

## RECOMMENDED FOR APPROVAL

06/1003 and 06/1006	28.11.06
Shotley Park Residential Homes Ltd	Shotley Park Residential Home, Shotley Bridge
Erection of residential care home (re-submission) and Listed Building Consent and Conservation Area Consent to demolish garden wall and potting shed	Ebchester and Medomsley Ward

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### The Application

1. Planning Permission is sought for the erection of a new care home for 56 residents at Shotley Park, Shotley Bridge. Shotley Park is a grade II Listed Building and the grounds are designated as historic parkland. In addition the site lies within the Shotley Bridge Conservation Area and an Area of High Landscape Value.
2. The proposed building would be sited to the south east of the existing care home on an area of gently sloping ground which is mainly grassed. The application site currently contains a wall which was formerly part of a walled garden and some small ancillary buildings. As Shotley Park is a Listed Building all other buildings and structures within the curtilage are also regarded as being listed. It would be necessary for the wall and ancillary buildings to be demolished to facilitate this development and the applicant has therefore applied for Listed Building Consent for the demolition of these.
3. A number of mature trees occupy the site, while these are not the subject of a Tree Preservation Order they are protected by the designation of the site as a Conservation Area. During the course of the application the proposed building has been re-sited in order to minimise its potential effect on the trees. The proposal originally involved the felling of eight mature trees however the revised scheme would involve the removal of three self seeded sycamore trees, one holly and one chestnut tree.
4. The proposed building has been reduced slightly in size since the plans were originally submitted. Initially consent was sought for the erection of a building to accommodate up to sixty three residents however the proposed building would now accommodate fifty six residents. The building would be a u-shape and as it would be built into the hill side it would have the appearance of being largely two storeys height, however some parts of the building would be three storeys. It should be noted that there are four

levels shown on the proposed floor plans, however this is because internally one of the wings of the building would be at a slightly different level to the main building. No part of the building would exceed three storeys high and the majority of the building would appear to be two storeys.

5. The new care home has been designed to meet the current standards for accommodation and to reflect the character of the existing building. The building would be erected of stone with an artificial slate roof. An existing access track, which skirts the perimeter of the application site, would be upgraded to accommodate the additional traffic associated with the development. In order to retain the rural setting and appearance of the site the access road would be one way only and would be surfaced to a width of three metres. The applicant is not proposing to provide a specific car park for the development and it should be noted that at present there is no formalised parking arrangement. Vehicles would therefore need to park alongside the access road and within current areas of hardstanding.
6. The applicant has advised that it has been necessary for the application to be submitted because over the years that the existing home has been in operation the national standards for accommodation have changed considerably with room sizes becoming larger, ensuite bathrooms being required and corridors to be or a minimum width. As the existing building is Listed it would be impossible to adapt it to meet the new standards. The applicant is therefore thinking of converting the existing building into small retirement apartments which could be done with minimal alterations to the building. The residents of which could use the facilities at the new home. The conversion of the existing building does not form part of the current application and the applicant is aware that this would need to form a separate application.

#### History

7. In 2006 applications for a new care home and Conservation Area Consent to demolish the wall, garage and storage building were withdrawn (reference 1/2006/0111/DM and 1/2006/0113/DM).
8. In 2005 permission was granted for the re-alignment of the access to Shotley Park and for tree works (reference 1/2005/0756/DM). Permission was also granted in 2005 for the felling of one Oak tree (reference 1/2005/0931/DM).
9. Listed Building Consent was granted in 1993 for internal alterations (reference 1/1993/1321/DM).
10. In 1991 Planning Permission and Listed Building Consent were granted for a three bedroom extension (reference 1/1991/0214/DM and 1/1994/0215/DM).

11. Permission was granted in 1987 for a lift to be installed (reference 1/1987/1190/DM).

Policy

12. The following policies of the adopted Local Plan are relevant in determining this application

General Development Principles (GDP1)  
Protecting the Countryside (EN1)  
Development within Areas of High Landscape Value (EN6)  
Protection of Historic Parklands (EN7)  
Trees and Development (EN11)  
Development within Conservation Areas (EN13)  
Demolition in Conservation Areas (EN14)  
Materials in Conservation Areas (EN15)  
Alterations and Extensions to Listed Buildings (EN17)  
Demolition of Existing Buildings (EN18)  
Sheltered Accommodation, Care and Nursing Homes (HO12)  
Development and Highway Safety (TR2)

Consultations

13. County Highways Development Control Officer- As you will be aware the site has been the subject of a recent planning consent (reference 1/2005/0756/DM) relating to an alternative vehicular access onto the A 694 road from 'Shotley Park' which I was able to endorse subject to two related planning conditions.

The agent, Mr Swinburne, previously advised me that these highway works were related to a planned doubling to 90 care home beds in total on the site, i.e. an additional 45 care home beds. I note that this application is for 18 more than this (i.e. 63 beds) however I am satisfied the proposed alternative junction with the A694 classified road, and the improvement that this brings, can provide a satisfactory highway access. I am also satisfied that parking provision is adequate.

There is no reference on the submitted plans to either sight visibility splays or the closure of the existing A694 highway access, indeed either side of the new access is shown as 'dense vegetation'. In order to ensure highway safety it is imperative to ensure that both of these matters are addressed by condition on any planning consent. I therefore require that the following matters be conditioned.

*'Prior to the commencement of construction works on the care home building hereby approved the new A694 junction and re-aligned link road must be fully completed and available for use. At that time, or sooner, the existing sub-standard A694 junction shall be physically closed and plans detailing such closure, including kerbing, shall be submitted for prior approval.'*

*Reason- In the interests of highway safety.*

*Visibility sightlines at the new junction access with the A694 road shall be created (in accordance with approved drawing reference number 05072/04, planning approval 2005/0756) and maintained in perpetuity thereafter, with no impediment to visibility greater than 0.6m above the adjacent A694 carriageway level.*

*Reason- In the interests of highway safety.'*

In the absence of the placement of the above conditions I strongly recommend that this application be refused.

14. Durham County Council (Landscape)- originally indicated strong opposition to the proposal as the scheme involved the removal of eight trees. Commented on the revised proposals as follows-

The revised proposals for tree felling are acceptable, with some qualification. The tree referred to as a "minor deformed Chestnut tree" is a cherry, but it is not in good condition. On the plan two, not three, trees are indicated for removal to the north of the building, and these are birches.

The reduction of the access road to 3.2m wide (not the 4+m as drawn) to the south and east of the proposed building, and the intention to avoid the use of kerbs in its resurfacing is noted, and is regarded as important. It is recommended that the line of the new section of road passing to the north of the large beech and south of a sycamore be moved north by approximately one metre to reduce damage to the beech. It will also be important that soil levels within the turning area, and generally close to all trees, remain unchanged.

It is worth noting that the tree opposite this large beech, shown as having bat boxes on the plan, has recently blown down in high winds.

Some minor tree pruning works will be necessary to facilitate access, and a detailed report from a tree surgeon should be submitted.

The new roads and the footprint of the proposed building are at the limit of what would be acceptable as an incursion into the rooting zone of a number of important trees. It is therefore vital that BS 5837:2005 *Trees in relation to construction* is followed regarding protection of the Root Protection Area with suitable fencing before any construction works start.

15. Durham County Council (Design and Conservation)- Comments on the original scheme-

In Shotley Bridge Conservation Area and Shotley Park House is a listed building, grade II.

All structures within the curtilage of a listed building that have been there since before 1948 are also regarded as being listed for planning purposes. The wall enclosing the walled garden is therefore regarded as being listed.

We have had pre-application site visits with the architect. The main area for discussion has been how to accommodate the building within the space. There are considerable constraints with the listed wall and the mature trees. None of our discussions has resulted in any change to the size of the proposed care home only its location on the site.

I do not think this application has resolved the siting of the building and it may not be possible to accommodate it within the site without a reduction in size. This issue must be resolved before we move into the detail.

### The Listed Wall

With regard to the listed wall, I have agreed to some demolition to provide more land for the building and save trees. The wall has suffered through neglect and does not perform its function anymore. Two sides of it are missing or were never there (the historic mapping is not clear) and attached buildings have disappeared. It is not specifically mentioned as a feature in the listing description.

It is proposed to demolish 2/3 of one side amounting to approx 26 meters with 15 meters remaining.

I consider that there would be no undue harm. The remaining wall will still define the site of the walled garden and the rectangular shape of the building would reflect the square plan form of the garden.

However, if the demolition of the wall makes no contribution to saving trees, then the justification for demolition is weakened and I would object to demolition.

### Building Design

- I have no objections to the general design and appearance of the building and I consider it would sit well in relation to Shotley Park House. Materials and features are sympathetic.
- I would question the need for the lift shafts to rise above the roof line. I have seen lifts accommodated within buildings and I would like the possibility of this to be further investigated.
- There are no details relating to windows. They should be timber and painted in view of the listed and conservation status of the site. The actual design and appearance can be agreed by condition.

### Trees

- We have discussed the proximity of the building to trees with the architect and have expressed particular concern about the loss of the mature beech. I have also visited the site with John Day and his

- comments reflect his objections to the removal of trees.
- I have already stated that if the partial demolition of the wall does not save trees, I would object to demolition.

### Access

- I think that access around the site needs to be shown on a plan. There are implications for the impact of vehicles and new road surfaces on the trees.
- Is there any provision for parking?

### RECOMMENDATION

I consider that the constraints provided by the wall and the trees have not been resolved. The siting of the building on the land is fundamental to the acceptability of this proposal and until this is considered to be satisfactory, the application cannot progress.

Comments on the amended plans-

This application has been presented as a choice between the wall and the trees when it should accommodate both. The building should have been designed to fit the site especially when that site is an estate with a grade II listed building. The listing of the principal building includes all the buildings and features within its curtilage and this would extend to the walled garden. The application therefore includes the destruction of a listed structure.

The walls of the garden are an important historic feature of the estate and are a fundamental part of its planned layout which also includes the trees and the open spaces. I attach the earliest OS plan which clearly shows the walled garden in 1894. The house is dated at 1842.

There should be very good justification for demolishing a listed structure and in my view this has not been made. The walled garden site offers potential for a building but one which does not require the need for any demolition of structures or the removal of trees.

In pre-application discussions I have tried to seek a compromise by allowing the partial demolition of the wall in order to protect the trees. This has not been met by any concession on behalf of the applicants. In this respect I would expect that the part of the wall not required for the building should be retained at the least.

The application also shows the demolition of the garden building to allow an access road. We do not know the significance of this building and how it fits into the historical development of the site. We may be destroying something important, we do not know.

In short there has been no historical research to show the significance of

the wall or the garden building and no justification to support demolition. The Park is part of the heritage of Shotley Bridge and we should not be destroying it when another design could have saved both trees and wall.

This application should be refused because there is no justification for the demolition of historic structures which form part of the Shotley Park Estate.

16. English Heritage- we do not wish to make any comments on this occasion. The application should be determined in accordance with national and local policy guidance, on the basis of your specialist conservation advice.
17. Durham Bat Group- Shotley Park is an important site for bats. Surveys this year have shown that Common Pips, Whiskered/Brandts and Brown Long Eared bats all fly in from Shotley Bridge/Snows Green Road to feed.

The surveys carried out were in September and October 2006. The breeding season for bats ended at the end of July, so the survey cannot be definitive about the breeding season use. There is still a risk that bats could be using the lean-to during the breeding season. We can assume that a loft roosting species would leave evidence that would have been picked up by a competent surveyor like Ruth Hadden. However, it is not always possible to see signs of use by crevice roosting species (such as Common pips and whiskered and brandts which we know to be present in the area). DBG believe that the timing of the survey requires that the worst case scenario is assumed of some bat use during the summer and in order to avoid the risk of an offence, the new building should incorporate appropriate mitigation for crevice roosting bats, Bat boxes in trees would not be like for like and there is no evidence to suggest that they would be remotely affective for this purpose.

Durham Bat Group is concerned that the tree survey does not address flightlines. Will any be cut? DBG is concerned that the survey does not specifically tackle flightlines (unless this is in the map in section C9 which failed to copy). DBG are also concerned that the surveys cannot have assessed flightlines at the most critical time of year. Again if the development is to be advanced on the basis of this survey, a worst case scenario must be adopted. I think that we would want to see maps showing the potential flightlines lost and those retained before we could be confident that the risk of an offence was minimal.

DBG is concerned that the tree work did not mention the species or include photos. It seems very confident to assert from visits in the autumn that they are not used in summer. DBG would expect to see a damn re-entrance survey during the breeding season before any mature trees could be confidently assessed as not used by bats. This is particularly true on a site where at least three species of bats are known to be present during the breeding season.

DBG would point out that Daubentons Bats are present on the Derwent

and Shotley Bridge and it is likely that they forage in Shotley Park at certain times of the year.

18. Northumbrian Water- views awaited.
19. Environment Agency- views awaited.
20. Neighbours have been consulted and a site notice posted and the development advertised in the press. No objections have been received.

#### Officer Assessment

21. There are several issues which will need to be considered in determining the application. These are the principle of the development, the affect of the development on the Listed Buildings, Conservation Areas, Area of High Landscape Value and Historic Parkland, the removal of the Listed wall, highways, access and parking issues, trees, bats, and sewerage and drainage issues. Each of these is addressed below.

#### The Principle of the Development

22. The application site lies within the grounds of an existing care home which for the reasons outlined in paragraph six above could not be adapted to meet the latest accommodation standards. The applicant therefore proposes to erect a new replacement home within the grounds and is looking at the possibilities of converting the existing building to provide sheltered accommodation for the elderly, however it should be noted that this does not form part of the current application. The new home would therefore be a replacement of an existing facility.
23. Policy CO12 of the Local Plan refers to the development of care homes. The policy states that care and nursing homes should be provided within built up areas where there is reasonable access to open space. The policy seeks to ensure that there would not be an over concentration of such facilities in an area and ensures that new establishments are well designed in scale and character with the neighbouring dwellings.
24. The application site lies at the end of the built up area within the open countryside surrounding the village. It is acknowledged that Local Plan Policy would normally require such facilities to be within close proximity to a town or village centre or on or close to a bus stop, in order that more mobile residents can continue to enjoy local amenities. The site is within easy reach of the urban area and visitors could walk to the site from Shotley Bridge, the site is also accessible by public transport which runs along the A694 road. It is understood however that many of the occupants of the home would not be able to go out by themselves and they would not therefore use local services although the home does currently run a mini-bus service to take residents out when possible. It should also be borne in mind that this would be a replacement of an existing home.



25. It is acknowledged that many visitors to the site would arrive by private car however the home does accommodate residents from a fairly wide area and therefore it is inevitable that visitors would travel by car. As stated above the site is also accessible by bus.
26. Local Plan policy also requires a reasonable area of open space to be available to residents. Shotley Park forms a very attractive area and a pleasant setting that is beneficial for residents. The development would not affect neighbouring dwellings or lead to a loss of amenity due to a concentration of such uses.

Affect of CA, AHLV, Historic Parkland etc

27. The application site lies in a sensitive location adjacent to a Listed Building, within the Shotley Bridge Conservation Area, within an Area of High Landscape Value and within an area of Historic Parkland therefore very careful consideration needs to be given to the proposal to assess its impact upon these important designations.
28. Conservation Area policy requires new development in Conservation Areas to make a positive contribution to the area and be of a nature to preserve or enhance the character or appearance of the area. In assessing this consideration must be given to the location and massing of the building, the architectural details and materials, affect on trees and hedgerows and other landscape features.
29. The proposed building would be sited adjacent to the Listed Shotley Park home and has been designed in terms of its location and massing to complement the existing building. In terms of its architectural style it would be of a similar design to the existing building and would therefore blend in with it well. The Design and Conservation Officer has commented that she has no objections to the general design and appearance of the building and considers that it would sit well in relation to Shotley Park House. She has advised that the materials and features are sympathetic although no details have been submitted of the proposed windows. A condition could be imposed on the consent if members are minded to approve the application to agree these details.
30. In terms of the Area of High Landscape Value Local Plan policy requires the landscape qualities of the area to be taken into account in the siting and design of proposals. The proposed building would not be prominently sited and would be well screened by existing mature screening. During the course of the application the scheme has been amended in order that eight mature trees, which were originally proposed to be removed, would be retained. The proposed development is considered to respect its landscape setting and would not adversely affect the Area of High Landscape Value.
31. In addition to the above designations the application site is identified as being 'Historic Parkland'. This designation means that the land differs from

the surrounding agricultural landscape in that it has been specifically formed, designed and maintained as parkland. Local Plan Policy seeks to ensure that Historic Parklands are protected from development which would harm their character. This development would take place on a clearing of land within the parkland and a substantial area of land would remain. The applicant has indicated that he is committed to maintaining and developing the parkland as he recognises the importance of this attractive area of land. The supporting text to Policy EN7 which deals with Historic Parklands states that development falling within such areas must be considered appropriate in the countryside in terms of Policy EN1 of the Plan. That policy states that development will only be permitted where it benefits the economy and is sensitively related to existing settlement patterns, historic, wildlife, and geological resources. The proposed development would clearly be of benefit to the area providing a local facility, and for the reasons outlined above it is considered that the development is appropriate to the settlement pattern.

#### Removal of the Listed Wall

32. The proposal would involve the demolition of a wall. As the wall is sited within the curtilage of a Listed Building and it existed before 1948 it would also be regarded as being listed. The Design and Conservation Officer has indicated that the wall originally formed part of a walled garden and it is shown on the Ordnance Survey map of 1842. In addition a garden building would be demolished.
33. Initially the plans showed that only part of the wall would be demolished and a section of the wall would remain, however this meant that the siting of the building resulted in the removal of eight mature trees which were of significant amenity value. In order to allow for the retention of the trees the applicant has re-sited the building which would lead to the loss of the entire wall.
34. Only two of the walls of the former garden remain and the wall is L-shaped. It varies in height however the majority of it is 3.8 metres high and is constructed of brick and stone. The western part of the wall is leaning by approximately 300 mm and therefore there are concerns about its structural integrity.
35. The applicant has advised that it would not be possible to accommodate both the wall and the proposed building on the site. This is due to the fact that the investment in the building would be in excess of £2 million and it would not be acceptable for the residents to have a view of the wall. In addition the retention of the wall in close proximity to the new building would make the construction process very difficult.
36. Although the wall forms an important historic feature it is not particularly attractive in visual terms. Members will be shown photographs of the wall at the meeting. The Design and Conservation Officer has pointed out that the application has been presented as a choice between the retention of

the trees or the retention of the wall whereas, it should have accommodated both of these. She advises that the building should have been designed to fit the site and she does not feel that sufficient justification has been provided for the demolition of the Listed structure and as such she has advised that the application should be refused.

37. Policy EN18 states that the total or substantial demolition of a Listed Building will not be permitted. However, the wall is only regarded as being Listed as it lies within the curtilage of Shotley Park which is a Grade II Listed Building. It is not Listed itself and it is not mentioned in the Listing of the existing home. PPG15 (Planning and the Historic Environment) sets out a number of considerations for dealing with Listed Building Consent applications as follows-

- The importance of the building, its intrinsic architectural and historic interest and rarity in both national and local terms.
- The particular features of the building which justify its inclusion in the list.
- The building's setting and the contribution it makes to the local scene
- The extent to which the works would bring substantial benefit for the community, in particular contributing to the economic regeneration of the area or the enhancement of its environment

Where demolition is proposed consideration must be given to the following-

- The condition of the buildings, the costs of repairing and maintaining it in relation to its importance and to the value derived from its continued use.
- The adequacy of efforts to retain the building in use.
- The merits of alternative proposals for the site.

38. The demolition of the wall is clearly regrettable and it would have been preferable if the wall could have been retained, but this needs to be balanced against the wider benefits of the scheme and the overall general appearance and condition of the wall. It is interesting to note that it is not mentioned in the Listing of Shotley Park and this could indicate that the officer that visited the site when considering the Listing did not hold it in high regard. As mentioned above there are structural issues with regard to the wall.

39. As it is acknowledged that the wall is of some historic significance and therefore if members are minded to approve the application and allow the wall to be demolished to facilitate the development a condition should be imposed to require a historic record of the wall to be made.

#### Highways, Access and Parking

40. Planning Permission was granted in October 2005 for alterations to the

entrance to Shotley Park (reference 1/2005/0756/DM). This involved the relocation of the access onto the A694 road approximately 50 metres to the south west of the existing access. Due to a change in levels the proposed new access road would sweep round to form a u-shaped bend. The proposed access works are fairly major and these alterations have not yet been undertaken. The applicant has advised that due to the significant cost of these works and the engineering work required the improvements to the access would not be undertaken unless permission is granted for the new home.

41. The County Council's Highways Development Control Officer has indicated that he is satisfied with the current scheme providing that the access is provided in accordance with the details previously agreed prior to work on the new home commencing. Given that the access to the site is currently sub-standard it would be reasonable to impose a condition as he has suggested. This would mean that the access would be completed first in order to allow construction traffic to safely enter and leave the site.
42. Internally, within the site, the existing access track would be upgraded. A one-way system would be provided and the access would be widened to approximately three metres and would be surfaced. As the applicant aims to ensure that the trees would not be adversely affected by the road construction it is proposed that curbs would be omitted. This would help to retain the rural characteristics of the site.
43. A total of fifteen additional car parking spaces would be provided. These would be laid out informally within the grounds rather than a larger area being surfaced to provide a car park. The applicant has advised that visitors may come to the home at anytime between 9am to 9pm and therefore visitors are spread throughout the day. This flexibility means that a significant amount of visitors rarely arrive at the same time and lessens the need for a significant amount of car parking to be provided. Many of the staff live locally and the level of car parking is considered to be acceptable given the location of the proposed home at the edge of the settlement and close to a bus route.

#### Trees

44. Initially the scheme involved the demolition of 8 mature trees which were rated by the applicants tree survey as being of significant value. The amended proposals allow for the retention of these trees and three trees would be removed. These are a cherry and two birches. Three self seeded sycamores would also be removed. The Council's Landscape advisor is satisfied with the revised scheme.
45. The County Landscape Advisor feels that the proposed limited alterations to the access road are important to protect the root zones of the trees. He has asked that a tree protection condition is imposed to protect the trees during the construction process. This is a reasonable request and it is recommended that members impose such a condition if you are minded to

grant consent.

### Bats

46. Durham Bat Group have indicated that the building should incorporate mitigation measures for crevice roosting bats. In addition the Bat Group have expressed concerns that bats flightlines could be affected by the proposed development. The Bat Group has asked to see maps of flightlines before they could comment on the likely impacts on these. The applicant has responded to this issue and has advised that as no bats were found within the wall or building to be demolished bat mitigation is not strictly required. They have however indicated that a bat void will be created within the building. It has also been pointed out that the crevice roosts in the existing building would be retained together with bat access to the lofts.
47. With regard to the flightlines mentioned by the Bat Group, the applicants consultant has advised that bats have been observed commuting along the drives beneath the trees and these will not be affected by the development. They have pointed out that no trees would be felled around the existing hall ensuring that the flight/commuting paths will be unaffected. The applicants have advised that the new building would create an additional sheltered feeding place and strengthen the known flightpaths by creating protection and shelter between the buildings. The advice of the applicants consultant is that bats entering the site from any direction to feed would not be affected as flightlines would not be disrupted.
48. In the light of the above advice it seems that the proposed development would not adversely affect bats. Members will be aware that bats are a protected species and if Members are minded to approve the application the applicant should be made aware of the legislation in place should bats be found to be present on site during the course of the development.

### Sewerage and Drainage Issues

49. The views of Northumbrian Water are currently awaited. Members will be aware that concerns have previously been expressed by Northumbrian Water that the sewerage works have reached their capacity and cannot accommodate additional flows. They have indicated that they are undertaking a study to examine the work that will be required to upgrade the work however the timescales are not currently available and it seems likely that it will take some time to complete the works.
50. With respect to other applications that have been approved recently Northumbrian Water have been prepared to accept temporary measures to address the sewerage issues in advance of this work taking place. Such solutions can include storage tanks which allow sewerage to be discharged to the sewerage works at less busy times such as overnight. It is suggested that if members are minded to approve the application a

condition is imposed to agree the foul water connections.

### Conclusions

51. Due to the sensitive location of the site the proposed development is not straightforward. There are many complex issues and considerations that have been taken into account in reaching the recommendation. Officers have been in lengthy negotiations with regard to the scheme and during the course of the application the scheme has been amended. While the removal of the Listed wall is clearly regrettable your officers feel that this is acceptable on balance in order that the attractive mature trees can remain, even though the Design and Conservation Officer takes a different view. In addition consideration has been given to the fact that the proposed home would provide a high standard of accommodation for elderly people of the District within an attractive setting. The proposed home would be well designed and would blend in very well with the existing home and its setting in general.

### Recommendation

52. Conditional Planning Permission and Listed Building Consent subject to appropriate bat mitigation measures.
- Time Limit (ST)
  - Approved Plans (ST01)
  - Amended Plans (received 13<sup>th</sup> February 2007)
  - Prior to the demolition of the wall a historic record of it shall be made in accordance with a scheme to be agreed in writing with the Local Planning Authority.
  - Reason- To provide a historical record of the structure to be demolished in accordance with PPG15 Planning and the Historic Environment.
  - Prior to the commencement of construction works on the care home building hereby approved the new A694 junction and re-aligned link road must be fully completed and available for use in accordance with Planning Permission 1/2005/0756/DM. At that time, or sooner, the existing sub-standard A694 junction shall be physically closed and plans detailing such closure, including kerbing, shall be submitted for prior approval.
  - Reason- In the interests of highway safety and to comply with Policy TR2 of the Local Plan.
  - Visibility sightlines at the new junction access with the A694 road shall be created (in accordance with approved drawing reference number 05072/04, planning approval 1/2005/0756/DM) and maintained in perpetuity thereafter, with no impediment to visibility greater than 0.6m above the adjacent A694 carriageway level.
  - Reason- In the interests of highway safety and to comply with Policy TR2 of the Local Plan.
  - Tree Protection (L10)
  - Foul water drainage (DO3)

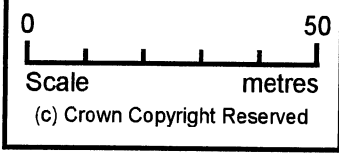
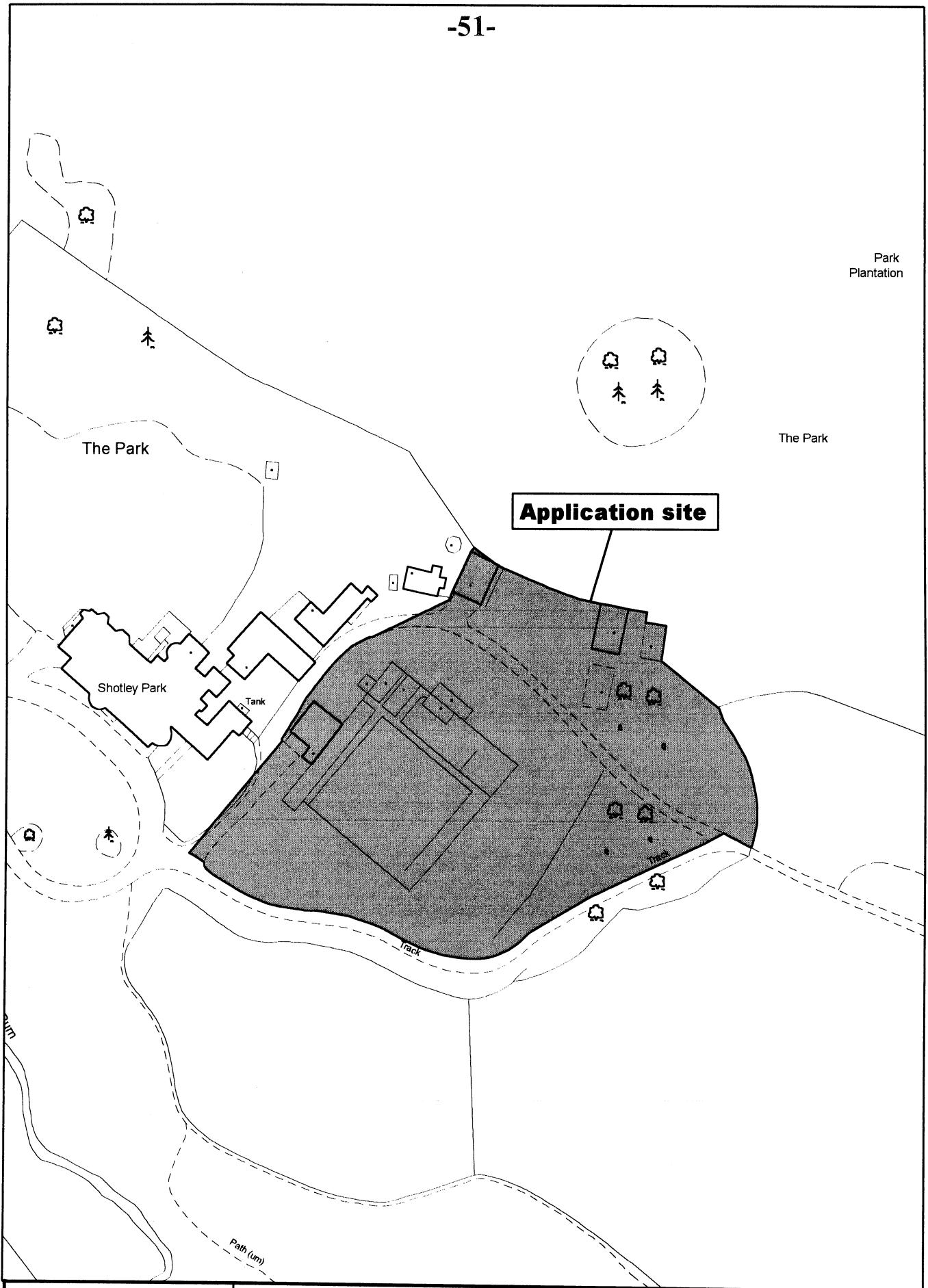
- Materials (AO5)
- Stone and slate (A11)
- Within one month of the commencement of the development, or other such time period as may be agreed in writing with the Local Planning Authority, full details of the proposed windows shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details.
- Reason- In the interests of the appearance of the area and to comply with Policy EN13 of the Local Plan.
- Windows to be inset (A12)

Reason for Approval

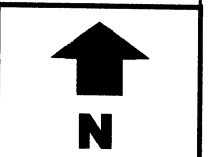
53. The decision to grant planning permission has been taken having regard to policies GDP1, EN1, EN6, EN7, EN11, EN13, EN14, EN15, EN17, EN18, HO12 and TR2 of the Derwentside District Plan and relevant supplementary planning guidance and material considerations, as detailed in the report to the Development Control Committee. In the view of the Local Planning Authority no other material considerations outweigh the decision to grant permission.

Report Prepared by Fiona Clarke, Principal Planning Officer

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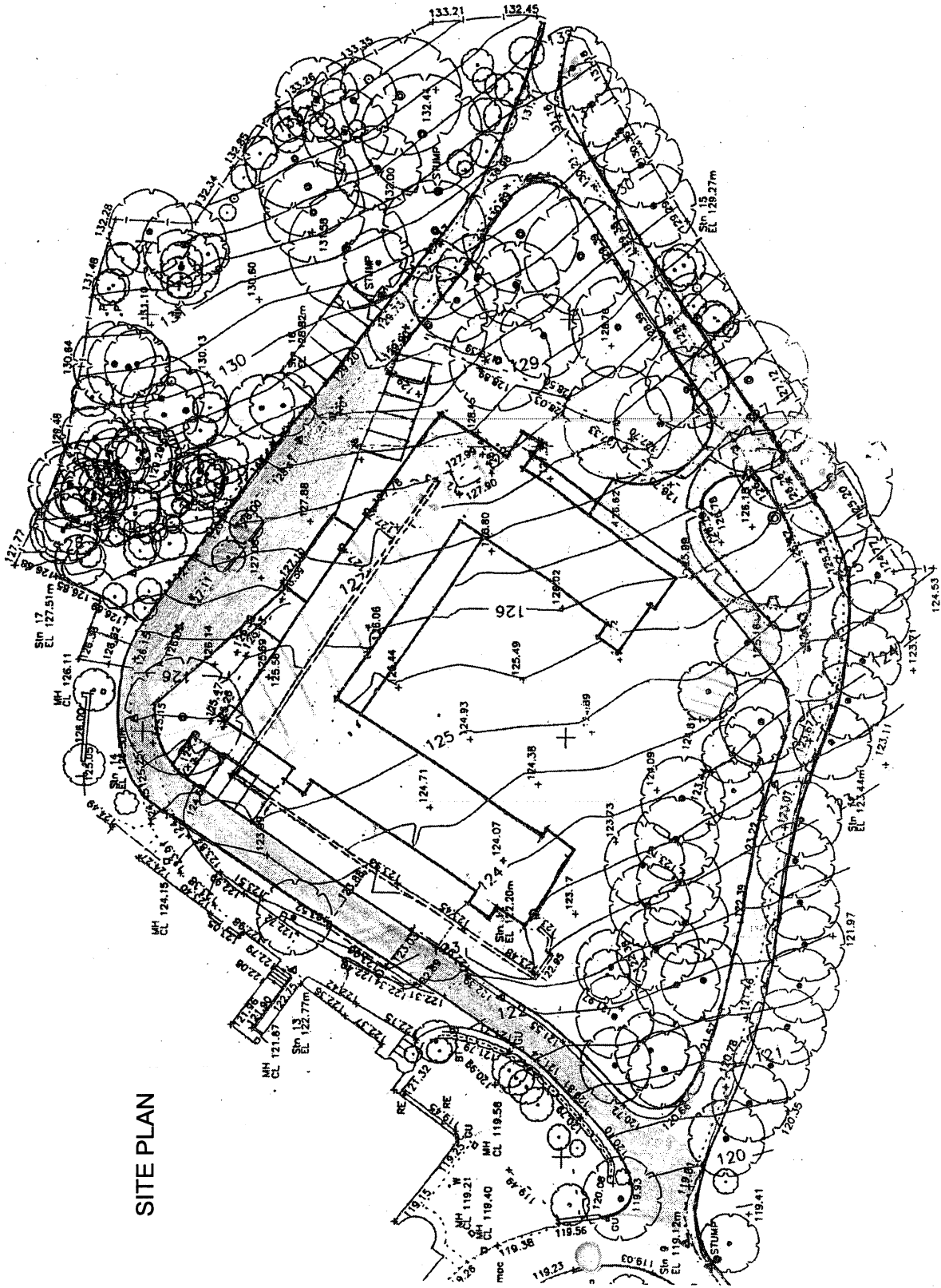


Listed Building & Conservation area consent to demolish wall & potting shed, erection of residential care home  
Shotley Park Residential Home  
Shotley Bridge  
06/1003&1006



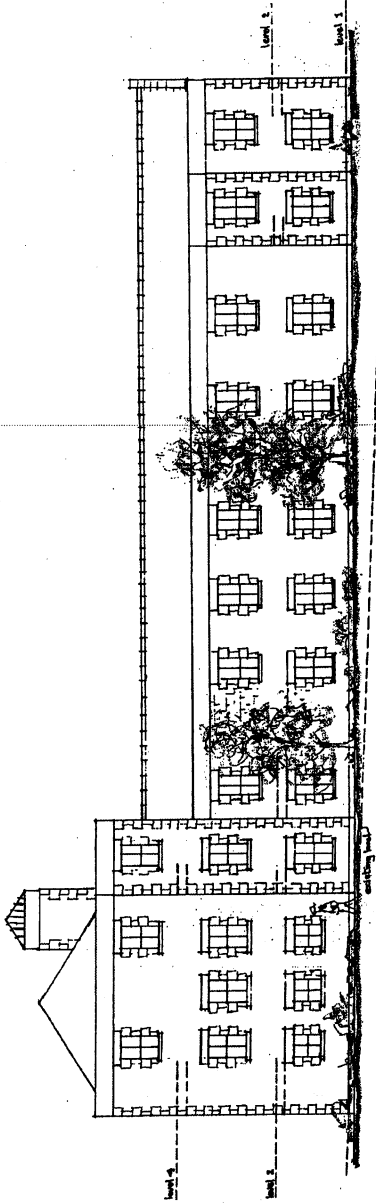


SITE PLAN

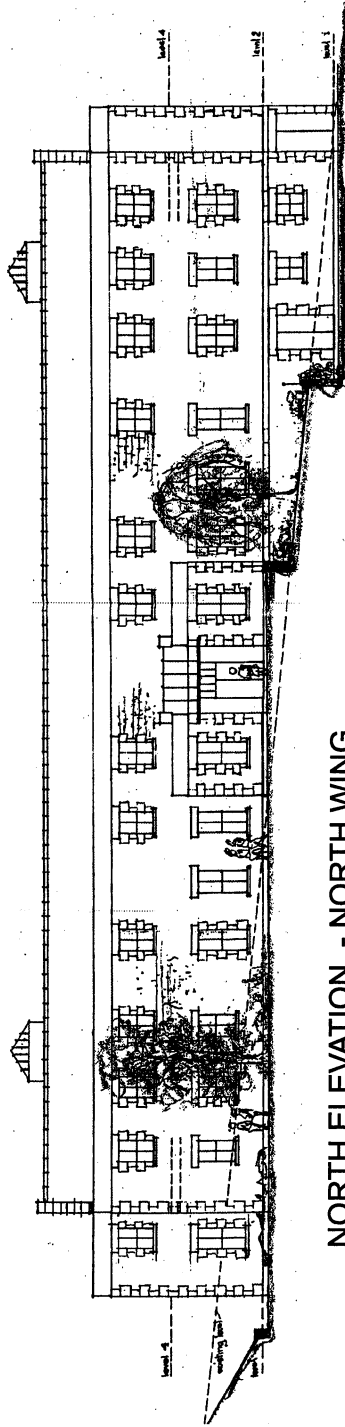


Listed Building & Conservation Area consent to demolish garden wall and potting shed, erection of Residential Care Home (Resubmission)  
 Shotley Park Residential Home  
 Shotley Bridge

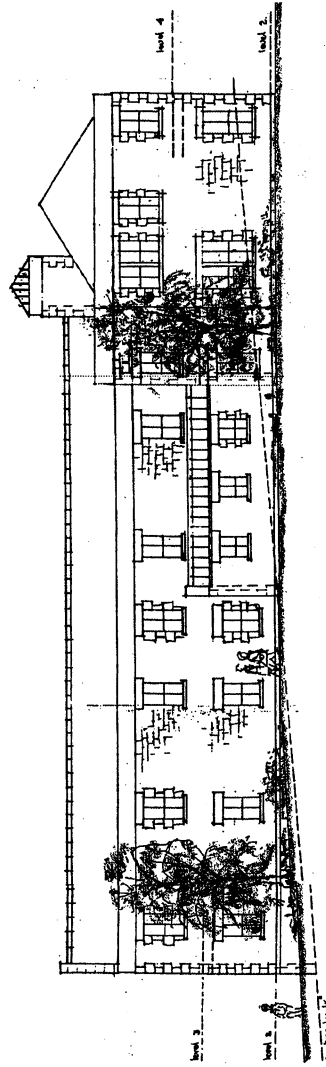
06/1003 & 1006



WEST ELEVATION - WEST WING

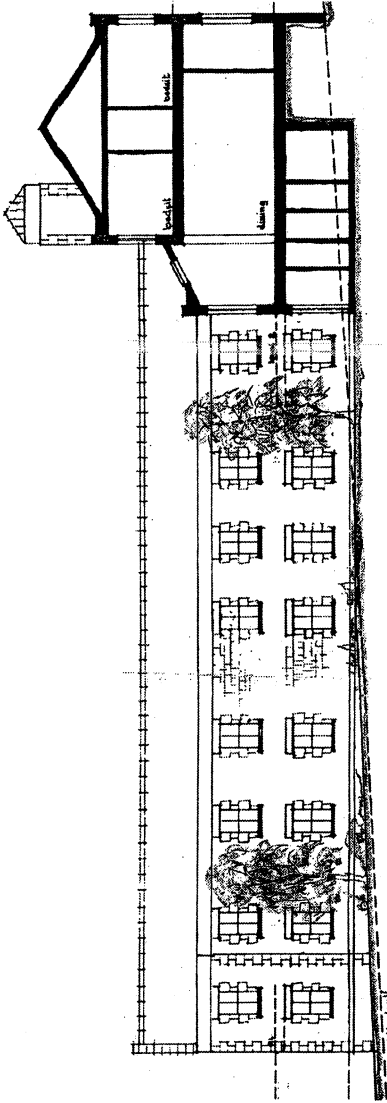


NORTH ELEVATION - NORTH WING

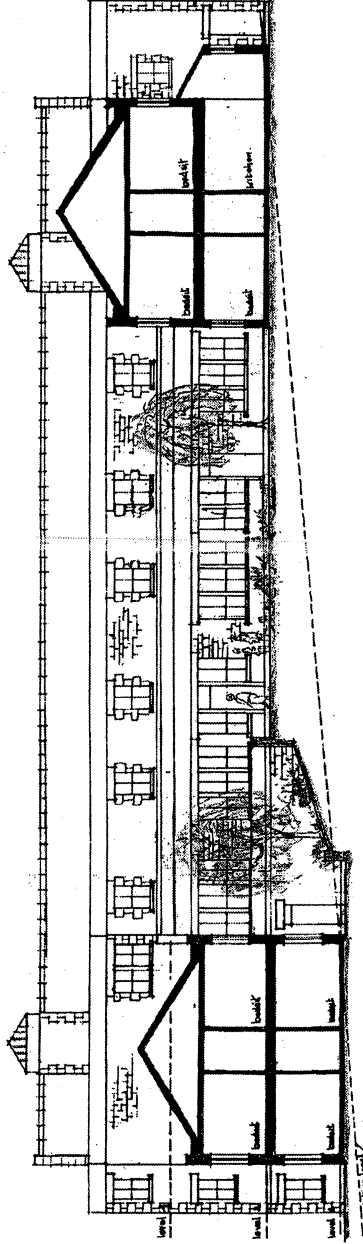


EAST ELEVATION - EAST WING

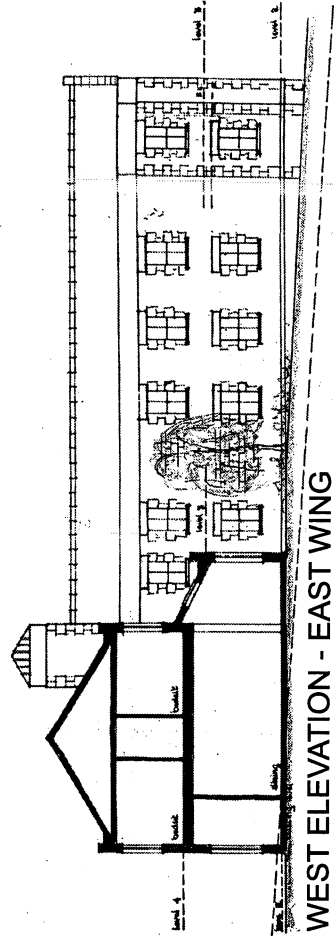
Listed Building & Conservation Area consent to demolish garden wall and potting shed, erection of Residential Care Home (Resubmission)  
Shotley Park Residential Home  
Shotley Bridge  
06/1003 & 1006



EAST ELEVATION - WEST WING

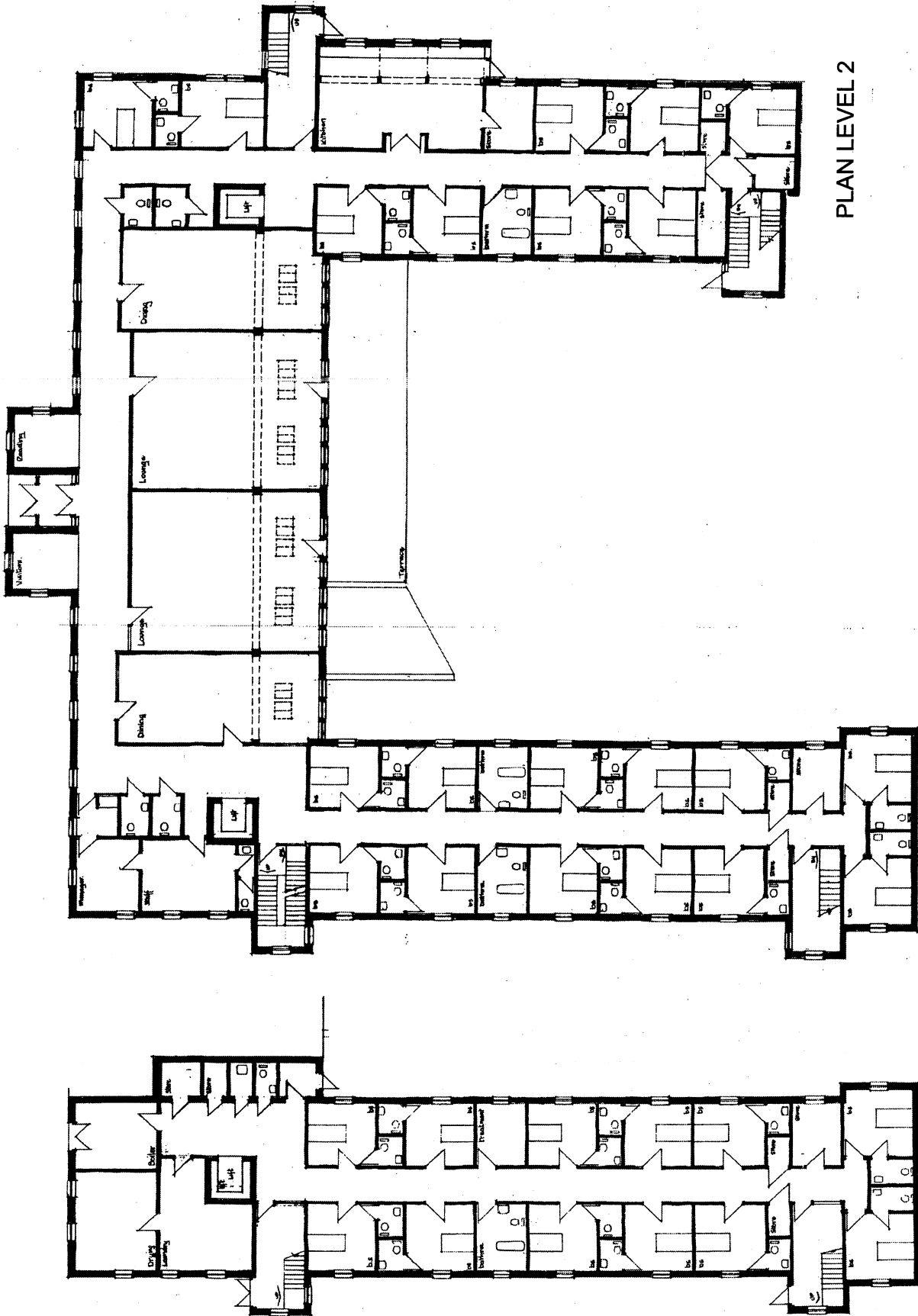


SOUTH ELEVATION - NORTH WING



WEST ELEVATION - EAST WING

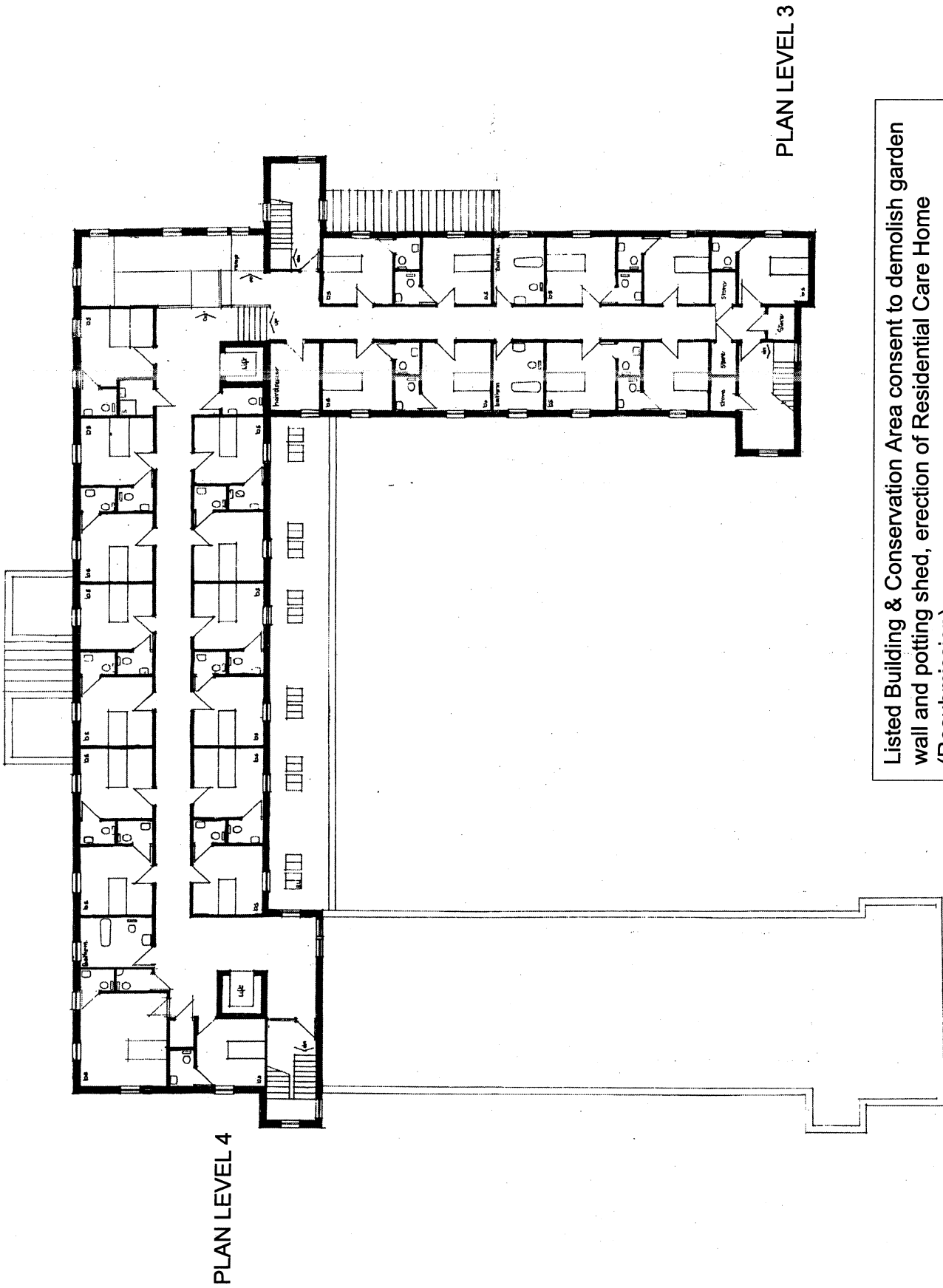
Listed Building & Conservation Area consent to demolish garden wall and potting shed, erection of Residential Care Home (Resubmission)  
Shotley Park Residential Home  
Shotley Bridge  
06/1003 & 1006



PLAN LEVEL 1

PLAN LEVEL 2

Listed Building & Conservation Area consent to demolish garden wall and potting shed, erection of Residential Care Home (Resubmission)  
Shotley Park Residential Home  
Shotley Bridge  
06/1003 & 1006



PLAN LEVEL 4

PLAN LEVEL 3

Listed Building & Conservation Area consent to demolish garden wall and potting shed, erection of Residential Care Home (Resubmission)  
Shotley Park Residential Home  
Shotley Bridge  
06/1003 & 1006