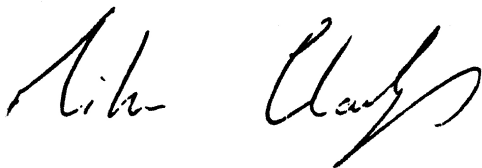


Development Control Committee

Councillors: J. I. Agnew, R. Alderson, A. Atkinson, M. Campbell, H. Christer, T. Clark, G. Coulson, R. Ellis, G. C. Glass, P. D. Hughes, D. Hume, D. Lavin, O. Milburn, T. Pattinson, S. J. Rothwell, A. Shield, E. Turner, A. Watson O.B.E, T. Westgarth, J. Williams, R. Young.

Dear Councillor,

Your attendance is invited at a meeting of the Development Control Committee to be held in the Council Chamber, Civic Centre, Consett on 3rd January 2008 at 2.00 p.m. for consideration of the undernoted agenda.



MIKE CLARK

Chief Executive Officer

Agenda

1 DECLARATIONS OF INTEREST

To receive any disclosure by Members of personal interests in matters on the agenda, identify the item on the agenda, the nature of any interest and whether the Member regards the interest as prejudicial under the terms of the Code of Conduct.

2. MINUTES

To approve the minutes of this panel's meeting held on 13th December 2007 as a correct record. (To follow - Herewith 'A')

3. PLANNING APPLICATIONS

To consider the report of the Director of Environmental Services
(Herewith 'B')

Attached Documents:

[PLANNING APPLICATIONS \(B\)](#)

4. EXCLUSION

THE PRESS AND PUBLIC ARE LIKELY TO BE EXCLUDED FROM THE MEETING FOR THE FOLLOWING ITEMS OF BUSINESS ON THE GROUNDS THAT THEY INVOLVE THE LIKELY DISCLOSURE OF EXEMPT INFORMATION AS DEFINED IN PARAGRAPH 6 OF PART 1 OF SCHEDULE 12(A) OF THE LOCAL GOVERNMENT ACT 1972 (AS AMENDED).

5. ENFORCEMENT

To consider the report of the Director of Environmental Services
(Herewith 'C')

Agenda prepared by Lucy Stephenson, Democratic Services 01207 218249
email: l.stephenson@derwentside.gov.uk

DERWENTSIDE DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE

3 January 2008

REPORT OF THE DIRECTOR OF ENVIRONMENTAL SERVICES

PLANNING APPLICATIONS AND ASSOCIATED MATTERS

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RECOMMENDATION FOR APPROVAL

07/0893

04.12.07

Mr R Young

Townhead Farm,
Iveston Lane, Iveston

Extensions to Equestrian
Building

Leadgate Ward

The Application

1. This application seeks planning permission for the erection of two extensions to an existing equestrian building at Townhead Farm, Iveston Lane, Iveston. The proposed extensions would be used in conjunction with the equestrian use of the building as a reception/hospitality area for private visitors, toilets, office, kitchenette and storage area.

History

2. In 2007 an application for the creation of new access was withdrawn in December 2007 (reference 1/2007/0909/DM).
3. In 2004 an application for a Change of Use from agricultural to equestrian use was approved (reference 1/2004/0826/DM).
4. In 2000 an application for the formation of new access onto the A691, access road and bridge, and landscaping works to include creation of a lake, wood and mounding works was withdrawn (reference 1/2000/0559/DM).
5. In 1999 an application for an access road (28 day determination) was approved (reference 1/1999/0222/DM).
6. In 1998 an application for an agricultural building was approved.
7. In 1997 an application for the erection of two dwellings was refused (reference 1/1996/1449/DM).

Policy

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

General Development Principles (GDP1)
Extensions to Buildings in Rural Areas (EN3)
Development and Highway Safety (TR2)

Consultations

9. County Highways Development Control Officer – advises that, in responding to the earlier original application (04/0826) for a Change of Use to equestrian use at this building, the Highways Authority indicated that they required the closure of the direct access with the A691 and that Iveston Lane accesses only be used. Both were to be a condition of any approval.
10. The County Council consultation response was received some considerable time after the planning application was determined which was well outside of the consultation period. As a result no planning conditions were attached to the approval. The Highways Officer has advised that the minutes of the relevant Development Control meeting refer to the Principal Planning Officer's statement that "all access to the use would be via the access to Townhead Farm within the village itself".
11. The County Council have also stated that the documentation supporting the 04/0826 application stated that "Good access is possible from the main road via Iveston Lane and passing only 2 dwellings."
12. He notes that in contrast the current application states that "the equestrian facility enjoys 3 accesses for motors and pedestrians all of which remain unchanged." The latter therefore includes reference to the existing field gate access onto the A691.
13. The Highways Officer also notes that the current proposal for two extensions (totalling 165 squared metres) are described as having a variety of likely uses including visitor hospitality and office(s). He comments that the elevation style are more suited to the former. County Highways are satisfied that the extensions have the potential to generate additional traffic to the site and therefore for reasons of highway safety reiterate the need to ensure access is made from Iveston Lane only. In the absence of attaching the previously requested conditions they recommend that the application is refused.

Neighbours

14. Neighbours have been consulted and a site notice posted. No objections have been received.

Officer Assessment

15. The main issues to consider with regard to this application are, whether the extensions would be of an appropriate design within the locality; and the significance of any highways issues that may arise from the proposal.
16. The extensions are considered to be very modest additions to the existing building, which is a very large building used for equestrian purposes. The two extensions would provide an additional floor area of 165 square metres

to the existing building that has a floor area of approximately 1,100 square metres. The extensions would generally fall outside of the Iveston Conservation Area, although the northern part of the building is marginally within the Conservation Area boundary.

17. The extensions would be positioned to the south of the existing building and as such would not be visible from the built up area of Iveston. It is therefore considered that there would be no impact upon the amenities of neighbours from the proposal.
18. The extensions would be of a lean-to design and given the modest size, and position behind the backdrop of the existing building, it is also considered that the potential for impact upon the wider landscape and Conservation Area would also be minimal.
19. The concerns of the Highways Authority are noted with regard to the potential intensification of use of the field gate onto the A691. Currently there are no restrictions on using this access to the equestrian building. There are also two further accesses in place on Iveston Lane. Whilst it would be preferable for the other accesses to be used, as the previous planning permission for the equestrian use did not have that condition restricting the use imposed (due to the very late arrival of the highways comments), it may be considered unreasonable to add such a condition at this stage, for what are comparatively minor extensions. Such a condition would be unlikely to meet the normal tests of reasonableness.
20. The main access to the building would appear to be from the Iveston Lane end of the property, and any applications for widening or new accesses to the south of the site are likely to be resisted. An application for the creation of a new access in the position of the field gate onto the A691 was submitted at the same time as this application, however it was withdrawn when Officers advised that they would be unable to recommend approval (reference 1/2007/0909/DM).
21. The proposed extensions are in general accordance with Local Plan Policies GDP1 and EN3 with regard to their scale, siting and materials used (stone with profile roof). Whilst the concerns of the Highways Authority are noted, the proposal is unlikely to have a significantly detrimental impact upon the wider highway network than that which could result under the existing planning permission. As such the application is considered to accord with Policy TR2 of the Local Plan.

Recommendation

22. Conditional Permission
 - Time Limit (ST01).
 - Approved Plans (ST01).
 - The materials to be used in the construction of the extensions shall be as indicated in the details as submitted with the application unless otherwise

agreed in writing by the Local Planning Authority.

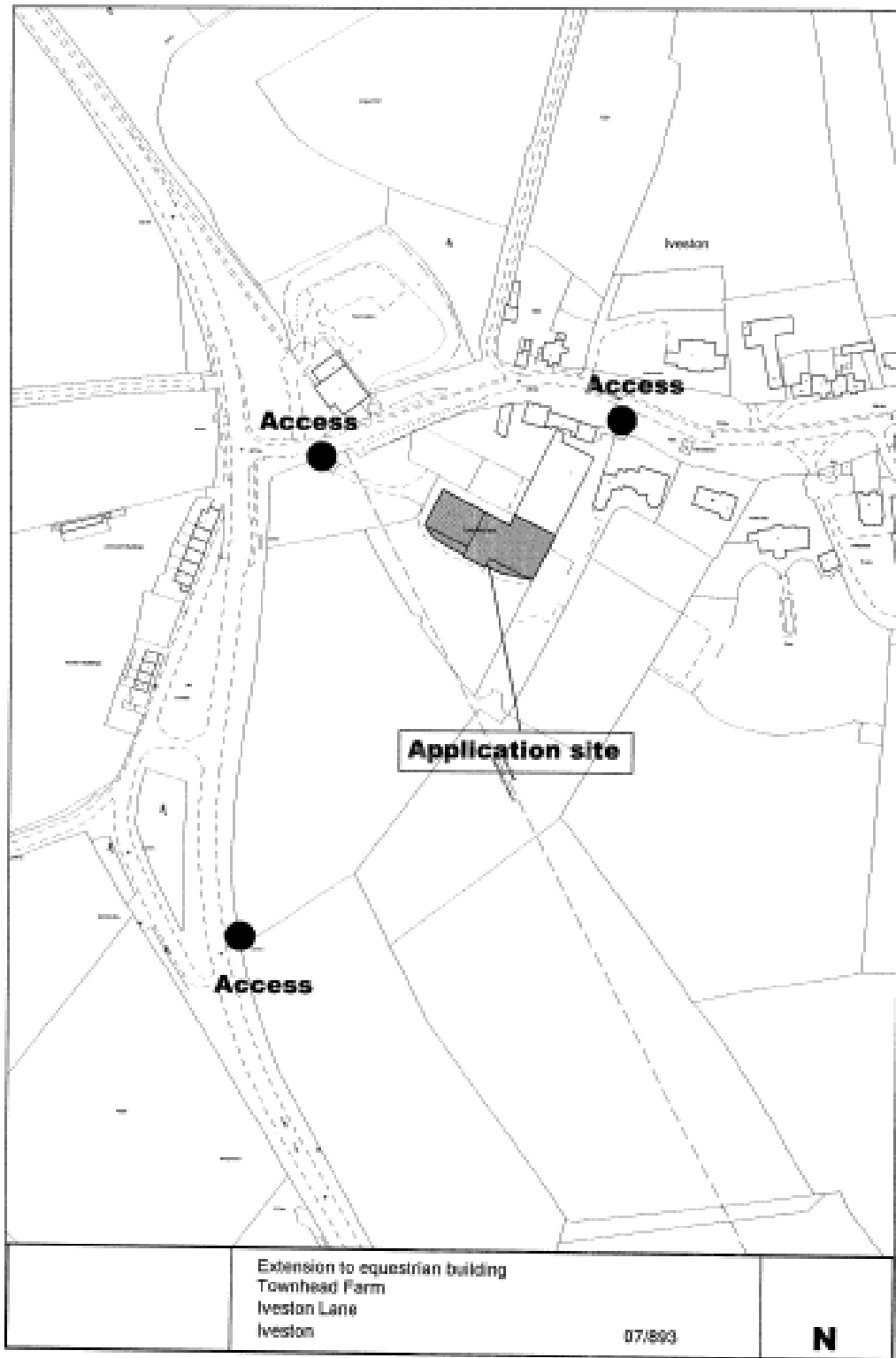
Reason - In order that the Local Planning Authority retain control over these details in accordance with Policy GDP1 of the Local Plan.

Reason for Approval

14. The decision to grant planning permission has been taken having regard to policies GDP1, EN3 and TR2 of the Derwentside District Plan, and relevant 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 Shaun Wells, Senior Area Planning Officer.

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DEVELOPMENT CONTROL COMMITTEE

3rd January 2008

APPENDIX – DISTRICT LOCAL PLAN POLICIES

The following local plan policies have been referred to in report contained in this Agenda:

Policy GDP1

When considering proposals for new development, the Council will not only assess each application against the policies in the following chapters, but will also expect, where appropriate, the following measures to have been incorporated within each scheme:

- (a) a high standard of design which is in keeping with the character and appearance of the area. The form, mass, layout, density and materials should be appropriate to the site's location, and should take into account the site's natural and built features;**
- (b) designed and located to conserve energy and be energy efficient;**
- (c) protection of existing landscape, natural and historic features;**
- (d) protection of important national or local wildlife habitats, no adverse effect upon, or satisfactory safeguards for, species protected by the Wildlife and Countryside Act 1981, no harmful impact on the ecology of the District and promotion of public access to, and the management and enhancement of, identified nature conservation sites;**
- (e) the protection of open land which is recognised for its amenity value or the contribution its character makes to an area;**
- (f) the provision of adequate landscaping within the design and layout of the site and where appropriate creation of wildlife habitats reflecting the semi-natural vegetation of the surrounding area and using native species wherever possible;**
- (g) designed and located to deter crime and increase personal safety;**
- (h) protection of the amenities of neighbouring occupiers and land users;**
- (i) adequate provision for surface water drainage;**
- (j) protection of areas liable to flood from development;**
- (k) protection of ground water resources and their use from development.**

Policy EN3

Extensions to single buildings and those contained within small groups of buildings in the countryside, will only be permitted if:

- (a) the proposal reflects the character and style of the original building; and**
- (b) the scale of the extension does not adversely affect the appearance of the original building; and**
- (c) the proposal does not result in the loss of a feature which contributes to the character of the original building or locality.**

Policy TR2

Planning permission for development will only be granted where the applicant can satisfy the Council that the scheme incorporates, where necessary:

- (a) a clearly defined and safe vehicle access and exit; and**
- (b) adequate provision for service vehicles; and**
- (c) adequate vehicle manoeuvring, turning and parking space; and**
- (d) effective access at all times for emergency vehicles; and**
- (e) satisfactory access to the public transport network; and**
- (f) a satisfactory access onto the adopted road network.**

Planning permission will only be granted if the proposal also complies with the car parking standards in Appendix D.