

SEDFIELD BOROUGH COUNCIL**DEVELOPMENT BY SEDFIELD BOROUGH COUNCIL**

1. 7/2006/0422/DMAPPLICATION DATE: 27 June 2006

PROPOSAL: **RESIDENTIAL DEVELOPMENT (OUTLINE APPLICATION)**

LOCATION: **CORNER OF BARRINGTON TERRACE AND NEWCOMEN STREET
FERRYHILL CO DURHAM**

APPLICATION TYPE: Outline Application

APPLICANT: Sedgefield Borough Council
Council Offices, Spennymoor, Co Durham

CONSULTATIONS

1. FERRYHILL TOWN COUNCIL

2. Cllr. J. Higgin

3. Cllr K Conroy

4. Cllr. R A Patchett

5. DCC (TRAFFIC)

6. NORTHUMBRIAN WATER

7. ENV AGENCY

8. L.PLANS

9. LANDSCAPE ARCH

10. DCC (PROWS)

11. REGENERATION

NEIGHBOUR/INDUSTRIAL

Haig Terrace:1,2,3,4,5,6,7,8,9,10,11,12

The Nursery

Kelvin Street:12,11,10,9,8,7,6,5,4,3,2,1,18,17,16,15,14,13

Sure Start

Beaumont Street:1,2,3,4,5,6,7,8,9,10,11

Watt

Street:44,43,42,41,40,39,38,37,36,35,34,33,32,31,30,29,28,27,26,25,24,23,22,21,20,19,18,17,
16,15,14,13,12,11,10,9,8,7,6,5,4,3,2,1

Barrington

Terrace:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,3
2,33,34,35,36,37,38

Newcomen Street:19,18,17,16,15,14,13,12,11,10,9,8,7,6,5,4,3,2,1

BOROUGH PLANNING POLICIES

H1 Housing Development in Newton Aycliffe, Spennymoor, Shildon and Ferryhill

H17 Backland and Infill Housing

D1 General Principles for the Layout and Design of New Developments

D3 Design for Access

D5 Layout of New Housing Development

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THE PROPOSAL

Sedgefield Borough Council are applying for outline planning permission for residential development on land at the corner of Barrington Terrace and Newcomen Street, Ferryhill with details relating to the siting of buildings, design and external appearance, means of access and landscaping reserved for submission at a later date. The 0.564 hectare site is located in the Dean Bank area to the west of the town and is bound to the east by Newcomen Street, south by Barrington Terrace, west by a Children's Nursery and a row of terraced dwellings and to the north by terraced dwellings.

CONSULTATION AND PUBLICITY RESPONSES

Ferryhill Town Council has offered no objection to the proposal.

The Environment Agency has offered no comments.

Northumbria Water has made no comment to date

The County Highways Engineer has raised no objections but advised that the public footpath that connects Beaumont Street to Newcomen Street should be widened to 1.8 metres and the footpath adjacent to number 12 Haig Terrace should be retained and should form part of an extended pedestrian route. The County Engineer has also advised that there should be no individual or collective access points created on the Barrington Close frontage. Individual access points would be acceptable on Newcomen Street and a single estate access road would also be acceptable opposite the centre of number 10 Newcomen Street.

The County Ecologist has raised no objections.

The County Rights of Way Officer has no objections subject to existing Rights of Way being preserved or that a diversion order is completed before any work on the site commences.

Site notices were erected, an advertisement placed in the local press and letters sent to neighbouring occupiers advising of the application. To date 1 letter of objection has been received from the occupier of 10 Watt Street who expressed the following concerns.

- That depending on the occupiers of the new housing, the new homes could bring more social problems to the area, and.
- The site should be retained and used in the future as an area of public open space with additional children's play areas because there is currently a deficiency in the area.

PLANNING CONSIDERATIONS

The main planning considerations in this case are as follows:

- Compliance with National Planning Policy and Guidance and Local Plan Policies, Supplementary Planning Guidance.
- Access to Local services

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In assessing this application material considerations have been given to submission draft Regional Spatial Strategy, Regional Planning Guidance 1, PPS1, PPG3, By Design - Urban design in the planning system: towards better practice, PPS3 (Consultation Draft) and Local Plan Policies H1 (Housing Development in Ferryhill), D1 'General Principles for the Layout and Design of New Developments', D5 'Layout of New Housing Development' and the CABE guidance 'Building for Life') in which the Government aims 'To promote more sustainable patterns of development and make better use of previously-developed land'.

Government Guidance on residential development gives greater emphasis to development on brownfield sites, to the design and layout of new housing estates and for development to be built at higher densities than previously achieved. Within Sedgefield Borough there are a limited number of brownfield sites and this site provides an opportunity to help contribute to the regional targets.

The application site lies within the residential built up area of Ferryhill, and as such, is subject to Policy H1 of the Local Plan. This states that housing development will normally be approved provided that the site is substantially surrounded by housing; the scheme does not lead to an extension of development into open countryside; and there is no conflict with the provisions of the Plan's environmental, Open Space or Design Policies. It is considered that a housing development on the site satisfactorily complies with this policy.

Additionally as the site previously contained a derelict redundant building, its development for housing would involve the recycling of previously developed land (PDL) of which PPG3 and draft PPS3 are all keen advocates, and it will also contribute to the government target of 60% of additional housing on PDL. The recent RSS panel report also strongly supports the use of brownfield land for housing and this development will contribute towards the increased regional targets.

It should also be noted that the application site also forms part of a holistic regeneration strategy for the wider Dean Park community that involves a multi-million pound Masterplan designed to help regenerate some of the Borough's struggling communities. The section of the plan that relates to Dean Park identifies that the 'Praxis site' should be developed for 18 new houses, all with off road or allocated parking spaces. Therefore considering Dean Bank's need for sustainable regeneration, it is considered that the application site provides a major opportunity to kick-start a strategy of renewal, regeneration and revitalisation.

Access to Local services

The site is also suitably located for the services provided in the town centre. PPG3 advocates the need to create more sustainable patterns of development and ensure the focus for additional housing is in existing towns and cities. The Government's concept of sustainable development in practical terms means ensuring that new development is well related to the existing transport network, and the need to travel to work, shops social and leisure facilities is minimised and maximum use can be made of public transport.

With the site being located only 200 metres from Ferryhill Town Centre it is in close proximity to a range of convenience, health, service community and a limited amount of leisure uses. In terms of access to public transport the proposed development is considered to be within close proximity (200 metres) of good public transport nodes that provides many links to surrounding towns. Vehicular access is also considered satisfactory, the B6287 bounds the site that

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provides direct access to the town centre and the A167, which provides access to the A1 and connects the nearby towns of Spennymoor and Newton Aycliffe. Housing development on the site would therefore follow the principles of sustainable development set out in PPG3

Affordable Housing

Planning Policy Guidance Note 3 (Housing) states that the need for affordable housing is a material planning consideration. In order for Local Authorities to request affordable provision, there is a need to demonstrate a lack of affordable housing to meet local needs. Draft Planning Policy Statement 3 (Housing) and Circular 6/98 reinforces the Government view that there is a need for a sound evidence base to justify affordable housing provision.

Paragraph 10 of Circular 06/98 contains the criteria which Local Authorities should assess the suitability of sites for the provision of affordable housing. Within this it states that sites are unsuitable for affordable housing provision if *“they would prejudice the realisation of other planning objectives that need to be given priority in the development of the site”*. Taking into consideration the location and the fact the application site has come forward as part of a holistic strategy to regenerate an area that already suffers from issues of low demand and abandonment it is considered that there is no demonstrable need for affordable housing on this site.

Access to Open Space

The site forms part of an overall masterplan for the area that indicates a mix of housing and open space. As such it is considered that adequate provision of Public Open Space would be provided within the application site and in the surrounding area in accordance with the approved Masterplan for the area.

CONCLUSION

It is considered that the redevelopment of the site for housing meets the requirements of PPG3 in terms of its compliance with National Planning Policy and Guidance, Local Plan policies and the Dean Bank Masterplan for regeneration.

HUMAN RIGHTS IMPLICATIONS

It is considered that in general terms the provisions of the Human Rights Act 1998 have been taken into account in dealing with the above application.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to refuse planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

RECOMMENDATION: Approve subject to the following conditions

1. Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of THREE years from the date of this permission and the

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development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter has been approved.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. Before any works are commenced detailed drawings and/or other specifications required by the following reserved matters shall be submitted to and approved by the Local Planning Authority:

- (a) Siting of Building(s)
- (b) Design and External Appearance of Building(s)
- (c) Means of Access to Buildings
- (d) Landscaping of Site

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

3. The development hereby approved shall be carried out only in accordance with the approved plans, specifications and conditions hereby imposed.

Reason: To ensure that a satisfactory form of development is obtained.

4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies installed in accordance with a scheme previously submitted to and approved by the Local Planning Authority. Roof water shall not pass through the gully.

Reason: To prevent pollution of the water environment and to comply with Policy D13 (Development Affecting Watercourses) of the Sedgefield Borough Local Plan.

5. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. Reason: To prevent pollution of the water environment and to comply with Policy D13 of the Sedgefield Borough Local Plan.

6. Notwithstanding the details shown on the plans hereby approved, full details of the surface water and foul drainage systems shall be submitted to and approved in writing by the Local Planning Authority prior to any development commencing on site.

Reason: To prevent pollution of the water environment and to comply with Policy D13 (Development affecting watercourses) of the Sedgefield Borough Local Plan.

7. Prior to the commencement of development on site a vehicle wheel washing facility shall be installed at the main exit from the site. All construction traffic leaving the site must use the facility and it must be available and maintained in working order at all times.

Reason: In the interest of amenity and to reduce the amount of mud on the roads and in accordance with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

8. Prior to the commencement of development a detailed plan indicating the location of material storage and employee parking on site shall be submitted to and approved in writing by the Local Planning Authority. These areas shall be available and used at all times during construction.

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Reason: In the interest of amenity during the construction of the development and to comply with Policy D10 (Location of Potentially Polluted Developments) of the Sedgefield Borough Local Plan.

9. Before any works are commenced, detailed drawings showing the existing and proposed site levels and the finished floor levels of the proposed new buildings and those (if any) neighbouring properties shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed entirely in accordance with these approved details.

Reason: To ensure the existing ground and landscape conditions are protected from undue disturbance and to safeguard the amenity of neighbouring occupiers and to comply with Policy D5 (Layout of New Housing Development), of the Sedgefield Borough Local Plan.

INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION

In the opinion of the Local Planning Authority the proposal represents an acceptable form of development in terms of its location.

INFORMATIVE: LOCAL PLAN POLICIES RELEVANT TO THIS DECISION

The decision to grant planning permission has been taken having regard to the key policies in the Sedgefield Borough Local Plan as set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

H1 - Housing Development in Newton Aycliffe

H17- Housing Development on Backland and Infill Sites

D1 - General Principles for the Layout and Design of New Developments

D3 - Design for Access

D5 - Layout of New Housing Development
