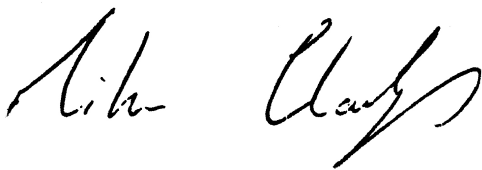


Development Control Committee

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 6th March 2008 at 2.00p.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 14th February 2008 as a correct record (Herewith 'A')

Attached Documents:

[MINUTES \(A\)](#)

3. PLANNING APPLICATION VALIDATION CHECKS

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

Attached Documents:

[PLANNING APPLICATION VALIDATION CHECKS \(B\)](#)

4. APPEAL DECISIONS

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

Attached Documents:

[APPEAL DECISIONS \(C\)](#)

5. PLANNING APPLICATIONS

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

Attached Documents:

[ADOPTED PLAN POLICIES](#)

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

Agenda prepared by Lucy Stephenson - Democratic Services (01207) 218249

email: l.stephenson@derwentside.gov.uk

DEVELOPMENT CONTROL COMMITTEE

Minutes of a meeting of the Development Control Committee held in the Council Chamber, Civic Centre, Consett on Thursday 14th January 2008 at 2.00 p.m.

Present

Councillor J.I. Agnew (Chair)
Councillor T. Clark (Vice-Chair)

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

In Attendance

Councillors R. Ord and W. Stelling.

68. DECLARATIONS OF INTEREST

Councillor M Campbell declared a prejudicial interest in applications 07/1036, 07/0987 and 07/EBC/00059.

Councillor R. Ellis declared a personal interest in application 07/1049.

Councillor A. Shield declared a personal interest in application 07/1049.

Councillor P. Hughes declared a prejudicial interest in application 07/0987.

69. MINUTES

RESOLVED: that the minutes of the following meetings were approved as a correct record.

Development Control Committee – Thursday 24th January 2008
Site Visit – 7th February

70. PLANNING POLICY STATEMENT – PLANNING AND CLIMATE CHANGE

The Planning Officer presented the report which informed members of the publication of the new Planning Policy Statement (PPS) on Climate Change. The new PPS is a supplement to PPS1 and sets out how planning and the built environment can address the impacts of climate change. He advised that the PPS should be regarded as a material consideration when dealing with planning

applications. He continued to run through the report asking that members note its contents in relation to the new document.

RESOLVED: that the contents of the report be noted.

71. APPEAL DECISIONS

The Director of Environmental Services submitted a report (copies circulated) in respect of the following appeal decision issued by Inspectors appointed by the First Secretary of State:-

- (i) Planning Application – Appeal against refusal to grant outline planning permission for residential development on land to the south east of 4 Derwent View, Medomsley Edge, Consett – the Planning Inspector Allowed the Appeal.

72. PLANNING APPLICATIONS

(1) Public Speaking Applications

Members who were not present at the site visit left the Chamber and took no part in the discussion or voting thereon.

07/1061 MR A SMITH

Conversion of existing gin gang to form new dwelling, conversion of four existing barns and byres to create four live/work units and construction of three holiday cottages (resubmission), Middle Newbiggen Farm, Newbiggen Lane, Lanchester.

The Senior Area Planning Officer presented the report which recommended approval of the application. She advised that since the site visit and the concerns raised regarding the 3rd access point the applicant had confirmed that this was to be used to access two dwellings only. She further addressed comments that had been made regarding the removal of trees and the widening of the grass verge. She suggested that if members still had concerns over the size of the access it was possible to condition that the gateway be widened.

MR A SMITH: Speaking in Support

Mr Smith advised that he was the applicant and made the following points in support of the application:

- The resubmission is of a better design than that previously approved and has a good reputation and track record as a successful architect;
- He advised that it was encouraging that he had received the Planning Officers support at both DDC and DCC;
- He outlined the major changes to the design and scheme and suggested that these would only improve the development;

- He advised that the objectors to this application were the same as those who objected on the previous application and their concerns remained the same;
- If the application is not approved they will have to revert to the previous submission which is of poorer design than this submission.

In conclusion he thanked members for undertaking the site visit and added that he hoped they found it useful.

Councillor Alderson asked what the distance was between the gateway and the highway and further asked if the gate would be kept closed. The Senior Area Planning Officer advised that she was not sure of the exact distance but the gate would be removed and it would be an entrance point only.

Councillor Williams made reference to the discussion that took place on the site visit and asked whether it would be possible to include a mirror for egress from the site. The Senior Area Planning Officer advised that this could be considered by members.

Councillor Turner added that he would like to see a condition requiring the widening of the access allowing two vehicles to pass. The Senior Area Planning Officer advised that this could be conditioned to require a width of 5 ½ metres.

Councillor Watson advised that in his opinion the site visit had proved very useful, he made reference to the gateway and asked if the requirement ever arose for this arrangement to be altered would this be in consultation with the authority.

The Director of Environmental Services advised that this could be covered by way of a condition ensuring that any future proposals for a gate be permitted by the Local Planning Authority by way of application.

Following a vote being taken it was

RESOLVED: that Planning Application 07/1061 be approved subject to:

- Five Year Time Limit (ST).
- Approved Plans (ST01).
- Prior to the commencement of the development full engineering details of the proposed alterations to the Yek House Lane shall be submitted to and approved in writing by the Local Planning Authority. The details shall include levels and sections. The alterations to the road shall be carried out in accordance with the approved plan prior to the occupation of the first dwelling or holiday cottage, or within any other such period as may be agreed in writing with the Local Planning Authority.
- Surface Water Drainage (DO4).
- Foul Water Drainage (DO5).

- Removal of permitted development rights (PD01).
- No development shall take place until the applicant has secured the implementation of an agreed programme of archaeological works (watching brief) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- Landscaping (LO1).
- Means of enclosure (C14).
- Samples of external finishing materials (A03).
- Renovation materials to be stone and slate (A16).
- Test panels of materials (A06).
- Windows inset (A12).
- Rainwater goods (A13).
- Scale drawings of typical windows shall be submitted and agreed in writing by the Local Planning Authority. These shall be timber and painted.
- Car parking spaces to be available prior to occupation of dwelling to which they relate (HO3).
- Notwithstanding the submitted plans no demolition shall take place other than that identified by the Structural Survey received on 19th December 2007, without the prior written consent of the Local Planning Authority.
- Prior to the occupation of the first live / work unit or holiday cottage (or other time period that may be agreed in writing with the Local Planning Authority) the area of land to the west of Yek House Lane shall be landscaped.
- Holiday Accommodation - maximum occupation 8 weeks in calendar year by any person or group of persons (OC05).
- Restriction of workshop use to B1 only (C11).
- The workshop areas shown on the approved plans shall be used for the purposes contained within Class B1 of the Town and Country Planning Use Classes Order 1987 only (or any order revoking and re-enacting that order). The workshops shall not be converted to any other use, including residential without the prior written consent of the Local Planning Authority.
- The workshops shown on the approved plans shall not be separated from the units to which they relate without the prior consent of the Local Planning Authority.
- No development shall take place unless in accordance with the mitigation detailed within the protected species report Middle Newbiggin Farm, Bat and Barn Owl Report Autumn 2007, Ruth Hadden,' including, but not restricted to adherence to timing and spatial restrictions; adherence to precautionary working methods.
- No part of the development shall be occupied until the north easterly access point to the approved barn conversions has been widened to provide for two way traffic in accordance with an amended drawing to be submitted to and approved by the Local Planning Authority and thereafter implemented and retained as such.

- The location of any proposed gates to the north easterly access point to the approved barn conversions shall be approved prior to installation by the Local Planning Authority.

07/1045 MR P QUINN

Erection of Stable Block, Land to the North of Oxhill Nursery School, Oxhill, Stanley

The Chair welcomed to the meeting Mr Jack Hair who was in attendance to speak against the application and Mr Anthony Smith who was in attendance to speak in support of the application.

The Senior Area Planning Officer presented the report which recommended refusal of the application.

MR JACK HAIR: Speaking Against the Application

Mr Hair made the following comments in support of refusal of the application:

- Last application submitted in 2003 identified some problems regarding traffic flow, access and pasture.
- Increase in traffic flow since 2003 at this area bringing around 1,500 vehicles per day, figures from Monday to Friday, show the averages during the busy hours are almost 25,000 vehicles per day on the stretch of road;
- This stretch of road is almost impossible to cross without going back to the traffic lights, the traffic waiting at which can go as far back as the Morrison to the west and the High Street to the east;
- The entrance into the school has a short stretch of adopted highway, rarely maintained, outside the school entrance are zig zag lines leaving little parking space for the parents to drop off and pick up their children. In addition there is no turning point;
- The remainder of the rough road leads to allotments gardens and private garages, to allow more traffic to use this road would cause chaos;
- School policy involves a physical handover of the children to a member of staff. Average drop off times are 15 minutes per child. Such is the danger, many parents use Mandela Close to drop off their children and this causes additional chaos.
- The application requests permission for 6 stables and 5 parking bays, this will increase traffic bringing vehicles such as horse boxes, feeding supplies and the delivery of bedding material and liquid waste;
- There are no proposed drains, all mucking out of manure and urine will go straight to hard ground. The pollution of noise and smells will mean the school and nearby residents of Mandela Close may have to close their windows 24 hours a day, 7 days a week. This contravenes our human rights to fresh air as and when we want it;
- The EHO may suggest modern methods reduce these smells.

- We believe this application is for use by other horse owners and doubt the application is just for private use.
- The proposed pasture site is over half a kilometre away down Kyo Lane, horses would be led past the school entrance, toward and around the houses and the entrance to the Ox Inn and down Kyo Lane;
- The residents of Mandela Close ask the committee to refuse this application.

MR QUINN: Speaking in Support of the Application.

Mr Quinn made the following points in support of the application:

- With reference to use – the stables will be for personal use only and will be used at weekends only, he advised that as the application already existed for 6 stables, this is the application that was submitted, however only 2 of the six would be required for horses, the other for storing of associated materials;
- Highways have no objections;
- Have suggested that car parking can be used by residents etc as overflow parking to help during busy periods;
- Have not accepted land from land & property as awaiting decision on planning application;
- The proposal will tidy up the area and help security around the site;
- Horses graze at the site currently therefore smells associated with the keeping of horses exist already;
- Application site is out of view from main road and the application would only improve the site as currently make shift garages, scrap cars etc exist in this area.

Councillor Atkinson added that the highway was already at a standstill at many times of the day, with cars parking around Mandela Close. He further added that the neighbouring housing estate recently approved would also have a significant impact on traffic. In conclusion he added that he was against the application in its entirety.

Councillor Milburn asked what the status of the land was. In response the Senior Area Planning Officer advised that the land was previously in the ownership of the school.

Councillor Pattinson added that he reiterated Mr Hair's comments regarding the traffic flow and added that development should not be approved until the traffic situation improves.

Following a vote being taken it was

RESOLVED: that Planning Application 07/1045 be refused on the grounds that:

In the opinion of the Local Planning Authority, with the absence of an exercise and grazing area within, or immediately adjacent to the site, and in the

permanent control or ownership of the applicant, this would likely generate increased usage of a substandard vehicular access for the transportation of horses to the associated exercise land as proposed. The means of access is considered unsuitable to serve the proposed development by reason of the restricted width and substandard surface, and the increased usage of the access would likely to be prejudicial to highway safety, contrary to Policy TR2 of the Local Plan.

07/0730 and 07/0731 S and N PUB ENTERPRISES

Erection of four dwellings with associated access and parking, and Conservation Area Consent to demolish boundary wall and garage. Kings Head Hotel, Station Road, Lanchester.

The Chair welcomed to the meeting Mr Masterman who was speaking against the application and Natasha Rowland who was speaking in support of the application.

The Development Control Manager presented the report which recommended approval of the application. She advised that there were a few updates to the report. A letter of objection had been received from Mr White backing up comments regarding the protection of wildlife. She advised however that Natural England had not submitted any objections to the proposal.

She further advised that some clarification should be given on Policy H05, she advised that this applied to sites up to 0.4 hectares in size and although the application stated that the site was 0.6 hectares, this included the public house and part of the site which will remain a car park which was not part of the site to be developed. Therefore the actual size of the site was half of that stated on the application.

She went on to address some of the environmentally sensitive issues surrounding the application site and advised that these could be dealt with under a range of conditions; it was in the opinion of Officers that the development would not adversely affect any species.

She went on to discuss the access and exit to the site and advised that the garage currently situated at the exit would have to be demolished and rebuilt further back to improve the exit from the site. She further added that some concerns were had regarding the impact the development would have on the Grade 1 Listed church on Durham Road, she advised that as the dwellings were to be of two storeys in height it was felt that this would not adversely affect the Church or surrounding conservation area.

MR MASTERMAN: Speaking Against the Application.

Mr Masterman made the following comments in support of refusal of the application.

- The proposals would result in the loss of trees detrimental to the character of the area and the biodiversity of the wildlife corridor, this conflicting with Policies GDP1, EN11, EN14, EN23;
- The present use as a car park meets an essential need of the community;
- The underdeveloped open nature of the site and trees within it are an essential feature of the Conservation Area, Contrary to Policy EN14;
- The proposals would damage the Strategic Wildlife Corridor. Contrary to Policy EN23.

NATASHA ROWLAND: Speaking in Support of the Application.

Natasha Rowland made the following points in support of the application:

- Highway – application is a modest proposal on private land, the 28 car parking spaces that will be retained is more than required to service the public house, the access and exit will be retained as is and will be strictly controlled;
- Agree with the views of the partnership regarding the views and understand that the retention of such is important;
- The trees to be removed as part of the scheme or either dead, dying or dangerous and no further objections have been lodged;
- Building work will take place on existing hard surface of car park only;
- Accept condition re: survey of trees and mitigation measures;
- Design of dwellings altered to fit in better with the surroundings.

Councillor Watson added that in his opinion the development was a fair one and the access and exit would be improved from its current state.

Councillor Pattinson made reference to paragraph 8 of the report which outlined that planning permission had previously been passed for an external drinking area at the public house. The Development Control Manager advised that the applicant had confirmed that this area would now not be provided.

Councillor Shield asked if a flood risk assessment had been submitted. The Development Control Manager advised that this had been submitted and details of which were contained in paragraphs 27 and 28 of the report.

Councillor Rothwell added that the outside seating arrangements at the Kings Head were very popular, and it should be ensured that the parking spaces to remain not be transformed into drinking areas. The Development Control Manager agreed with her comments.

Following a vote being taken it was

RESOLVED: that Planning Application 07/0730 and 07/0731 be approved subject to:

Planning Application - 1/2007/0730/DM

- Standard Time Limit (ST).
- Approved Plans (ST01).
- No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.
- Finished floor levels should be set no lower than 113.66 metres above Ordnance Datum plus freeboard.
- Notwithstanding the submitted details there shall be no raising of ground levels other than the raising of the ground in relation to plots two and three. The ground raising shall be restricted to a maximum of 250 mm only and shall use only material (earth) from the existing site.
- Prior to occupation of the dwellings hereby approved, the pedestrian and vehicular access improvements shall be fully implemented and available for use.
- No external seating or tables or enclosed area shall be installed or placed upon the road to the front of the public house (northern elevation).
- Prior to occupation of the dwellings hereby approved, details shall be submitted for approval of a 'traffic' mirror to be installed at the north east corner of the Public House building, and retained in perpetuity thereafter.
- Prior to occupation of any of the dwellings hereby approved, details shall be submitted for approval of sight visibility improvements at the exit and which shall be retained in perpetuity thereafter unless otherwise agreed in writing by the local planning authority.
- Tree Protection (L10).
- Materials to be natural stone and slate (A10).
- Test Panel of materials (AO6).
- Stone to be laid naturally (AO8).
- 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 details of the bricks to be used for the proposed chimneys shall be submitted to and approved in writing by the Local Planning Authority. The chimneys shall be constructed using the approved materials.
- Rainwater goods (A13).
- Notwithstanding the details submitted with the application full details of the proposed windows shall be submitted to and approved in writing. The windows shall be installed in accordance with the approved details.
- Notwithstanding the details submitted with the application the proposed windows and doors shall be constructed of wood and painted.
- Windows to be inset (A12).

- 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 details of the proposed surfacing materials for the development, including the courtyard and footpath linking the dwellings with Station Road, shall be submitted to and approved in writing by the Local Planning Authority. The surfacing shall take place in accordance with the approved details.
- Remove PD Rights (PD01).
- The clearance of vegetation shall only take place outside of the bird breeding season (March to September inclusive). In the event that vegetation is cleared outside of this timeframe it shall be done with prior consultation of a qualified ecologist and in accordance with a method statement to be prepared by the ecologist.
- Prior to any works being carried out on the banks of the Smallhope Burn an ecological survey shall be submitted to and approved in writing. The works shall be carried out in accordance with the recommendations of the report.
- The wall and garage to the western side of the Kings Head Public House shall be erected in accordance with the approved details prior to the occupation of any of the dwellings hereby approved.

Conservation Area Consent Application - 1/2007/0731/DM

- Standard Time Limit (ST).
- Approved Plans (ST01).
- No work shall commence on the demolition hereby approved until the contracts for the erection of the dwellings (Planning Permission reference 1/2007/0730/DM) is in place.
- The wall and garage shall be erected in accordance with the approved details prior to the occupation of any of the dwellings approved by Planning Permission 1/2007/0730/DM).

Councillor M. Campbell declared an interest in the following application, left the Chamber and took no part in the discussion or voting thereon.

07/1036 MATRIX CONSTRUCTION AND DEVELOPMENT

Application to vary conditions 2 and 19 of planning permission 1/2006/0634 relating to the approved plans for the barn conversions and the surfacing of the roads. Low Row Farm, Cornsay.

The Chair welcomed to the meeting Mr Heraldo Biasi who was speaking against the application and Mr Rob Oyston who was speaking in support of the application.

The Senior Area Planning Officer presented the report which recommended approval of the application, she ran through the fundamental changes to the application that required permission and the concerns of the objector.

MR HERALDO BIASI: Speaking Against the Application.

Mr Biasi made the following comments in support of refusal of the application:

- The development fails to include basic measures to mitigate effects on my property;
- High kerbs have been installed across points of access at paddock for grass cutting tractors and trailer parking;
- Developers and planners have no right to dictate where and how access is taken to my land; it has been checked with both Derwentside Planners and County Highways, both suggesting that they would have no grounds to object to an access off the private track at this location;
- The road has been unnecessarily raised 1ft 8" above original level behind outbuildings, resulting in several problems such as the rainwater drainage pattern, containing it within the new road and new building, increasing damp and rot problems, with water entering and ponding onto the side of the road, previous levels prevented this;
- The Engineers report is not up to date regarding the gutter, statements about negligible rainwater and damage are not correct and therefore misleading.
- A condition should be required to ensure adequate and safe access in a forward direction to and from my property, as was previously possible;
- Statements on the original Planning File led us to believe that the area beyond plot 3 would be open and available for use as previously, this has now been retracted.
- Ourselves, Visitors and deliveries are now forced to reverse 30m down a slope from a newly created dead end into oncoming traffic on the main thoroughfare to the other plots.
- The developer has stated to the Council it is not envisaged the land will be fenced off indefinitely, if this can be made part of a condition on this planning application, with the land beyond be provided for turning, this would help alleviate some of the problems;
- Doubts widening Plot 3's external parking place by 1 metre will be sufficient for 2 cars.

MR ROB OYSTON: Speaking in Support of the Application.

Mr Oyston made the following comments in support of the application:-

- The developers of Low Row have tried to make the development as original as possible based on conditions this application relates, the changes we have made in our opinion have only been made to further enhance this conversion and this has been proven by comments made by the County Design and Conservation Officer;
- The surface water drainage scheme that has been implemented on site is in no way connected to the objectors septic tank, all discharges have been inspected and approved by the Building Control Division;
- With regards to road surface water it has been confirmed that the kerb line all around the objectors property has been installed only 150mm above the original ground level and Mr Biasi was informed of this before work on

- the road commenced, the developers hold photographic evidence of this which is currently held by the Solicitors as ongoing legal proceedings are taking place with Mr Biasi;
- With regard to the access points onto the road to which the objector is requesting we comment as follows; Trailer access: this access point only started to be used in August 07, it was previously used as a straw store by the previous owner of the dwelling. Access to the corner garden: this fence line has been removed by the objector, it can be confirmed that this was never an access point;
 - The surface change to plot 3 leading up to the objectors property has been changed after consulting with Mr Biasi after his letter to yourselves stating that gravel was an unsuitable road covering, the Council's engineer confirms this;
 - Delivery, postal and refuse wagons have all commented on how we have made the access so much better with the road construction;
 - The area of land in front of Mr Biasi's property does not belong to him and he has no access rights of turning on this land, he has legally been advised of this;
 - Mr Biasi has no surface water drainage on his property off his stable block and this in our opinion is worsening the water ingress into his property. Council engineers have proven that we have removed the bulk of the surface water from this building;
 - The Council must be advised that the land directly behind the kerbline to the stable block is our land. Mr Biasi's boundary on this side is the actual stable wall as shown on the deeds;
 - The development has been designed to be as original and sympathetic to its surroundings, and it's a credit to ourselves to hear the Conservation Officers comments on how successful the development has been.

The Senior Area Planning Officer in response to comments made advised members that they should be reminded that permission for the development was already granted in 2006 and the report seeks only to approve changes. She advised that the mention of any legal action should be discarded as this was a separate matter. She went on to refer members attention to paragraph 12 of the report which outlined the comments of the Council Engineer and advised that this supported the comments made by Mr Oyston.

Councillor Westgarth added that in his opinion the developer had not conformed to the permission and had neglected their responsibility as a developer.

Councillor Pattinson added that in his opinion also the developers had a duty to adhere to permission as the Council has to Policy; however he did agree that some matters discussed were of a Civil nature and were not material planning considerations.

Councillor Watson commented that retrospective applications were permitted and the application clearly stated the variations that were required on the development.

Following a vote being taken it was

RESOLVED: that Planning Application 07/1036 be approved subject to:

Conditional Permission to the varying of the stated conditions attached to planning permission 06/0364 to allow the developer to retain the works undertaken

- Approved Plans (STO1).
- Notwithstanding the submitted plans the paving hardstanding area next to plot 3's garage shall be widened by 1 metre.

Councillor Hughes and Councillor Campbell declared an interest in the following application left the Chamber and took no part in the discussion or voting thereon.

07/0987 MR I HOLMES

Amendment to previously approved scheme for conversion and extension of an existing engine shed to a dwelling and offices, Stockerley House, Delves Lane.

The Chair welcomed to the meeting Mr Ian Holmes who was in attendance to speak in support of the application.

The Senior Area Planning Officer presented the report which recommended approval of the application. She outlined the changes as described in paragraph 1 of the report highlighting that the two main changes were the construction of a conservatory and the heightening of the roofline by a further 0.5m to incorporate 2 pitched dormer windows.

IAN HOLMES: Speaking in Support of the Application.

Mr Holmes made the following comments in support of the application:

- The use of traditional pre-weathered stone and slate external finishing materials will reduce the visual impact of the building and is more in keeping with the rural surroundings and will match those approved for use in the construction of an adjacent garage and machine store, which has been designed to complement the conversion and is the subject of full planning consent;
- The development lies within the parish of Greencroft and there were no objections to this application from nearby residents of Hurbeck Cottages or other neighbours;
- The Lanchester Partnership has published the Lanchester Village Design Statement (approved by the Planning Authority) and helps protect the characteristics of the village and parish by controlling housing

development. This development is not within the village or parish of Lanchester and therefore should not arguably come within the remit of the Partnership or the guidance of the Design Statement.

In conclusion the view of the Council's Planning Officers are that the application is an acceptable form of development which will fully accord with local and national planning policies, and will not lead to any significant or adverse impact upon residential amenity, landscape character or nature, wildlife conservation or ecological value.

Councillor Watson added that application was for minor improvements only and agreed with the Officers recommendation.

Following a vote being taken it was

RESOLVED: that Planning Application 07/0987 be approved subject to:

- Three Year Time Limit (ST).
- Approved Plans (ST01).
- Notwithstanding the materials stated on the application form, the materials to be used on the external elevations are to be agreed.
- No development shall take place unless in accordance with the mitigation detailed within the protected species report 'The Old Pump House, Stockerley Bridge Farm Mitigation Statement 27th December 2007 by John Drewett 'including, but not restricted to adherence to spatial restrictions and adherence to precautionary working methods.
- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that order no external alterations (e.g. windows, extensions, fencing) shall take place without the further written permission of the local planning authority.
- No part of the building to be converted and used as office accommodation shall be converted to a residential use without the prior permission of the Local Planning Authority.

Councillor Christer and Councillor Atkinson left the meeting at this point.

Councillor Hughes returned to the Chamber.

07/0877 MR AND MRS DOUGAN

Erection of detached barn / stable, Broomside House, Iveston.

The Chair welcomed to the meeting Mr Gerry White who was in attendance to speak against the application and Mr Bob Carrick who was in attendance to speak in support of the application.

The Development Control Manager presented the report which recommended approval of the application. She advised that the site plan was incorrect in that the building would be positioned 4.5m from the western boundary. She advised that some concerns had been raised that the site was outside the village boundaries, however it was the opinion of the Planning Authority that as the site was within the domestic curtilage of the property it was not considered to be an extension of the village.

MR WHITE: Speaking Against the Application.

Mr White made the following comments in support of refusal of the application:

- Members are ill advised to accept site plan – site within the boundaries of the conservation area and outside the boundaries of the village;
- Iveston is a linear settlement of relic landscape value;
- Policy relating to Relic landscapes has not been saved and therefore the area cannot be given the protection it is afforded.
- Views from within and outside of the village would become obstructed and the area will lose its linear pattern that was originally awarded conservation status.

MR CARRICK: Speaking in Support of the Application.

Mr Carrick made the following points in support of the application:

- Reference to discussions pre and post application with DDC officers and issues surrounding meetings with DCC, concerns addressed by DDC officers have been addressed through amendments to the application.
- Amendments made to the application as follows:
- No. of windows reduced from 5 to 2 = 30% reduction;
- Height reduced from 6.2m down to 4.5m;
- Floor area reduced by 50%;
- Location amended for residential amenity;
- Location amended by moving in 4.3 metres to allow view through to open countryside, therefore the views are protected;
- Now only 15 metres from recent extension;
- Aerial photos indicate that other properties in the village may have extended their boundaries, Mr & Mrs Dougan inherited the current boundary when buying last year.

In conclusion he added that the officer states that the application complies with all relevant policies and there are no material planning considerations which outweigh the decision to approve.

The Development Control Manager advised the argument over boundaries of the village did not mean that the development was unacceptable and she further made reference to the policy regarding relic landscapes and the reasons for this policy not being saved.

Councillor Hughes added that as ward councillor he had not received any further comments or objections from residents and agreed that the proposal conformed with Local Plan policies and every effort had been made by the developers to get it right.

Following a vote being taken it was

RESOLVED: that Planning Application 07/0877 be approved subject to:

- Standard Time Limit (ST).
- Approved Plans (ST01).
- Stone and slate (A10).
- Private Use (HO14).

(2) **RESOLVED:** that the following applications be approved.

07/1042 COUNTY DURHAM AND DARLINGTON NHS FOUNDATION TRUST

Outline application for the erection of eighty dwellings and provision of new access to Middles Road (resubmission), Former South Moor Hospital, Middles Road, The Middles, Craghead, Stanley.

The Development Control Manager presented the report which recommended approval of the application.

She advised that the comments of the Development Plans Team had been received which confirmed that the site was brownfield and in a sustainable location.

She advised that it was felt provisions should be made for renewable energy and it was felt important that this be conditioned. She went on to discuss the views of Northumbrian Water as outlined in paragraph 22, the views had now been received and there were the same as had been made on the previously submitted application.

She reported the receipt of an email from the applicant concerning a number of issues. The applicant had incorrectly ticked the box on the application form regarding footpaths, and it had now been confirmed that no Rights of Way would be affected.

She advised that demolition of some of the buildings was to take place in March and an emergency licence from Natural England had been obtained for this work before bats started to roost in the derelict buildings.

She advised that in addition to the conditions listed it was recommended that further conditions be listed under a 106 agreement to include; a commuted sum, provision of affordable housing and landscaping.

Councillor Westgarth made reference to affordable housing and suggested again that this should not be part of planning consideration until a policy is in place that requires this.

The Director of Environmental Services added that although no policy was in place at present a need had been identified in the area for affordable housing and therefore it should be welcomed if the developer was willing to provide a percentage of affordable housing.

Councillor Lavin asked that a condition be attached requiring compost bins to be provided for each dwelling.

Councillor Pattinson added that he concurred with the comments submitted by the Highways Authority.

Following a vote being taken it was

RESOLVED: that Planning Application 07/1042 be approved subject to a section 106 agreement relating to open space, affordable housing and the payment of a commuted sum:

- Reserved Matters (RM).
- Reserved Matters Time Limit (RMTL).
- Outline Time Limit (OTL).
- Approved Plans (ST01).
- Materials (AO3).
- Means of Enclosure (H14).
- Landscaping (LO1).
- No development shall take place until details of a revised timeline for the bat mitigation work has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.
- No development shall take place unless in accordance with the mitigation detailed within the protected species report '*South Moor Hospital Bats November 2007,*' including, but not restricted to adherence to timing and spatial restrictions; provision of mitigation in advance; undertaking confirming surveys as stated; adherence to precautionary working methods; provision of a bat loft.
- The buildings shall not be demolished during the bat hibernation period.
- The surface water drainage from the development must be attenuated for the whole site to the rate of 100 l/s.
- 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, a scheme providing full details of renewable energy measures for a minimum of ten per cent of the properties shall be submitted to and approved in writing by the Local Planning Authority. The renewable energy scheme

- shall be implemented in accordance with the approved details prior to the occupation of the dwellings to which they relate.
- No works shall take place outside of the hours 07:30 to 18:00 Mondays to Friday, and 08:00 to 13:00 on Saturdays. No works shall take place on Sundays or Bank Holidays.
 - No piling operations shall take place before 08:00 on any day that works are being undertaken.
 - No diesel powered generators shall be operated on the site without the prior written agreement of the Local Planning Authority.
 - Prior to the commencement of the development details of a site hoarding shall be submitted to and approved in writing by the Local Planning Authority. The hoarding shall be erected in accordance with the agreed details before work begins on site and shall not be removed until the development is complete or the written approval of the Local Planning Authority has been given for its removal.
 - Details of any external lighting to be erected shall be submitted to and approved in writing prior to its erection.
 - Development shall not commence until a scheme for the treatment of foul flows from the development hereby approved has been submitted to and approved by the Local Planning Authority in consultation with Northumbrian Water. The development shall not be occupied on site until the scheme for the treatment of foul flows has been completed and commissioned in accordance with the approved details.
 - Development shall not commence until a detailed scheme for the disposal of surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.
 - 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 renewable energy measures for a minimum of 10% of the properties shall be submitted to and approved in writing by the Local Planning Authority. The renewable energy measures shall be provided in accordance with the approved scheme prior to the occupation of the dwelling to which they relate.
 - 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 energy efficiency measures shall be submitted to and approved in writing by the Local Planning Authority. The energy efficiency measures shall be provided in accordance with the approved details prior to the occupation of the dwellings.
 - Prior to the commencement of the development, or other such time period as may be agreed in writing by the Local Planning Authority, details of pedestrian links to the highways network shall be submitted to and approved in writing by the Local Planning Authority. The links shall be

- provided in accordance with the approved details in accordance with a timescale to be agreed in writing with the Local Planning Authority.
- Prior to the commencement of the development, or other such time period as may be agreed in writing by the Local Planning Authority, details of the removal of the signage relating to the former hospital, shall be submitted to and approved in writing by the Local Planning Authority. The signs shall be removed in accordance with the agreed scheme.
 - 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 details of compost bins shall be submitted to and approved in writing by the Local Planning Authority. The compost bins shall be provided in accordance with the approved details for each property prior to occupation.
 - Reason- In order to encourage residents to use composting facilities in accordance with Policy GDP1 of the Local Plan.

07/0759 MR COOK

Erection of two dwellings (outline) Plashetts, Shotley Bridge, Consett.

The Senior Area Planning Officer presented the report which recommended approval of the application.

Following a vote being taken it was

RESOLVED: that Planning Application 07/0759 be approved subject to:

- Application for reserved matters should be made and time limit for submission (RM TL).
- Approval of the details of the siting, means of appearance and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- Notwithstanding the submitted plans no approval is given for the siting of the proposed two dwellings. This should be submitted at reserved matters stages and the proposed eastern dwelling should be sited so as to avoid the tree canopy of the trees marked as 3A and 1B on the Arboricultural Tree Constraints Assessment of Trees at Plashetts, Summerhill, Shotley Bridge dated 20th November 2007.
- Materials (AO3).
- Car Parking (HO3).
- Surface water drainage (D04).
- Sewerage disposal (DO5).
- Removal of permitted development rights (PD01).
- Protection of retained trees (L12).
- Replacement Trees (L13)
- Tree surgery to British standard (L15).
- No development shall take place until details of all screen and boundary walls, fences and any other means of enclosure have been submitted to

and approved in writing by the Local Planning Authority. The development thereafter shall only be carried out in accordance with the approved details and the buildings shall not be occupied until the details have been fully implemented.

- Prior to the occupation of the dwellings hereby approved, a 1.8m footway should be constructed from the western dwelling, at the northern kerbline of Aintree Drive, around to the tangent point of the radius with Newbury Drive.
- No development shall take place until details of the facilities to be provided for the storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details, prior to the occupation of any part of the development and thereafter permanently retained.

Councillor A. Shield and Councillor R. Ellis declared an interest in the following application where it was agreed that they be allowed to remain in the Chamber.

(3) County Matters

07/1049 UK COAL MINING LTD

Proposed surface mining coal with restoration of the site to include woodland, species rich grassland and hay meadow, scrub, water features and agriculture (Bradley Site), Land to the North East of Billingside Plantation, Leadgate.

The Senior Area Planning Officer presented the report which outlined the application which had been submitted to the County Council for the extraction of coal by opencast methods on the land to the North East of Billingside Plantation, Leadgate. The Council therefore had been consulted on the proposal and were invited to make comments which the County Council will take into account when determining the application.

He went on to outline the key facts of the application as outlined in paragraph 3 of the report. He further advised that the objections received would be forwarded to the County Council for their consideration.

He advised that a separate sheet had been circulated to members outlining the further concerns and objections raised from objections that had been received after the report had been circulated.

He concluded by outlining the recommendation that should be made regarding the grounds of objection that Derwentside wish to make.

Lengthy discussion took place regarding the detrimental affect that this proposal would have on the area it was also noted by Councillor Rothwell that Derwentside should not be seen to actively promote energy generation through means of coal.

Councillor Hughes added that speaking on behalf of the residents of Medomsley, Leadgate and Dipton he strongly opposed the application and supported the recommendations. He added in addition that if DCC did approve the application then the community fund awarded by UK Coal be purely distributed to affected wards.

Councillor Pattinson commented that traffic routes would also be affected by the proposal and this could include areas of Stanley. He added that in his opinion the area should be retained as a strategic reserve for the future.

Further discussion took place and all members were strongly opposed to the application.

The Chair welcomed Councillor Stelling and Councillor Ord who were in attendance and provided the following comments.

Councillor Stelling added that he was heartened by hearing the comments of the committee and added that he had received a petition with 3,000 signatures upon which, and over 100 written letters of objection. In conclusion he quoted from a resident's letter of objection which he felt summed up the feelings of many residents;

"there is one recurring theme that shines through each rejection; it is that the cumulative disbenefits of such disruptive operations can not be justified when set against the outstanding contribution which the Derwent/Pont Valley makes to the quality of life to its inhabitants and visitors and to the economic progression of the wider region".

With that he requested that members oppose the application and lodge their objections with the County Council.

Councillor Hume left the meeting at this point.

Councillor Ord further reiterated comments of all members adding that 'sweeteners' as suggested by Councillor Hughes should not even be considered and it was paramount that this argument was won outright.

Following a vote being taken it was **RESOLVED:** that the following grounds of objection should be raised with the County Council:

- The south eastern section of this site, being in a relatively elevated

position adjacent to a main transport link, means that there would be noticeable environmental impacts upon local views during the period of working and reinstatement which cannot be made acceptable by the use of screening mounds.

- The loss of the Brooms Pond SNCI and harm to Great Crested Newt population cannot be offset by the creation of new habitats taking into account the difficulty with translocation.
- Aside from the creation of new recreational links and arguably more interesting and varied landscape, the community benefits of the proposal are somewhat lacking.
- Whilst there could be some benefits from the open casting and restoration of the land, it is not considered to be in a sufficient state of dereliction that would warrant reclamation. The site is currently an attractive area of natural countryside which does not detract from the appearance of the area.
- Current policy seeks to prevent new built development in the countryside, therefore it is unlikely that this land would be developed in the near future which could lead to sterilisation of this resource.
- Whilst there is limited evidence to suggest that such proposals are damaging to economic growth there is not a convincing argument that the proposal would make a significant positive contribution to the maintenance of high and stable levels of economic growth and employment given the small number of jobs that would be created here and as there is no commitment to train local people.
- The proposal is contrary to Mineral Local Plan Policy M7 and policies GDP1, EN6 and EN22 of Derwentside Local Plan.

73. EXCLUSION OF PRESS AND PUBLIC

RESOLVED on the motion of Councillor E. Turner seconded by Councillor A. Watson that under Section 100(A)(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 6 of Part 1 of Schedule 12(A) of the Act (as amended)

Councillor M. Campbell declared an interest in the following application left the Chamber and took no part in the discussion or voting thereon.

74. ENFORCEMENT

07/EBC/00059 Manor Care Home, Medomsley

Following a vote being taken it was

RESOLVED: that a Breach of Condition Notice be served.

Conclusion of Meeting

The meeting closed at 5.00 p.m.

Chair.

DERWENTSIDE DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE

6TH MARCH 2008

REPORT BY THE DIRECTOR OF ENVIRONMENTAL SERVICES

Planning Application
Validation Checklists

Introduction

1. As part of the drive to provide a quicker, more predictable and efficient Planning service, the Government will be introducing a new standard electronic application form, for applications made under the Town and Country Planning system and Listed Building and Conservation Area consent regimes.
2. Alongside the new standard form, to support its use, the Government is also introducing new information requirements for the validation of Planning applications, by Local Planning Authorities. The concern is that the use of different application forms and different requirements for applicants has resulted in a lack of consistency between Local Authorities.
3. The Government intends to amend the Town and Country (General Development Procedure) Order 1995 (the GDPO) to introduce a mandatory standard application form and associated information requirements for validation of applications from 6 April 2008.

Proposed Validation Checklist

4. Validation is the process by which the Local Planning Authority determines whether or not an application has been correctly made and contains the necessary information required to make a decision.
5. Currently, where applications are deemed to be invalid, they will not be determined and a letter is sent to the applicant stating what additional information is required to validate the application. Where applications are deemed to be valid, they will proceed towards a decision.
6. Presently, copies of plans, application forms and ownership certificates and supporting documents are required before an application may be deemed valid. In some cases the additional information required may include a bat survey or Flood Risk Assessment for example. Some authorities may invalidate applications for other reasons, and there also

exists provision to request further information during the course of the application.

7. From 6th April 2008, the Council will no longer be able to invalidate applications which do not contain the necessary information to make a decision, unless that information features on a validation list. There are two types of validation checklist. Firstly, there will be a national list which sets out the information which the applicant must submit with the application. Secondly, there will be a local list which will need to be adopted by the authority.
8. The Planning Division has liaised with the other seven Durham Districts and County Council to prepare a validation checklist which complies with statutory requirements and is consistent with "The Validation of Planning Applications – Guidance for Local Authorities", the intention being that there will be consistency between all of the Durham authorities both for ease of customer understanding, and in preparation for local government review.
9. The draft checklist for adoption is attached as an appendix to this report. The lists are relatively complex, this is largely unavoidable due to the information it must contain. However, it is the Government's clear intention that the document will be used to inform pre-application discussions, and that this will be the appropriate mechanism for determining with applicants the quantity and nature of information required in any one instance. Officers will therefore advise applicants of the information that will be required to validate their application. It should be made clear at this stage that the documents referred to in the list will not be required in every instance, and the information required will be proportionate to the scale of the application.
10. Where an applicant disagrees with the authority's requirements in any instance, then they have a right to appeal, after the expiry of 8 weeks, against non-determination.
11. The document available for applicant's on the Council's website and at the Planning reception.
12. In accordance with Government advice consultation in respect of the list has been carried out. Regular service users have been notified in writing and the document has been available to view on the Council's website. No comments have been received.

Recommendation

13. Adopt the validation checklists.

Report prepared by Fiona Clarke, Development Control Manager

List of information by type of application

Householder application for planning permission for works or extension to a dwelling

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and
- Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required¹⁹
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General
- Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Land Contamination assessment
- Noise impact assessment
- Parking Provision
- Planning Statement
- Site Waste Management Plan
- Tree survey/Arboricultural implications

Householder Application for planning permission for works or extension to a dwelling and Conservation Area consent for demolition in a Conservation Area

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100) Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/ or published in accordance with this Article and this Regulation

Local Requirements – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landscaping details
- Noise impact assessment
- Parking Provision
- Planning Statement

- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Householder Application for planning permission for works or extension to a dwelling and Listed Building consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning(Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/ or published in accordance with this Article and this Regulation

Local Requirements – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Foul sewage and utilities assessment
- Land Contamination assessment

- Landscaping details
- Noise impact assessment
- Parking Provision
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Application for Planning Permission

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications

- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunication Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Outline Planning Permission with some matters reserved

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North
- (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
 - Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
 - Design and Access Statement, if required
 - The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Parking Provision
- Open Space assessment
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunications Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Outline Planning Permission with all matters reserved

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
- Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries

- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations-Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunications Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Planning Permission and Conservation Area consent for demolition

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 • Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Article and this Regulation

Local Requirements – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)

- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations-Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Planning Permission and Listed Building consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Plans to a scale of not less than 1:20 to show all new doors, windows, shopfronts, panelling, fireplaces, plaster moulding and other decorative details Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning(Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning

(General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Article and this Regulation

Local Requirements – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunication Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Planning Permission and Advertisement consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)

- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100) Roof plans (e.g. at a scale of 1:50 or 1:100) Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs and Photomontages

- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Conservation Area consent for demolition in a Conservation Area

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

Local Requirements – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Photographs/photomontages showing the whole building and its setting and/ or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Listed Building consent for alterations, extension or demolition of a listed building

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100) Plans to a scale of not less than 1:20 to show all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Design and Access Statement
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

Local Requirements – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Photographs/photomontages showing the whole building and its setting and/ or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Application for Advertisement consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the location of the site by reference to at least two named roads, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100) – Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The appropriate fee

Local Requirements – may include some or all of the following:

- Lighting assessment (where illuminated advertisements are proposed)
- Photographs and Photomontages
- Planning Statement

Listed Building consent for alterations, extension or demolition of a listed building and advertisement consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the location of the site by reference to at least two named roads, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)

- Plans to a scale of not less than 1:20 to show all new doors, windows, shopfronts, panelling, fireplaces, plaster moulding and other decorative details Roof plans (e.g. at a scale of 1:50 or 1:100)
- Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Design and Access Statement
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

Local Requirements – may include some or all of the following:

- Air quality assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Lighting assessment (where illuminated advertisements are proposed)
- Photographs and photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan identifying the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- Such evidence verifying the information included in the application as can be provided
- Such other information as is considered to be relevant to the application • The appropriate fee

Local Requirements– may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically).
 - Existing elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing site survey plan (e.g. at a scale of 1:50 or 1:100)
- Lawful Development Certificate supporting information (e.g. sworn affidavit(s) from people with personal knowledge of the existing use)
- Photographs/Photomontages
- Planning Statement

Application for a Lawful Development Certificate for a proposed use or development

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan identifying the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- Such evidence verifying the information included in the application as can be provided
- Such other information as is considered to be relevant to the application
- The appropriate fee

Local Requirements – may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically).
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Site survey plan (e.g. at a scale of 1:50 or 1:100)
- Planning Statement

Application for prior notification of proposed agricultural development – proposed building

National Requirements

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

Local Requirements – may include some or all of the following:

- Landscaping details
- Plans (3 copies to be supplied unless the application is submitted electronically).
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
- Photographs/Photomontages
- Planning Statement

Application for prior notification of proposed agricultural development – proposed road

National Requirements

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

Local Requirements – may include some or all of the following:

- Landscaping details
- Planning Statement

Application for prior notification of proposed agricultural development – proposed excavation/deposit of waste material from the farm

National Requirements

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

Local Requirements – may include some or all of the following:

- Landscaping details
- Planning Statement

Application for prior notification of proposed agricultural development – proposed fish tank

National Requirements

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

Local Requirements – may include some or all of the following:

- Planning Statement

Application for prior notification of proposed development in respect of permitted development by electronic communications code operators

National Requirements

- A completed form or written description of the proposed development
- A plan indicating the proposed location
- The appropriate fee
 - Evidence that the developer has given notice of the proposed development in accordance with A.3(1) of Part 24 of Schedule 2 to the General Permitted Development Order 1995
 - Where the proposed development consists of the installation of a mast within three kilometres of the perimeter of an aerodrome evidence that the developer has notified the Civil Aviation Authority, the Secretary of State for Defence or the Aerodrome operator in accordance with A.3(2) of Part 24 of Schedule 2 to the General Permitted Development Order 1995

Local Requirements – may include some or all of the following:

- Acoustic report where relevant
- Any other relevant additional information
- Supplementary Information Template (as set out in Annex F of the Code of Best Practice on Mobile Phone Network Development)

Application for Hedgerow Removal Notice

National Requirements

- A completed form or the form set out in Schedule 4 to the Hedgerow Regulations 1997
- A plan which clearly shows the location and length of the hedgerow(s) to be removed (if possible, please provide a plan to a scale of 1:2500. A different

- scale can be used so long as it shows clearly the location and length of the hedgerow or hedgerows that you wish to remove)
- Evidence of the date of planting

Local Requirements – may include some or all of the following:

- Arboricultural implications
- Biodiversity survey and report
- Landscaping details

Application for prior notification – proposed demolition

National Requirements

- A completed form or written description of the proposed development
- A statement that the applicant has displayed a site notice in accordance with A.2 (b) (iii) of Part 31 of Schedule 2 to the General Permitted Development Order 1995
- The appropriate fee

Local Requirements – may include some or all of the following:

- Biodiversity survey and report
- Landscaping details
- Photographs/Photomontages
- Planning Statement
- Structural Survey
- Tree survey/Arboricultural implications

Application for Approval of Reserved Matters following outline approval

National Requirements

- Completed form or application in writing containing sufficient information to enable the authority to identify the outline planning permission in respect of which it is made
- Such particulars as are necessary to deal with the matters reserved in the outline planning permission
- Such plans and drawings as are necessary to deal with the matters reserved in the outline planning permission including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)

- Three copies of the application and three copies of the plans and drawings submitted with it (unless the local planning authority indicate that a lesser number is required or the application is submitted electronically)
- The appropriate fee

Local Requirements – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Design and Access Statement
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications for town centre uses • Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Photographs/Photomontages
- Planning obligations/Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for removal or variation of a condition following grant of planning permission (Section 73 of the Town and Country Planning Act 1990)

National Requirements

- Completed form
- The completed Ownership Certificate (A, B, C or D – as applicable) as required under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning

(General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee

Local Requirements – may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically)
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Parking Provision
- Open Space assessment
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Useful Supporting Information – Application for Approval of Details Reserved by Condition

There are NO NATIONAL REQUIREMENTS for applications for the approval of details reserved by condition except that they should be made in writing.

However, you may submit the following:

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically)

Local Requirements – may include some or all of the following:

- Photographs/Photomontages
- Planning Statement

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) or Notification of Proposed Works to Trees in Conservation Areas (CA)

Please use this checklist to ensure that the form has been completed correctly and that all relevant information is submitted. For works to trees protected by a Tree Preservation Order, failure to supply sufficiently precise and detailed information may result in your application being rejected or delay in dealing with it.

In particular, you MUST provide the following:

- Completed and dated application form, with all [mandatory] questions answered; sketch plan showing the location of all tree(s);
- A full and clear specification of the works to be carried out;
- Statement of reasons for the proposed work; and
- Evidence in support of statement of reasons, where required by the standard application form.

For works to trees in conservation areas, it is important to supply precise and detailed information on your proposal.

You may, therefore, wish to provide the following:

- Completed and dated form, with all questions answered;
- Sketch plan showing the precise location of all tree(s); and

- A full and clear specification of the works to be carried out. Whether the trees are protected by a TPO or in a conservation area, please indicate which of the following types of additional information you are submitting:
- Photographs.
- Report by a tree professional (arboriculturist) or other.
- Details of any assistance or advice sought from a Local Planning Authority officer prior to submitting this form.

DERWENTSIDE DISTRICT COUNCIL

Development Control Committee

6th March 2008

REPORT OF THE DIRECTOR OF ENVIRONMENTAL SERVICES

APPEAL DECISION

Appeal against refusal to grant full planning permission for the retrospective change of use of land from woodland to garden and the retention of a domestic dog kennel. Also appeals against enforcement notices requiring the applicant to stop using the land as domestic garden, to reinstate the land to form part of the natural woodland by removing fencing and reinstating the boundary of the domestic curtilage and to remove the dog kennel building from the land.

1. These appeals relate to a Planning application that was refused permission and two Enforcement Notices that were served by this Council in relation to the above site. The Planning application that was refused by the Council on 26th March 2007 sought retrospective change of use of the land from woodland to garden and the retention of a domestic dog kennel. On 5th September 2007 the Council served two Enforcement Notices requiring the applicant to stop using the land as domestic garden, to reinstate the land to form part of the natural woodland by removing fencing and reinstating the boundary of the domestic curtilage and to remove the dog kennel building from the land.
2. The applicant appealed against the refusal of Planning Permission and the Enforcement Notices and the appeals were considered under the Written Representations Procedure. The Planning Inspector allowed the planning appeal and quashed the Enforcement Notices.
3. In summary, the Inspector has taken the view that the enclosure of the site has simply rounded off the residential area rather than resulted in an unacceptable encroachment into the surrounding countryside. The Inspector recognised that the garden and dog kennel screening are openly visible from Lintzford Road but considered that the impact could be reduced to an acceptable level by appropriate boundary planting which could be the subject of a condition requiring the submission and implementation of a planting scheme on the north and west boundaries. The Inspector advised that the conditions require the use to cease and kennels be demolished should an approved planting scheme not be undertaken.

4. The Inspector recognised that the kennels are used for domestic purposes incidental to the use of the dwellinghouse and that they would be permitted by the Town and Country Planning (General Permitted Development) Order 1995 had they been built further to the east. The Inspector took the view that no different amenity considerations arise as a result of them being constructed where they have been and finds the kennels acceptable. It is considered by the Inspector that control over noise from the kennels is a matter for the Council's Environmental Health Division and control over the use can be controlled by the Planning Division should the use of the kennels cease to be incidental to the residential use of the property.

Recommendation

5. The report be noted.

Report Prepared by Louisa Ollivere, Area Planning Officer

DERWENTSIDE DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE

6th March 2008

REPORT OF THE DIRECTOR OF ENVIRONMENTAL SERVICES

PLANNING APPLICATIONS AND ASSOCIATED MATTERS

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RECOMMENDATION FOR APPROVAL

08/0036

21.01.2008

Mr P Featherstone

Land to the east of 6 The Bungalows, High Westwood

Erection of one dwelling

Ebchester and Medomsley Ward

The Application

1. This application seeks outline Planning Permission for the erection of one bungalow with an integral garage on grassland to the east of 6 The Bungalows, High Westwood. The site fronts onto the main road leading through High Westwood. This is a re-submission of an application which was previously refused. The applicant has re-submitted the application as he wishes Members of the Development Control Committee to consider the proposal in the light of a recent Planning Inspector's decision to allow a similar proposal at Medomsley.
2. The rectangular shaped plot of land under consideration lies across the road from the existing track which provides access to the rear of numbers 1-6 The Bungalows. As the proposal is in Outline it is the principle of development which is to be considered at this stage. All matters, such as scale, layout etc. are reserved for future consideration. Nevertheless it is appropriate to consider the potential impacts of the final development in order to assess whether, if the principle is acceptable, there are any restrictions which should be imposed at this stage.
3. The land forms part of a larger piece of agricultural land that extends northwards, adjoining adjacent fields. The land is fenced, separating the site from the adjoining fields and is not used for agriculture. The site would be accessed from the track to the western side which serves the rear of numbers 1-6 The Bungalows. To the east of the site is a drive leading to a garage and a garden with greenhouse and hardstanding area. This belongs to the dwelling across the road to the north east of the application site. Across the road to the northern side is the by-way leading down to Low Westwood. The older OS plan shows that there was formally a Church occupying this site.
4. The illustrative positioning of the proposed bungalow submitted with the application appears to be in line with the front elevation of the adjacent bungalows and would not extend beyond the rear of these. The application site extends as far as the end of the garage plots for these bungalows to the rear across the back lane. The applicant has indicated that the property would be constructed of stone or brick to be agreed with the roof

being tile or slate. He has also indicated that three parking spaces would be provided.

History

5. Outline planning permission (reference number 1/2007/0585/DM) was refused for two semi-detached bungalows with garages on the same site in 2007 on the grounds that the proposed development was considered contrary to National Planning Policy contained in PPS3 being a Greenfield site within an unsustainable location outside the built-up area. Furthermore it was not considered to be within the well established physical boundary and it was felt that the site would extend beyond the existing developed area contrary to Policy HO14 and that the granting of planning permission may set a precedent for similar inappropriate development.
6. Planning Permission was refused in 1974 for residential development on the application site (reference number 1/1974/0685/DM). The reasons being that it was considered contrary to settlement policies which was to group new development in and around established centres and that it would be further extension of an isolated group of housing into the open countryside to the detriment of visual amenity.
7. Planning Permission was refused in 1990 for ten dwellings on this site and extending out to the rear of the existing bungalows up into the field to the south. It was considered contrary to Structure Plan Policy 11 which stated that extension, infilling or redevelopment of sporadic groups of less than 30 houses would not be approved and that it would erode the open nature of the countryside and would not be justified.

Policy

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

General Development Principles (GDP1)
Protecting the Countryside (EN1)
Preventing Urban Sprawl (EN2)
Development on Small Sites (HO5)
Development and Highway Safety (TR2)

Consultations

9. County Highways Development Control Officer- Commented on the previous application and stated that the comments remain the same. Comments that the application site displays no apparent evidence of the cited previous use as 'Cobblers Shop and Tramway'. Neither could he see evidence of this on previous OS map layers. It may be the case that such use could be considered to have been 'abandoned'. He has been unable to determine from the Local Plan map whether the site is included in the official settlement limit and advises if the site is deemed to be within the

settlement limit it is probably difficult to sustain a PPG13 refusal reason.

10. He also advises that visibility from the side road access onto the main highway is adequate. The access immediately to the west is a public footpath route, however both the pedestrian and vehicular flows are likely to remain low at this location.
11. County Rights of Way Officer - Advises that one registered Public Right of Way (PROW) borders the site. He comments that the highway that is proposed to be used here is not adopted but is a public footpath. He has no objections to access being taken over the public footpath here although if there were to be any damage to the footpath surface caused by vehicles accessing the property, the cost of repairs would not be borne by the County Council. In addition vehicles should not be parked in a manner to obstruct footpath users. He goes on to state that the applicant should seek the landowner's permission to use this route as an access. The County Council is only responsible for the surface; a private landlord will own the subsoil. He wishes an advice note to any consent to ensure that the applicants are aware of their obligations in terms of the PROW.
12. Northumbrian Water - Advise that the development may be within the zone of influence of Northumbrian Water apparatus and that Northumbrian Water will not permit a building close to or over its apparatus and the developer must contact Northumbrian Water.
13. A site notice was posted on the 25th of January 2008. One letter of objection has been received from a local resident whose main concerns are as follows:
 - Already enough traffic using the road
 - Existing caravan site and storage generates congestion
 - Access to the site very limited and there is already a junction leading to Low Westwood
 - This road is used heavily and is in a very poor state
 - The wooden shed referred to was sited on the grass verge not on the proposed building plot.
14. One letter of support has also been received from the adjacent neighbour who comments that the proposal would tidy up the site and provide new fencing on the boundary. It would blend in nicely with the adjacent block of houses and enhance the look of the village. They also advise that they would be in full consultation with the applicant to obtain the best standard of finish.

Officer Assessment

15. The application has been made in Outline to establish the principle of development on the site. The site to which the application relates is situated to the east of 6 The Bungalows, High Westwood, to the east of a terrace of six properties. High Westwood is not identified as a settlement within the Local Plan where new development may be acceptable. It is a

hamlet or small group of houses within the open countryside which does not benefit from local services and residential development is not normally considered acceptable under Policy HO5 of the Local Plan.

16. However Members will recall the appeal decision reported at your last meeting which allowed the construction of two houses on land behind existing dwellings at Medomsley Edge (reference 1/2007/0180/DM). Medomsley Edge is also a hamlet which is not listed under Policy HO5 as being acceptable for housing development. The Planning Inspector judged that as the hamlet was not listed within policy HO5 the site would therefore be subject to policies relating to development within the open countryside. Therefore the Council's policies in this respect of this are Policies EN1 and EN2 of the Local Plan and it is thus considered that this proposal should be assessed against these. In respect of the Medomsley Edge site the Inspector considered that small scale residential development would round off this part of Medomsley Edge and not detract from its appearance and not be visually intrusive in the context of the surrounding countryside. The Inspector considered that housing would make the best use of the semi-derelict and brownfield site within the 'hub' of the small rural hamlet. Given that there are bus stops and the site's proximity to major and local centres it was considered by the Inspector that the site was reasonably sustainable. The Inspector advised these considerations outweighed Policy HO5.
17. In the above case the Inspector saw the infilling of small gaps within groups of buildings to be acceptable and that the development would be within the physical boundaries and would not harmfully extend beyond the existing developed area. The situation at Medomsley Edge is very similar to the site presently under consideration. To the west of the application site is a row of six terraced dwellings and to the east of the site is a drive leading to a garage and a garden with greenhouse and hardstanding area. In the light of the Inspector's decision at Medomsley Edge it is now considered that the construction of a dwelling on this particular site would not be considered as being in the open countryside and could be considered as infilling between the adjacent houses and garage/garden site. The site is a frontage site next to the main road with a width of approximately 24m and therefore its infilling could amount to rounding off the settlement. The adjacent garage site could be considered the logical physical limit to development in this location.
18. It is considered that the site is sensitively related to the existing settlement as required by Policy EN1. One dwelling would not be viewed as ribbon development or encroachment into the countryside and would not set a precedent for further development. The house would not be unduly prominent and physically the site appears as a small gap.
19. Members should note any potential extension beyond the application site to the rear (southwards) in the future and beyond the existing garage site to the east would clearly amount to encroachment beyond the settlement boundary into the open countryside. Therefore if the principle of residential development is accepted it should be ensured that the siting of the

proposed dwelling would be in line with the existing terraced row and that the garden boundary does not extend beyond those of the adjacent dwellings as well. It is also important that the dwelling be of single storey in height to continue the existing form of the adjacent terrace. The siting and height of the dwelling and extent of garden land can be controlled via a planning condition.

20. In terms of sustainability the site is not in a settlement with local services or on a bus route and therefore the occupiers of the dwelling will be reliant on the car. However, It is not considered that one dwelling and associated traffic movements would be significant and fundamentally affect or harm the character of the settlement. Furthermore case law advises that with the supply of housing land a small amount of extra housing within a typical village infill is not usually regarded as significant i.e. a single dwelling would not harm housing supply.
21. Members will be aware that government guidance PPS 3: 'Housing' encourages the re-use of land that has previously been developed. The priority is to develop houses on previously developed land. The national target is that at least 60% of new housing should be provided on previously developed land.
22. The applicant states that the site was previously a cobblers shop and tramway. Until very recently there appeared to be no evidence of anything currently or previously having occupied the site. However the applicant has exposed what he states are foundations to a previous cobblers shop which operated in the 1950's and walls of a previous tramway. The applicant has also submitted an old OS map which indicates the previous existence of a tramway.
23. Officers accept the existence of these walls and foundations. However these have been exposed to the extent which they can be seen today and it is considered that these remains had blended into the landscape in the process of time and therefore under the definition of previously developed land within the Government guidance the site is not considered to be so. The view of officers is that the site is greenfield as it does not fall within the definition of previously developed land as stated below.
24. Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings). Although the site is not regarded as brownfield it is not considered sufficient grounds to refuse the application purely and solely on the grounds that the site is considered by officers to be greenfield. It is not considered that an appeal would be substantiated purely on the basis that the site is greenfield.
25. The Highways Officer has confirmed that he has no objections to one

dwelling and therefore given that the vehicular flows are likely to remain low for one dwelling and that the access visibility is considered adequate, it is considered that the proposal complies with policy TR2 of the Local Plan.

26. Northumbrian Water have advised that there is a sewer located close to the application site and that they will not allow the construction of a dwelling within 5m of a sewer. Members will be updated verbally at your meeting as to how or even if the position of the sewer may affect the positioning of a dwelling on the site.

Recommendation

27. Conditional Permission

- Application for reserved matters should be made and time limit for submission (RMTL).
- Approval of the details of the layout, scale, appearance, means of access and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- The proposed dwelling hereby approved shall be single storey in height to be sited in line with the existing terraced row of nos. 1-6 The Bungalows. The extent of the site boundary shall not extend beyond the line of the adjacent dwellings and rear gardens/garage sites of nos 1-6 'The Bungalows' to the west of the site.
- Reason: To ensure that the site does not encroach into the surrounding countryside beyond the boundaries of the adjacent dwellings and to ensure that the dwelling hereby approved maintains the character and appearance of the adjacent dwellings in accordance with policies EN1, EN2 and GDP1 of the Local Plan.
- Materials (AO3).
- Car Parking (HO3).
- Surface water drainage (D04).
- Sewerage disposal (DO5).
- Removal of permitted development rights (PD01).
- No development shall take place until details of all screen and boundary walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall only be carried out in accordance with the approved details and the buildings shall not be occupied until the details have been fully implemented.
- Reason: To ensure a satisfactory environment within the development and to secure suitable screening to the development in accordance with policy GDP1.

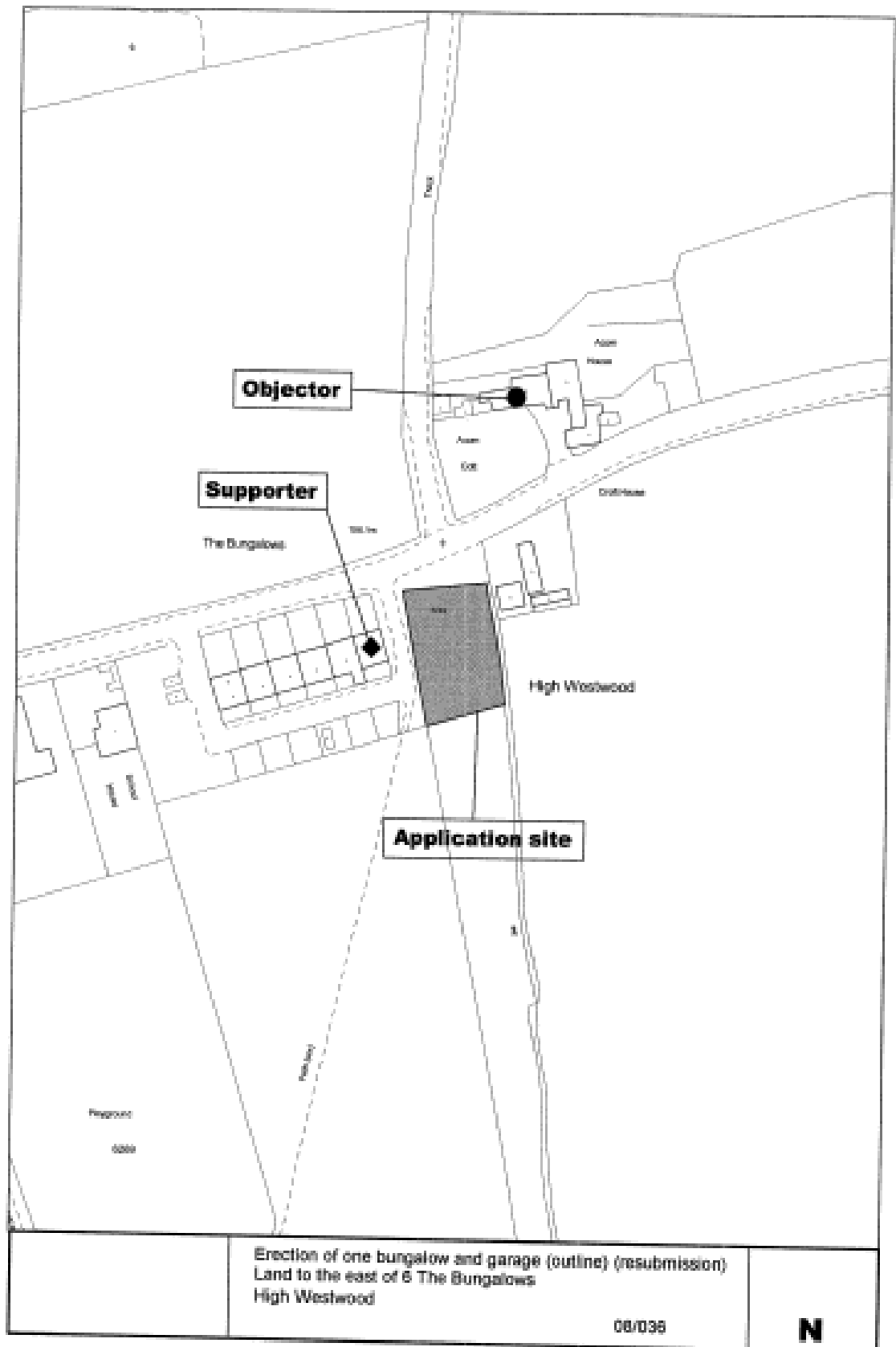
Reason for Approval

28. The proposal is considered to accord with the policies and provisions of the Derwentside Local Plan and in particular policies EN1, EN2 and TR2. However, the proposal does not accord with policy H05. The following

material considerations are considered to outweigh those aspects of the proposal which do not accord with policy: In the light of the Planning Inspectors decision to grant planning permission for two dwellings on land at Medomsley Edge it is considered that the construction of one dwelling would amount to rounding off of the settlement rather than encroachment into the surrounding countryside.

Report Prepared by, Ann Rawlinson, Senior Area Planning Officer

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RECOMMENDATION FOR APPROVAL

07/1031

14.01.08

P E Valentino's Ltd

9 Church View, Lanchester

Erection of single storey rear
extension

Lanchester Ward

The Application

1. This application seeks Planning Permission for an extension to the rear of 9 Church View, Lanchester which is currently occupied by an Italian restaurant (Valentino's). The site of the proposed extension is currently used as a rear yard for service and staff parking. The extension would project 7m from the existing rear property and would be 7.4m in width. The extension would have a pitched roof to a height of 4.7m. Windows would be incorporated in the rear and both sides and two rooflights would be included in the design. A set of French doors would be incorporated in the rear elevation. The applicants have proposed that the finished external appearance be brickwork with stone quoins for the facing walls and slate tiles for the roof.
2. The extension would comprise a further seating area for 30 persons and storage area for the business which is currently undergoing expansion. Current staffing levels are 7 full time and 11 part time and it is anticipated that a further 9 part time staff would be employed as a result of this proposal. Rear service and staff parking would exist in the rear courtyard, the site does not have any public parking provision due to a lack of space and this proposal does not make provision for any.

History

3. In 1995 permission was granted for the retention of 1.2m diameter satellite dish (reference 1/1995/0171/DM).
4. Conservation area consent to demolish a building was granted in 2000 (reference 1/2000/0699/DM).
5. In 2004 planning permission was granted for the installation of a new shop frontage (reference 1/2004/0806/DM).
6. In 2005 planning permission was granted for the change of use of a retail unit to a restaurant with new shop front (reference 1/2005/0113/DM).

Policy

7. The following policies of the adopted Local Plan are relevant in determining

this application:

General Development Principles (GDP1)
Development and Highway Safety (TR2)

The Lanchester Village Design Statement

Consultations

8. County Highways Development Control Officer - Has taken the view that although the proposal would increase the capacity of the restaurant the normal busy period is in the evenings when parking demand in the Village has eased considerably compared to the daytime. It is noted that there are parking areas available within relatively close walking distance and bus stops are immediately adjacent. With regards to the loss of parking space within the rear service yard area, the Officer does not object given that some space will remain for staff parking and that the application will not change the situation whereby large delivery vehicles need to reverse in to the area.
9. Environmental Health - have not commented to date (consulted 22nd January 2008).
10. Durham County Council Design and Conservation Officer - draws attention to the fact that the Village Design Statement refers to the rear of this property and states that ways should be found to tidy up the rear storage areas and make more effective use of the cobbled yard at the rear of Valentino's.
11. It is considered that the application would satisfy the aspiration of the Village Design Statement as the rear yard would be tidied up, repairs would be made to the enclosing wall and the stone surface and doors from the restaurant would open into it.
12. It is considered that the design of the extension is acceptable, however it is advised that it should be in stone not brick as the main walling material is stone.
13. It is recommended that the application be approved with the following conditions:
 - The extension should be constructed in natural stone and a sample panel of stone should be agreed.
 - The roof should be natural slate.
14. Northumbrian Water – have not objected to the proposed development.
15. Lanchester Parish Council – have objected to the proposal on the grounds that its size and location could restrict access and parking facilities for neighbourhood traders in that area.

16. The Lanchester Partnership – have objected to the application on the following grounds:
- They do not accept the view that the extended accommodation would not add greatly to the number of patrons frequenting the restaurant and that it would not therefore lead to increased parking demand.
 - It is considered that the additional seating area is clearly considerable in relation to the size of the existing restaurant and the proposal would not add to parking provision but reduce the available space.
 - Whilst it is conceded the premises would be most extensively used outside normal shopping hours the village suffers from a distinct shortfall of car parking facilities.
 - Should the application be approved they would like to see more effective use of the rear yard space fitting an extension into it rather than the extension imposing itself upon it to leave as much parking space as possible and consideration as to whether brick and stone facing would be acceptable in the Conservation Area.
17. Neighbours have been consulted and a site notice posted and one letter of objection has been received from a neighbouring resident whose concerns are summarised as follows:
- The double doors and velux windows, if open, would allow noise from music and customers to cause a nuisance to those living nearby.
 - If the outdoor rear yard were to be used for customers who wish to smoke this would cause both noise and air pollution to local residents.
 - Should the outdoor area be used for extra seating during the summer the activities would be detrimental to resident's enjoyment of their back yards.

Officer Assessment

18. The main issues to consider for this application are whether the extension would have a detrimental impact upon neighbouring amenity, whether the design is suitable within this Conservation Area and whether the extension would lead to a harmful amount of on-street parking within Lanchester Village Centre.
19. Local Plan Policy GDP1 and The Lanchester Village Design Statement seek to ensure that neighbouring amenity is protected from harmful development. Being a restaurant extension the main amenity issues to consider are whether the noise and smells from the restaurant would be detrimental to neighbouring amenity. The extension would be approximately 15.5m from the properties to the south (Church View) and 18m from the properties to the rear (The Garths), at these distances it is not considered that the noise and odours that could escape from open windows and doors would cause a significant nuisance. The comments of the objector in relation to an outdoor seating area at the rear are noted and it is considered that such outdoor activity would be detrimental to neighbouring amenity and would lead to a further loss of parking. Therefore it is considered appropriate in this instance that should Members be minded to approve the application a condition be attached restricting

the use of the rear area for parking and servicing only. Other amenity issues such as privacy are not relevant for this application given the screening that surrounds the boundary of the site.

20. A high standard of design is promoted under Policy GDP1 of the Local Plan and The Lanchester Village Design Statement. Extensions should be in keeping with the character and appearance of the area with appropriate form, mass, layout, density and materials and should not be detrimental to local natural and built features.
21. The property is within a row of early 1900 terraced commercial properties in the southern end of the village visible from the main road through the village. Although the new extension would not be highly visible from the public realm it would be partly seen from properties to the south and rear. It is agreed with the Design and Conservation Officer that the design of the proposed extension is in keeping with the existing building and local area, however it is considered that there is scope for improvement to the design by the use of alternative materials (stone instead of brickwork) to accord with the guidelines of both GDP1 and 4A to 4I of The Lanchester Village Design Statement. This could be made subject to condition of any permission. The application further accords with the Village Design Statement in that the applicants have stated their intention to tidy up the rear area, repair the rear wall and provide planting which would improve the appearance of the cobbled yard at the rear.
22. The main Policy consideration in terms of parking is Local Plan Policy TR2 which only allows Planning Permission for development to be granted where the applicant can satisfy the Council that the scheme incorporates adequate provision for service vehicles and public parking space. Although some staff parking would be lost at the rear of the property sufficient space would exist at the rear for some staff parking and the situation regarding delivery vehicles remains unchanged. It is considered that whilst the extension will inevitably lead to some additional car parking this can be assimilated within the local parking areas available. Whilst the comments from both Lanchester Parish Council and the Lanchester Partnership are noted, it is not considered that the additional parking would be of a level detrimental to the village. This view is taken as there is a marked difference between parking levels within the village in daytime and night time and given that alongside customers who have travelled by car many visitors to the restaurant are Lanchester residents visiting on foot, visitors that may frequent other establishments in the village centre and park elsewhere and that some customers will inevitably use public transport/taxis when visiting such an establishment. Your Officers therefore agree with the County Highways Officer that this proposal would not increase parking levels within the village to a level that the village cannot accommodate.
23. In summary, it is considered that the extension should be supported as the proposal would not be detrimental to neighbouring amenity, an acceptable design can be ensured and as the proposal would be unlikely to lead to an

increase in parking levels within the village centre that cannot be accommodated.

Recommendation

24. Conditional Permission

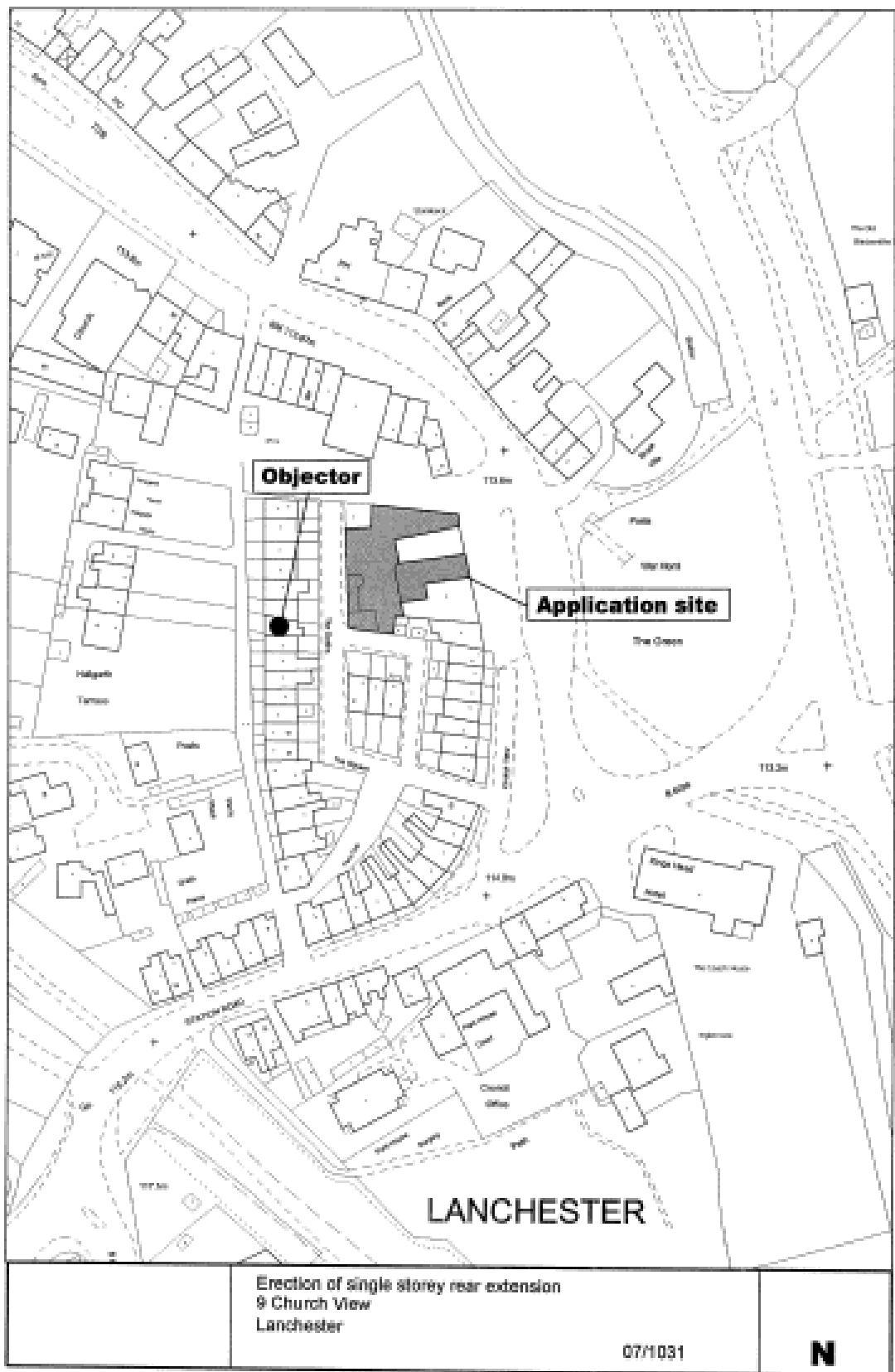
- Time Limit (ST).
- Approved Plans (ST01).
- The extension shall be constructed with the external walls of natural stone and the roof of natural slate.
Reason: In the interests of the character and appearance of the development in accordance with Policy GDP1 of the Local Plan.
- Test panel of external finish materials (A06) .
- Rainwater goods (A13).
- The yard to the rear of the property shall be used for parking and for no other purpose without the prior written consent of the Local Planning Authority.
- Reason: In the interests of residential amenity in accordance with Local Plan Policy GDP1 of the Local Plan.

Reason for Approval

25. The decision to grant planning permission has been taken having regard to policies GDP1, TR2 and The Lanchester Village Design Statement 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 Louisa Ollivere, Area Planning Officer

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RECOMMENDATION FOR APPROVAL

08/0074

18.02.08

Mr M Allum

1 Langdon Mews,
Templetown

Conservatory to rear.

Delves Lane

The Application

1. This application seeks Planning Permission for the erection of a conservatory to the rear of 1 Langdon Mews, a detached property in Templetown. Under the delegated powers scheme this application needs to be determined by the Development Control Committee as the applicant is a Council employee.
2. The proposed conservatory originally measured 4.25 metres in length, 5.9 metres in width, 2.3 metres to the eaves and 3.3 metres to the ridge of the roof. The applicant amended the application to reduce the length of the conservatory to 4 metres and incorporate one extra window in the gable (north) elevation, which would be frosted. The amendments were made to reduce any impact the proposal would have on the adjacent dwelling, 16 Harwood Close.
3. The conservatory would be constructed of white upvc frames, a plinth wall clad in brick to match that of the existing dwelling house and a tinted polycarbonate roof.

History

3. Planning permission was granted in 2004 for the erection of forty dwellings (reference 1/2004/0485/DMFP). Permitted Development Rights were withdrawn.

Policy

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

General Development Principles (GDP1)
Extensions and alterations to existing dwellings (HO19)

House Extensions (SPG2)

Consultations

5. Northumbrian Water – views awaited.

6. Neighbours have been consulted and no objections have been received.

Officer Assessment

7. The proposed conservatory would be located one metre from the boundary shared with the adjacent property, 16 Harwood Close. The proposed conservatory would respect the 45-degree rule given the length of it and the distance between the two properties in accordance with SPG2. The gable (north) elevation would consist of mainly brickwork and all windows proposed for the elevation would be frosted to protect the privacy of the adjacent property, 16 Harwood Close. Therefore it is considered that the proposed conservatory would have a minimal impact on the amenity of the neighbouring properties in accordance with HO19 of the Derwentside District Local Plan.
8. The proposed conservatory is considered to be subservient to the existing dwelling house, thus respecting the scale of the existing dwelling house in accordance with HO19 of the Derwentside District Local Plan. It is also considered that the conservatory would be in keeping with the character and appearance of the existing dwelling house and the surrounding area given it would be constructed of materials to match those of the existing dwelling house in accordance with HO19 of the Derwentside District Local Plan.
9. The proposed conservatory is therefore considered to be acceptable in full accordance with policy HO19 of the Derwentside District Local Plan and SPG2.

Recommendation

10. Conditional Permission
- Standard time limit (ST).
 - Approved plans (ST01).
 - House extension materials (DH05).
 - Amended application (G01).

Reason for Approval

11. The proposed conservatory is considered to comply with Policy HO19 of the District Local Plan and Supplementary Guidance Note No. 2 on House Extensions and there are no other material considerations, which outweigh the decision to approve the application.

Report Prepared by, Tom Armfield, Student Planning Officer

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Conservatory to rear
1 Langdon Mews
Templetown

08/074

N

District Council Applications

07/1019

28.11.07

Derwentside District Council

Land to the rear of 1-20 Vale View Burnhope

Residential Development
(Outline)

Burnhope Ward

The Application

1. Outline planning permission is sought for residential development on a site which is approximately 0.58 hectares in area. The site which is positioned to the rear of Vale View, is predominantly grassed area, although approximately one third of the site is gravelled car parking area. There are also six free standing garages positioned to the northern end of the site. The site was identified in the Local Plan under Policy HO3 for housing, however that policy was not saved after September 2007. The application is in Outline only and all detailed matters are reserved.

History

2. In December 2005 a similar planning application was withdrawn by the applicant (reference 1/2005/0907/DM). The intention was to resubmit the application following discussions with the Highways Development Control Officer. A new application has now been submitted following the required discussions.
3. In July 1992 Planning Permission was granted for an area of land to the southern end of the site for car parking associated with the Wishing Well Club (reference 1/1991/913/DM).

Policy

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

Development Limit for Burnhope (BI1)
General Development Principles (GDP1)
Recreational Open Space within Housing Sites (H022)
Development and Highway Safety (TR2)

Consultations

5. County Highways Development Control Officer - states that it is preferable that any residential development is served by the most direct route to/from the public highway, this being Co-operative Terrace. Many of Vale View

dwellings have no-off street parking particularly no.'s 11 to 20. The result is on street parking restricting the carriageway to single lane width, and as such the County Highways Development Control Officer does not consider this to be an adequate route to serve the new development. He considers that the development, including the 'gap' area of site between 12 and 15 Vale View should be served exclusively via Co-operative Terrace.

6. Co-operative Terrace is currently un-adopted and improvements would be necessary by the developer to bring it up to adoptable standard. The access point could theoretically be opposite the existing garages site on the southern side of Co-operative Terrace which would be a highway benefit. The County Highways Development Control Officer considers that 'means of access' should not be a reserved matter, however has no objection subject to the aspects indicated being conditions of approval of this outline application.
7. Development Plans Section (DDC) - The site was designated as a "Large site identified for housing development" under Policy HO3 in the Adopted Local Plan for Derwentside (January 1997). In September 2007 the Policies in the Local Plan expired and, in the absence of an adopted Local Development Framework to replace the plan, the Council requested permission from the Secretary of State to 'save' relevant policies from the Local Plan.
8. Policy HO3 was not saved during this process, as it was considered 'this policy is based on old data and it can no longer be relied upon as a credible policy'. Consequently the proposed site is no longer designated for housing in the local plan and as such the acceptability of developing the site for housing must be reconsidered.
9. Planning Policy Statement Note 3: Housing (PPS3) provides the main national planning policy framework for determining the suitability of residential development. Important considerations for determining suitability are the sustainability of the site, including how centrally located it is, and the status of the land, i.e. whether land is regarded as previously developed land or greenfield land.

Paragraph 69 in PPS3 states:

In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing.*
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.*
- The suitability of a site for housing, including its environmental sustainability.*
- Using land effectively and efficiently.*

10. The site has been previously developed for housing, however the land has

since been cleared of this development and has the appearance of rough grazing land. There are several garages and sheds on the site, mounted on concrete plinths that appear relatively permanent. On balance, and whilst the land does not entirely appear as part of the natural surroundings, it is likely that the land would be regarded as greenfield land.

11. While the policy imperative is to favour the development of previously developed land (pdl) ahead of greenfield land, there are further factors to consider for this site. Generally, the site appears quite degraded and to offer little amenity use for residents in the area. The proposed site is within the development limit of Burnhope, with housing to all boundaries and allowing residential development would improve the appearance of the area and help to “round it off”.
12. The Development Plans Section are of the opinion that the original regenerative aims of designating the land for housing, in the Adopted Local Plan, remain valid. The village has a school, two shops and a post office, and these services would benefit from new development. Burnhope has several bus services to provide sustainable transport links to the main towns and employment centres in the district and beyond.
13. Northumbrian Water - Request the following condition:

‘Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details [or – The development shall not be occupied on site until the scheme for the disposal of the foul and surface water has been completed and commissioned in accordance with the approved details].

Reason: The sewerage system to which the development will discharge has reached its design capacity and cannot accept the anticipated flows’.
14. Durham Constabulary Architectural Liaison - Have forwarded standing advice with regard to security issues and landscaping, perimeter treatment, lighting and natural surveillance.
15. Burnhope Parish Council - No objections raised.
16. Neighbours have been consulted and a site notice posted. Two letters of objection have been received from neighbours. Concerns in summary are:
 - The occupiers of 10 Vale View are concerned that the existing vehicular access between 10 and 11 Vale View will be pedestrianised. If this does happen, then there would be no vehicular access for their garage. They are also concerned about potential loss of privacy, and loss of view.
 - The occupiers of 5 Vale View have three children and object with regards to disruption from development noise and would like this part of the village to remain quiet. They do not want the Council to sell the land, are

concerned about loss of view and do not believe that new housing would be in keeping with the surrounding houses.

Officer Assessment

17. This site was previously allocated for housing under Policy HO3 of the Local Plan. That policy was not one of those 'saved' in September 2007. Your officers are of the opinion that as the site had until recently been allocated for housing, this has some weight in favour of the principle of residential development on the site.
18. The majority of the land is regarded as greenfield although about one third is brownfield land, with a rough gravelled parking area, rough track across the site and 6 stand alone garages.
19. The site appears to offer limited amenity use for residents in the area. The proposed site is within the development limit of Burnhope, with housing to all boundaries and allowing residential development would improve the visual appearance of the area and 'round off' the residential development within the locality.
20. The Development Plans Section consider that the site is in a fairly sustainable location, and that the regeneration benefits gained from developing the site remain valid in the absence of Policy HO3. On balance therefore the principle of developing the site for residential purposes is considered to be acceptable.
21. Whilst this is an Outline application only, the Highways Development Control Officer has raised concern about the use of access points directly from Vale View, and only offers support for the application upon a condition that the access is to be taken exclusively via Co-operative Terrace. This route is in poor form however, and would have to be made up to adoptable standard. This again would need to be a condition, should the application be approved.
22. The Case Officer has held discussions with Land and Property over the position of the private garage within the curtilage of one of the objector's properties at 10 Vale View. Land and Property have indicated that the occupiers of 10 Vale View have no right to use the vehicular access on Council land, and that there is history relating to the fact that Land and Property offered a license, or right of vehicular use of the access at a very nominal rate. The occupiers of 10 Vale View however have not entered into such an arrangement with the Land and Property Section and have used the vehicular access without the authorisation of the Council.
23. Whilst the Case Officer has some sympathy with the objector, in planning terms this should not carry any weight in determination of the application, as this is a landownership matter and not a planning issue, albeit that the owner of the land in this instance is the Council. It is considered that the other issues raised by the objectors relating to development noise, loss of views or privacy, carry no significant weight in determination of the application.

24. The proposed housing development does not include at this Outline stage, the provision of any open space or play equipment. In accordance with Policy HO22 of the Local Plan the Council requires the payment of a commuted sum in lieu of play provision on-site with a sum of £300 per dwelling payable on sites providing over 10 dwellings. A condition to secure this payment, or provision of on site playing space, should the development ultimately be for 10 or more dwellings (which is highly likely), would therefore be attached at the reserved matters stage should the application be approved.
25. In summary, the previous allocation as a housing site and wider regenerative benefits of a site with no significant recreational or amenity value does carry weight in favour of the proposal, and subject to the conditions indicated the application is considered to be acceptable being in accordance with policies B11, GDP1, HO22 and TR2 of the Local Plan.

Recommendation

26. Conditional Permission
- Approved Plans (ST01).
 - Reason: To ensure that development is carried out in accordance with approved plans.
 - Reserved matters time limit (RM TL).
 - Reason: Details of these matters were not submitted with the outline application.
 - Reserved matters to be submitted (RM).
 - Reason: Details of these matters were not submitted with the outline application.
 - Materials (A03).
 - Reason: The Local Planning Authority wishes to approve these details in order to ensure that the appearance of the development is satisfactory, in accordance with Policy GDP1 of the District Local Plan).
 - Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.
 - Reason :The sewerage system to which the development will discharge has reached its design capacity and cannot accept the anticipated flows)
 - Landscaping (LO1).
 - Reason: In the interests of the appearance of the development in accordance with Policy GDP1 of the Local Plan.
 - No development shall commence until details of all existing and proposed floor levels have been submitted to and in agreed in writing by the Local Planning Authority (GL01).
 - Reason: In the interests of the character and appearance of the area from any raising or lowering of ground levels in accordance with Policy

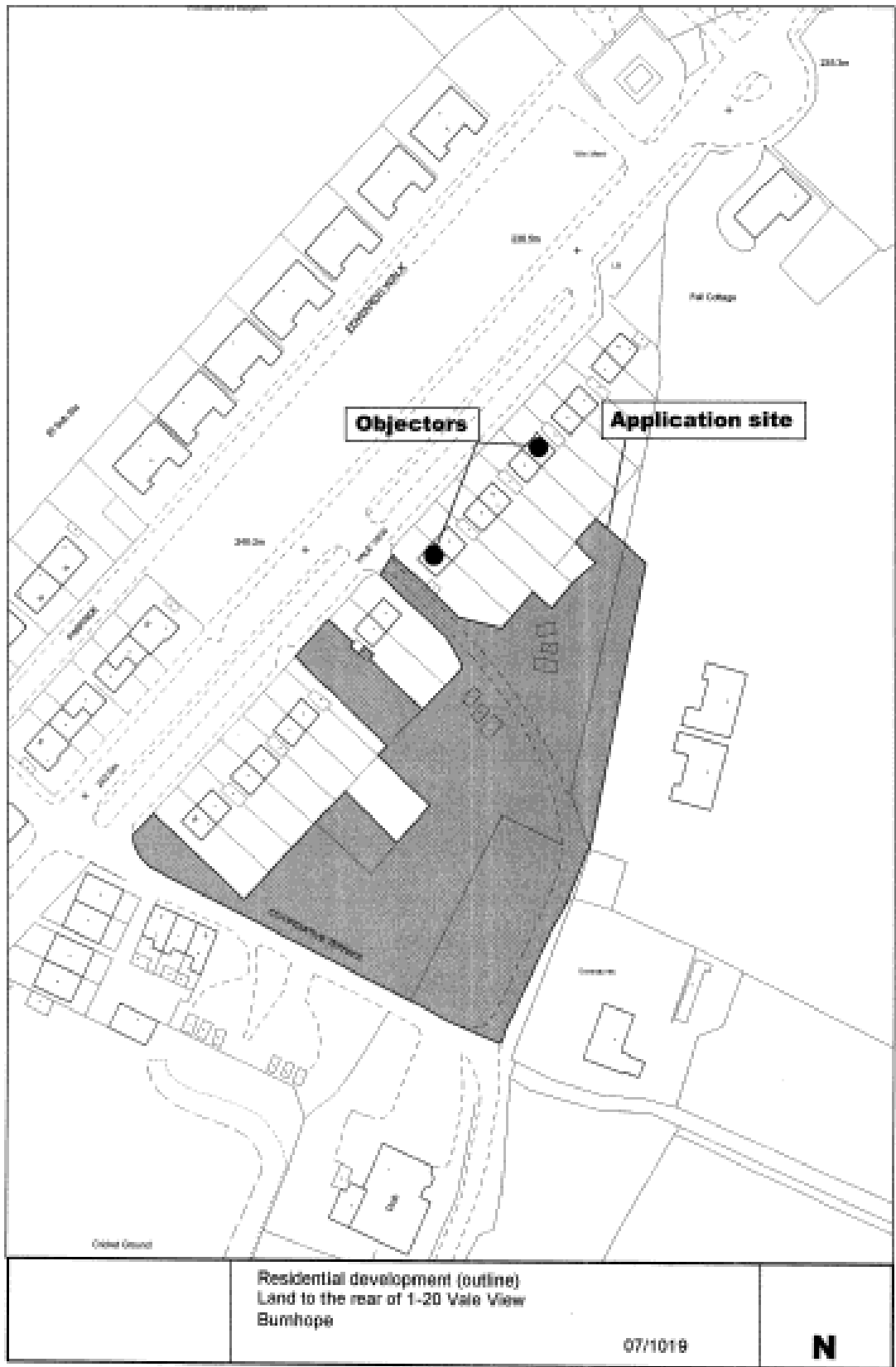
- GDP1 of the Local Plan).
- Vehicular access to the site shall be exclusively via Co-operative Terrace and this should be indicated in any related reserved matters planning application.
 - Reason: In the interests of Highway Safety in accordance with policy TR2 of the Local Plan.
 - The stretch of road from the junction of Vale View up to the access point to the site on Co-operative Terrace shall be made up to adoptable standard prior to the occupation of any dwelling on the housing site hereby approved.
 - Reason: In the interests of Highway Safety in accordance with policy TR2 of the Local Plan.

Reason for Approval

27. The decision to grant planning permission has been taken having regard to policies BI1, GDP1, HO22, and TR2 of the Derwentside District Plan, along with all other material considerations, as detailed in the report to the Development Control Committee. There are no other material considerations which outweigh the decision to approve the application.

Report Prepared by Shaun Wells, Senior Area Planning Officer

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DEVELOPMENT CONTROL COMMITTEE

6th March 2008

APPENDIX – DISTRICT LOCAL PLAN POLICIES

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

Policy BI1

No new housing development at Burnhope will be approved outside the development limit.

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 HO22

Planning permission for new housing developments will be granted if:

- (a) the detailed proposals include sufficient public open space and play areas, in appropriate locations, to meet the needs of residents within the development, in accordance with the recommendations contained in the NPFA document the 6 acre standard - minimum standards for outdoor playing space, at Appendix H; and**
- (b) such approval may be subject to a planning condition or the applicant agreeing to enter into a planning obligation to ensure that the area(s) will be set out and then maintained; or**
- (c) the developer agrees to make a financial payment in lieu of direct provision, where sufficient provision cannot be made on site.**

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.

Policy HO19

Planning permission will only be granted for the extension or alteration of a dwelling if the proposal:

- (a) reflects the character of the original dwelling and its surroundings; and
- (b) respects the scale of the original dwelling; and
- (c) incorporates pitched roofs wherever possible; and
- (d) specifies materials to match those of the existing dwelling; and
- (e) does not result in an unacceptable loss of privacy and/or amenity to neighbouring occupiers; and
- (f) does not result in the loss of off-street car parking space such that the level of provision is reduced to below the minimum requirements.

Policy EN1

Development in the countryside will only be permitted where it benefits the rural economy or helps to maintain or enhance landscape character. Proposals should be sensitively related to existing settlement patterns and to historic, landscape, wildlife and geological resources of the area.

Policy EN2

Except where specific provision has been made in the Plan, development outside existing built up areas will not be permitted if it results in:

- (a) the merging or coalescence of neighbouring settlements; or
- (b) ribbon development; or
- (c) an encroachment into the surrounding countryside.

Policy HO5

Housing development on small sites will only be permitted in the settlements listed below, where the development:

- (a) is appropriate to the existing pattern and form of development in the settlement; and
- (b) does not extend beyond the existing built up area of the settlement; and
- (c) represents acceptable backland or tandem development; and
- (d) does not exceed 0.4 hectares in size if taken together with an adjoining site.

**Annfield Plain (Including Catchgate And West Kyo)
Blackhill
Burnhope
Burnopfield**

**Castleside
Consett
Cornsay Colliery
Craghead
Crookgate
Delves Lane (Including Crookhall)
Dipton (Including Flinthill)
Ebchester
Esh
Esh Winning
Greencroft
Hamsterley (Including Low Westwood)
Hamsterley Mill
Harelaw
Hobson (Including Pickering Nook)
Iveston
Lanchester
Langley Park
Leadgate
Maiden Law
Medomsley
Moorside
New Kyo
No Place
Oxhill
Quaking Houses
Quebec
Satley
Shotley Bridge
Stanley (Including Shield Row)
Tanfield
Tanfield Lea (Including Broomhill)
Tantobie
The Dene
The Grove
The Middles
South Moor (Including Oxhill)
White-Le-Head**

