

Item 4

SEDGEFIELD BOROUGH COUNCIL

REPORT TO DEVELOPMENT
CONTROL COMMITTEE

2nd FEBRUARY 2007

REPORT OF HEAD OF PLANNING
SERVICES

PROPOSED ERECTION OF 121 HOUSES AND 12 APARTMENTS WITH
ASSOCIATED INFRASTRUCTURE AND LANDSCAPING AT THRISLINGTON
DEPOT STATION ROAD WEST CORNFORTH FERRYHILL CO DURHAM

1.0 PURPOSE OF REPORT

- 1.1 To ratify the in principle decision made by the Development Control Committee on the 13th October 2006 to approve the planning application (Ref No. 7/2006/0312/DM) subject to conditions for the erection of 121 houses and 12 apartments with associated infrastructure and landscaping at Thrislington Depot Station Road West Cornforth, following confirmation from the Government Office for the North East (GONE) that the Secretary of State had decided to not call in the application to determine herself and that the application should remain with the Council for decision. A copy of the decision letter is appended to this report.
- 1.2 The decision to grant approval in principle was made in the knowledge that the application needed to be referred to GONE because the proposed development would constitute a major development from the development plan. The purpose of referring an application to GONE is to enable the Secretary of State to decide whether or not she wished to call in the application to determine herself.

2.0 THE DECISION OF THE SECRETARY OF STATE

- 2.1 Notification has been received from GONE dated the 20th December 2006 stating that the Secretary of State has decided not to call in the application. The Secretary of State in arriving at this decision has taken a number of factors into Account. These include the provision of well designed high quality housing, ensuring a mix of housing, sufficient quality of housing, good accessibility and the reuse of previously developed land.
- 2.2 The Secretary of State has concluded that her intervention would not be justified as there is not sufficient conflict with national policies on the above matter or any other sufficient reason to warrant calling in the application for her own determination. She has concluded therefore that the application should remain with the Council for decision.

3.0 RECOMMENDATION

- 3.1 That in the light of the Secretary of State's decision not to call in the application, Development Control Committee endorses the earlier recommendation of approval as set out the original committee report subject to conditions



GOVERNMENT OFFICE
FOR THE NORTH EAST

Mr Andrew Farnie
Development Control Manager
Sedgefield Borough Council
Council Offices
Green Lane
SPENNYMOOR DL16 6JQ

Citygate
Gallowgate
Newcastle upon Tyne
NE1 4WH

Tel: 0191 201 3300
Direct: 0191 202 3643
Fax: 0191 202 3744
www.go-ne.gov.uk
ne.planning@gone.gsi.gov.uk

Your Ref: 7/2006/0312/DM

Our Ref: GONE/P/M1330/219/06/3

Date: 20 December 2006

DEVELOPMENT CONTROL
RECEIVED

21 DEC 2006

Dear Sir

**PROPOSED ERECTION OF 121 HOUSES AND 12 APARTMENTS WITH ASSOCIATED
INFRASTRUCTURE AND LANDSCAPING AT THRISLINGTON DEPOT, STATION ROAD,
WEST CORNFORTH nr FERRYHILL, Co DURHAM**

1. I refer to your letter of 28 November 2006 referring to the Secretary of State for Communities and Local Government, under the Town and Country Planning (Development Plans and Consultation) (Departures) Directions 1999, an application for planning permission for the above development.
2. As you know, the Secretary of State's general approach is not to interfere with the jurisdiction of local planning authorities unless it is necessary to do so. Parliament has entrusted them with responsibility for day-to-day planning control in their areas. Local planning authorities are normally best placed to make decisions relating to their areas and it is right that in general, they should be free to carry out their duties responsibly, with the minimum of interference.
3. There will be occasions, however, when the Secretary of State may consider it necessary to call in a planning application to determine it herself, instead of leaving it to the local planning authority. Her policy is to be very selective about calling in planning applications. In general, she will only take this step if planning issues of more than local importance are involved and if those issues need to be decided by the Secretary of State rather than at a local level. Each case is, however, considered on its own facts.
4. We have carefully considered all the matters raised about this application. The issue before the Secretary of State for decision is not whether the application should be granted planning permission, but whether or not she should call it in for her own determination. The Secretary of State considers that the main matters relevant to her decision in this case are national policies with regard to:

north east
england



INVESTOR IN PEOPLE

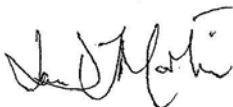
- (a) Providing high quality housing that is well-designed and built to a high standard (PPS3 – *Housing*);
- (b) Ensuring a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural (PPS3 – *Housing*);
- (c) Ensuring a sufficient quantity of housing taking into account need and demand and seeking to improve choice (PPS3 – *Housing*);
- (d) Providing housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure (PPS3 – *Housing*);
- (e) Ensuring a flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate (PPS3 – *Housing*);
- (f) Encouraging new investment and enterprise (PPG4 – *Industrial and Commercial Development*);
- (g) Balancing the location requirements of business with wider environmental and social objectives (PPG4 – *Industrial and Commercial Development*).

5. We have considered carefully these and other relevant planning issues raised by this proposal, together with all representations received, and have had regard to the Secretary of State's policy on call-in, set out in a Parliamentary reply to Bill Michie on 16 June 1999. The Secretary of State has concluded, on balance, that her intervention would not be justified as there is not sufficient conflict with national planning policies on the above matters or any other sufficient reason to warrant calling-in the application for his own determination. She has therefore concluded that the application should remain with the Sedgefield Borough Council for decision.

6. In considering whether to exercise her discretion to call-in the application, the Secretary of State has not considered whether the development proposed is "EIA development" for the purposes of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The local planning authority responsible for determining the application remains the relevant authority responsible for considering whether the 1999 Regulations apply to the proposed development and, if so, for ensuring that the requirements of the 1999 Regulations are complied with.

7. Would you please forward to the Secretary of State at the address of this Office a copy of any permission granted for the development referred to above, in accordance with paragraph 6 of the above Directions.

Yours faithfully



IAN D J MARTIN
Authorised by the Secretary of State
to sign in that behalf

north east
england

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