

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/15/03615/FPA
FULL APPLICATION DESCRIPTION:	Erection of 5 no. detached dwellings and 4no. semi detached dwellings
NAME OF APPLICANT:	Mrs Sarah Shield
ADDRESS:	Land To The Rear Of 7 And 8 Meadow Close Middleton-in-Teesdale County Durham DL12 0TW
ELECTORAL DIVISION:	Barnard Castle West
CASE OFFICER:	Tim Burnham Senior Planning Officer 03000 263963 tim.burnham@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The application site lies at the top end of Meadow Close, which is a modern housing estate on the eastern side of Middleton in Teesdale. It is undeveloped land surrounded by residential development to the north, south and west with agricultural land, designated as an Area of High Landscape Value, to the east. Land levels slope steeply up Meadow Close to the application site. The site is accessed from the un-adopted northern section of the Meadow Close estate road.
2. The application proposes the erection of a total of 9no. dwellings comprising of 5 detached dwellings in a dormer bungalow style, along with 4 two-storey semi-detached properties. The properties would be accessed from Meadow Close to the south. 1 dwelling would be an affordable unit.
3. The application is referred to the Planning Committee at the request of Cllr Richard Bell due to the extent of local concerns surrounding the highways access and drainage issues.

PLANNING HISTORY

4. The Meadow Close estate was originally granted permission in 1988 ref: 6/1988/0129/DM and subsequently amended in 2004 by permission 6/2004/0145.
5. Permission was granted for 10 dwellings on the application site itself in 2009 ref: 6/2008/0373/DM. This was renewed in 2014 ref: 6/2011/0315/DM and was subject to a S106 for 3 affordable dwellings. This permission is extant and therefore the site currently benefits from a planning permission for 1 more dwelling than the current application.

PLANNING POLICY

NATIONAL POLICY

6. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF). However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.
7. *NPPF Part 4 – Promoting sustainable Transport.* The Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. On highway safety, there must be safe and suitable access to the site for all people. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
8. *NPPF Part 6 – Delivering a Wide Choice of High Quality Homes.* Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Local planning authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities; however, isolated homes in the countryside should be avoided.
9. *NPPF Part 7 – Requiring Good Design.* The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development, respond to local character and history, create safe and accessible environments and are visually attractive. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
10. *NPPF Part 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.* Planning plays a key role in helping shape places to secure Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change. Inappropriate development in areas at risk of flooding should be avoided.
11. *NPPF Part 11 – Conserving and Enhancing the Natural Environment.* The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

The above represents a summary of those policies considered most relevant in the Development Plan

LOCAL PLAN POLICY:

12. The following saved policies of the Teesdale Local Plan are relevant to the application; however, in accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policies will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight.
13. *Policy GD1: General Development Criteria:* All new development and redevelopment within the district should contribute to the quality and built environment of the surrounding area and includes a number of criteria in respect of impact on the character and appearance of the surrounding area; avoiding conflict with adjoining uses; and highways impacts.
14. *Policy ENV3: Development Within or Adjacent to an Area of High Landscape Value*
The proposals map defines an area of high landscape value where the distinctive qualities of the countryside are worthy of special recognition. Development will be permitted where it does not detract from the area's special character, and pays particular attention to the landscape qualities of the area in siting and design of buildings and the context of any landscaping proposals such development proposals should accord with policy GD1.
15. *Policy ENV15: Development Affecting Flood Risk:* Development (including the intensification of existing development or land raising) which may be at an unacceptable risk of flooding or may increase the risk of flooding elsewhere will not be permitted.
16. *Policy H12: Design:* The local planning authority will encourage high standards of design in new houses and housing sites, in terms of layout and organisation of public and private open space, including meeting the needs of the disabled and elderly and the consideration of energy conservation and Local Agenda 21. Residential proposals should comply with the criteria of policy GD1 where relevant to the development involved.
17. *Policy H14: Provision Of Affordable Housing Within Residential Developments* The local planning authority will, in appropriate circumstances as identified by a needs assessment of the district, seek to negotiate with developers for an element of affordable housing to be included housing developments.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/article/3271/Teesdale-Local-Plan>

RELEVANT EMERGING POLICY:

The County Durham Plan -

18. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 15 February 2015, however that report was quashed by the High Court following a successful Judicial Review challenge by the Council. As part of the High Court Order, the Council has withdrawn the CDP from examination. In the light of this, policies of the CDP can no longer carry any weight.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

19. *Middleton-in-Teesdale & Newbiggin Parish Council*: Object to the application. Concern is raised over the safety of the access which runs through Leekworth Gardens to Meadow Close. Concern is also raised with regard to drainage and flooding in and around the application site. Objection is raised on the grounds that the current access road to the development site remains unadopted. It is suggested that some benefit should be conferred to Middleton in Teesdale Primary school through any section 106 agreement associated with the development.
20. *Highway Authority*: No objections - The road serving this site, adjacent to 4,5,6,16,17 Leekworth Gardens has not been submitted by the owner for highway adoption. Given the existing number of residential properties the access serves adoption is not required. However, both it and the new highway serving the proposed dwellings must be constructed and laid out to adoptable standard as part of any consent of the application. This should be conditioned and conditions 3 to 6 from the extant consent should be attached to any new consent. These conditions relate to the provision of the access road to base course level and retaining wall prior to the construction of any dwelling in site, the submission of engineering details to current highway design standards, provision of site level details and details of materials removal from the site. It is suggested that Condition 10 should be included which requires the access road including that on Meadow Close be fully completed to provide a wearing course following the occupation of the seventh dwelling (amended to reflect the reduced number of dwellings proposed), with the eighth and ninth dwellings not being occupied until the highway works are complete.
21. *Northumbrian Water*: No objections, drainage condition requested. NWL Infrastructure is capable of hosting the anticipated foul and surface water flows from the development site.

INTERNAL CONSULTEE RESPONSES:

22. *Drainage and Coastal Protection*: No objections. There is a recognised overland flow route through the site. This has been noted in the Flood Risk Assessment & Drainage Strategy. Flood mitigation measures have been designed into the site layout.

23. *Landscape Section*: Some concern over the ability to retain a tree in the North West corner of the site. A tree protection plan should be supplied along with details of proposed landscaping.
24. *Design and Conservation*: No objection.
25. *Environmental Health (Noise)*: No objection. Recommended that informatives be added to seek to minimise disturbance to surrounding residential occupiers during the construction phase.
26. *Ecology*: No objection. The site has no ecological constraints.
27. *Affordable Housing*: There is a requirement of 15% affordable housing within the west of the county which would equate to 2 units at this development. These units could be delivered as either affordable rent, if an RP partner can be secured, or as Discount Market Sale units.

PUBLIC RESPONSES:

28. The application has been publicised by way of site notice and neighbour notification letters. Letters of objection from 8 addresses have been received.
29. Primary concerns are in relation to the unfinished state of the access road; disturbance by construction traffic; increased flood risk beneath the application site; loss of privacy from overlooking and proximity, particularly in respect of no.9 Meadow Close; and inappropriate use of pebble dash render.
30. It has also been suggested that there is no need for new houses in Middleton and Teesdale and that if approved, there should be a time limit within which the development should be completed and a bond to ensure works are completed.

The above is not intended to repeat every point made and represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <https://publicaccess.durham.gov.uk/online-applications/>

APPLICANTS STATEMENT:

31. The proposed development is situated on an infill site to the north of Meadow Close in Middleton in Teesdale. The site its self is accessed via an adopted road through Leekworth gardens and up into Meadow Close. The north of the site is bounded by 3 bungalows which are accessed directly off B6282. The western boundary of the site is a spur road from Leekworth Gardens and the eastern boundary of the site is a paddock area for the adjacent residence.
32. The proposal for the site is to develop the remaining area of land with 9 new dwellings, comprising 5 dormer bungalows, each set out over 3 storeys to take advantage of the existing ground levels, with 2 bedrooms in the roof space, and 1 bedroom on the main living space, with garage accommodation on the lower level. This allows for a flexible living accommodation layout and the additional marketing option of retirement homes for less abled bodied individuals. The other 4 houses are two pairs of semi-detached 2 storey 3 bedroom houses, making 9 dwelling units total. One of these semidetached units will be sold as an affordable home under Durham County Councils current guidelines.
33. We have identified a housing shortage within the Middleton-in-Teesdale area for family homes and retirement bungalows, and believe that this site is ideal to fill the

gap in the local housing market, giving an excellent selection of housing types to fulfil the local requirements, which will add to the sustainability of the local economy, and bring an area of redundant land back into use within the development limits of the town.

34. In conclusion we have identified a need for family houses and retirement homes within the Middleton-in-Teesdale area, and this infill site well within the development limits of the town is ideal to fulfil this need. The introduction of new housing will also benefit the town and its economy as well as the wider area, with families and individuals utilising the facilities and shops within the town thus increasing the sustainability of the local area and its amenities.

PLANNING CONSIDERATIONS AND ASSESSMENT

35. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development, impact on the character and appearance of the area, residential amenity, highways, flood risk and affordable housing.

Principle of development

36. The principle of residential development on this site has already been established by the previous permissions and there is an extant permission for 10 dwellings that can still be implemented. The extant approval is a significant material consideration in support of this planning application, which is for 1 less dwelling than the extant permission.
37. Notwithstanding this, although the site is effectively greenfield land, it lies within the development limits and built up area of Middleton in Teesdale, which is a town with a good range of local shops services, including a school within short walking distance of the site.
38. In the current circumstances where there are no up to date local housing policies, the NPPF in paragraph 14 advises that developments should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.
39. The main purpose of the NPPF is to achieve sustainable development. Section 6 of the NPPF seeks to significantly boost the supply of housing. Local planning authorities should seek to deliver sustainable, inclusive and mixed communities, while avoiding isolated homes in the countryside. Section 4 requires development to be located where the need to travel will be minimised.
40. The proposed development is wholly in accordance with these aims.
41. Therefore, taking into account the extant permission and compliance with NPPF objectives, the principle of residential development of the site remains acceptable.

Impact on the character and appearance of the area

42. The site is currently surrounded on three sides by residential properties and would not protrude past the existing edge of development to the east. The development

of this site would therefore represent a natural infill which would complete and complement the existing urban form on the eastern side of the town without intruding into the countryside. Accordingly there would be no harm to the adjacent Area of High Landscape Value designation and therefore no conflict with Teesdale Local Plan Policy ENV3.

43. Part 7 of the NPPF outlines that the government attaches great importance to the design of the built environment. It is noted that good design is a key aspect of sustainable development. Appropriate standards of design are also required through Teesdale Local Plan policies GD1 and H12.
44. The character of the existing area is mixed with existing housing having been built at different periods over time. The larger Leekworth Gardens estate to the west is comprised predominantly of post war terraced and semi-detached two storey dwellings, while Meadow Close hosts both semi-detached two storey dwellings and detached bungalows. Modern bungalows sit to the north of the application site. Materials are also mixed between stone and pebble dash with roofs of slate and concrete tiles. The materials exist relatively seamlessly together given their similar shades and colouring and sit comfortably against the rural landscape beyond the settlement edge.
45. The application proposes 2 dwelling types. The 5 detached dwellings across the north of the site would effectively be dormer bungalows (3-bed), with a garage contained within a basement due to the sloping nature of the site. The 4 (3-bed) semi-detached dwellings would be along the eastern side of the site. The detached dwellings would be built from stone while the semi-detached properties would have stone to the front and render to the side and rear elevations. Roofs would be slate. Whilst dormer windows are not a common feature in the locality, those proposed on the detached dwellings are modest and proportionate to the roof slopes forming an alternative architectural feature in the area of mixed character. Accordingly, it is considered that the design and materials of the dwellings would relate comfortably with their surroundings. Precise details of the proposed materials can be conditioned.
46. Some trees on the site have been removed prior to the submission of this application. These trees did not benefit from protection under the planning system. It is proposed to maintain a mature tree in the north western corner of the site and details of its protection can be secured by condition. It is proposed to remove some conifer hedging on the western boundary of the site, but the loss of this part of the conifer hedge or further removal would not be problematic in the context of the development and has limited ecological value. Landscaping within the site can be conditioned.
47. There is no conflict with the design aims of NPPF Part 7 or Teesdale Local Plan policies GD1 and H12.

Residential Amenity

48. It is acknowledged that the development will clearly change the outlook for residential properties surrounding the site given its present undeveloped nature; however there is an extant permission for 10 dwellings on the site and providing the relationships with neighbouring dwellings remain acceptable the effect on views is not a reason to refuse planning permission.
49. The closest relationships would be from the rear of 27/28 Leekworth Gardens to the gable end of Plot 1, which would be between 12 and 13 metres. This is closer

than the previous permission, however the houses were previously oriented rear-to-rear, whereas plot 1 now presents a gable to 27/28 Leekworth Gardens. Without any windows in the gable end of plot 1 this distance represents an acceptable relationship. Specific concerns have been raised by 9 Meadow Close about the proximity of Plot 6. However, 9 Meadow Close does not face directly onto the gable end of Plot 6, which is set almost 90 degrees to the north and in excess of 16mtrs from the rear elevation of 9 Meadow Close at its closest point. There would be no adverse effect on the amenity of 9 Meadow Close. The properties to the north of the site such as Woodend, The Bungalow and Hillingdon Grange would be at or in excess of 21mtrs from plots 1-5, while the gable end of plot 9 would be 17 metres from the rear elevation of Hillingdon Grange. Nos 7 & 8 Meadow Close to the south are in excess of 30m from plots 1-5.

50. It is considered that the proposed development could be accommodated on the site without adverse effects on the residential amenity of neighbouring properties in respect of outlook and privacy. There is no conflict with Teesdale Local Plan Policy GD1.
51. Neighbours have also raised concerns about disturbance during construction and the potential length of the construction period. Disturbance and inconvenience during construction is an inevitable effect of any development, but it is not permanent. Nevertheless, a condition controlling working hours would be appropriate in this case and would help reduce any impact. It would not however be possible to condition that the development is completed within a specific time or in its entirety, as advised in paragraph 005 of the Planning Practice Guidance. There is some scope though to condition that particular elements are provided by/at a particular stage and ensuring the estate road is brought up to standards at different stages of the development could therefore be conditioned, as it was on the previous permission and is discussed further below.

Highways

52. The safety and suitability of access onto the wider road network, as well as the unfinished condition of the estate road leading to the site, which already serves existing dwellings have been raised as issues by objectors throughout the various planning applications on the site.
53. As with the previous approvals it is considered that road safety onto Leekworth gardens and the wider highway network would not be compromised by the small scale of development, which in this case also comprises 1 less dwelling than previously approved, so the material impact on the highway network would be even less than an extant permission.
54. However, as already mentioned, the condition of the estate road leading past existing dwellings nos. 4-17 Meadow Close and into the site is recognised and is something that the previous planning permission sought to address as much as is possible through conditions. The road does not have to be adopted because of the number of dwellings it serves; however, as advised by the Highway Authority, it should still be constructed and laid out to adoptable standard to be suitable to serve the existing and proposed development. It is understood that this has been delayed pending development of the application site because of potential damage that construction vehicles would cause to a newly surfaced road, but it is the applicant's intention to complete the road when there is no longer a requirement for heavy vehicles to access the site after the majority of construction work is completed.

55. In order to ensure this happens it is necessary to repeat the highways conditions from the previous permission. This would include bringing the access road to base course level and construction of the retaining wall prior to the construction of any dwelling in site; the submission of road engineering details to current highway design standards; provision of site level details and details of materials removal from the site; and also a requirement that the access road be completed to include a wearing course following the occupation of the seventh dwelling.
56. Subject to these conditions, the highways effects of the development are deemed acceptable and there is no conflict with NPPF Part 4 and Teesdale Local Plan Policy GD1.

Flood Risk

57. The site is in Flood Zone 1, but as identified in the flood risk assessment and through previous applications, there is a culvert which runs beneath the site in a north south direction on its eastern fringes.
58. Once again neighbours have raised concerns about surface water flooding from the site. However, as with the extant permission the effects can be controlled by a suitable drainage scheme and retention of the culvert in situ to the rear of the four semi-detached dwellings.
59. The Council's Drainage and Coastal Protection Team are satisfied that the proposed drainage strategy and flood mitigation measures designed into the site layout are acceptable and will not increase the risk of surface water flooding to the surrounding area. There is also no objection from Northumbrian Water. The details can be conditioned.
60. There is no conflict with Part 10 of the NPPF and Teesdale Local Plan Policy ENV15.

Affordable Housing and other contributions

61. In line with Policy H14 of the Teesdale Local Plan the development should be subject to Affordable Housing provision on the site. The most up to date local needs assessment suggests this should be 15%, which would equate to two units for this scheme. The extant permission for 10 dwellings secured 3 affordable units by S106.
62. However, economic conditions are not as they were when the previous schemes from 2008 and 2011 were submitted and a detailed viability assessment shows that providing two affordable dwellings on the site would now render the project financially unviable, partly due to high build costs on this hillside site. Accordingly, the application proposes only one affordable dwelling, which equates to 11%. The Council's Housing section advises this could be delivered as either affordable rent, or as Discount Market Sale units.
63. Paragraph 016 of the Planning Practice Guidance requires local planning authorities to take a flexible approach in seeking planning obligations to ensure that the impact does not make a site unviable, particularly when it involves affordable housing. The provision of an affordable unit still carries considerable weight and being mindful of the PPG advice, is considered acceptable on viability grounds.

64. The Parish Council request for school contributions are noted, but the development is too small to justify any such contributions and in any case this would make the development unviable. There is also no requirement for open space contributions because the development is below the Teesdale Local Plan Policy H1A threshold of 10 dwellings.

CONCLUSION

65. The development represents a sustainable and modest development in keeping with the existing character of the area. The effects on residential amenity, highway safety and flood risk are deemed acceptable in planning terms. There is no conflict with Parts 4, 6, 7 and 11 of the NPPF and Teesdale Local Plan policies GD1, ENV3, ENV15, H12 and H14.

66. All representations have been carefully considered, however there have been no adverse impacts identified that would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF as a whole, or the other relevant policies of the Teesdale Local Plan. In accordance with NPPF Paragraph 14 and the presumption in favour of granting permission in this case, the proposal is therefore recommended for approval.

RECOMMENDATION

That the application be **APPROVED** subject to the conclusion of a section 106 agreement to secure 1 affordable housing unit at the site and subject to the following conditions;

1. The development hereby permitted shall be begun before 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 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans and documents.

Amended House Types 01 REV B REC 01st June 2016
Amended as Proposed site plan 04 REV B”
Amended House Types and Cross Sections 05 REV A “
Flood Risk Assessment & Drainage Strategy by BDN Ltd dated November 2015

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with NPPF Parts 4, 6, 7, 10 and 11 and Teesdale Local Plan Policies GD1, ENV3, ENV8, ENV15, H12 and H14.

3. Notwithstanding any details of materials submitted with the application no development shall commence until details of all proposed external walling and roofing materials and hard landscaping materials have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of visual amenity having regards to Policy GD1 of the Teesdale Local Plan.

4. No development shall commence until a sample panel of stone and pointing to be used in the construction of the dwellings has been erected on site for inspection and approved in writing by the Local Planning Authority. The sample panel shall be retained for reference on site throughout construction and the development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policy GD1 of the Teesdale Local Plan. The details are required before commencement as the external appearance of the development relates to matters at the start of the development process.

5. No development shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme of landscaping shall include details of hard and soft landscaping, planting species, sizes, layout, densities and numbers of planting.

Reason: In the interests of visual amenity having regards to Policy GD1 of the Teesdale Local Plan. The details are required before commencement as the landscaping of the site is fundamental to the appearance of the area.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial 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.

Reason: To ensure satisfactory implementation of the agreed details in the interests of the amenity of the area having regards to Policy GD1 of the Teesdale Local Plan.

7. The development shall be implemented in line with the drainage scheme contained within the submitted document entitled Flood Risk Assessment & Drainage Strategy by BDN Ltd dated November 2015. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 3315, and ensure that surface water discharges to the surface water sewer at manhole 3314 at a restricted rate of 2.5 l/sec.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF Part 11.

8. No development shall commence until an Arboricultural Method Statement has been submitted to and approved by the Local Planning Authority. The Method Statement shall include details of the location of tree protection fencing in line with BS5837 or an equivalent. The approved tree protection fencing shall be erected before any development commences and retained throughout the construction period. Development shall be carried out in accordance with the approved method statement.

Reason: To minimise the impact of the development upon existing mature trees in accordance with Policy GD1 of the Teesdale District Local Plan. The details are required at the start of the development process as they relate to fundamental issues relating to tree protection which have important implications for the character and appearance of the area.

9. Prior to their installation, details of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be constructed in accordance with the approved details prior to the occupation of the dwelling to which they relate and shall be retained for the lifetime of the development.

Reason: In the interests of the appearance of the area and to comply with Policy GD1 of the Teesdale Local Plan.

10. No new dwellings shall be constructed until the estate roads have been constructed to base course level and the retaining wall has been constructed in accordance with the submitted Method Statement dated 7 November 2008.

Reason: In the interests of highway safety and to comply with Policy GD1 of the Teesdale District Local Plan.

11. The proposed estate road must be designed and constructed to meet current highway design standards. No development shall commence until plans showing full engineering details of the proposed estate roads have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Policy GD1 of the Teesdale District Local Plan.

12. No development shall commence until details of the proposed site levels adjacent to the existing properties, particularly around 7 Meadow Close; together with full engineering details of any retaining walls adjacent to the highway have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Policy GD1 of the Teesdale District Local Plan.

13. No development shall commence until details indicating the likely volumes of material to be removed from the site, together with details of routeing, and any alternative temporary access, have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and to comply with Policy GD1 of the Teesdale District Local Plan.

14. Following completion and occupation of the seventh dwelling in the development hereby approved, the access road, including that part which serves no's 4, 5, 6, 16 & 17 Meadow Close shall be fully completed to include a wearing course. The highway construction details shall be submitted to, and approved by the Local Planning Authority beforehand and the development shall be carried out in accordance with the approved details. The eighth and ninth dwellings shall not be occupied until the approved highway works are complete.

Reason: In the interests of highway safety and to comply with Policy GD1 of the Teesdale District Local Plan.

15. No construction activities, including the use of plant, equipment and deliveries, shall take place before 0800 hours and continue after 1800 hours Monday to Friday; or before 0800 hours and continue after 1400 hours on Saturdays. No construction activities, including the use of plant, equipment and deliveries shall be carried out on Sunday and Bank Holidays.

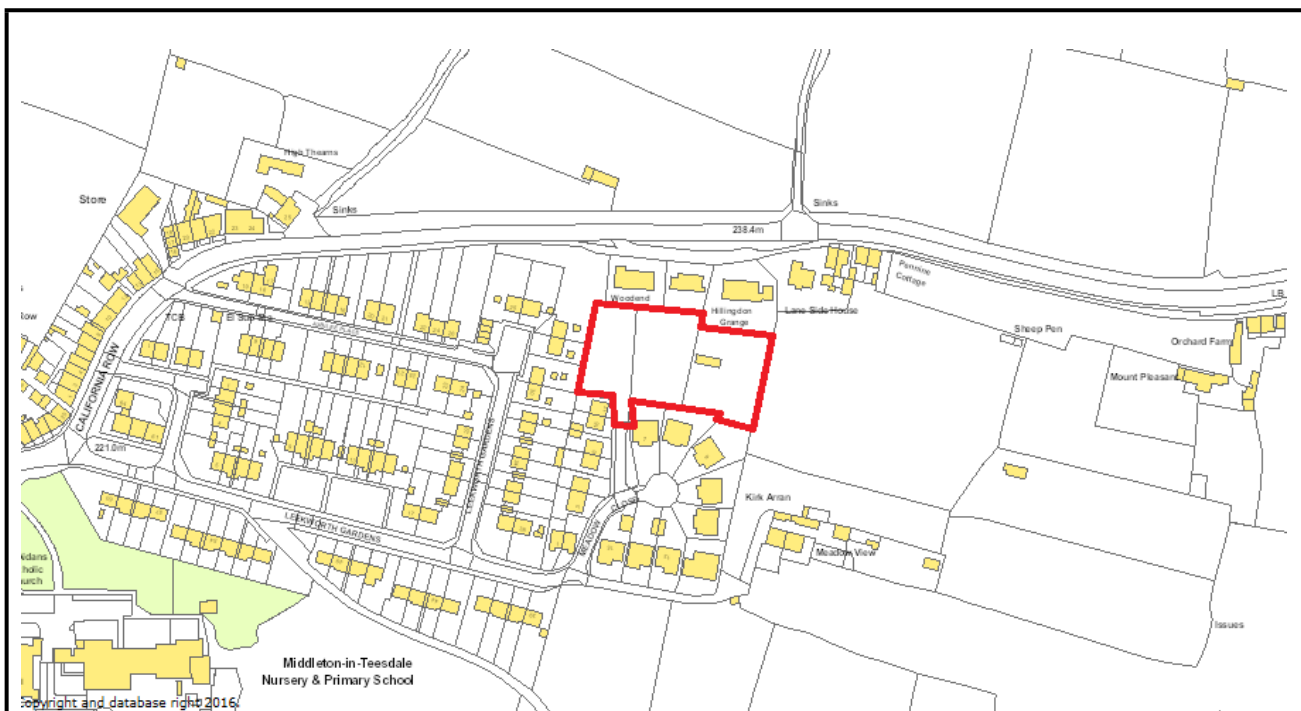
Reason: To prevent undue noise disturbance to surrounding residential occupiers to comply with Policy GD1 of the Teesdale Local Plan.


STATEMENT OF PROACTIVE ENGAGEMENT

In arriving at the decision to recommend approval of the application the Local Planning Authority has assessed the proposal against the NPPF and the Development Plan in the most efficient way to ensure a positive outcome through appropriate and proportionate engagement with the applicant, and carefully weighing up the representations received to deliver an acceptable development. The use of pre commencement conditions is deemed necessary are fundamental to the appearance of the area and relate to matters at the start of the development process.

BACKGROUND PAPERS

- Submitted application form, plans supporting documents
- The National Planning Policy Framework (2012)
- National Planning Practice Guidance
- Teesdale Local Plan
- The County Durham Plan (Submission Draft)
- County Durham Settlement Study 2012
- All consultation responses received



 <p>Durham County Council</p> <p>Planning Services</p>	<p>Erection of 5 no. detached dwellings and 4no. semi-detached dwellings (amended plans received 1st June 2016)</p>	
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