

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/16/02381/FPA
FULL APPLICATION DESCRIPTION:	Continuation of use of former agricultural field for equestrian purposes and the retention of a field shelter
NAME OF APPLICANT:	Ms S Liddell
ADDRESS:	Land to the west of Highsteads, Medomsley, DH8 6QA
ELECTORAL DIVISION:	Leadgate and Medomsley
CASE OFFICER:	Louisa Ollivere Planning Officer Telephone:03000 264 878 louisa.ollivere@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site measures 2.03 hectares in area and was last used for agricultural grazing and is now being used for personal equestrian purposes with a timber field shelter having been constructed near to the south east corner of the site. The site lies to the west of a shelter belt and a housing estate (Highsteads) backs onto the shelter belt. To the north of the site is the B6310 roadway between Medomsley Edge crossroads and Medomsley. To the south is an agricultural field. To the west is a field with mixed equestrian and agricultural use and various building and structures and a residential street (Broomhill Terrace). The site is divided into three paddocks by permanent fence lines and gates and slopes from the south to the north with hedging to all boundaries. The site is accessed from the B6310 by a field access through a timber gateway which is located at the north eastern corner of the site. The site is Grade 4 Agricultural Land which is poor land quality. The site lies 250m to the south west of the Medomsley Conservation area.

The Proposal

2. Planning Permission is sought to continue to use the land for personal equestrian use and for the retention of the timber field shelter. The field shelter is constructed in Yorkshire boarding with a corrugated tin roof. The shelter measures 5m by 3.8m and has a sloping roof from 2.3m to 2.4m in height. The front elevation includes two 1.9m wide openings.
3. The purpose of the field shelter is to accommodate two ponies in inclement weather.

4. The application is reported to the Northern Planning Committee as a local Councillor, Councillor Watts Stelling has requested that this be determined at this level given concerns in relation to access and egress to and from the site, the change of use of countryside which has a community and public interest, location of the building, and visual impact.

PLANNING HISTORY

5. In August 2016 an application for the retention of field shelters was withdrawn in order to submit an application to include the change of use of the land (DM/16/00553/FPA).

PLANNING POLICY

NATIONAL POLICY:

NATIONAL PLANNING POLICY FRAMEWORK

6. In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the draft National Planning Policy Framework (NPPF). The overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision taking, the most relevant of these in this instance being:
 7. *NPPF Part 4 – Promoting Sustainable Transport* - notes the importance of transport policies in facilitating sustainable development and contributing to wider sustainability and health issues. Local parking standards should take account of the accessibility of the development, its type, mix and use, the availability of public transport, levels of local car ownership and the need to reduce the use of high-emission vehicles.
 8. *NPPF Part 7 – Requiring Good Design* - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning. Planning policies and decisions must aim to ensure developments; function well and add to the overall quality of an area over the lifetime of the development, establish a strong sense of place, create and sustain an appropriate mix of uses, respond to local character and history, create safe and accessible environments and be visually attractive.
 9. *NPPF Part 8 – Promoting Healthy Communities* – the planning system is considered to have an important role in facilitating social interaction and creating healthy, inclusive communities, delivering social recreational and cultural facilities and services to meet community needs. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
 10. *NPPF Part 11 – Conserving and enhancing the natural environment* -The planning system should contribute to and enhance the natural environment by; protecting and enhancing valued landscapes, recognizing the benefits of ecosystem services,

minimising impacts on biodiversity and providing net gains in biodiversity where possible, preventing new and existing development being put at risk from unacceptable levels of soil, air, water or noise pollution or land instability, and remediating contaminated and unstable land.

11. In accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report below.

<http://planningguidance.planningportal.gov.uk/>

NATIONAL PLANNING PRACTICE GUIDANCE:

12. The National Planning Practice Guidance (NPPG) both supports the core government guidance set out in the NPPF, and represents detailed advice, both technical and procedural, having material weight in its own right. The advice is set out in a number of topic headings and is subject to change to reflect the up to date advice of Ministers and Government.
13. *Design* - The importance of good design. Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design, it enhancing the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.
14. *Natural Environment* - Section 40 of the Natural Environment and Rural Communities Act 2006, which places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector.
15. *Noise* - Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. Consideration should be given to whether significant adverse effect or an adverse effect occurs or is likely to occur; or whether a good standard of amenity can be achieved. Paragraph 123 of the NPPF provides policy support to this aspect.
16. *Brownfield land, soils and agricultural land* – Character of landscapes and landscape management plans need to be assessed and there is also a legal duty to do some for some designations. There is a duty to conserve biodiversity and where possible enhance biodiversity. Green infrastructure should be incorporated into development where possible. The biodiversity of brownfield sites needs to be assessed. Valued soils need to be protected and enhanced. The best and most versatile agricultural land should preferably be protected from significant development.

LOCAL PLAN POLICY:

17. The following section details the saved policies in the Derwentside District Local Plan thought most relevant to the consideration of this application:

18. *Policy GDP1 – General Development Principles* – outlines the requirements that new development proposals should meet.
19. *Policy EN1 – Development in the Countryside* – will only be permitted where it benefits the rural economy / helps maintain / enhance landscape character. Proposals should be sensitively related to existing settlement patterns and to historic, landscape, wildlife and geological resources.
20. *Policy EN2 – Preventing Urban Sprawl* – Except where provision has been made in the plan, development outside built up areas will not be permitted if it results in: the merging / coalescence of neighbouring settlements; ribbon development or; and encroachment into the countryside.
21. *Policy EN26 – Control of Development Causing Pollution* – permission will only be granted for development which is not likely to have an adverse impact on the environment having regard to likely levels of air, noise, soil or water pollution.
22. *Policy AG1 – Development of land of grade 2 or 3a agricultural quality* will not be permitted unless there is no irreversible loss of agricultural land or where no other site on lower grade land exists upon which the development could reasonably be located.
23. *Policy TR2 – Development and Highway Safety* – relates to the provision of safe vehicular access, adequate provision for service vehicle manoeuvring, etc.

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/Pages/Service.aspx?ServiceId=494>

EMERGING POLICY:

24. 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. In the light of this, policies of the CDP can no longer carry any weight.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

25. *Highways Officer:* Has no objections to these proposals as long as the site is for personal use and the access is upgraded with a 10m wide access to be tapered into a 6m wide access way, the gate should be set back at least 10m from the public highway for vehicles accessing the site with feed, a turning area will also be required so vehicles do not reverse onto the public highway. It is advised that the hedge row will need to be cut back to maintain the required visibility splays of 2.4m x 120m from the access point. It is advised that the existing access must be improved in accordance with details of the site access layout to be submitted and approved prior to planning permission being granted.

INTERNAL CONSULTEE RESPONSES:

26. *Environmental Health Officer*: Does not object to the development in principle. However considers that the shelter would be better located further from the nearest sensitive receptors. Nonetheless considering the scale of the building, distance from housing and the existing land use the Officer considers that, subject to reasonable waste management procedures, it is unlikely to lead to a statutory nuisance. The Officer however requests conditions requiring waste management provisions. In terms of pest control the Officer does not consider that the application is likely to significantly increase the potential of pests affecting the nearby residential properties and that there is existing legislation which requires landowners to control any pests on their land. In relation to full consideration of odour, the Officer notes that the existing consented use is agricultural in nature. Therefore he advises that odour from the use of the field for grazing cattle etc. is likely to be of a similar intensity to the use for which permission is sought.
27. The Officer advises the Planning Authority to consider his comments in determining whether there will be a loss of amenity as a result of the proposal.
28. *Landscape Officers*: Advise that the site lies within an area identified in the County Durham Landscape Strategy as a Landscape Improvement Priority Area with a strategy to 'enhance'.
29. The Officer points out that due to the topography and vegetation that the site is not prominent in the wider landscape but is seen in an elevated position from parts of the B6310. It is considered however that the mature hedge screens the proposal to a substantial degree and the shelter belt screens the proposal from the adjacent housing estate. It is advised that generally new buildings should avoid exposed skyline locations and utilise existing landform and vegetation to integrate the development into the surrounding landscape. Whilst the Officer notes that the siting of the shelter goes against best practice in this regard as the shelter is screened from the primary viewpoint and is made of natural materials he considers there is limited landscape and visual effects arising from this development and would not conflict with policies GDP1 or EN1.

PUBLIC RESPONSES:

30. Neighbouring land owners and occupiers have been consulted, a Site Notice erected and a Press Notice has been published and this has resulted in two letters of objection from neighbouring residents.

Objectors' comments are summarised as follows:

- Why is the application for retention of the field shelter and not described as a retrospective application as the shelter does not have permission?
- The applicant was aware of the tenant's intention to construct the shelter without planning permission being in place.
- There is a recent ever increasing amount of structures in the fields which border Medomsley.
- The building is an eyesore and such structures significantly impact on the visual attractiveness and heritage of our village.
- The site may expand as the neighbouring site has done.
- The building should not be painted green.
- Risk of vermin.

- The storage of feedstuff in the building is a fire hazard in close proximity to shelter belt and housing estate.
- Concern over odour from manure storage.
- No consideration given to highways requirements to serve the use.
- Visitors the site currently park their vehicles on the road and on the grass verge and at the entrance to the nearby housing estate not only harming the verge but causing an obstruction in terms of visibility.
- The users leave equipment lying round at the entrance which detracts from the visual attractiveness of the village.
- An equestrian use could include the erection of jumps and specially created exercising facilities.
- Any further application should clearly identify the purpose of the building as there has been confusion over whether the purpose of this is to store foodstuffs or provide shelter.
- The applicant could relocate to the neighbouring site or another field away from residential properties.
- The applicant could store the foodstuff at home and negate the necessity for such a building in the field.
- The fact that the building has already been constructed should be irrelevant.
- The sight of visitors to the shelter/field and their dogs is causing neighbouring dogs to bark causing noise.
- I intend to purchase part of the shelter belt and extend and the shelter would block out light and neighbouring dogs would be able to view the site more in the future.

APPLICANTS STATEMENT:

31. The field is divided into three paddocks by permanent fence lines and gates, the very top (left) paddock is privately rented by Kirsty Hodgson for use with her 2 pet ponies, one of which has severe sweet itch and degenerative arthritis hence the requirement of a dry place to take shelter from the weathers. This paddock is separately fenced off and is accessed via walking through the first part of my land and through a 5 bar gate. The field shelter has been positioned close to the woodland to allow extra shelter from the wind due to the elevation of the land, the wind can reach extremely high force at times. It was also taken into consideration that the shelter be in the least conspicuous area of the field, which was agreed would be up the side tucked away. The shelter was built from brand new materials ensuring that the structure would be hard wearing and easy on the eye.
32. Following on from discussions with Planning Officers and the Highways Agency, I agree to set my access gate back by 10m from the public highway, keeping in place the existing dropped kerb and arched kerbstones that form my current entrance. The fencing will be joined onto the newly placed gate to ensure the safety and security of the animals grazing on the land. The Highways Agency have stipulated that a 120m visibility is recommended from the gate along the B6310, this will be easily achieved once there is the 10m off-set gate from the public highway. The new 'driveway' will ensure vehicles have this required visibility. I am also going to then install a turning area behind my gate to ensure vehicles that do have to access the land can turn and avoid having to reverse back onto the road.

PLANNING CONSIDERATIONS AND ASSESSMENT

33. 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 whether this is an appropriate location for an equestrian use having regard to local and national planning policies and, secondly, the impacts upon neighbouring residential amenity, the landscape and visual amenity and whether the use is acceptable in terms of highways safety.

Principle and the General Policy Context

34. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material planning considerations indicate otherwise. The NPPF is a material planning consideration. The Derwentside District Local Plan (DDLDP) remains a statutory component of the development plan and the starting point for determining application as set out in paragraph 12 of the NPPF. However, the NPPF advises at paragraph 215 that local planning authorities (LPAs) are only to afford existing Local Plans material weight insofar as they accord with the NPPF. NPPF Paragraph 211 advises that Local Plan Policies should not be considered out of date simply because they were adopted prior to the publication of the NPPF. However, notwithstanding this, it is considered that a policy can be out of date if it is based upon evidence which is not up to date/is time expired.
35. In terms of assessing the principle against Local Plan Policy the use of the land for keeping of horses for personal recreational use and the construction of a building to serve the use would be acceptable in accordance with Derwentside Local Plan Policy EN1 if it would be of benefit to the rural economy or maintain or enhance the landscape character. Being a personal equestrian use there would be no economic benefits from the use, however in terms of the maintenance/enhancement of the landscape given the relatively small size of the structure and its discrete location any impact upon the character of the landscape would be minimal therefore it is considered that the proposal accords with this local plan policy. This issue is addressed however in greater detail below.
36. It is noted that policy AG1 of the Derwentside District Local Plan restricts development on land grades of 2 or 3a agricultural quality unless there would be no irreversible loss or there is no alternative lower grade site that could be used. This site is known to fall within the grade 4 category therefore there would be no conflict with this local plan policy. This policy is out of date and only partially compatible with the NPPF however as the NPPF is less restrictive and as this land is not considered the best and most versatile agricultural land .
37. Paragraph 14 of the NPPF states that there is a 'presumption in favour of sustainable development', which should be seen as a golden thread running through both plan making and decision taking. For decision-taking this means:
- approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - (i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - (ii) specific policies in the Framework indicate development should be

restricted.

38. As It is considered that the proposal would accord with the above development plan policies which are not considered out of date due to their partial consistency with the NPPF. Therefore the NPPF advises that the development proposal should be approved without delay.
39. Section 3 of the NPPF seeks to facilitate social interaction and create healthy, inclusive communities and recognises the importance of access to opportunities for sport and recreation. Being a personal equestrian use this proposal would gain the support from the National Planning Framework in this respect.
40. Bearing the above in mind the use of the agricultural land and erection of the field shelter for the personal equestrian use of the applicant is acceptable in principle.

Impacts in terms of character of the area

41. By their very nature such proposals have to be in the countryside however to be acceptable the National Planning Policy Framework and Derwentside District Local Plan Policy EN1 require such development to not harm the intrinsic character of the countryside. The Landscape Officer advises that the site lies within an area identified in the County Durham Landscape Strategy as a Landscape Improvement Priority Area with a strategy to 'enhance'. However he notes that given the roadside vegetation and shelter belt on the edge of the site that the fields and field shelter are well screened from primary viewpoints on the B6310 road and residential properties. Therefore it is considered that there are limited landscape and visual effects and it is not considered that the use of field shelter is harming the intrinsic character of the countryside or landscape. Therefore the development is supported in terms of the NPPF and Derwentside Local Plan Policies GDP1 and EN1.

Design

42. Section 7 of the NPPF and Derwentside Local Plan Policy GDP1 seek to ensure that a high standard of design is incorporated into all developments. The field shelter is of a simple timber design not dissimilar to many other field shelters seen in the countryside. It is noted that objectors consider that the building is not in keeping with the traditional historic character of Medomsley Village however as the field shelter is not seen in the context of the historic core of Medomsley some 250m further to the east. Given this distance it is not considered that the building detracts from the conservation area. The design and appearance of the structure is therefore considered to be acceptable.

Highway Safety

43. In accordance with Derwentside Local Plan Policy TR2 all developments should have a safe access. In response to the requirements of the Highways Officer the applicants have confirmed that they are willing to upgrade the field access to the requested standard. With a condition requiring the access works to be undertaken within two months of any approval the continuation of the use and that the permission lapses if not done the development is now considered acceptable in terms of highway safety in accordance with Derwentside Local Plan Policy TR2.
44. It is noted that objectors have concerns that visitors park their cars on the main road and highways verge causing an obstruction and damage to the verge however with the revised access and turning arrangement within the site this is not considered

likely to continue given that visitors to the site would be able to park in the additional turning area and off the main road.

Residential Amenity

45. Derwentside Local Plan Policy GDP1 seeks to ensure that neighbouring amenity is protected from harmful development. Section 11 of the NPPF requires Local Planning Authorities to take into account the potential risks of pollution when considering applications. Proposals which involve the keeping of horses have the potential to cause detrimental impacts upon the amenity of local residents in terms of odour from waste, pests and noise from general disturbance from comings and goings.
46. The field shelter is approximately 26m from the nearest neighbouring properties (Highsteads) and the access is approximately 56m away from the nearest property. At these distances it is recognised that neighbours have concerns in relation to odour and pests from activities on site. The proposed use has some potential odour issues associated with it from the accumulation of waste. However horse manure is only significantly odorous if it is stored for extended periods of time near residential properties. A waste management plan has been submitted in line with the advice of the Environmental Health Officer therefore the storage of waste is unlikely to result in harm to local residential amenity in terms of odour. It is noted that there may also be waste within the fields in addition to the field shelter however the levels would not be dissimilar were the fields to be returned to agriculture such as a hobby farm or the grazing of farm animals.
47. In terms of pest control it is agreed with the Environmental Health Officer that the development of this scale does not generally give rise to pests affecting nearby residential properties.
48. Noise and disturbance from the visitors to the site is not considered to be a significant issue in this instance given the scale and personal nature of the use.

Other Issues

49. It is noted that objectors consider that consideration should be given to other sites in the vicinity further from residential properties. However in the absence of any demonstrable harm, Members can only consider what is being proposed rather than alternative sites and the application must be determined on its own planning merits.
50. It is noted that objectors are concerned that this would set a precedent for further development here however any further equestrian related or other development would require planning permission and would be considered on its own merits.
51. Objectors consider that storing hay in the building would be a fire hazard, however the primary purpose of the building is to provide shelter for the ponies and given the size of the building it is unlikely that there would be significant storage of hay etc.
52. Comments in relation to additional horse manure on the local bridleways and roads are noted and whilst it is recognised that this is unpleasant there is no legislation to address this as it is not a threat to human health therefore it is considered that an informative in relation horse riders being courteous to other users would be sufficient in relation to this matter.

53. Objectors query why the application has been described as retention of a field shelter and not a retrospective application. However there is no distinction in substance and this is just semantics.
54. Concerns over the cumulative impacts of equestrian development in the vicinity of Medomsley are noted. This has come about in recent years due to the national trend of closure of riding schools and the breakup of agricultural smallholdings in the area. Whilst there are several similar developments in the Medomsley Edge vicinity compared to other sites this is much smaller in scale and much better screened therefore the additional cumulative impact is not considered significant.
55. Comments in relation to the proposed colour of the field shelter are noted and given its skyline location it is considered that the proposed painting of the shelter green would not be appropriate and the retention of the current finished appearance shall therefore be made subject of condition.
56. Whilst comments in relation to the users leave equipment lying around at the entrance are noted this is inevitable to a certain extent for such a small scale use with limited storage on site, however the creation of a parking area on site should mean that this is less likely to occur.
57. Whilst objectors are correct that an equestrian use could include the erection of jumps and specially created exercising facilities any structures would be well screened by the roadside vegetation and any more substantial structures/engineering works would require planning permission.
58. Objectors are concerned that the application may be positively prejudiced by the fact that the use and building are already on site. This is not the case and in fact the applicant's previous disregard for planning law is a consideration in regard to the Government's advice issued through their ministerial statement that gives weight against the proposals; however this in its own right is not enough to warrant refusal of the application which is considered to mitigate against the impacts it would cause.
59. Comments in relation to the sight of visitors to the shelter/field and their dogs causing neighbouring dogs to bark are not considered relevant as this could occur from its previous agricultural use.
60. The impact upon potential future neighbouring development is not relevant as this may or may not come to fruition and any future development could consider the position of the shelter in its future design to ensure adequate light/outlook.

CONCLUSION

61. This is a discreet and small scale appropriate countryside development which is not harmful to the character of the landscape and is presenting very limited harm in terms of residential amenity and which subject to conditions controlling waste management can be mitigated. The highways safety implications of the use and a suitable access and parking arrangement can be ensured by condition which would be acceptable in terms of highway safety. The proposal is therefore considered to be acceptable and on the whole in accordance with Derwentside Local Plan Policies GDP1, EN, EN2, EN26 and TR2 and the NPPF.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:

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

Plan Ref:	Date Submitted:
Location Plan	20/07/2016
Elevations	28/07/2016
Position of Shelter	28/07/2016
Proposed shelter location	28/07/2016

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy GDP1 of the Derwentside District Local Plan.

2. The approved arrangements for the storage and disposal of animal waste shall be implemented in full and shall be undertaken in perpetuity. If the arrangements are not undertaken in accordance with the approved arrangements the use of the site shall cease and the field shelter shall be permanently removed from the site.

Reason: In the interests of residential amenity in accordance with Policy EN26 of the Derwentside District Local Plan.

3. The field shelter shall have either an untreated or stained light timber finish in perpetuity.

Reason: In the interests of visual amenity in accordance with Policy GDP1 of the Derwentside District Local Plan.

4. Within two months of the date of this permission the access shall be upgraded with a 10m wide access to be tapered into a 6m wide access way and the gate set back at least 10m from the public highway and the provision of a turning area and the cutting back of the hedgerow to achieve a 2.4m by 120m visibility splay. The access and visibility splay shall be retained in perpetuity. If the works are not undertaken within the agreed timescale, the development hereby approved shall cease and the field shelter shall be permanently removed from the site.

Reason: In the interests of highway safety in accordance with Derwentside Local Plan Policy TR2.

5. The site and shelter to which this permission relates shall be for private use only and shall not be used for any business, commercial stabling or livery.

Reason: In the interests of residential amenity in accordance with Derwentside Local Plan Policy EN26 and highway safety in accordance with Derwentside Local Plan Policy TR2.

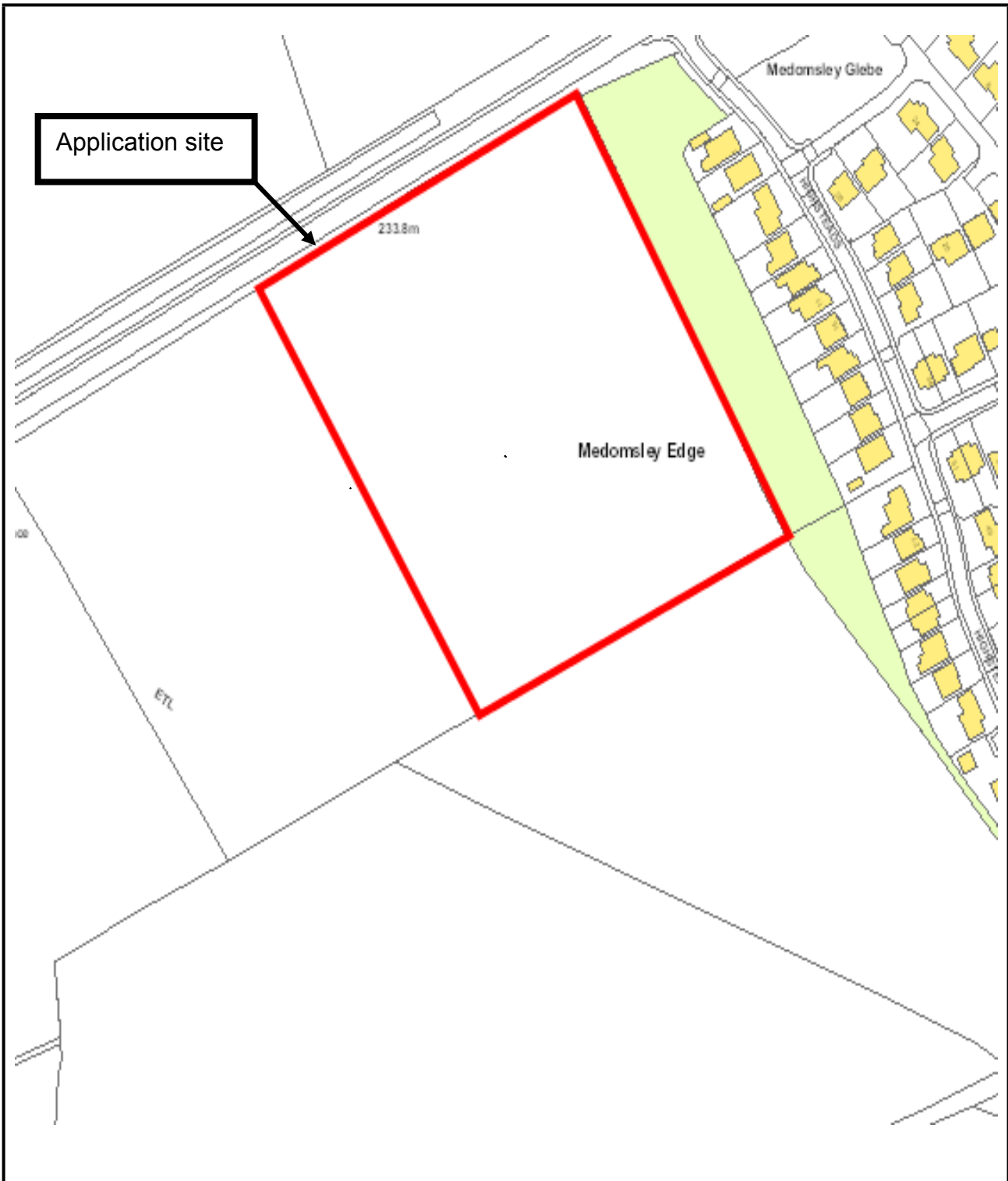
STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive

manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

BACKGROUND PAPERS

Derwentside District Local Plan (saved policies 2007)
National Planning Policy Framework, March 2012
National Planning Practice Guidance



Planning Services

Land To The West Of Highsteads,
Medomsley
DH8 6QA

Application Number DM/16/02381/FPA

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Comments

Date 27th October 2016

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