

Planning Services

COMMITTEE REPORT

APPEAL UPDATE (EASINGTON AREA OFFICE)

1. APPEALS RECEIVED:

Appeal by East Durham College

Site at East Durham College, Willerby Grove, Peterlee, SR8 2RN

An appeal has been lodged against the Council's refusal to grant planning permission for erection of a 3.5m high free standing sign at East Durham College in Peterlee. The appeal will be dealt with by way of written representations and the committee will be informed of the outcome in due course.

Recommendation:

That the appeal be noted.

Appeal by Ms Anne Symons

Site at Thornley Moor Farm, Cassop, Durham, DH6 4RQ

An appeal has been lodged against the Council's refusal to grant outline planning permission for the erection of a dwelling at Thornley Moor Farm, Cassop. The appeal will be dealt with by way of written representations and the committee will be informed of the outcome in due course.

Recommendation:

That the appeal be noted.

Appeal by Mr Tony Dulay

Site at 6 West Grove, Seaham, SR7 8EL

An appeal has been lodged against the Council's refusal to grant planning permission for a hot food takeaway at 6 West Grove, Seaham. The appeal will be dealt with by way of written representations and the committee will be informed of the outcome in due course.

Recommendation:

That the appeal be noted.

**Appeal by Dr George Simpson
Site at Littlethorpe Farm, Littlethorpe, Peterlee, SR8 3UD**

An appeal has been lodged against the non-determination of an outline planning application for the erection of 13 dwellings at Littlethorpe Farm, Littlethorpe, Peterlee. The appeal will be dealt with by way of written representations and the committee will be informed of the outcome in due course.

Recommendation:

That the appeal be noted.

2. APPEAL DECISIONS:

**Appeal by Mr Paul Bell
Site at former betting office, Mickle Hill Road, Blackhall, TS27 4DF**

An appeal was lodged against the refusal of planning permission for a hot food takeaway at the former betting office, Mickle Hill Road, Blackhall.

The inspector noted that the main issue was the effect of the proposal on the living conditions of the occupiers or nearby residential properties.

The inspector found that odours from the proposed takeaway could be addressed by a planning condition, but that noise and disturbance arising from customers could not. It was considered that in a residential area, the amenity of people living close by should be given significant weight. On balance it was concluded that the proposal would have a harmful impact on the living conditions of the occupiers and would be contrary to Local Plan policies.

Recommendation:

That the appeal decision be noted.

**Appeal by Mr A. Collins
Site at land adjacent to Durham Road, Salters Lane, Haswell, DH6 2AT**

An appeal was lodged against the refusal of planning permission for a bungalow at land adjacent to Durham Road, Salters Lane, Haswell.

The inspector noted that the main issue was the effect of the proposal on its rural surroundings, having regard to current policies which seek the protection of the countryside.

The inspector found there would be a fundamental conflict with policy which would be compounded by the adverse effect of the proposal on the countryside. It was considered that these disadvantages clearly outweighed the arguments made in favour of the proposals, and that they could not be overcome by the use of planning conditions. It was concluded that the proposal would significantly detract from its rural surroundings, materially conflicting with current policies in force which seek the protection of the countryside. These include national and local plan policies.

Recommendation:

That the appeal decision be noted.