require removal, regardless of the development. The officer considers the new proposals try to address the issues whilst trying to retain as much of the tree line as possible. Providing conditions are put in place to replant sufficient trees for the loss of the trees being removed and the remaining trees are protected by ensuring works are carried out to BS5837, the Arboricultural Officer has no objection to the proposed application.

The supporting Arboricultural Survey includes details of the tree protection scheme and the tree protection plan. Should the application be recommended for approval, the decision will include conditions requiring tree protection and planting/landscaping measures.

Subject to the inclusion and discharge of the above conditions it is considered the development is acceptable in terms of nuisance and accords with the aims of Local Plan Policy H3.7 and SD4.

### **The impacts on neighbour amenity**

Policy SD4 of the Council's Local Plan permits development where it will not have a significant adverse impact on the amenities of occupiers of existing or proposed nearby land and buildings.

Objections have been received from local residents concerned regarding a loss of privacy, overlooking and the overbearing nature of the proposed dwellings. The objections have been received from residents in Normanby Hall Park, Hollywalk Close, The Mount and Coach House Mews.

The Council's Design of Residential Areas Supplementary Planning Document provides guidance '*Protect the privacy of existing dwellings by ensuring that there is a suitable separation distance between proposed and existing dwellings. The minimum separation distance usually required is 21m between the fronts and/or backs of dwellings and 13m from the rear or front wall to the side wall of an adjacent property*'.

Taking each street into consideration, No. 12 to 18 Normanby Hall Park are located to the north/north east of the application site. The existing detached two storey dwellings will lie approximately 28 – 52m from the habitable windows of proposed dwellings. There will be approximately 28m between the rear elevation of the dwelling on Plot 6 and the side elevation of 12 Normanby Hall Park, which is considerably greater than the SPD guidance of 13m. Plot 1 will lie to the south west of No. 18 Normanby Hall Park. There will be approximately 8m between the side of the proposed detached garage of Plot 1 and the nearest corner of the conservatory at No. 18 Normanby Hall Park, which is considered acceptable due to the relationship between the two properties. Existing woodland will be retained to the rear of plots 1 to 6 which will help break up views between the existing and proposed dwellings. The relationship between 12, 14, 16 and 18 Normanby Hall Park and the proposed dwellings is considered acceptable. The separation distances between habitable room windows are in excess of guidance in the Design of

Residential Areas SPD and it considered the proposed dwellings will not have an unacceptable detrimental impact in terms of loss of privacy or overbearing nature on the occupiers of Normanby Hall Park.

No 17 – 27 Hollywalk Close are located along the eastern boundary of the site. The dwellings along this section of Hollywalk are detached bungalows. There will be a separation distance of approximately 30m between the rear of No. 17 and the side elevation of the detached garage at Plot 12. Plots 12's garage will be approximately 32m from the rear of No. 19 Hollywalk and the rear elevation of No. 21 Hollywalk will be approximately 25m from the rear of the dwelling at Plot 12. No. 23 Hollywalk will have the closest relationship between the proposed dwellings and properties on Hollywalk Close. It is also noted No. 23 Hollywalk Close has a large 6m single storey rear extension. There will be a separation distance of approximately 21m between the rear elevation of No. 21 and the rear of the dwelling at Plot 12. In addition, an element of existing tree cover will be retained along the eastern boundary of the site which will break up views in and out of the site. The separation distance is considered acceptable and in accordance with SPD guidance. The proposed dwelling at Plot 11 will be at right angles with the rear elevation of No. 25 Hollywalk and a separation distance of approximately 25m between the closest points. Finally due to the staggered positioning of the proposed dwellings there will be a minimum separation distance of approximately 45m between the rear elevation of Plot 7 and the rear elevation of No. 27 Hollywalk Close. It is therefore considered the proposal development will not have a significantly detrimental impact on the amenity of the occupiers of properties on Hollywalk Close. The separation distances are in accordance with the Design of Residential Areas SPD and trees will be retained along or close to the boundary of the site which will reduce the appearance of the proposed development.

No. 1, 2, 3 and 4 The Mount are located along the southern boundary of the application site. The four dwellings are large detached bungalows. No. 18 The Mount is located adjacent to the south western corner of the application site. The two storey dwelling has an Oak tree in south east corner of the site which is protected by Tree Preservation Order 34. Plot 20 will be located adjacent No. 18 The Mount. The proposed dwelling will be positioned north of the No. 18. The proposed detached garage will run along the boundary with the rear garden of No. 18. It is considered the due to the angled position between the two dwelling there will not be a significant loss of privacy nor will the proposed dwelling appear overbearing to the occupiers of No. 18 The Mount. It is also noted the proposed dwelling and detached garage are sufficient distance from the protected trees. Plots 20 and 19 will be located to the north of No. 1 The Mount. There will be a separation distance of between 23m - 25m accounting for the existing single storey rear extension between Plot 20 and No. 1 and 21m – 25m between No. 1 and Plot 19. There will be a separation distance of approximately 15m between No. 2 The Mount and the blank rear elevation of the detached garage at Plot 19 and 36m between the rear of No. 2 The Mount and the rear elevation of Plot 18. The rear elevation of No. 4 The Mount will be a minimum of 38m from the rear of Plot 17 and 26 m from Plot 16. All separation distances between the existing dwellings on

The Mount and proposed dwellings will be greater than the SPD recommended separation distances.

Dwellings on Coach House Mews lie to the west of the site. No. 14 Coach House Mews will front onto a section of the dwelling at Plot 21 with a separation distance of approximately 26m. No. 20 and 21 Coach House Mews will face onto the side of the dwelling at Plot 21 with a separation distance of 22m. There will be a separation distance of 13m between the rear elevation of Plot 21 and the side elevation of No. 12 Coach House Mews. In addition, No. 10, 11 and 12 Coach House Mews are located to the rear of the existing single storey wing of Normanby Hall. The separation distances between the dwellings and the existing hall are under the SPD guidance but it is an existing relationship. The existing plans indicate three openings which are noted to be bricked up. The proposed plans include two windows at ground floor level and two roof lights. Due to the close relationship between the buildings it is considered necessary for all windows in the hall wing contain obscure glazing to prevent a loss of privacy to the occupiers of Coach House Mews and a condition will be included as part of a recommendation to approve the application.

Coach House, 8 Coach House Mews is located to the north west of the hall. The stone built dwelling has an existing vehicular access through the grounds of Normanby Hall to Normanby Hall Park. The neighbouring dwelling also has garages and parking accessed from Coach House Mews. Comments have been received from the occupiers of the Coach House concerned about the location proposed apartment bin store close to their entrance. It is granted the bin store will be close to the entrance into the Coach House, however the bin store will be fully enclosed with 1.8m high fencing screen and the Coach House has a close boarded 1.8m boundary treatment and mature trees along the boundary which are considered sufficient to protect the amenity of the occupiers of the Coach House from the bin store.

Within the site the proposed layout provides adequate separation distances to ensure there are no issues in terms of overlooking or loss of privacy. Private amenity space is proposed to serve each of the dwellings which would be commensurate with the scale of the properties.

As such, the proposed development would achieve an acceptable standard of amenity for the future occupiers of the proposed dwellings, whilst also ensuring there would be no impact upon the amenity of any existing surrounding properties.

In view of the separation distances, areas of private amenity space and associated landscaping, it is considered that the level of proposed development can be adequately accommodated and would not be considered an overdevelopment of the site.

The application has received a significant number of objections to the proposals, many residents are concerned about the impact of the



development being accessed via Coach House Mews, Normanby Hall Park and Cricket Lane and the detrimental impact on neighbouring amenity from increased traffic use. It is acknowledged there will be an increase in traffic from the development on neighbouring roads. Highway considerations will be discussed in a later section.

Taking the above into account the residential development would not have a significant adverse impact on the amenity of occupiers of existing or proposed buildings and the proposal accords with part b of policy SD4 of the Redcar and Cleveland Local Plan.

### **The impacts on highways safety**

Local Plan Policy TA1 requires the Council and its partners ensure that the transport requirements of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support residents' health and wellbeing.

Policy SD4. p. expects development proposals to provide suitable and safe vehicular access and parking suitable for its use and location.

The council's Development Engineer has assessed the application and notes the existing use only requires one point of access, whereas the proposed development includes the use of two points of access and therefore traffic impact will be divided across the local network. The site is currently accessed via Normanby Hall Park, this access will serve 15 dwellings to the northeast of the site and the northern side of the hall. A second point of access is to be formed at the western boundary on to Coach House Mews serving the remaining 6 dwellings on the site and the southern side of the hall. Highway works the subject of agreement will be required on Coach House Mews, which will be the subject of condition. Both routes can facilitate emergency vehicle access / egress.

A transport access statement has been submitted in support of the application. That statement draws comparisons to the current use classification granted to Normanby Hall, which could continue without the need for further planning consent, and the proposals within the application.

The comparison of vehicle trips generated by the current use and the proposed development show that there will not be a material impact in the level of demand on the local highway network during the peak periods. Due primarily to the operational nature of nursing/care homes, there is allowance for staff, visitors, deliveries, servicing and patient visitor trips. The trips generated by a nursing home with an assumed occupancy level of 46 residents, would have the potential to generate in the order of 29 two-way vehicle trips in the AM peak period and in the order of 25 two-way vehicle trips in the PM peak period. With proposals forecasting 12 and 15 two-way trips, respectively. Therefore, the evidence suggests that there will be no material

impact on the operation of the surrounding highway network when compared to the existing levels of demand the site could generate.

Historic traffic flow data suggests average daily flows on Ormesby Road / B1380 as approx., 12,000 vehicles, with over a thousand vehicles travelling during the peak periods of 8am and 5pm.

The proposals for the site employ a predominantly shared space environment to roadway design, with pedestrian footway connections where appropriate. Given the scale of development this approach accords with the design standards.

The access to Normanby Hall Park is currently gained via a point of access over privately owned land with rights of access granted to the developer.

Public transport can be accessed via Ormesby Road, which is within an approximate 5-minute walking distance of the site. With access to local amenities within a 15-minute walking distance. There is a lack of formalised crossing facility in the immediate locality of the site on Ormesby Road, the developer should make provision for such facility given the higher levels of pedestrian demand, this facility will be secured by way of condition. Cycle parking has also been considered as part of proposals, although that provision is not covered or secure storage, therefore cycle parking will be secured by way of condition.

Servicing of the development has been considered and the provision of refuse receptacles incorporated into proposals. Turning and manoeuvrability of vehicles within the site has been considered and is acceptable.

Sufficient parking is provided and available for each dwelling type in accordance with guidelines stipulated within the Tees Valley Design Guide and Specification. 19 properties requiring provision for 3 parking bays and 2 properties requiring provision for 2 parking bays. This level of provision has been catered for as part of proposals and given the length of some driveways surplus parking provision does exist. Facility has also been created for 9 visitor parking bays on the proposed roadway.

The flatted accommodation allows for an allocated parking bay for each flat and provision of 4 visitor parking spaces. The parking provision is split to the north and south of the hall. This level of provision is acceptable.

It is for the above reasoning the Development Engineers have no objections subject to the inclusion of several conditions.

Taking the above into consideration the application raises no issues in terms of highways safety and the application accords with part p of policy SD4, H3.7 and the aims of TA1 of the Redcar and Cleveland Local Plan.

### **The impacts on flooding**

Local Plan Policy SD7 states *'Flood risk will be taken into account at all stages in the planning process to avoid inappropriate development in areas at current or future risk'*.

Many comments have been received from local residents raising concerns regarding the impact of the development on flooding in the area. Comments detail existing problems with flooding.

The application is supported by a Flood Risk Assessment (FRA) and Drainage Strategy which have been considered the Local Lead Flood Authority (LLFA). Middle Gill is an ordinary watercourse which passes through the site. The LLFA would in principle conclude that a suitable scheme for the disposal of surface water can be achieved at this site.

Further consideration was given to the revised FRA and Drainage Strategy following the revision of dwelling numbers. The LLFA note consideration should be given to the culvert under the proposed pond and arrangement around future maintenance and any possible repair or dig down should that be required in the future. The LLFA note the current proposed layout may make this more difficult and generally there would be an easement around this structure to allow access for maintenance or future repairs. There is no dimension of the cover associated with the culvert underneath the pond.

Further consideration should be given to provide exceedance route details, the FRA does mention in the contents table but does not detail it in the body of text. The FRA indicates that the proposed layout doesn't allow for flood flows above the 1:100 year event to be retained above ground, therefore the proposed attenuation should cater for all storms including the 1:100 year + 45% CC, clarification is sought that the proposed pond will manage this event above ground, if not detail of additional storage should be submitted at the discharge of condition stage.

Finally, the LLFA note design details are required of inlet and outlet screens on the culvert in accordance with Ciria guidance.

Whilst local resident concerns are noted, the LLFA have assessed the submitted flood and drainage information and have no objections.

Subject to the inclusion and discharge of three LLFA conditions, it is considered the development accords with the aims of Local Plan Policy SD7 and H3.7 and is acceptable.

### **The impacts on ecology**

Local Plan Policy N4 requires proposals to protect and enhance the borough's biodiversity and geological resources. The application includes an Ecological Appraisal, Habitat Regulation Assessment and Biodiversity Net Gain Appraisal as supporting documentation.

In terms of Biodiversity Net Gain, an appraisal has been submitted as part of this application, however the application was submitted prior to the mandatory requirement to carry out an assessment and as such biodiversity net gain is not needed for this proposal.

The Ecological Appraisal notes the proposed development site comprised of Normanby Hall and the adjoining grounds, which support a mixture of lowland mixed deciduous woodland, grassland and dense areas of ruderal vegetation. Areas of hardstanding and derelict land are present where previous demolition activity and site clearance has taken place. Individual trees of varying size and quality are present throughout. The area of woodland is designated as Deciduous Woodland priority habitat and is comprised of Lowland Mixed Deciduous Woodland (w1f). The site is in an urban area, surrounded by housing with areas of woodland present to the east, west and north.

The Ecological Appraisal The habitats on site are of county level, parish level, local level and site level. The appraisal details the proposed development will result in the clearance of approximately 1.25ha of priority woodland habitat, however this document was submitted prior to the most recent update in the proposed site plan which proposes the retention of a greater number of trees. The value of this habitat has been evaluated as being of county level importance. Based on the ecological significance of this habitat (county level value) and the anticipated magnitude of impacts (high negative), the overall significance of impacts in the absence of mitigation and compensation is considered to be moderate.

Individual trees on site have been assessed as being of Parish Level importance. Appropriate mitigation measures are outlined within this report to protect the retained trees from damage and disturbance during construction, and indirect disturbance post development. The proposed landscaping offers some suitable compensatory habitat for the less distinctive habitats found on site. The impact of the development on the trees within the site is discussed in a separate section of this report.

The Ecological Appraisal has assessed the impact of the development proposals on protected and notable species. The potential for impacts to occur on badger, great crested newt, breeding birds, bats, and other notable species have been considered. The following summarises the main highlights:

Badgers – the woodland habitats offer some suitability for badgers. No evidence of any setts has been observed on the site. Significant impacts to badgers are considered unlikely. Good construction practice should be adopted to reduce residual risks due to the suitability of surrounding habitats and likely presence of badgers within the wider area.

Bats – there are historical records of bats at Normanby Hall, recorded around 2006/7 when the site was used as a care home. This includes a Brown long eared roost and a roost of Natterers Bat. Bats were observed as part of the

internal inspection of the property during a site visit in August 2023. There were visual sightings in two locations, in a ground floor corridor and within the void space of the single storey extension to the rear of the property. The building supports numerous roosting features, with open windows, masonry gaps and missing/raised roof tiles. The Dusk Emergence Survey noted common pipistrelle, noctules and brown long eared bats

Several trees within the grounds were assessed of having moderate/moderate-low bat roost potential. The Ecological Appraisal recommends further inspection is required to all trees in advance of any proposed felling.

Birds – the woodland habitat on site is of value for breeding birds. The building on site and grassland have some suitability for ground nesting species. The removal of trees is likely to result in an overall loss of breeding territories and some displacement of species using the building throughout the construction period. The impacts to nesting birds are anticipated and should therefore be avoided or mitigated against.

Greater Crested Newts (GCN) - The woodland and grassland habitats provide good suitable habitat for GCN and other amphibians in their terrestrial phase. Five ponds were identified on OS maps within 500m of the site, with one shown on the site. A check of these features suggests they are areas of open culvert with running water and are therefore unsuitable for breeding GCN. One pond identified to the south of the site within a dense area of woodland was inaccessible. There are some piles of deadwood present to the floor of the woodland, a check of these potential refugia did not identify the presence of any amphibians.

22 records of GCN were obtained from the desktop study. The closest being two records at Normanby Field approximately 0.9km away. The majority of records are associated with the ponds at Flatts Lane Country Park and Normanby High, both sites >1km away from the proposed development site.

Overall it is considered unlikely that GCN will be present on site, however, reasonable avoidance measures have been recommended in respect of other amphibian species and small mammals likely present on site.

Reptiles – the site offers some sub-optimal suitability for reptiles. Five records of common lizard were obtained all located on Eston Moor approximately 1.5km away from the site. Connectivity across the wider area is limited due to the built environment. It is considered unlikely that reptiles will be present on site, however, precautionary working methods have been recommended to minimise impacts in the event they are present.

Water Vole - The open culvert running through the woodland on site offers limited suitability for water vole generally lacking the depth, earth embankment and the vegetation for this species. Significant impacts are considered unlikely; however, precautionary working methods are recommended.

Otter - Some limited potential for commuting across site by migrating individuals following the culvert route, particularly given linkages to Spencer Beck. Significant impacts are unlikely.

White Clawed Crayfish - Some limited potential for this species to be present within the open culverted section although the stream on site and on the whole is generally unsuitable for this species.

Hedgehog - The habitats on site are likely to support hedgehogs. Care should be taken during any clearance of suitable habitat on site and appropriate measures should be installed within any final development to maintain connectivity for hedgehogs and small mammals.

The Ecological Appraisal proposes mitigation measures. In terms of bats, there is a requirement to obtain a European protected species licence (EPSL) for the renovation of the hall which will require further bat activity surveys across the appropriate season. Appropriate mitigation and compensation measures will be detailed within this license application and will include the provision of designated bat lofts within the building and the installation of integrated bat boxes within the residential dwellings.

It is recognised the development is considered to pose a slight to moderate impact on local biodiversity. The proposal seek to retain areas of existing trees on the site and there will be the need for replacement trees and landscaping proposals. Management and maintenance of the trees, the water features and landscape areas will enhance habitat for wildlife.

Mitigation measures have been proposed to ensure that impacts are avoided or minimised and that where possible enhanced habitats for these species will be delivered by the restoration of the site.

Conditions requiring compliance with the mitigation measures will be included as part of an approval. As such the proposals accord with Local Plan Policy N4.

The development site is within 6km of the revised Teesmouth and Cleveland Coast SPA and Ramsar Site. In line with policy N4 of the Redcar and Cleveland Local Plan, development within 6km of the Teesmouth and Cleveland Coast SPA and Ramsar Site, that would result in a net increase in residential units, or other development that would lead to increased recreational disturbance of the site's interest features, will be expected to contribute towards strategic mitigation measures identified in the Recreation Management Plan. This is to ensure that adverse effects on the site's integrity can be avoided. The monetary value on these sites has been set at £200 per dwelling.

Unfortunately, there is no viability argument that can be put forward to negate the need for the financial contribution as the policy requirement relates to the Habitats Regulations.

The applicant has agreed to pay the contribution should this application be approved by committee and paid in advance of the decision being issued and therefore, the development is considered to be in compliance with policy N4 of the Local Plan.

### **The impacts on nutrient neutrality**

The site is located within the catchment of the River Tees Nutrient Neutrality area as identified by Natural England in March 2022. As the proposed development includes residential accommodation there is a potential for the site to increase nutrients into the River Tees.

A Nutrient Neutrality Report has been submitted to support the application and details the nitrate loading of the proposed scheme in relation to the authorised use of the site. The report outlines the site has an existing use as a 46 bed nursing home which would have a greater impact on nutrient neutrality than the proposed development. The report includes information regarding the existing use and details of planning case law and abandonment of use. The report concludes although the hall has been empty for years the nursing home use has not been abandoned and could be used as a nursing home again without the need for any additional planning consents.

The local planning authority as the competent authority has considered the nutrient impact and existing planning use and has produced a Habitats Regulation Assessment (HRA). The HRA and Appropriate Assessment concludes the use of Normanby Hall as a nursing/care is extant. The nursing home use would create 44/43kg TN/year more nitrate output into the Teesmouth and Cleveland Coast Special Protection Area than the proposed 32 residential units. As such the HRA concludes the development is acceptable without the need for any mitigation measures.

Natural England have been consulted regarding nutrient neutrality and have questioned the conclusions reached. Natural England note the criteria for abandonment under Planning case law but consider the legal baseline to be different to the environmental baseline. However if the LPA confirm they are confident with the approach after seeking legal advice, then Natural England would support the HRAs conclusions. Ultimately Normanby Hall could be used as a 46 bed nursing home at any time with the relevant nitrate load. As such the environmental baseline and the planning baseline would be the same.

The local planning authority as the competent authority conclude the proposals do not require mitigation in terms of nutrient neutrality.

### **The impacts on nuisance and contaminated land**

Local Plan Policy SD4 permits development where it will *e. avoids locations that would put the environment, or human health or safety, at unacceptable risk.*

The application has been assessed by the Environmental Protection team in terms of nuisance and contaminated land. In terms of nuisance Environmental Protection note the development is in close proximity to existing residential properties whose amenity could be affected from construction/demolition activities including noise and dust. Environmental Protection have recommended the inclusion of a condition requiring the submission of a Construction Environmental Management Plan (CEMP) and a restriction on construction hours.

In terms of contaminated land, Environmental Protection notes a Land Contamination Survey covering letter has been submitted in support of the application. The covering letter states that it is Marian Construction Limited's intention to instruct Dunelm Geotechnical & Environmental Ltd to produce a Phase 1 Desk Study reviewing site specific data and determine the extent of a Phase 2 Intrusive Investigation should it be required. Environmental Protection note the investigations must include the area to the south-west of the hall where a range of buildings has recently been demolished. Environmental Protection recommend the inclusion of a full Standard Contaminated Land Condition onto any planning permission which may be granted.

Subject to the inclusion and discharge of above said conditions it is considered the development is acceptable in terms of nuisance and accords with the aims of Local Plan Policy SD4.n.

### **Other matters**

The application has been assessed by Cleveland Police Designing Out Crime Officer. The officer met with the agent prior to submission of the application to advise on Secured by Design measures and details of the meeting are included within the supporting Design and Access Statement. Further comments have been submitted following revision of plans and removal of Alms housing.

The NHS North East and North Cumbria Integrated Care Board have been consulted on the application. Due to the small number of dwellings the Integrated Care Board have no comment to make.

### **CONCLUSION**

The application site is within development limits and is an allocated site within the adopted Local Plan. The details of the layout, scale, mix and appearance of the development are considered to be acceptable while the principle of residential development on the site is one that is accepted.

Matters relating to impact on neighbouring amenity, heritage assets, trees and ecology have all been considered and assessed. For the reasons outlined above and subject to a number of conditions the proposal raises no issues in relation to these topics.



Matters relating to nuisance and land contamination and impact on the character and appearance of the area have been considered and assessed. For the reasons outlined above and subject to a number of conditions the proposal raises no issues in relation to these topics.

Subject to conditions the application raises no issues in relation to flooding or drainage.

In relation to traffic the Council's Development Engineers have reviewed the application and have recommended that subject to conditions the proposal would not have an adverse impact on the local highway network.

Taking the contents of the report into consideration, the development is one that is considered to comply with policies H3.7 (Normanby Hall), SD1 (Sustainable Development), SD2 (Locational Policy), SD3 (Development Limits), SD4 (General Development Principles), SD7 (Flood and Water Management), H1 (Housing Requirements), H2 (Type and Mix of Housing), H3 (Housing Allocations), H4 Affordable Housing, HE2 (Heritage Assets), HE3 (Archaeological Sites and Monuments), N4 (Biodiversity and Geological Conservation), TA1 (Transport and New Development).

## **RECOMMENDATION**

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
  - Location plan received by the Local Planning Authority on 14/01/2025
  - Proposed site plan (Revision P22) received by the Local Planning Authority on 14/01/2025
  - Proposed Normanby Hall Elevations received by the Local Planning Authority on 05/12/2023
  - Normanby Hall Ground Floor Proposed received by the Local Planning Authority on 05/12/2023
  - Normanby Hall First Floor Proposed received by the Local Planning Authority on 05/12/2023
  - Type 1A Proposed Floor Plans Amended received by the Local Planning Authority on 09/01/2025
  - Type 1A Proposed Elevations Amended received by the Local Planning Authority on 09/01/2025

- Proposed House Type 1B Plans P2 Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 1B Elevations P2 Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 2A Plans P4 received by the Local Planning Authority on 09/01/2025
- Type 2A Proposed Elevations Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 2B Plans Ps Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 2B Elevations Ps Amended received by the Local Planning Authority on 09/01/2025
- Type 3A Proposed Floor Plans Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 3A Elevations P4 Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 3B Plans P2 Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 3B Elevations P4 Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 4 Plans P2 Amended received by the Local Planning Authority on 09/01/2025
- Proposed House Type 4 Elevations P3 Amended received by the Local Planning Authority on 09/01/2025
- Proposed Garages P3 amended received by the Local Planning Authority on 09/01/2025
- Proposed Refuse enclosure details Amended received by the Local Planning Authority on 09/01/2025
- Proposed Cycle Stand Details P1 Amended received by the Local Planning Authority on 09/01/2025
- Proposed boundary fence location plan amended 13 01 2025 received by the Local Planning Authority on 13/01/2025
- Proposed External Works Site Plan P6 Amended 13 01 2025 received by the Local Planning Authority on 13/01/2025

REASON: To accord with the terms of the planning application.

3. Prior to the commencement of development plans showing the existing and proposed ground levels over the site together with finished floor levels and maximum building heights shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure a satisfactory relationship between existing and proposed buildings in accordance with policy SD4 of the Local Plan.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site as construction activity and site preparation can change existing levels resulting in increased ground levels which the authority needs to consider.

4. Prior to commencement of construction, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide the following;
  - i) The parking of vehicles for site operatives and visitors;
  - ii) Loading and unloading of plant and materials;
  - iii) Storage of plant and materials used in constructing the development;
  - iv) The erection and maintenance of security hoarding including decorative displays;
  - v) Wheel washing facilities;
  - vi) Methods of demolition; vii) Measures to control the emission of noise dust and vibration during the construction period.
  - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: To protect the amenity of nearby residents, protected trees and in the interests of highway safety in accordance with Local Plan Policy SD4.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to site details which are often the first works on site and relate to site preparation.

5. Fully detailed drawings illustrating the design and materials of roads, footpaths and other potentially adoptable spaces shall be submitted to and approved in writing by the Local Planning Authority prior to the start of construction on site. The development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory form of development and in the interests of highway safety having regard for Local Plan Policy SD4 and sections 9 and 12 of the NPPF.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to site highway details which are often the first works on site and relate to site preparation.

6. The development hereby permitted shall not commence until detailed drawings have been submitted to and approved in writing by the highways authority for the alteration of Coach House Mews, as indicatively shown on the submitted drawing 2268-LAL-00-00-DR-A-00-102 - Proposed Site Plan or such plans which are subsequently submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of providing a safe means of access to the site by all modes of transport and to, minimise disruptions to the free flow of

traffic having regard for Local Plan Policy SD4 and sections 9 and 12 of the NPPF.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to site highway details which are often the first works on site and relate to site preparation.

7. 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 Local Plan Policy.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to site highway details which are often the first works on site and relate to site preparation.

8. Prior to the commencement of the development, or in such extended time as may be agreed in writing with the Local Planning Authority, details shall be submitted and approved of the surface water drainage scheme and the development shall be completed in accordance with the approved scheme. The design of the drainage scheme shall include;
  - (i) Restriction of surface water greenfield run-off rates (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. The design shall also 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.
  - (iii) Full Micro Drainage design files (mdx files) including a catchment plan
  - (iv) The flow path of flood waters for the site as a result on a 1 in 100 year event plus climate change

REASON: To ensure the development is supported by a suitably designed surface water disposal infrastructure scheme and to minimise the risk flooding in the locality.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to drainage details which are often the first works on site and relate to site preparation.

9. Prior to the commencement of the development, or in such extended time that may be agreed with the Local Planning Authority, details of a Surface Water Drainage Management Plan shall be submitted and approved by the Local Planning Authority. The Management Plan shall include;
- (i) The timetable and phasing for construction of the drainage system
  - (ii) Details of any control structure(s)
  - (iii) Details of surface water storage structures
  - (iv) Measures to control silt levels entering the system and out falling into any watercourse during the construction process
- 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.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to drainage details which are often the first works on site and relate to site preparation.

10. Unless otherwise agreed by the Local Planning Authority in writing, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts (a) to (c) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (e) has been complied with in relation to that contamination.

(a) Site Characterisation

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
- human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with Environment Agency's Land Contamination Risk Management Guidance

**(b) Submission of Remediation Scheme**

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

**(c) Implementation of Approved Remediation Scheme**

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

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

**(d) Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An

investigation and risk assessment must be undertaken in accordance with the requirements of part (a) and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part (b), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

(e) Long Term Monitoring and Maintenance

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

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

This must be conducted in accordance with Environment Agency's Land Contamination Risk Management Guidance

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

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to land contamination details which are often the first works on site and relate to site preparation.

11. A) No demolition, groundworks, creation of compounds or tree removal within the garden and landscaped areas of the site shall take place before an evaluation in the form of an archaeological geomagnetic survey by a suitably qualified practitioner has been undertaken of those parts of the garden and landscaped areas amenable to such survey and the results of the survey have been provided to the local planning authority with a view to determining the need for an archaeological watching brief during development of potential archaeological anomalies identified in the survey.

B) The evaluation and (and if any) the watching brief must be specified in Written Schemes of Investigation (WSIs) submitted to and approved by the local planning authority in writing before the work to which they relate is carried out. The WSIs may be contained in one document or two.

C) No demolition, tree removal or groundworks shall take place in the park or landscaped areas before the approval of and other than in accordance with any Written Scheme of Investigation for an archaeological watching brief required by the local planning authority.

REASON: The garden and landscaped parts of the site are likely to contain buried structures and deposits of local archaeological interest whose nature and extent should be evaluated and where appropriate investigated before being substantially damaged or destroyed in accordance with Local Plan Policy HE3.

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates to potential archaeological interests which may be destroyed through site works/tree removal.

12. No work of any kind shall take place on the site until the protective fence (s) and ground protection measures have been installed around the retained trees in the position and to the specification shown on the 'Tree Protection Plan - Page 29 'of the Arboricultural Survey submitted to the local planning authority on the 9th January 2025. The approved fence(s)/root protection shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes.

The protection works shall be carried out in accordance with BS5837 ' Trees in Relation to Design, Demolition and Construction and details contained within Chapter 10: Appendices of the Arboricultural Survey received by the local planning authority on 9th January 2025.

If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the council.

REASON: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions

REASON FOR PRE-COMMENCEMENT: The information is required prior to any works commencing on site it relates protected trees which may be damaged or destroyed during site preparation or construction.



13. All tree removal works hereby approved shall be carried out in strict accordance with the details contained in Chapter 8 of the Arboricultural Survey Amended received by the local planning authority on 9th January 2025.

All tree work shall be carried out in accordance with British Standard BS 3998: Tree work: Recommendations

REASON: To ensure only necessary trees are removed from the site.

14. The development shall take place in accordance with details contained within Chapter 9 Arboricultural Method Statement in the Arboricultural Survey Amended received by the local planning authority on 09/01/2025.

REASON: To ensure protection of remaining trees on site.

15. The construction of the proposed dwellings within the grounds of Normanby Hall shall be timed with the works needed for Normanby Hall.

The works to Normanby Hall shall be timed in context to the house sales as follows:

- Structural Works shall start on the sale of house No.7.
- Water tight Works shall start on the sale of house No.15.
- Cosmetic Works shall start on the sale of house No. 20.
- Hall Conversion into apartments shall start on the sale of house No. 21.

REASON: To ensure the repair, restoration and re-use of Normanby Hall in accordance with Local Plan Policy H3.7.

16. The working hours for all construction activities on this site are limited to between 08:00 and 18:00 Mondays to Friday and 08:00 to 13:00 Saturdays and not at all on a Sunday or Public Holiday.

REASON: To ensure that the any activity during the construction development would not have a significant adverse impact in relation to noise and disturbance in accordance with policy SD4 of the Local Plan.

17. Prior to the construction of any dwellings above ground level, full details and/or samples of all materials including bricks, masonry, roof tiles/slates, rainwater gutters and pipes, balconies and railings, windows and doors, to be used in the external elevations and for the roof, shall be submitted to and approved in writing by the local planning authority.

The development shall be completed in accordance with the approved details.

REASON: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.

18. Prior to the construction of the dwelling roofs, full details of eaves finishing drawn at 1:20 shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.

REASON: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.

19. Prior to the construction of any garages above ground level, full details and/or samples of all materials including bricks, masonry, rainwater gutters and pipes and doors, to be used in the external elevations, shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.

REASON: To safeguard the setting of the listed building as required by Policy HE2 of the adopted Local Plan.

20. Notwithstanding the submitted surfacing details, prior to the construction of the final surface treatment, for any hard surfaced areas, details of the materials to be used shall have first been submitted to, and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

REASON: To ensure that the appearance of the development would respect the setting of the listed building and the surroundings in accordance with policy HE2 and SD4 of the Local Plan.

21. Notwithstanding the information contained in the approved plans, the proposed windows to be installed in the existing west facing single storey wing extension shall contain obscure glazing (Level 4 privacy minimum) to a height no less than 1.8m above the floor of the room in which the window is installed.

The proposed roof lights in the same elevation shall be obscure (Level 4 privacy) and fixed.

The obscure glazing shall be retained thereafter.

REASON: To protect neighbouring amenity in accordance with Local Plan Policy SD4.

22. Notwithstanding the submitted boundary treatments details, prior to the first occupation of the development, hereby approved, boundary walls and fences shall have been erected in accordance with a scheme that has first been submitted to and agreed in writing with the Local Planning Authority. The boundary walls and fences shall thereafter be maintained unless the express consent of the Local Planning Authority is given.

REASON: To safeguard the setting of the listed building as required by Policy HE2, to ensure that any boundary treatments would accord with policy SD4 of the Redcar and Cleveland Local Plan by respecting the character of the site and the surroundings and raising no significant adverse impact on neighbouring occupiers.

23. Prior to occupation of the first completed dwelling on the site a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include size, type and species and a programme of work. The development shall be completed in accordance with the approved details.

Replacement trees are required to be included within the scheme in light of the trees to be removed within the site.

REASON: To ensure that the development would respect the site and the surroundings in accordance with policy SD4 of the Local Plan.

24. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is sooner, and any trees or plants which within a period of ten 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 similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure the satisfactory implementation of the approved scheme in the interests of the visual amenities of the locality.

25. No part of the development hereby approved shall be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles and cycles, have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

REASON: To ensure a satisfactory form of development and in the interests of highway safety having regard for Local Plan Policy SD4 and sections 9 and 12 of the NPPF.

26. Prior to occupation of the site, details of the pedestrian crossing scheme on Ormesby Road / B1380 shall be submitted to and approved in writing by the Local Planning Authority. The approved pedestrian crossing scheme shall be completed in conjunction with a Highways Act agreement prior to the occupation of 50% of the dwellings within the development.

REASON: In the interests of providing a safe means of access to the site by all modes of transport and to, minimise disruptions to the free flow of

traffic having regard for Local Plan Policy SD4 and sections 9 and 12 of the NPPF.

27. The development shall not be occupied until a Management & Maintenance Plan for the surface water drainage scheme has been submitted to and approved by the Local planning Authority; the plan shall include details of the following;
- (i) A plan clearly identifying the sections of surface water system that are to be adopted
  - (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.

28. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015, (or any Order revoking or re-enacting that Order) no enlargement of the dwelling(s) the subject of this permission shall be carried out without the express consent of the Local Planning Authority.

REASON: To safeguard the setting of the listed building in accordance with Policy HE2 of the adopted Local Plan.

29. Notwithstanding the provisions of the Town and Country Planning General Development Order, 2015 (or any Order revoking or re-enacting that Order), no detached buildings shall be erected within the curtilage of the dwelling(s) the subject of this permission, without the express consent of the Local Planning Authority.

REASON: To safeguard the setting of the listed building in accordance with Policy HE2 of the adopted Local Plan.

30. Notwithstanding the provisions of the Town and Country Planning General Development Order, 2015 (or any Order revoking or re-enacting that Order), no fences, gates, walls of any other means of enclosure shall be erected within the curtilage of any dwellinghouse, without the prior written consent of the Local Planning Authority.

REASON: To safeguard the setting of the listed building in accordance with Policy HE2 of the adopted Local Plan.

31. Prior to installation of any, details of the feature sculpture shall be submitted to and agreed in writing by the local planning authority. The development shall be completed in accordance with the approved details.

REASON: To preserve and enhance the setting of the listed building as required by Policy HE2 of the adopted Local Plan

32. The attenuation pond is to be created in accordance with a detailed method statements outlining how it will be incorporated into the existing historic culver, which shall be submitted to and approved in writing by the local planning authority prior to its construction. The development shall be completed in accordance with the approved details.

REASONS: To safeguard the special character of the listed building as required by Policy HE2 of the adopted Local Plan.

33. The development hereby approved shall be completed in accordance with the Ecological Mitigation Measures as detailed within Chapter 8 of the Ecological Impact Assessment received by the Local Planning Authority on 17/10/2024.

REASON: To protect ecology within the site in accordance with Local Plan Policy N4.

### **STATEMENT OF COOPERATIVE WORKING**

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted did not meet with the local policies and guidance. Following discussions with the applicant / agent a satisfactory scheme has been negotiated.