

PLANNING AUTHORITY CORE SERVICE SUPPORT

England & Lyle have successfully provided support and advice to Local Planning Authorities throughout the region and beyond. Below is a list of the type of service we can provide to public sector clients.

DEVELOPMENT CONTROL: In the past 5 years, as a practice, we have successfully provided staff to Richmondshire, Hartlepool, Teesdale, Sedgefield, Wear Valley, Tynedale, North Yorkshire and Middlesbrough. We seek to provide a service which is not only competitive in price but offering the professional backup and local knowledge which is not provided with agency staff.

PLANNING APPLICATIONS: Specific independent advice has been given in the past with respect to individual planning applications often concerning retail developments but we can also offer specialist independent advice on any planning applications as and when required.

APPEALS: As a practice we have acted on behalf of Local Planning Authorities with Public Inquiries, Hearings and Written Representation Appeals on a variety of proposals.

LDF EVIDENCE BASE: As a practice we can provide specialist advice in the form of retail studies, conservation area appraisals, SHLAA'S, Infrastructure Studies, Regeneration Studies, Monitoring consented and installed renewable energy capacity.

MINERALS & WASTE: We can provide specialist advice in respect of ongoing planning applications, planning conditions, appeals and policy issues.

EXPERT WITNESS: Planning Inquiries, Public Examinations & CPO Inquiries.

CONSERVATION AREA APPRAISALS: Preparation of CAA's and Management Plans.

RECENT APPEAL SUCCESSES

- Residential New Build- Appeal **allowed** for two dwellings, **costs awarded** against Council.
- Residential Sub-Division- Appeal **allowed** for sub-division of dwelling into apartments.
- Retail Proposal- new build Greggs unit **allowed** in spite of planners policy objections.
- Caravan Park- **LDC granted** for caravan park following High Court decision to quash previous appeal decision.
- Access Road- Appeal **allowed** following refusal for new access road.
- Change of Use to Estate Agents- C/U from A1 to A2 **allowed** despite Councils suggestion of policy conflict.
- Change of Use Office to Restaurant- C/U **allowed** at appeal following refusal on highway and amenity grounds.
- Office Development- Appeal **allowed** for office and storage containers (retrospective)
- Residential Development- Appeal **allowed** for residential development (outline).
- Student Accommodation- appeal against refusal of extension to student accommodation **allowed**.
- Major Student Hall of Residence- Appeal **allowed** for large student scheme on the edge of Sunderland City Centre.
- Large Retail Development- Acting for the Council, decision to grant planning permission for a Tesco foodstore (call-in) and an extension of the existing Morrisons supermarket in Berwick (call-in).

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England & Lyle



CHARTERED TOWN PLANNERS

Welcome to this, the seventh, in an occasional series of Newsletters published by England & Lyle. As a firm we are now approaching our 15th Anniversary and the company has a team of 8 planners (7 members of the RTPI). The newsletter outlines some of the projects we have been involved with recently.

Company News



Dr John England, MBE

We are proud to announce that John, one of the founding directors of the business has been awarded an MBE in the Queens Honours for his outstanding service to retail planning. In the light of the emergence of the new PPS4: Planning for



Sustainable Economic Growth, the company continues to be in a position of great strength in advising on specialist retail matters. John has also been appointed to the Board of Action for Market Towns.



E&L strengthened by new appointment

We are delighted to announce that **Russell Hall** has joined the firm as a Senior Planner. Russell joins from North Yorkshire County Council where he was a Senior Planner within the Development Control Section. Russell will be involved in all elements of work but specialises in waste & minerals planning.

Mike Stone- MRTPI

In late 2009 Mike became the latest Member of the team to achieve membership of the Royal Town Planning Institute.

New North West Office Opened

England & Lyle have opened a new office in the North West (Preston) to provide greater geographic coverage to its clients throughout the North of England. The new office will be headed up by Gary Swarbrick who has been with the firm for over 6 years and hopes to expand the client base in his native North West.



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NEWSLETTER No. 7

DESIGN & ACCESS STATEMENTS

PLANNING APPEALS

RETAIL IMPACT ASSESSMENTS

RENEWABLE ENERGY

RESIDENTIAL DEVELOPMENT

AFFORDABLE HOUSING

TELECOMS

MINERALS & WASTE

STUDENT ACCOMMODATION

LEISURE DEVELOPMENTS

ENFORCEMENT

ADVERTS

CONSERVATION/HERITAGE

PLANNING CONDITIONS

LDF REPRESENTATIONS

SEQUENTIAL TESTS

TRAVEL PLANS

SITE APPRAISALS

PLANNING OBJECTIONS

COMMUNITY INVOLVEMENT

RURAL DEVELOPMENT

COMPULSORY PURCHASE

TOURISM DEVELOPMENTS

LAWFUL DEVELOPMENT

CERTIFICATES

Telephone: (01325) 469236

RESIDENTIAL & STUDENT DEVELOPMENT

LOCAL DEVELOPMENT FRAMEWORKS/ STRATEGIC PLANNING

Preparation of written submissions and attendance at Public Examinations in connection with proposed housing sites in; Scarborough, Stokesley, Barnard Castle, Darlington, Durham, Middlesbrough & Redcar.

Clients: Various

GUIDE DOGS SITE, MIDDLESBROUGH

Planning application for replacement house types and associated re-planning of consented housing site in Middlesbrough.

Client: McInerney Homes Ltd

SANDYFORD, NEWCASTLE

Small scale residential scheme on infill plot within the city centre.

Client: Bowsfield Investments

EASTMOUNT ROAD, DARLINGTON

Outline Planning application prepared for 30 dwellings on former Coal Depot within HSE consultation zone.

Client: Ward Bros Steel Ltd

PELAW, GATESHEAD

Preparation of an Affordable Housing Statement in connection with planning application for 18 dwellings. The statement examined the impact of the Council's requirement for 25% on-site affordable housing on the viability of the project and concluded that requiring any affordable units would make scheme un-viable in current market conditions.

Client: Private



COMMERCIAL & INDUSTRIAL

LANE HEAD FARM, HUTTON MAGNA

England & Lyle obtained full planning permission for the erection of 2 No. large agricultural buildings connected with an existing agricultural operation. Issues involved included planning policy matters, impact on the surrounding countryside, landscaping and impact on neighbouring residents.

Client: Private

LG PHILLIPS, DURHAM

Planning consent granted for £50 million (40,000m²) of office accommodation. Section 73 now sought to allow development to commence prior to restrictive highway works.

Client: Mandale Commercial Ltd



COMPULSORY PURCHASE ORDERS

ST JOHNS SQUARE, EASINGTON

Preparation of Statement of Evidence and attendance as Expert Planning Witness at Compulsory Purchase Order Inquiry into proposed acquisition of former Seaham Court House, St John's Square, Seaham. Acquisition of the derelict courthouse building considered essential to the proposed comprehensive regeneration of St John's Square incorporating a new library/community centre, new health centre, offices, housing and retail floorspace

Client: Easington District Council

BENWELL SCOTSWOOD CPO

Preparation of objections to City of Newcastle upon Tyne Benwell Scotswood Masterplan (Phases 2-5) Compulsory Purchase Order in connection with proposed acquisition of client's site. Commission involved the preparation of a Statement of Evidence and attendance at CPO Inquiry as Expert Planning Witness as well as preparation of alternative mixed use redevelopment proposals for client's site

Client: Private

RETAIL & LEISURE

EAST RIDING OF YORKSHIRE COUNCIL

Advice to ERYC on planning applications for new super-stores in Hornsea (Tesco) and Goole (Morrisons).

Client: East Riding of Yorkshire Council

BROTHERHOOD RETAIL PARK, PETERBOROUGH

Retail assessment for extension and redevelopment of existing retail park., based on new PPS4 policy tests



Client: Aberdeen Property Investors

NORTHFIELD RETAIL PARK, ROTHERAM



Preparation of a series of, planning, S73 and reserved matters planning applications covering alterations to the range of comparison goods that can be sold from the approved retail units, reduction in the minimum size of retail units, erection of canopy over goods yard for DIY store, change of use of adjacent employment unit to include B1 and B8 uses as well as consented B2 uses.

Client: Henry Boot Developments Ltd

CARAVAN & LOG CABIN SITES

Consents achieved for numerous existing and new sites across the region.

Client: Various

YORK, RETAIL STORE

Retail assessment for planning application for a Lidl foodstore in York.

Client: Lidl UK

THORPE FARM, TEESDALE

Planning and Listed Building Consent was achieved for the conversion of Grade II listed agricultural buildings and new build development to form a total of 14 holiday cottages at Thorpe Farm, Greta Bridge.

Client: Private

DURHAM ICE RINK

Planning advice for temporary and permanent ice rinks in the historic city of Durham.

Client: Crystal Dome Ltd



MASSIVE ATTACK PAINTBALL, SEAHAM

Preparation of planning application and subsequent appeal in connection with use of land at Sharperley Hall Farm, Seaham in for the erection and retention of timber structures and secure storage units associated with the use of land as a paintball arena. Consent granted on appeal.

Client: Massive Attack

EDUCATION

BUILDING SCHOOLS FOR THE FUTURE (BSF)/ NAF/ PCP

England & Lyle are providing planning support on a series of education schemes in Sunderland, Hull, Lincoln, Hartlepool and Blackburn. The work includes advice on all policy aspects as well as compliance with Sport England Standards, Heritage Issues, EIA Screening, Site Selection, Planning Conditions and general planning advice.

Client: Balfour Beatty Construction Northern Ltd



INFRASTRUCTURE

HULL, PARK & RIDE

England & Lyle provided planning advice in support of an outline planning application for a Park & Ride Facility with car parking for 650 cars to the east of Hull City Centre. Planning Statement, Design & Access Statement and Statement of Community Involvement were prepared in support of the application.

Client: Pell Frischmann

LDF REPRESENTATIONS

Promotion of strategic operational interests through emerging policy documents.

Client: NWL