

DEVELOPMENT CONTROL COMMITTEE

Friday,
27 April 2007
10.00 a.m.

Council Chamber,
Council Offices,
Spennymoor

AGENDA AND REPORTS



This document is also available in other languages, large print and audio format upon request

العربية (Arabic)

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

বাংলা (Bengali)

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

(中文 (繁體字)) (Cantonese)

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

हिन्दी (Hindi)

यदि आपको सूचना किसी अन्य भाषा या अन्य रूप में चाहिये तो कृपया हमसे कहे

polski (Polish)

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਪੰਜਾਬੀ (Punjabi)

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Español (Spanish)

Póngase en contacto con nosotros si desea recibir información en otro idioma o formato.

اردو (Urdu)

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

AGENDA

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
To notify the Chairman of any items that appear later in the agenda in which you may have an interest. (Pages 1 - 4)
- 3. MINUTES**
To confirm as a correct record the Minutes of the meeting held on 30th March 2007 (Pages 5 - 10)
- 4. ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED MEANS OF ACCESS (OUTLINE APPLICATION) AT ROSE STREET TRIMDON GRANGE**
Report of Head of Planning Services (Pages 11 - 16)
- 5. APPLICATIONS - BOROUGH MATTERS**
To consider the attached schedule of applications, which are to be determined by this Council. (Pages 17 - 24)
- 6. DEVELOPMENT CONTROL - ADDITIONAL APPLICATIONS**
To consider any applications which need to be determined as a matter of urgency.
- 7. DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL**
To consider the attached schedule of applications for consent to develop, which are to be determined by this Council. (Pages 25 - 32)
- 8. CONSULTATIONS FROM DURHAM COUNTY COUNCIL**
To consider the attached schedule detailing an application which is to be determined by Durham County Council. The view and observations of this Council have been requested. (Pages 33 - 40)
- 9. CONSULTATION FROM NEIGHBOURING AUTHORITY**
To consider the attached schedule detailing an application which is to be determined by Darlington and upon which the views and observations of this Authority are being sought. (Pages 41 - 42)

Members are reminded that the applications to be considered under Items 4 to 9 together with the plans submitted and all representations on the applications are available for reference in the relevant files in the Council Chamber, 30 minutes before the meeting or before that in the Development Control Section.

10. COUNTY DECISIONS

A schedule of applications, which have been determined by Durham County Council is attached for information. (Pages 43 - 44)

11. DELEGATED DECISIONS

A schedule of applications, which have been determined by Officers by virtue of their delegated powers, is attached for information (Pages 45 - 62)

12. APPEALS

A schedule of appeals outstanding up to 17th April 2007 is attached for information. (Pages 63 - 64)

13. RECENT PLANNING APPEAL DECISIONS

Report of Director of Neighbourhood Services. (Pages 65 - 72)

EXEMPT INFORMATION

The following item is not for publication by virtue of Paragraphs 1 and 6 of Schedule 12 A of the Local Government Act 1972. As such it is envisaged that an appropriate resolution will be passed at the meeting to exclude the press and public.

14. ALLEGED BREACHES OF PLANNING CONTROL

To consider the attached schedule of alleged breaches of planning control and action taken. (Pages 73 - 74)

15. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

Members are respectfully requested to give the Chief Executive Officer notice of items they would wish to raise under the heading not later than 12 noon on the day preceding the meeting, in order that consultation may take place with the Chairman who will determine whether the item will be accepted.

B. Allen
Chief Executive

Council Offices
SPENNYMOOR

Councillor A. Smith (Chairman)
Councillor B. Meek (Vice Chairman) and

All other Members of the Council

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection in relation to this Agenda and associated papers should contact
Liz North 01388 816166 ext 4237 email:enorth@sedgefield.gov.uk

Item 2

MEMBER'S DISCLOSURE OF INTEREST

A Member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.

MEMBER'S NAME:	
MEETING OF:	
DATE OF MEETING:	

❖ I disclose for the information of the meeting that I have a personal interest in _____
(1)
which will be the subject of consideration by the meeting.

(2)

The nature of that interest is _____

AND (3) [Delete if not applicable] (4)

❖ The personal interest is a prejudicial interest and I shall withdraw from the chamber.

OR (5) [Delete if not applicable]

❖ The interest is disclosed on grounds of planning good practice, as I have or have appeared to judge [or reserve the right to judge] the planning matter elsewhere, including whilst serving on another body, and I will not take part in the debate or vote. I [will] [will not] [Delete as applicable] be also withdrawing from the chamber.

SIGNED:

Dated

❖ To be read out by the Member when invited to by the agenda or at the commencement of consideration of that item. PLEASE COMPLETE THIS FORM AND PASS IT TO THE COMMITTEE ADMINISTRATOR DURING THE MEETING.

- (1) State details of the item (agenda item, planning application number, etc.)
- (2) State what the general nature of the personal interest in the matter is. (You do not need to supply specific details unless you wish to).
- (3) State only if this is a prejudicial as well as a personal interest
- (4) You may regard yourself as not having a prejudicial interest in certain circumstances (see *overleaf*) and there are further specific exemptions relating to exercising a scrutiny function. It is a matter for you to consider whether or not you feel it is right to make use of an exemption in the circumstances and, if so, whether you want to explain that to the meeting.

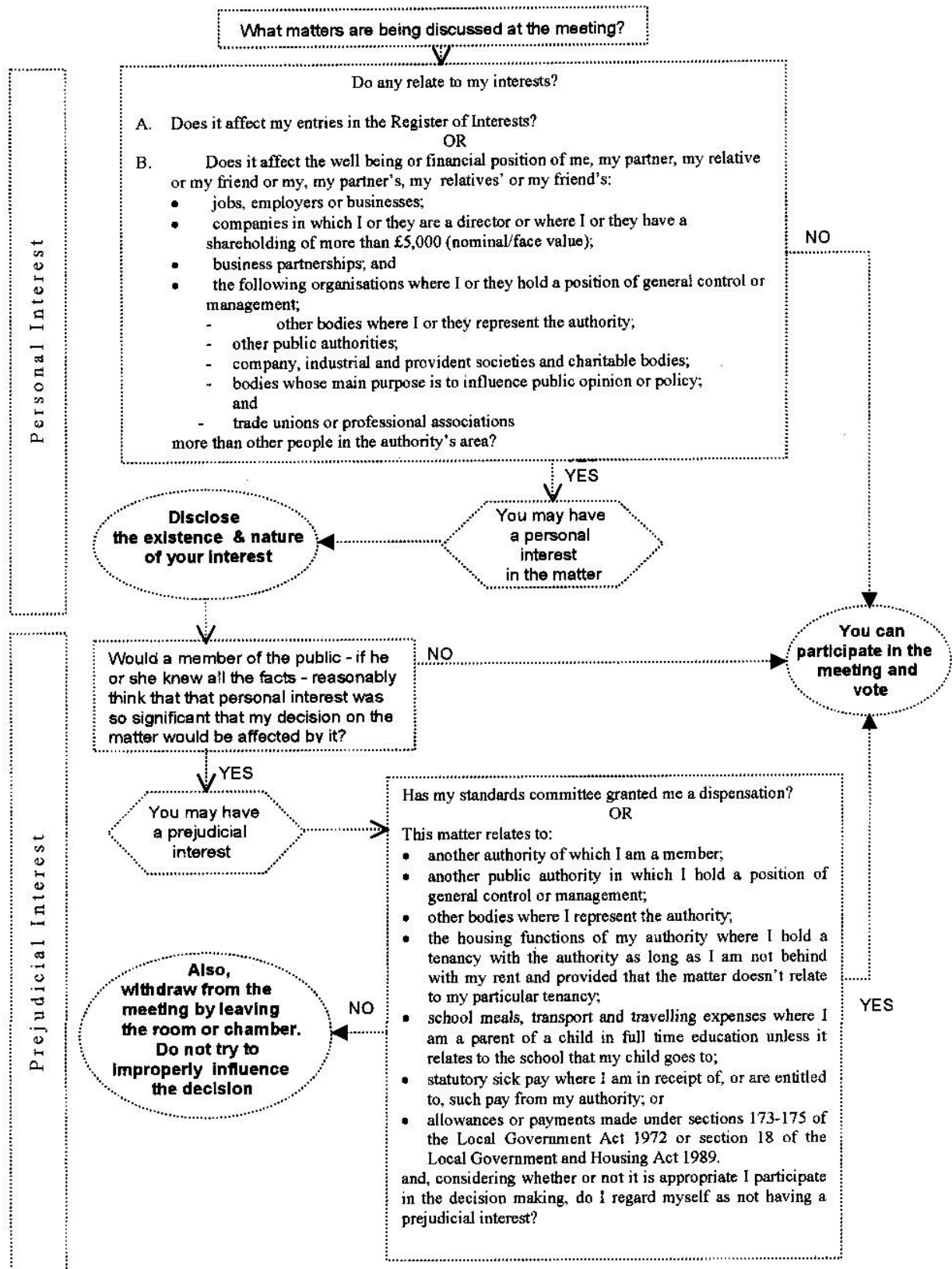
A Member with a prejudicial interest in any matter must also:

- withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless the Code permits participation or s/he has obtained a dispensation from the Standards Committee;
- not exercise executive functions in relation to that matter; and
- not seek improperly to influence a decision about that matter.

- (5) State where you have an interest which flows from fettering one's discretion as described in the Members' Planning Code of Good Practice.

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DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF (Non-Overview and Scrutiny Meetings)



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Item 3

SEDGEFIELD BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Council Chamber,
Council Offices,
Spennymoor

Friday,
30 March 2007

Time: 10.00 a.m.

Present: Councillor A. Smith (Chairman) and

Councillors Mrs. A.M. Armstrong, W.M. Blenkinsopp, Mrs. B.A. Clare, Mrs. K. Conroy, Mrs. J. Croft, V. Crosby, M.A. Dalton, Mrs. A.M. Fleming, T.F. Forrest, Mrs. B. Graham, A. Gray, Mrs. J. Gray, B. Hall, J.E. Higgin, A. Hodgson, M.T.B. Jones, J.M. Khan, B. Meek, J.P. Moran, G. Morgan, D.A. Newell, K. Noble, B.M. Ord, R.A. Patchett, Mrs. E.M. Paylor, Mrs. I. Jackson Smith, Mrs. C. Sproat, T. Ward and J. Wayman J.P

Apologies: Councillors B.F. Avery J.P, D.R. Brown, J. Burton, R.S. Fleming, G.C. Gray, D.M. Hancock, K. Henderson, Mrs. L. Hovvels, G.M.R. Howe, J.G. Huntington, M. Iveson, J.K. Piggott, Mrs. C. Potts, Ms. M. Predki, J. Robinson J.P, G.W. Scott, J.M. Smith, Mrs. L. Smith, K. Thompson and W. Waters

DC.117/06 DECLARATIONS OF INTEREST

Councillor W.M. Blenkinsopp indicated that he would be declaring a personal and prejudicial interest in Item 4 – Application No : 2 – Relative lives in the street relating to the application.

DC.118/06 MINUTES

The Minutes of the meeting held on 16th March, 2007 were confirmed as a correct record and signed by the Chairman.

DC.119/06 APPLICATIONS - BOROUGH MATTERS

NB : In accordance with Section 81 of the Local Government Act 2000 and the Member's Code of Conduct, Councillor W.M. Blenkinsopp declared an interest in Application No : 2 and left the meeting for the duration of the discussion and voting thereon.

In respect of Application No : 2 – Erection of 1 No. Dwelling – Land Rear of 13 – 24 Durham Road, Aycliffe Village – Mr. G.B. Icton, 20, Burn Lane, Newton Aycliffe – Plan Ref : 7/2007/0004/DM – it was explained that the proposal related to permission for the erection of a detached dwelling on the land to the rear of 13 – 24, Durham Road, Aycliffe Village currently used as a paddock. The site was between the rear gardens of existing properties which fronted Durham Road and the A167 to the west with access currently being gained directly from the A167. The applicant, the owner of 13, Durham Road, intended to use the property as access to the proposed development site.

The County Highways Department considered parking arrangements to be acceptable and advised that the existing access onto the A167 should be closed in line with Condition 11 of the previous outline planning permission.

In terms of design it was considered that the development was acceptable in terms of location and that the proposal would not adversely affect the street scene.

Dealing with landscaping etc., it was explained that, if approved, a tree survey would be required and a condition imposed re : protective fencing.

It was explained that there had been thirteen letters of objection from neighbouring properties and a 15 signatory petition from Durham Road Residents Association.

The objectors concerns included :-

- Loss of view
- Loss of privacy and amenity
- Disruption during construction
- Access to A167
- Damage to foundations
- Parking, etc

It was noted that three letters of support had also been received in relation to the application.

The Committee was reminded that those factors which could be taken into account as planning considerations were :-

- Loss of amenity
- Access
- Parking
- Landscaping, and
- Design

The development fell within the residential framework boundary and was considered backland development. The distance from other properties would be in excess of the minimum requirement. The proposal was considered to accord with Policies H8 and H17 of the Borough Local Plan.

Mrs. Millington, a local resident, was present at the meeting and outlined her concerns in relation to the development. She explained that her concerns related to disruption during construction work, the size of the development in relation to other properties in Durham Road, access to the development site, parking provision for No. 13 Durham Road and also loss of privacy and intrusion particularly for properties immediately adjacent to the access. Mrs. Millington also was concerned about the impact on the trees and loss of greenery.

Miss Burley, a resident of Durham Road, was also present at the meeting to express her objections and concerns with the development. She explained that her concerns related to the access onto Durham Road and the replacement parking for the property. Parking would be close to a bus stop and access would be onto Durham Road which experienced a considerable amount of traffic. Miss Burley also was concerned regarding access for emergency vehicles and whether the proposed access would be suitable. She explained that the front boundary did not have a condition relating to the replacement of the boundary fence. It was pointed out to Members of the Committee, that the grass verge at the front of the property was Council land.

Mr. Iceton, the applicant, then addressed the meeting and outlined the proposals. He explained that, in relation to the issue of access this needed to be from Durham Road. Planning permission existed for one dwelling on the site and had been approved. The issue of parking had been addressed by allocating parking outside the property. The access would not be used by construction traffic so there was no danger to the foundations of the neighbouring properties, trees, etc. Landscaping, etc., was to take place and no felling of trees was foreseen. All the tree roots would be adequately protected.

It was explained that disruption would be kept to an absolute minimum.

The design of the dwelling met Council standards, was aesthetically pleasing and would enhance the area.

Officers explained that, in relation to privacy and amenity, the proposed development was within the specified minimum with regard to distance from other properties. The design of the property was such that the hipped roof would reduce the bulk of the property and the proposals met privacy guidelines. With regard to traffic, the outline planning application had been approved with no highway objections. Fencing was covered in the conditions of any approval. The proposed development was traditional in design and size.

With regard to Application No : 3 – Erection of 52 bedroom nursing home – Former Aycliffe Arms, Silverdale Place, Newton Aycliffe – Gainford Care Homes, c/o Ms. S. McAlear, 25, Front Street, Perkinsville, Chester-le-Street, Co. Durham – Plan Ref : 7/2007/0030/DM – it was explained that a letter of objection had been received from the Area Manager of Bond Care North East Limited which was read out to the Committee. In his letter Mr. Taylor explained that as Regional Manager of Aycliffe Care Homes, his objection was on the grounds that there was not a need for additional provision in the area at this time. A competitor analysis had shown that all private homes currently had empty beds across the full range of services to older people including residential, nursing and EMI Care. Social service trends indicated that the area was already overprovided for.

Members were reminded that commercial competition was not a material planning consideration.

It was noted that, if the application was proved, Condition 6 outlined in the schedule would need to be amended to read as follows :-

“Site works (including deliveries and temporary site generators) shall not be carried out on the premises outside the hours of 08.00 hours to 18.00 hours Monday to Friday and 09.00 to 14.00 on Saturday nor at any time on Sundays, Bank Holidays or public holidays.

Reason : To ensure that occupants of nearby properties are not adversely affected by noise from the premises and to comply with Policy B10 (Location of Potentially Polluting Developments) of the Sedgefield Borough Local Plan.

RESOLVED : 1. *That in respect of Application No 3 – Erection of 52 bedroom nursing home – Former Aycliffe Arms, Silverdale Place, Newton Aycliffe – Gainford Care Homes, c/o Ms. S. McAlear, 25, Front Street, Perkinsville, Chester-le-Street, Co. Durham – Plan Ref : 7/2007/0030/DM – Condition 6 be amended to read as follows :*

“Site works (including deliveries and temporary site generators) shall not be carried out on the premises outside the hours of 08.00 hours to 18.00 hours Monday to Friday and 09.00 to 14.00 on Saturday nor at any time on Sundays, Bank Holidays or public holidays.

Reason : To ensure that occupants of nearby properties are not adversely affected by noise from the premises and to comply with Policy B10 (Location of Potentially Polluting Developments) of the Sedgefield Borough Local Plan.

2. *That the remainder of the recommendations detailed in the schedule be adopted.*

DC.120/06 DELEGATED DECISIONS

Consideration was given to a schedule detailing applications which were to be determined by officers by virtue of their delegated powers. (For copy see file of Minutes).

RESOLVED : *That the schedule be received.*

DC.121/06 APPEALS

Consideration was given to a schedule detailing outstanding appeals up to 21st March, 2007. (For copy see file of Minutes).

RESOLVED : *That the schedule be received.*

DC.122/06 RECENT PLANNING APPEAL DECISION

Consideration was given to a report of the Director of Neighbourhood Services in respect of a recent planning appeal decision. (For copy see file of Minutes).

Members noted that the appeal in relation to an enforcement notice alleging non-compliance with approved plans in respect of the erection of two dwellings – Land at 2 and 3 Vine Street, Spennymoor – Plan Ref : 7/2003/0586/DM had been dismissed.

DC.123/06 TREE PRESERVATION ORDER NO.43/2006 HAWKSHEAD PLACE, NEWTON AYCLIFFE

Consideration was given to a report of the Head of Planning Services (for copy see file of Minutes) the purpose of which was to consideration whether it would be appropriate to make the above Tree Preservation Order permanent.

It was explained that the provisional Tree Preservation Order had been made at the above site on 10th January, 2007. The Order must be confirmed within six months of being made or would be null and void.

Members were informed that the trees that were the subject of the Order provided amenity value to the area and were considered worthy of protection to preserve the street scene.

RESOLVED : That the above Tree Preservation Order be confirmed.

DC.124/06 REVOCATION OF TREE PRESERVATION ORDER, GYPSY LANE, FERRYHILL 1981

Consideration was given to a report of the Head of Planning Services (for copy see file of Minutes) regarding the Council's review of Tree Preservation Orders in accordance with Government guidance.

As part of the review a Tree Preservation Order relating to 23 trees, 5 areas of trees and 1 group of trees at Gypsy Lane which had been made in November, 1981 had been reviewed.

Since the Order had been made many of the trees had died, been removed or suffered storm damage. The amendment of the Order is not therefore considered expedient.

RESOLVED : That the above Tree Preservation Order be revoked.

DC.125/06 REVOCATION OF TREE PRESERVATION ORDER, THE VICARAGE, TUDHOE VILLAGE 1978

Consideration was given to a report of the Head of Planning Services (for copy see file of Minutes) relating to the Council's review of Tree Preservation Orders in accordance with Government guidance.

The above Tree Preservation Order related to 27 individual trees and was made in June 1978. The Order had been made to protect the landscape at the entrance to Tudhoe Village.

Since the Order had been made Tudhoe Village had been designated as a Conservation Area and the trees therefore enjoyed a degree of protection due to this status. The amendment of the Order is not therefore considered expedient.

RESOLVED : That the above Tree Preservation Order be revoked.

DC.126/06 REVOCATION OF TREE PRESERVATION ORDER, INGLES GARTH HOUSE, SPENNYMOOR 1973

Consideration was given to a report of the Head of Planning Services (for copy see file of Minutes) regarding the Council's review of Tree Preservation Orders in accordance with Government guidance.

It was explained that a Tree Preservation Order relating to one individual tree and six groups of trees had been made in November, 1973 to protect trees prior to the sale of the site during development.

The site was in the ownership of the Borough Council and was a Carelink facility. It was not considered expedient to remake the Order.

RESOLVED : That the above Tree Preservation Order be revoked.

EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That in accordance with 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 Paragraphs 1 and 6 of Part 1 of Schedule 12a of the Act.

DC.127/06 ALLEGED BREACHES OF PLANNING CONTROL

Consideration was given to a schedule detailing alleged breaches of planning control and action taken. (For copy see file of Minutes).

RESOLVED : That the schedule be received.

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection, etc., in relation to these Minutes and associated papers should contact Liz North 01388 816166 ext 4237 enorth@sedgefield.gov.uk

Item 4

SEDGEFIELD BOROUGH COUNCIL

REPORT TO DEVELOPMENT
CONTROL COMMITTEE
27TH APRIL 2007

REPORT OF THE HEAD
OF PLANNING SERVICES

ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED
MEANS OF ACCESS (OUTLINE APPLICATION) AT ROSE STREET,
TRIMDON GRANGE

1.0 PURPOSE OF THE REPORT

- 1.1 To ratify the decision made by the Development Control Committee on the 2nd February 2007 to approve the planning application 7/2006/0521/DM for residential development, following confirmation from the Government Office for the North East (GONE) that the Secretary of State had decided not to call in the application to determine herself and that the application should remain with the Council for decision.

2.0 BACKGROUND

- 2.1 On the 2nd February 2007 Development Control Committee endorsed the officer recommendation of approval in respect of the above-mentioned planning application. The decision to grant approval was made in the knowledge that the application needed to be referred to GONE because, whilst the housing development was proposed on brownfield land, the site is located outside the recognised residential framework of Trimdon Grange.
- 2.2 The purpose of referring an application to GONE is to enable the Secretary of State to decide whether or not she wishes to call in the application to determine herself.

3.0 THE DECISION OF THE SECRETARY OF STATE

- 3.1 Notification has now been received from GONE stating that the Secretary of State has decided not to call in the application. The Secretary of State in arriving at this decision has decided that the main matters are national policies:-
 - which contribute to the delivery of sustainable development through the achievement of social cohesion and inclusion, the protection and enhancement of the environment, the prudent use of natural resources,

and sustainable economic development (PPS1 - *Delivering Sustainable Development*);

- which seek to address the causes and potential impacts of climate change by reducing energy use and emissions, promoting the development of renewable energy resources, and taking climate change impacts into account in the location and design of development (PPS1 - *Delivering Sustainable Development*);
- to provide 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*);
- to ensure 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*);
- to encourage high quality housing that is well-designed and built to a high standard (PPS3 - *Housing*);
- to ensure a sufficient quantity of housing, taking into account need and demand and seeking to improve choice (PPS3 - *Housing*);
- to ensure 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*);
- to balance the location requirements of business with wider environmental and social objectives (PPG4 - *Industrial and Commercial Development and Small Firms*);
- to use planning conditions to ensure the conservation and enhancement of the site's biodiversity or geological interest (PPS9 - *Biodiversity and Geological Conservation*);
- to reduce the need to travel by car (PPG13 - *Transport*);
- to meet the open space, sport and recreation requirements of the whole of the community by securing new provision (PPG17 - *Planning for Sport, Open Space and Recreation*);
- to ensure that development control decisions are taken efficiently and are consistent with national and international climate change policy obligations (PPS22 - *Renewable Energy*);
- to control or reduce the impact of noise, as far as practicable, at the planning stage (PPG24 - *Planning and Noise*);
- to ensure that planning applications are accompanied by a flood risk assessment (PPS25 - *Development and Flood Risk*).

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.

4.0 RECOMMENDATION

4.1 That in light of the Secretary of State's decision not to call in the application, Development Control Committee endorse the earlier recommendation of approval and that the Head of Planning Services be given authority, in consultation with the Borough Solicitor, to enter into a Section 106 Legal Agreement to secure the following heads of terms which were set out in the report to committee:

- A Management Plan for the future management and maintenance of areas of open space.
- A Design Code for the site comprising details of mix of house types, types of materials, surface treatments, street furniture and means of enclosure.
- Off site highway works to provide a 1.8 metre wide footway to adoptable standards along the northern side of Rose Street from the junction with the B1278 to the entrance of the development site.
- The provision of 10% affordable housing spread across the site.

Contact Officer: Steve Teasdale
Telephone No. (01388) 816166 Ext 4498
Email Address: steasdale@sedgefield.gov.uk

Background Papers:

1. Planning Application Ref No. 7/2006/0521/DM
2. Letter dated 8/3/07 from GONE



GOVERNMENT OFFICE
FOR THE NORTH EAST

Mr C Walton
Head of Planning and Technical Services
Sedgefield Borough Council
Council Offices
Green Lane
SPENNYMOOR DL16 6JQ

Regional Group

Citygate
Gallowgate
Newcastle upon Tyne
NE1 4WH

Your Ref: 7/2006/0521/DM
Our Ref: GONE/M/1330/219/07/2

DEVELOPMENT CONTROL
RECEIVED

Date: 8 March 2007

12 MAR 2007

Tel: 0191 201 3300
Direct: 0191 202 3643
Fax: 0191 202 3744
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ian.martin@gone.gsi.gov.uk

Dear Mr Walton

**PROPOSED RESIDENTIAL DEVELOPMENT AND MEANS OF ACCESS ON LAND AT
ROSE STREET, TRIMDON GRANGE**

I refer to your letter of 20 February 2007 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:

WALTOLR3 (GC 07)



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FOR THE NORTH EAST

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- which contribute to the delivery of sustainable development through the achievement of social cohesion and inclusion, the protection and enhancement of the environment, the prudent use of natural resources, and sustainable economic development (PPS1 – *Delivering Sustainable Development*);
- which seek to address the causes and potential impacts of climate change by reducing energy use and emissions, promoting the development of renewable energy resources, and taking climate change impacts into account in the location and design of development (PPS1 – *Delivering Sustainable Development*);
- to provide 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*);
- to ensure 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*);
- to encourage high quality housing that is well-designed and built to a high standard (PPS3 – *Housing*);
- to ensure a sufficient quantity of housing, taking into account need and demand and seeking to improve choice (PPS3 – *Housing*);
- to ensure 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*);
- to balance the location requirements of business with wider environmental and social objectives (PPG4 – *Industrial and Commercial Development and Small Firms*);
- to use planning conditions to ensure the conservation and enhancement of the site's biodiversity or geological interest (PPS9 – *Biodiversity and Geological Conservation*);
- to reduce the need to travel by car (PPG13 – *Transport*);
- to meet the open space, sport and recreation requirements of the whole of the community by securing new provision (PPG17 – *Planning for Sport, Open Space and Recreation*);

WALTOLR3 (GC 07)



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- to ensure that development control decisions are taken efficiently and are consistent with national and international climate change policy obligations (PPS22 – *Renewable Energy*);
- to control or reduce the impact of noise, as far as practicable, at the planning stage (PPG24 – *Planning and Noise*);
- to ensure that planning applications are accompanied by a flood risk assessment (PPS25 – *Development and Flood Risk*).

5. The Secretary of State has concluded 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 her own determination. She has therefore concluded that the application should remain with Sedgfield 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 Direction?

Yours sincerely



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

WALTOLR3 (GC 07)



Item 5

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

1. 7/2006/0737/DM APPLICATION DATE: 17 November 2006

PROPOSAL: **MODIFICATIONS TO ELEVATIONS, ERECTION OF REAR EXTENSIONS INCORPORATING A GRANNY ANNEX, ERECTION OF CANOPY TO FRONT ELEVATION AND ERECTION OF TRIPLE GARAGE TO REAR**

LOCATION: **THE LARCHES THORPE LARCHES SEDGEFIELD STOCKTON-ON-TEES TS212AG**

APPLICATION TYPE: Detailed Application

APPLICANT: Mr M Mehra
39 The Leas, Sedgfield, Stockton on Tees

CONSULTATIONS

1. SEDGEFIELD TC
2. Cllr. Mr. J. Robinson
3. Cllr D R Brown
4. Cllr. J Wayman J.P.
5. ENGLISH NATURE
6. BUILDING CONTROL
7. WILDLIFE TRUST 6
8. ENGINEERS
9. DESIGN
10. SEDGEFIELD TC

NEIGHBOUR/INDUSTRIAL

Aingarh
Newlands
Greenacres
Greensides
Kenholme
Brackendale
Midway Grange
Eaton Brae
Glendale Bungalow
The Briars
Ellerby
The Willows
Moontree Cottage
Five Oaks
Beechgrove
The Bungalow
Ellerby

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

BOROUGH PLANNING POLICIES

H15	Extensions to Dwellings
D5	Layout of New Housing Development
T7	Traffic Generated by New Development
D13	Development Affecting Watercourses

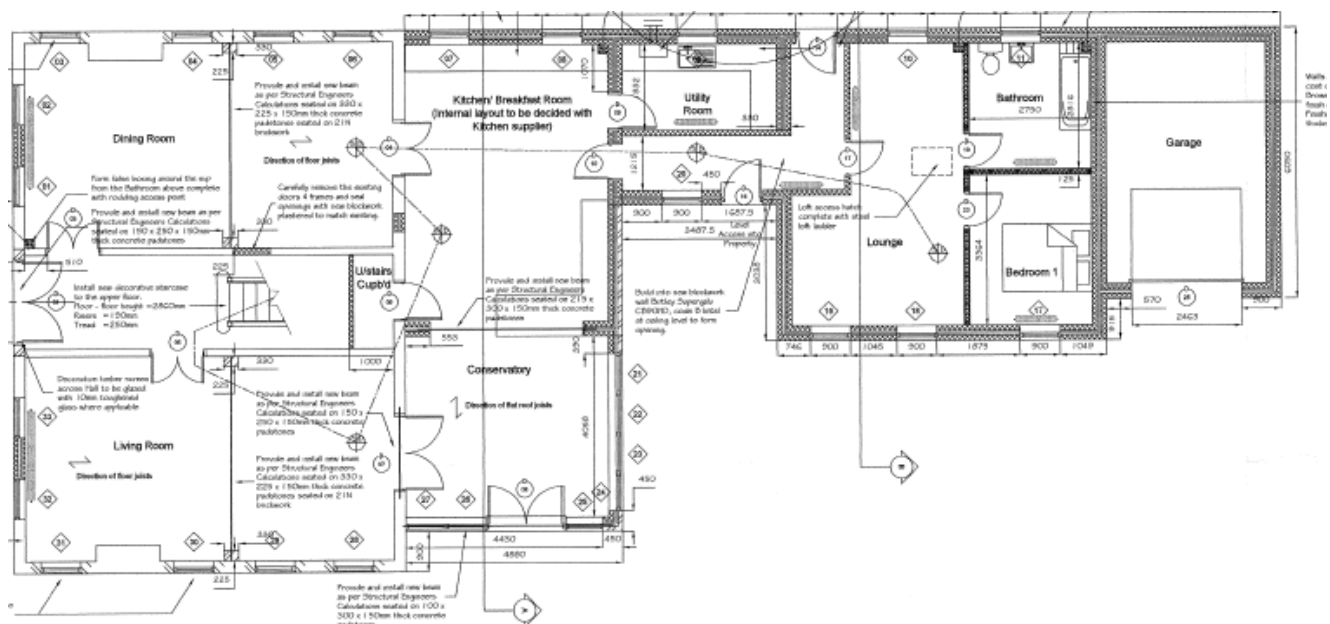
This application would normally be dealt with through the approved scheme of delegation but has been referred to committee at the request of a Ward Member owing to widespread public concern.

THE PROPOSAL

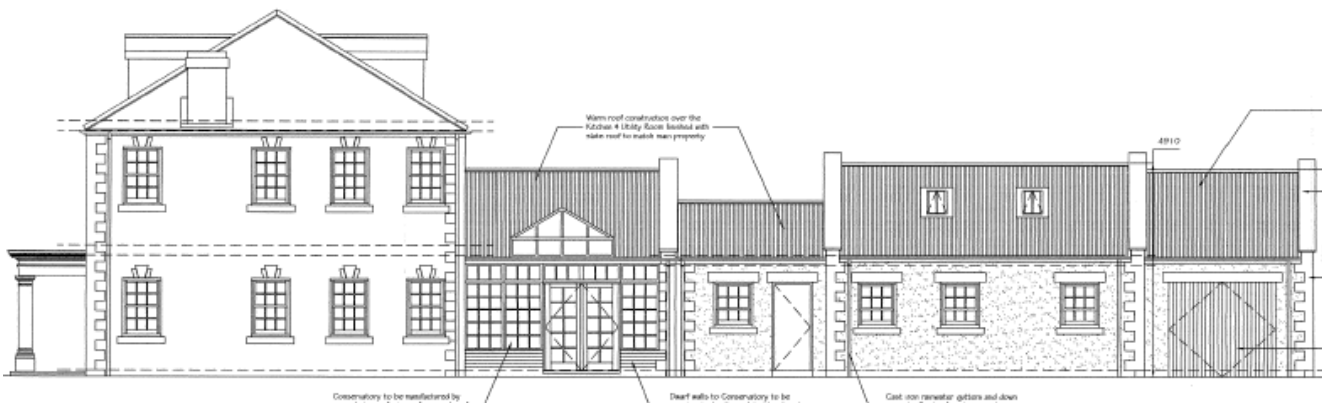
Planning permission is sought for a variety of works to improve and extend a residential property known as The Larches located in the hamlet of Thorpe Larches. The various elements of the proposal are as follows:

- The erection of a front porch/canopy. This takes the form of an enclosed canopy supported by a series of ornate columns.
- A single storey rear kitchen extension measuring 7 metres by 5 metres
- A conservatory measuring 5 metres by 4.5 metres and taking the form an 'orangery' with a glazed roof lantern.
- A utility room measuring 3.5 metres by 4 metres.
- A single storey granny annex with attached single garage. The granny annex measures 7 metres square and incorporates a lounge, bathroom and bedroom.

The drawings below show the proposed arrangement of the various extensions.



SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED



The applicants have already undertaken extensive works to improve the property which had been vacant and in need of renovation. These works have included the insertion of dormer windows to the front and rear of the property, the replacement and insertion of new windows, and the introduction of architectural stonework detailing. These works amount to permitted development which does not require the benefit of planning permission. In addition the applicants also propose to erect a detached triple garage which due to the size of the site and the location and height of the garage can be built under permitted development rights.

The application site has been subject to previous and current complaints regarding unauthorised works and this application has been submitted with a view to resolving any outstanding matters.

A previous application (7/2006/0496/DM) was withdrawn in order for protected species surveying on the site to be undertaken. Natural England has subsequently confirmed that they have no objections to any extensions to the dwelling.

SITE AND ITS SURROUNDINGS

The Larches is a 5 bedroomed detached dwelling set within 5 acres of spacious garden and paddock areas, including a hardstanding providing ample parking and a range of former agricultural buildings in various states of repair.

The application site lies within the hamlet of Thorpe Larches, which lies in the south east of the Borough on the boundary with Stockton and consists of 2 industrial units and mainly detached properties with extensive curtilages. Access to the site is via the busy A177 which brings traffic through the middle of the hamlet.

CONSULTATION AND PUBLICITY

Sedgefield Town Council have made no comment to date.

Natural England- Advises that from the results of the survey the above proposal is unlikely to have an adverse effect in respect of species especially protected by law subject to the imposition of an appropriately worded mitigation condition.

Sedgefield Borough Council Tree Officer- has stated that with the works already undertaken by the applicant to restore the property, and the building works carried by the occupant of the neighbouring property 'Ellerby', the rare black poplar tree in the hedge line dividing the two

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

properties is already condemned, will soon die, and subsequently he has no objections to the scheme.

Local Residents- There have been three letters of objection and one letter of support for the originally submitted application and there have been three objections as a result of the reconsultation process for the revised scheme.

The objections can be summarised as:

- The extension is too large in relation to the existing dwelling.
- The extension is out of character with the area.
- The granny annex appears to represent a further property rather than an extension. It will add to the sewage and will also place more demand on the access.
- The extension will be visible from neighbouring properties.
- The proposal will result in the loss of light and privacy.
- Some works have been undertaken without the benefit of planning permission.
- The newt survey by Natural England was inadequate.
- The drainage arrangements are insufficient and will significantly add to the risk of local flooding. (Whilst this matter will need to be addressed through the corresponding Building Regulations application it is considered that it would be advisable to impose a foul and surface water drainage condition in the event that planning permission is granted.)
- There has been damage to the local environment and the extension will affect trees.
- Concerns that with all the planning delays the building works will never be finished and the property will become derelict again.
- The proposal will have an adverse impact upon a range of trees

The letter of support gives tribute to the owners for the restoration of the house in taste and quality of materials. It goes on to state that the authors and the people who reside in the hamlet will be proud of the restoration, and give credit to the restorers.

It is also worthy of note that despite their concerns the three objectors welcome the occupation of the property after it remaining derelict.

PLANNING CONSIDERATIONS

The rear extensions on the property are subject to Policy H15 in the Sedgefield Borough Council Local Plan and the guidance contained within the Residential Extensions Supplementary Planning Document.

Policy H15 states that extensions to dwellings will normally be approved provided the proposals are of a scale compatible with the property and there is no adverse affect on:

(A) The amenity and privacy of surrounding properties contrary to Policy D5

(B) The general character of the area

(C) Highway safety contrary to Policy T7

Policy H15 (Extensions to Dwellings) states that the design of all extensions should be of a size and scale that is in keeping with the existing dwelling. Originally the applicant had applied for a

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

conservatory, kitchen extension and a large dormer games room on top of an attached triple garage (measuring 11m x 20m x 6m in height) which was considered excessive in scale for a standard householder extension with no special justification. However after listening to the applicants concerns, and taking into account their personal circumstances, it was established that the best solution was a for the scheme to be reconfigured to incorporate a 'granny annex'. The term 'Granny Annex' is normally applied to a subsidiary addition to an existing dwelling and sited and designed so that it can be incorporated into the main dwelling when no longer required for occupation by a dependant relative.

The reason for the annex is so the applicants can provide round the clock care when needed for members from both sides of immediate family who are registered disabled and/or elderly and therefore need the annex to provide the level of care needed. The applicant has submitted documentary evidence to this effect and has stated that the proposal will provide a level access to the site which will enable relatives to visit and stay for short durations.

The SPD in paragraph 1.6 states that personal circumstances such as a disability make it difficult to provide certain facilities within the standards set out. It also highlights that '*Sedgefield Borough Council will interpret these standards flexibly in such circumstances*'.

Nevertheless, following protracted negotiations, the size of the granny annex has been gradually reduced to a point where it can be regarded as being ancillary to the main house in terms of its scale and form. The resultant development including the kitchen extension and conservatory now meets the requirements of the Policy H15 and the Residential Extensions Supplementary Planning Document.

Due to 'The Larches' standing in its own generous grounds the only property that the extension could have an adverse effect on is the adjacent 'Ellerby'. However 'The Larches' is set back by a distance of approximately 15m from the property therefore as a result the rear extensions are a minimum of 25m from 'Ellerby' and therefore will have no effect on privacy or the amenity of the occupier. A site meeting with the occupier of 'Ellerby' also confirmed that the rear extension on 'The Larches' will be barely visible from inside of the property. In addition the owner/occupier of Ellerby also has planning permission for large double garage that is currently under construction which will completely block out the view of the extension from inside 'Ellerby'. The curtilages are also separated by a 2m high boundary fence with a mixture of mature trees and hedgerow providing additional screening.

The Council also seeks to impose a maximum limit of a 50% increase in the volume of the proposed extension upon the original host dwelling. The proposed extensions at the Larches do exceed the 50% limit however it is considered that the personal circumstances of the applicant provide sufficient justification for a departure from this policy to be acceptable.

In terms of according with the rear extension element of the SPD due to the relatively isolated nature of the host dwelling the 45 degree code rule is not applicable, and as highlighted there are no problems of unreasonable over shadowing, over dominance, loss of privacy or loss of daylight to the adjacent property. There could have been a slight impact on a nearby rare Black Poplar tree, although the Tree Officer has stated that as a result of the works already undertaken by the applicant to restore the property, and the building works carried by the occupant of the neighbouring property 'Ellerby', the rare black poplar tree in the hedge line dividing the two properties is already condemned, will soon die, and subsequently he therefore

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

has no objections to the scheme. As a result, while regrettable, it is considered that the moribund tree is not a material planning consideration.

In terms of the general character of the area, Thorpe Larches is a sporadic group of dwellings and farmsteads (including an unsightly industrial unit) which mainly front onto the busy A177. As result of the diversity of house types it is considered the hamlet has no obvious characteristic architectural style. In addition it is considered that the improvements, which include new windows and attractive stonework detailing, improve the overall appearance of the hamlet.

The Residential Extensions Supplementary Planning Document also seeks to ensure that extensions take into account the character and appearance of both the existing dwelling and the surrounding streetscape. As has been established above the dwelling has no negative impact on the surrounding streetscape as Thorpe Larches is characterised by a variety of house types and design set in generous grounds.

Government Planning Policy Statement 7 (Rural areas) seeks to broadly restrict development in the countryside, in relation to dwellings, to allow reasonable levels of householder development providing that it does not give rise to a visually harmful impact. The extension at 'The Larches' is considered reasonable, taking account of the applicants personal circumstances and it will not be prominent when viewed from the A177 or any other prominent public vantage point.

The SPD also covers Rural Extensions that mainly seeks to preserve the original character of farm buildings, although 'The Larches' does not come under the definition of a farm building. Before the applicants started to renovate the property it had constituted a characterless and run down dwelling house of the kind found in many 1930's residential suburbs. Therefore there is no original character to preserve, and as discussed, the extension will not be intrusive or undermine the dominance of the landscape. It is also considered that the overall development is being carried out to a very high standard in terms of design and materials and is a welcome improvement in terms of visual amenity from what was existing previous to the applicants purchasing the property.

Finally, in terms of its impact upon protected species, English Nature have confirmed that the proposal is unlikely to have an adverse effect in respect of species especially protected by law. English Nature have however recommended the imposition of an appropriately worded mitigation condition and it is therefore proposed to impose such a condition should members be minded to approve the application.

CONCLUSION

In conclusion, the proposal is considered to be satisfactory in terms of its impact on adjoining and surrounding properties, its overall form and layout and its impact on the area in general. As such the proposal is considered to accord with Policies H15 of the Borough Local Plan and the Residential Extensions Supplementary Planning Document. In considering the proposal regard has been given to all of the points of objection submitted by the occupiers of surrounding properties and it is felt these have been addressed within the text of the planning considerations.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - TO BE DETERMINED

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 officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

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.

RECOMMENDATION

It is recommended that planning permission be granted subject to the following conditions.

1. The development hereby approved shall be begun not later than the expiration of 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out only in accordance with the submitted application, as amended by the following document(s) and plans: plans received ## ## ## ## ## ##

Reason: To ensure that the development is carried out in accordance with the approved documents.

3. Notwithstanding any description of the materials in the application, no development shall be commenced until details of the materials and detailing to be used for the external surfaces, including the roof and render colour, of the building have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of the development in the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

4. No development shall take place unless in accordance with the precautionary working method statement detailed in Appendix 1 of the protected species report (survey for the great crested newts at 'The larches' Thorpe larches by E3 Ecology Ltd, 22 September 2006 including, but not restricted to adherence to precautionary working methods.

Reason: To conserve protected species and their habitat

5. The development hereby approved shall not be occupied until such time as surface water and foul drainage systems have been installed in accordance with a detailed specification to be submitted to and approved in writing by the Local Planning Authority.

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

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - TO BE DETERMINED

6. The development hereby approved shall not be used otherwise than as an extension to the existing living accommodation to the main dwelling house. At no time shall it be occupied other than for purposes ancillary to the residential use of the dwelling known as Thorpe Larches.

Reason: In order to ensure that the development does not become a separate residential unit and in the interests of residential amenity.

INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION

In the opinion of the Local Planning Authority the proposal is acceptable in terms of its scale, design and its impact upon privacy, amenity, highway safety and the general character of the area.

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:H15 Extensions to dwellings.H16 Extensions to the Front of DwellingsSupplementary Planning Guidance Note 4: The Design of Extensions to Dwellings.

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

1. 7/2007/0155/DMAPPLICATION DATE: 13 March 2007

PROPOSAL: **INSTALLATION OF SIGNAGE**

LOCATION: **ENTRANCES TO REDESDALE SHOPPING CENTRE REDESDALE COURT TRIMDON GRANGE CO DURHAM**

APPLICATION TYPE: Advertisement Consent

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

CONSULTATIONS

- | | |
|----|----------------------|
| 1. | DCC (TRAFFIC) |
| 2. | TRIMDON P.C. |
| 3. | ENGINEERS |
| 4. | Cllr. Mrs L. Hovvels |
| 5. | POLICE HQ |
| 6. | ENV. HEALTH |

NEIGHBOUR/INDUSTRIAL

Kielder Drive:1,2,3,4,5,6,7
Rothbury Close:10,9
Community Centre
Redesdale Court:1,2,3,4,5,6,7,8
Berwick Court:22,21

This application has been submitted by Sedgefield Borough Council, and as such, in accordance with the scheme of delegation is now being presented to the planning committee for consideration following the receipt of third party representations.

THE PROPOSAL

In line with the recently approved environmental improvement works to the Redesdale Court Shopping Precinct in Trimdon Grange, an advertisement consent application has been submitted for the installation of 2no. non-illuminated signage displays, positioned at different locations adjacent to the highway in the close vicinity to the shopping precinct.

Each sign will read 'REDESDALE COURT SHOPPING CENTRE' (written in midnight blue lettering on a white background.) These two advertisement displays will be positioned within the grass verge to the side of Kielder Drive which is the main road access leading into the Shopping Precinct. One advertisement will be positioned at the northern entrance to Kielder Drive (at the junction with Salter's Lane), with the second located to the eastern entrance of the shopping precinct off Kielder Drive.

SEDFIELD BOROUGH COUNCIL

DEVELOPMENT BY SEDFIELT BOROUGH COUNCIL

Plans show each display to be mounted within a decorative brick wall style feature measuring 875mm tall by 1950mm wide. The advertisement element of this feature will measure only 300mm by 1400mm and be centrally located within the wall display.

CONSULTATION RESPONSES

Trimdon Parish Council have made no comments on this application to date.

The Durham County Highways Engineer has raised no objections to this proposal. It has been noted that the visibility splay for the proposed display at the top end of Kielder Drive (at the junction with Salter's Lane) is already obstructed by the nearby bus shelter to the north and is therefore acceptable,

The Durham County Police Architectural Liaison Officer has raised no objections to this proposal.

As part of the consultation and publicity exercise for this application, site notices were erected adjacent to the proposed signage locations and all nearby properties were notified. Only one letter of objection was received from a nearby resident who raised the following points:

- The existing outlook onto this shopping centre is an eyesore. Erecting new signage in the locations shown will only highlight this eyesore,
- Money would be better spent on cleaning up and improving the appearance of the community centre (i.e. pebble-dash and painting of external surfaces),
- Other residents have passed comment on the appearance of this shopping centre and community centre, and are not happy with what they have for the rates they pay.

PLANNING CONSIDERATIONS

This proposal has been considered in accordance with the requirements of adopted Local Plan Policy D15 (Advertisements) of the Sedfield Borough Local Plan. Policy D15 stipulates that advertisement consent should normally be granted except where the advertisement would be considered detrimental to the amenity of an area or public safety.

The advertisements are relatively small structures and will therefore be in keeping with the surrounding area which predominantly residential. Whilst it has been noted that one of the proposed advertisements will be located within a visibility splay at a highway junction, it has been confirmed that there are no safety fears, with this splay already obstructed by an adjacent bus stop. The proposal in highway safety terms is therefore considered to be acceptable.

The concerns of the single objector to this application have been taken into account in determining this application, but it is considered that the majority of concerns regarding the poor appearance of the shopping precinct may be alleviated to some extent following the completion of current environmental improvement works.

It is not anticipated that the proposed signage will appear incongruous to the character or appearance of the area, providing an element of consistency with current environmental improvement works in terms of design, whilst providing a more welcoming and attractive

SEDGEFIELD BOROUGH COUNCIL

DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL

environment to this shopping precinct area. This proposal is considered to accord with Policy D15 of the Sedgefield Borough Local Plan and is hereby recommended for planning approval.

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 grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

RECOMMENDATION: That planning permission is granted subject to the imposition of the following conditions.

1. This consent to display the advertisement is for a period of five years from the date of this permission.
Reason: To meet the requirements of the Town and Country Planning Act 1990 and to comply with Policy D15 (Advertisements) of the Sedgefield Borough Local Plan,
 2. Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
Reason: To meet the requirements of the Town and Country Planning Act 1990 and to comply with Policy D15 (Advertisements) of the Sedgefield Borough Local Plan.
 3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
Reason: To meet the requirements of the Town and Country Planning Act 1990 and to comply with Policy D15 (Advertisements) of the Sedgefield Borough Local Plan.
 4. Where any advertisement is required under these Regulations to be removed, its removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
Reason: To meet the requirements of the Town and Country Planning Act 1990 and to comply with Policy D15 (Advertisements) of the Sedgefield Borough Local Plan.
 5. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway sign or aid to navigation by water or air, or so as to otherwise render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
Reason: To meet the requirements of the Town and Country Planning Act 1990 and to comply with Policy D15 (Advertisements) of the Sedgefield Borough Local Plan.
-

SEDGEFIELD BOROUGH COUNCIL**DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL**

6. No advertisement is to be displayed without the permission of the owner of the site or any person with an interest in the site entitled to grant permission.

Reason: To meet the requirements of the Town and Country Planning Act 1990 and to comply with Policy D15 (Advertisements) of the Sedgefield Borough Local Plan.

INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION

In the opinion of the Local Planning Authority the proposal is acceptable in terms of highway safety, amenity and the general characteristics of the locality.

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:H15 Extensions to dwellings.H16 Extensions to the Front of DwellingsSupplementary Planning Guidance Note 4: The Design of Extensions to Dwellings.

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

2. 7/2007/0186/DM APPLICATION DATE: 13 March 2007

PROPOSAL **ERECTION OF MULTI-USE GAMES AREA AND EXTENSION OF EXISTING TODDLER PLAY AREA**

LOCATION: **LAND BETWEEN ELDON BANK AND OFFICE ROW ELDON CO DURHAM**

APPLICATION TYPE: Detailed Application

APPLICANT: Phil Ball
Sedgefield Borough Council, Green Lane, DL16 6JQ

CONSULTATIONS

1. Cllr. I. Smith
2. Cllr. L. Smith
3. Eldon Parish Council
4. NORTHUMBRIAN WATER
5. SPORTS COUNC.
6. L.PLANS
7. POLICE HQ

BOROUGH PLANNING POLICIES

H18 Acceptable Uses within Housing Areas
L5 Safeguarding Areas of Open Space

This application has been submitted by the Borough Council and as such, in accordance with the scheme of delegated powers, is required to be determined by Development Control Committee.

PROPOSAL

Planning permission is sought for the development of the new play area on an existing area of open space that lies on the open land between Eldon Bank and Office Row, Eldon. The play area is situated at the bottom of Eldon Bank and consists of a small multi-play climbing frame and trim trail.

The Leisure Services Department has carried out various forms of public consultation with the members of the public including evening events in the local church and more recently during the October School Holidays had eight graffiti workshops in the park to discuss with residents what should be included.

It was decided that the area for the multi-play climbing frame is extended to include 2 no. cradle swings, 4 no. spinning items and the installation of the Multi Use Games Area (MUGA). The

SEDGEFIELD BOROUGH COUNCIL**DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL**

final design was displayed at a final consultation event in February 2007 and they were also discussed at a recent Eldon Partnership Meeting.

Sedgefield Borough Council owns the land and the play area.

CONSULTATION RESPONSES

A site notice was placed at the bottom of Eldon Bank, relevant external bodies were consulted and internal departments within the Council were also consulted.

Durham Constabulary has stated that play areas should be designed so that they are observable from nearby houses but not sited so that they cause nuisance to residents. They recommend that the trees be pruned up to a height of 2.2m and any shrubs or hedges be pruned to 1m thereby maintaining a clear field of vision around the site.

Eldon Parish Council fully supports the applications.

No other comments have been received in response to the consultation and publicity exercise.

PLANNING CONSIDERATIONS

Whilst the application site is not specifically designated in the local plan under Policy L5 (Safeguarding of Areas of Open Space), it is a publicly accessible area of open space and the main considerations must be under that particular policy. As the site lies within a residential area, Policy H18 (Acceptable Uses within Housing Areas) also applies. The principle issues are:

- how would the proposal affect the suitability of the application site for leisure activities;
- would the environmental qualities of the site be prejudiced, and
- would the proposal be likely to significantly harm the living conditions for nearby residents?

The application site is presently a grassed area that is used by local residents for a variety of informal recreational activities. The proposal would formalise areas of play by creating improved play equipment, catering for children up to the age of 16. Sufficient undeveloped land would remain around these facilities to cater for informal recreation. The proposal would therefore enhance the range of activities available to the local community. The proposal is therefore considered to accord with Policy L5 of the Local Plan.

Policy H18 of the Local Plan prescribes a range of uses that will normally be considered acceptable in housing areas, subject to being of appropriate scale and character, not causing significant harm to the local residential amenities, and complying with other policies. The application site lies between two housing areas that are not generally well served by recreational open spaces. It lies almost centrally between Eldon Bank and Office Row housing and will serve the day-to-day recreational needs of a significant number of local residents. At present, it contains a limited amount of play equipment and this proposal aims to improve this. The proposal therefore affords an opportunity to significantly enhance the local play provision for a wide age range.

SEDGEFIELD BOROUGH COUNCIL**DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL**

A community consultation exercise carried out by the Council did not reveal any local objections to the proposal.

CONCLUSION

The proposal would transform a presently uninviting open space into a much more attractive and safe recreational area for children and adults, and there is clear local support for the scheme. The relevant open space and housing policies appear to be satisfied and it is therefore recommended that planning permission be granted for the development.

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.

RECOMMENDATION

That for the purposes of Regulation 4 of Town and Country Planning General Regulations 1992, planning permission is granted for this development subject to the following conditions:

1. The development hereby approved shall be begun not later than the expiration of 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION:

In the opinion of the Local Planning Authority the proposal is acceptable in terms of its scale, its effect upon the character of the surrounding area and its impact upon the living conditions of local residents.

INFORMATIVE: LOCAL PLAN POLICIES RELEVANT TO THIS DECISIONThe 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:

S9 Acceptable Uses within Towns and Villages

L11 Development of New or Improved Leisure and Community Buildings

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Item 8

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - COUNTY MATTERS

1. 7/2007/0170/CM

APPLICATION DATE: 19 March 2007

PROPOSAL: ERECTION OF KITCHEN VENTILATION EQUIPMENT ON EXISTING ROOF

LOCATION: BYERLEY PARK JUNIOR SCHOOL NEWTON AYCLIFFE CO DURHAM

APPLICANT: Durham County Council
County Hall, Durham, DH1 5UL

CONSULTATIONS

1. GREAT AYCLIFFE TC
 2. Cllr. V Crosby
 3. Cllr. B Hall
 4. Cllr. J Croft
-

This application (7/2007/0170/CM) is for development by Durham County Council and will therefore be dealt with by the County Council Under Regulation 3 of the Town and Country Planning General Regulations 1992.

THE PROPOSAL

The proposal involves the upgrading of kitchen ventilation ductwork which involves the installation of a new extraction canopy on the roof above the cooking equipment and dishwasher appliance to extract heat and fumes, at Byerley Park Junior School, Newton Aycliffe.

The ductwork will measure 6.2 in length, sit a maximum of 1m off the roof and will be set back approximately 3m from the roof edge. It will consist of stainless steel and be powder coated in grey to make it appear unintrusive and barely noticeable.

CONSULTATION AND PUBLICITY

There have been no comments or objection to the proposal

PLANNING CONSIDERATIONS

This minor proposal is needed because of current legislation that requires increased extraction and ventilation. The proposal will not have any negative impact on local amenity and will be barely noticeable in the streetscene. It is therefore considered that the proposal is in accordance with Local Plan Policy L11 (Improving the range and quality of leisure and community facilities).

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

RECOMMENDATION

It is recommended that the Council raise no objections to the proposal.

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.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

2. 7/2007/0179/CM

APPLICATION DATE: 5 March 2007

PROPOSAL: APPLIACATION NOT TO COMPLY WITH CONDITIONS 1,6 AND 7 OF PLANNING PERMISSION NO. 3/87/0390/CM & 7/87/343/CM AS AMENDED BY PLANNING PERMISSION NO 3/94/444/CM AND BY CONDITIONS 1, 5 AND 6 OF PLANNING PERMISSION NO. 3/2005/0318 & 7/2005/0269/CM (DCC REF CMA/3/17 & CMA/7/47) RELATING TO REFERENCES IN APPROVED DOCUMENTS AS TO WHEN TIPPING SHOULD CEASE, THE DATE TIPPING CEASE AND THE DATE BY WHICH THE SITE SHOULD BE RESTORED)

LOCATION: TODHILLS (COBEY CARR) WASTE DISPOSAL SITE NR NEWFIELD CO DURHAM

APPLICANT: Premier Waste
Management Ltd, Prospect House, Aykley Heads Business, Centre,
Durham

CONSULTATIONS

1. SPENNYMOOR TC
2. Cllr. W. Waters
3. Cllr. K Thompson
4. Cllr. C Sproat

This application is a County Matter to be determined by Durham County Council as the Waste Disposal Authority and the views of the Borough Council have therefore been sought as a consultee.

PROPOSAL

Todhills landfill site operates with the benefit of various previous planning consents that essentially permitted tipping operations to continue until 31st March 2007, with restoration (soils replacement) by 31st May 2008. Minor changes to the operation of the site and access arrangements have been approved in recent years by the County Council to vary working practices according to the rate of fill and the aims of meeting the terms of the original planning consents.

In particular, planning permission granted in 2005 allowed the access road and weighbridge to be moved to enable that part of the application site could to be exploited for tipping, with increased volumes up to the equivalent of 250,000 tonnes per year to be tipped. This was regarded as an ambitious, but achievable target. At the time of the current application however, 140,000 tonnes capacity remained, clearly not achievable within the terms of the original consent. This has in part been as a result of neighbour-friendly changes to accommodate non-operational times, particularly weekends, to improve the quality of life for local residents.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

For clarity, this application essentially seeks permission to extend the tipping and restoration periods prescribed by conditions attached to the original 1987 planning consent, as amended by a subsequent 2005 consent which reduced the operational period.

A supporting statement submitted with the applications suggests that previous Environment Agency interpretation of the European Landfill Directive has been challenged in the courts, allowing this modest extension of time to allow effective completion of the landfill operations after the previously prescribed March 2007 period.

The planning applications are therefore intended to bring the planning timetable in line with the operations allowed under environmental legislation.

PLANNING CONSIDERATIONS

It is clear that failure to fill the site to capacity would result in an incomplete and incongruous land form following restoration, to the long term disadvantage of the landscape. Land stability and drainage are also sensitive issues that could be adversely affected by short-filling the site. Furthermore, it would not constitute an effective use of this approved site and would lead to further pressures elsewhere to accommodate the remaining capacity. No changes to working hours or vehicle movements are proposed, and it is acknowledged that the applicant does not anticipate any further amendments to working practices at this site before completion of operations.

RECOMMENDATION

That Sedgefield Borough Council raises no objections to the proposal.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

3. 7/2007/0180/CM

APPLICATION DATE: 5 March 2007

PROPOSAL: APPLICATION NOT TO COMPLY WITH CONDITIONS 1, 5 AND 6 OF PLANNING PERMISSION NO. 3/2005/0318 & 7/2005/0269/CM (DCC REF CMA/3/17 & CMA/7/47 (RELATING TO REFERENCES IN APPROVED DOCUMENTS AS TO WHEN TIPPING SHOULD CEASE, THE DATE TIPPING SHOULD CEASE AND THE DATE BY WHICH THE SITE SHOULD BE RESTORED)

LOCATION: TODHILLS (COBEY CARR) WASTE DISPOSAL SITE NR NEWFIELD CO DURHAM

APPLICANT: Premier Waste Management
Prospect House, Aykley Heads Business, Park, Durham , DH1 5TH

CONSULTATIONS

1. SPENNYMOOR TC
2. Cllr. W. Waters
3. Cllr. K Thompson
4. Cllr. C Sproat

This application is a County Matter to be determined by Durham County Council as the Waste Disposal Authority and the views of the Borough Council have therefore been sought as a consultee.

PROPOSAL

Todhills landfill site operates with the benefit of various previous planning consents that essentially permitted tipping operations to continue until 31st March 2007, with restoration (soils replacement) by 31st May 2008. Minor changes to the operation of the site and access arrangements have been approved in recent years by the County Council to vary working practices according to the rate of fill and the aims of meeting the terms of the original planning consents.

In particular, planning permission granted in 2005 allowed the access road and weighbridge to be moved to enable that part of the application site could to be exploited for tipping, with increased volumes up to the equivalent of 250,000 tonnes per year to be tipped. This was regarded as an ambitious, but achievable target. At the time of the current application however, 140,000 tonnes capacity remained, clearly not achievable within the terms of the original consent. This has in part been as a result of neighbour-friendly changes to accommodate non-operational times, particularly weekends, to improve the quality of life for local residents.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

For clarity, this application essentially seeks permission to extend the tipping and restoration periods prescribed by conditions specified in a 2005 planning consent which permitted relocation of the access road and weighbridge buildings.

A supporting statement submitted with the applications suggests that previous Environment Agency interpretation of the European Landfill Directive has been challenged in the courts, allowing this modest extension of time to allow effective completion of the landfill operations after the previously prescribed March 2007 period.

The planning applications are therefore intended to bring the planning timetable in line with the operations allowed under environmental legislation.

PLANNING CONSIDERATIONS

It is clear that failure to fill the site to capacity would result in an incomplete and incongruous land form following restoration, to the long term disadvantage of the landscape. Land stability and drainage are also sensitive issues that could be adversely affected by short-filling the site. Furthermore, it would not constitute an effective use of this approved site and would lead to further pressures elsewhere to accommodate the remaining capacity. No changes to working hours or vehicle movements are proposed, and it is acknowledged that the applicant does not anticipate any further amendments to working practices at this site before completion of operations.

RECOMMENDATION

That Sedgefield Borough Council raises no objections to the proposal.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

4. 7/2007/0181/CM

APPLICATION DATE: 9 March 2007

PROPOSAL: PARENT WAITING SHELTER

LOCATION: WEST CORNFORTH PRIMARY SCHOOL HIGH STREET WEST
CORNFORTH CO DURHAM

APPLICANT: Mr J Richardson
Durham County Council, Environment, County Hall, Durham

CONSULTATIONS

1. CORNFORTH P.C.
2. Cllr. A. Hodgson
3. Cllr. M. Predki

This application (7/2007/0181/CM) is for development by Durham County Council and will therefore be dealt with by the County Council under Regulation 3 of the Town and Country Planning General Regulations 1992.

THE PROPOSAL

It is proposed to erect a parents waiting shelter on land within West Cornforth Primary School Grounds to help encourage parents and guardians to walk with their children to and from school.

The waiting shelter's structure will consist of transparent side and roof panels with a blue steel frame and measure 5.37m in length 4.1m in width and 2.2m in height. The structure will also have a lockable gate that will restrict access at evenings and weekends.

CONSULTATION AND PUBLICITY

There have been no comments received regarding the proposal

PLANNING CONSIDERATIONS

The need for the development has arisen following discussions with the School Travel Planning Working Group, which comprises of teaching staff, parents, local councillors, the Police and pupil representation. The proposed location of the shelter on the east side of the school has been requested by the school and enables quick, easy and safe access to a dedicated gateway from High Street via a purposely constructed footpath around the neighbouring library (already approved and constructed). Originally, pedestrian access to the rear of the school was through a staff parking area, which was considered hazardous.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

The shelter is a relatively small structure and is therefore unlikely to be visually intrusive particularly as it will be primarily constructed of transparent material. In terms of its design and impact upon the local street scene the proposal is considered to be acceptable.

As the shelter will be locked in the evenings and at weekends it is unlikely to become a congregating point for local youths. The shelter will also be visible from High Street, the School and the Library which will help to deter anti-social behaviour. The shelter is also unlikely to be visually intrusive due to the transparent nature of its design.

It is therefore considered that the proposal is in accordance with Local Plan Policy L11 (Improving the range and quality of leisure and community facilities). In terms of Local Plan Policy D1 (Design Principles) the design of the canopy is considered to be acceptable, it also accommodates the needs of its users and is therefore in accordance with Policy D1.

RECOMMENDATION

It is recommended that the Council raise no objections to the proposal.

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.

SEDFIELD BOROUGH COUNCIL

CONSULTATION FROM NEIGHBOURING PLANNING AUTHORITY

1. N/2007/0001/DM CONSULTATION DATE 19 March 2007

PROPOSAL: APPLICATION FOR THE RETENTION OF 50 METRE HIGH METEOROLOGICAL DATA GATHERING MAST FOR A FURTHER 12 MONTHS

LOCATION: ROYAL OAK FARM ROYAL OAK DARLINGTON CO DURHAM

APPLICANT: Darlington Borough Council
Development and Environment Department, Town Hall, Darlington , Co Durham, DL1 5QT

CONSULTATIONS

1. GREAT AYCLIFFE TC
2. Cllr. J.P. Moran
3. Cllr. W.M. Blenkinsopp
4. Cllr. Mr. J.K. Piggott
5. DCC (TRAFFIC)
6. SHILDON T.C.
7. MIDDRIDGE P.C.
8. ENGINEERS
9. ENV. HEALTH
10. L.PLANS
11. LANDSCAPE ARCH

BACKGROUND

Darlington Borough Council has received a planning application for the retention of a metrological data recording mast located on agricultural land at Royal Oak Farm in Darlington Borough.

As the development is close to the boundary with Sedgfield Borough, Darlington Borough Council has sought this Council's views as a neighbouring planning authority.

THE PROPOSAL

The application is made for the continued use of the metrological measuring mast for a period of a maximum of 12 months to provide further information in relation to the wind yield potential for the site and to allow for optimisation of turbine configuration. The site currently has planning permission for 5 no. wind turbines on the site.

CONSULTATION RESPONSES

No objections have been raised by Forward Planning or the Council's landscape architect.

SEDFIELD BOROUGH COUNCIL
CONSULTATION FROM NEIGHBOURING PLANNING AUTHORITY

PLANNING CONSIDERATIONS

The mast which is the subject of this application is 50 metres high and is located on agricultural land within Darlington Borough Council, 2km south west of Shildon at an elevation of 200m above sea level. The mast consists of a pole tower held in place by metal wires anchored to railway sleepers embedded in the ground. The mast has currently been in situ for approximately 3 years and this application will extend this period for a further twelve months in order to collate further information with regards to wind speeds.

It is considered that as the mast does not have a significant impact upon the appearance the surrounding area its retention for a further 12 months is acceptable.

RECOMMENDATION

It is recommended that no objections are offered to the proposal.

SEDFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - COUNTY DECISIONS

1	7/2007/0083/CM		
DATE:	6 February 2007		
PROPOSAL:	PROVISION OF KITCHEN REFURBISHMENT WITH VENTILATION EQUIPMENT LOCATED ON ROOF		
LOCATION:	FERRYHILL BUSINESS AND ENTERPRISE COLLEGE MERRINGTON LANE FERRYHILL CO DURHAM		
APPLICANT:	7/2007/0083/CM County Hall, Durham ,		
DECISION	APPROVED	DATE ISSUED	30 March 2007

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Item 11

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

1. 7/2007/0001/DM OFFICER:Simon Miller

APPLICATION DATE: 2 January 2007

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY EXTENSION TO FRONT AND SINGLE STOREY REAR EXTENSIONS

LOCATION: 2 WESTFIELD TERRACE BISHOP MIDDLEHAM CO DURHAM

APPLICANT: Mr & Mrs Hindmarch
2 Westfield Terrace, Bishop Middleham, Co Durham , DL17 9BH

DECISION: STANDARD REFUSAL on 10 April 2007

2. 7/2007/0094/DM OFFICER:Simon Miller

APPLICATION DATE: 19 February 2007

PROPOSAL: ERECTION OF GARDEN ROOM TO REAR AND INSERTION OF ROOFLIGHTS TO REAR

LOCATION: 4 TURNPIKE WALK SEDGEFIELD STOCKTON ON TEES

APPLICANT: Mr & Mrs Crosby
4 Turnpike Walk, Sedgfield, Stockton on Tees

DECISION: STANDARD APPROVAL on 28 March 2007

3. 7/2007/0097/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 19 February 2007

PROPOSAL: ERECTION OF 1ST FLOOR EXTENSION ABOVE GARAGE

LOCATION: 63 NORTH STREET SPENNYMOOR CO DURHAM

APPLICANT: Mr F Nutter
63 North Street , Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 23 March 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

4. 7/2007/0098/DM OFFICER:David Gibson

APPLICATION DATE: 20 February 2007

PROPOSAL: ERECTION OF SINGLE STOREY GARDEN ROOM TO REAR AND
CONVERSION OF GARAGE TO STUDY

LOCATION: 9 FORSTER CLOSE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs Purdie
9 Forster Close, Newton Aycliffe, Co Durham, DL5 4XJ

DECISION: STANDARD APPROVAL on 23 March 2007

5. 7/2007/0099/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 16 February 2007

PROPOSAL: INSTALLATION OF ILLUMINATED FASCIA SIGN AND PROJECTING
SIGNAGE TO FRONT AND REAR

LOCATION: 18 CHEAPSIDE SPENNYMOOR CO DURHAM

APPLICANT: Alliance Pharmacy Ltd
Fern House, 53-55 High Street , Feltham, Middlesex, TW13 4HU

DECISION: STANDARD APPROVAL on 12 April 2007

6. 7/2007/0101/DM OFFICER:David Gibson

APPLICATION DATE: 1 March 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 3 HARDWICK COURT WOODHAM NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs Webb
3 Hardwick Court, Woodham, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 11 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

7. 7/2007/0103/DM OFFICER:David Gibson

APPLICATION DATE: 26 February 2007

PROPOSAL: CHANGE OF USE FROM RESIDENTIAL TO LETTING AGENCY AT
GROUND FLOOR AND FIRST FLOOR FLAT

LOCATION: 2B CHURCH STREET SHILDON CO DURHAM

APPLICANT: Lee Smurthwaite
3 The Old Sawmill, Shincliffe, Durham, DH12TQ

DECISION: STANDARD APPROVAL on 23 March 2007

8. 7/2007/0105/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 22 February 2007

PROPOSAL: CHANGE OF USE FROM PUBLIC OPEN SPACE TO DOMESTIC
CURTILAGE

LOCATION: LAND ADJACENT TO 35 OPAL AVENUE CHILTON CO DURHAM

APPLICANT: D & L Bradley
35 Opal Avenue, Chilton , Co Durham , DL17 0QW

DECISION: STANDARD APPROVAL on 10 April 2007

9. 7/2007/0106/DM OFFICER:David Gibson

APPLICATION DATE: 6 March 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 42 STEAD CLOSE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr Sebbing
42 Stead Close, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 12 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

10. 7/2007/0109/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 23 February 2007

PROPOSAL: ERECTION OF CONSERVATORY TO THE REAR

LOCATION: 1 WINDSOR AVENUE FERRYHILL CO DURHAM

APPLICANT: Mr & Mrs K Brown
1 Windsor Avenue, Ferryhill, Co Durham , DL17 8JG

DECISION: STANDARD APPROVAL on 10 April 2007

11. 7/2007/0110/DM OFFICER:David Gibson

APPLICATION DATE: 23 February 2007

PROPOSAL: INSTALLATION OF 10 METRE CCTV STYLE COLUMN AND ASSOCIATED CONTROL EQUIPMENT AND RADIO ANTENNA

LOCATION: LAND AT A689 STATION ROAD BRIDGE SEDGEFIELD STOCKTON ON TEES

APPLICANT: Durham Constabulary
f.a.o Paul Black, Operational Support Department, Police Headquarters,
Aykley Heads, Durham, DH1 5TT

DECISION: STANDARD APPROVAL on 2 April 2007

12. 7/2007/0092/DM OFFICER:David Gibson

APPLICATION DATE: 16 February 2007

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION: 5 LOWFIELDS SCHOOL AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs A Nelson
5 Lowfield, School Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 23 March 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

13. 7/2007/01111/DM OFFICER:David Gibson

APPLICATION DATE: 5 March 2007

PROPOSAL: ERECTION OF GARDEN ROOM

LOCATION: COBBLERS HALL PUBLIC HOUSE VILLAGE CENTRE NEWTON
AYCLIFFE CO DURHAM

APPLICANT: Marstons Plc
Albany House, Albany Road, Washington

DECISION: STANDARD APPROVAL on 16 April 2007

14. 7/2007/0119/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 28 February 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 21 ATHERTON CLOSE SPENNYMOOR CO DURHAM

APPLICANT: Mr & Mrs Milner
21 Atherton Close, Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 10 April 2007

15. 7/2007/0120/DM OFFICER:David Gibson

APPLICATION DATE: 28 February 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 17 CELANDINE WAY SHILDON CO DURHAM

APPLICANT: Mr & Mrs Alderson
17 Celandine Way, Redworth Park, Shildon, Co Durham

DECISION: STANDARD APPROVAL on 11 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

16. 7/2007/0123/DM OFFICER:Simon Miller

APPLICATION DATE: 2 March 2007

PROPOSAL: CONVERSION OF GARAGE TO DINING ROOM

LOCATION: 30 OAKLEA MEWS SCHOOL AYCLIFFE CO DURHAM

APPLICANT: Mr Holmes
30 Oaklea Mews, School Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 28 March 2007

17. 7/2007/0126/DM OFFICER:David Gibson

APPLICATION DATE: 5 March 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 18 BICKFORD TERRACE AYCLIFFE VILLAGE CO DURHAM DL5 6LA

APPLICANT: Trevor Welsh
18 Bickford Terrace, Aycliffe Village, Co Durham, DL5 6LA

DECISION: STANDARD APPROVAL on 11 April 2007

18. 7/2007/0129/DM OFFICER:David Gibson

APPLICATION DATE: 2 March 2007

PROPOSAL: ERECTION OF FIRST FLOOR SIDE EXTENSION

LOCATION: 25 OAKLEA MEWS AYCLIFFE VILLAGE CO DURHAM

APPLICANT: Mr R Kelly
25 Oaklea Mews, Aycliffe Village, Co Durham

DECISION: STANDARD APPROVAL on 12 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

19. 7/2007/0134/DM OFFICER:David Gibson

APPLICATION DATE: 12 March 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION AND CONSERVATORY

LOCATION: 2 BICKFORD TERRACE AYCLIFFE VILLAGE CO DURHAM

APPLICANT: Robert W Bremner
2 Bickford Terrace, Aycliffe Village, Co Durham, DL5 6LA

DECISION: STANDARD APPROVAL on 12 April 2007

20. 7/2007/0135/DM OFFICER:Simon Miller

APPLICATION DATE: 6 March 2007

PROPOSAL: ERECTION OF ATTACHED GARAGE TO SIDE

LOCATION: 18 SHERATON CLOSE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mrs K Haigh
18 Sheraton Close, Newton Aycliffe, Co Durham, DL5 5QB

DECISION: STANDARD APPROVAL on 2 April 2007

21. 7/2007/0136/DM OFFICER:David Gibson

APPLICATION DATE: 6 March 2007

PROPOSAL: ERECTION OF SIGNAGE

LOCATION: MASTERCARE 4 WALWORTH ROAD AYCLIFFE INDUSTRIAL ESTATE
NEWTON AYCLIFFE CO DURHAM

APPLICANT: Dixons Stores Group
Dixons House, 200 The Campus, Maylands Avenue, Hemel Hempstead,
HP2 7TG

DECISION: STANDARD APPROVAL on 11 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

22. 7/2007/0139/DM OFFICER:Simon Miller

APPLICATION DATE: 1 March 2007

PROPOSAL: ERECTION OF CONSERVATORY TO THE REAR

LOCATION: 17 GLEBE CLOSE FISHBUIRN CO DURHAM

APPLICANT: Mrs J A Williams
17 Glebe Close, Fishburn , Co Durham , TS21 4DE

DECISION: STANDARD APPROVAL on 29 March 2007

23. 7/2007/0146/DM OFFICER:David Gibson

APPLICATION DATE: 12 March 2007

PROPOSAL: ERECTION OF DETACHED GARAGE

LOCATION: 1 FARNHAM CLOSE WOODHAM NEWTON AYCLIFFE CO DURHAM

APPLICANT: Miss J Flynn
1 Farnham Close, Woodham, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 11 April 2007

24. 7/2007/0113/DM OFFICER:David Gibson

APPLICATION DATE: 5 March 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 19 MILBOURNE COURT SEDGEFIELD STOCKTON ON TEES TS21 2JD

APPLICANT: J Jaques
19 Milbourne Court, Sedgefield, Stockton on Tees, TS21 2JD

DECISION: STANDARD APPROVAL on 12 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

25. 7/2007/0091/DM OFFICER:David Gibson

APPLICATION DATE: 16 February 2007

PROPOSAL: PROVISION OF 5.2 METRE HIGH FENCE TO PERIMETER

LOCATION: AYCLIFFE YOUNG PEOPLES CENTRE COPELAW NEWTON AYCLIFFE
CO DURHAM

APPLICANT: Aycliffe Young Peoples Centre
Secure Services, Copelaw, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 12 April 2007

26. 7/2007/0088/DM OFFICER:David Gibson

APPLICATION DATE: 16 February 2007

PROPOSAL: LOFT CONVERSION WITH 2NO. DORMER WINDOWS

LOCATION: 17 KARLES CLOSE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mrs Wade
17 Karles Close, Newton Aycliffe, Co Durham, DL5 4XW

DECISION: STANDARD APPROVAL on 23 March 2007

27. 7/2007/0087/DM OFFICER:David Gibson

APPLICATION DATE: 16 February 2007

PROPOSAL: ERECTION OF FIRST FLOOR SIDE EXTENSION

LOCATION: 7 BEAUMONT CLOSE WOODHAM NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr R Cotto
7 Beaumont Close, Woodham, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 23 March 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

28. 7/2007/0009/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 11 February 2007

PROPOSAL: CONVERSION OF HOT FOOD TAKEAWAY TO TWO HOT FOOD TAKEAWAYS

LOCATION: LYNESACK HOUSE CHILTON DL17 0HE

APPLICANT: M Majid
Unit H, Warelands Way, Middlesbrough, TS4 2JY

DECISION: STANDARD APPROVAL on 12 April 2007

29. 7/2007/0024/DM OFFICER:Simon Miller

APPLICATION DATE: 2 February 2007

PROPOSAL: CHANGE OF USE FROM A1 (RETAIL) TO A2 (FINANCIAL SERVICES)

LOCATION: 12 HIGH STREET SEDGEFIELD STOCKTON ON TEES

APPLICANT: Reeds Rains Ltd
2B Gathurst Lane, Shevington, Wigan, WN6 8HA

DECISION: STANDARD APPROVAL on 28 March 2007

30. 7/2007/0025/DM OFFICER:Simon Miller

APPLICATION DATE: 2 February 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 13 THE POST HORN NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr D Chambers
13 The Post Horn, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 28 March 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

31. 7/2007/0049/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 6 February 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE TO REAR

LOCATION: FAIRFIELDS 73 TUDHOE VILLAGE SPENNYMOOR CO DURHAM

APPLICANT: Richard Parker
73 Tudhoe Village, Spennymoor, Co Durham , DL16 6LG

DECISION: STANDARD APPROVAL on 2 April 2007

32. 7/2007/0050/DM OFFICER:David Gibson

APPLICATION DATE: 5 February 2007

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND BAY WINDOW EXTENSION TO FRONT ELEVATION

LOCATION: 43 RANULF COURT NEWTON AYCLIFFE CO DURHAM DL5 7HT

APPLICANT: M. Hodgson
43 Ranulf Court, Newton Aycliffe, Co Durham, DL5 7HT

DECISION: STANDARD APPROVAL on 23 March 2007

33. 7/2007/0051/DM OFFICER:Simon Miller

APPLICATION DATE: 6 March 2007

PROPOSAL: CREATION OF BOW WINDOW IN FRONT ELEVATION WITH CANOPY OVER

LOCATION: 21 TUNSTALL ROAD NEWTON AYCLIFFE CO DURHAM

APPLICANT: S Mitchell
21 Tunstall Road, Newton Aycliffe, Co Durham,

DECISION: STANDARD APPROVAL on 2 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

34. 7/2007/0054/DM OFFICER:David Gibson

APPLICATION DATE: 5 February 2007

PROPOSAL: CHANGE OF USE FROM STABLES TO KENNELS AND ANCILLARY LIVING ACCOMMODATION

LOCATION: LAND TO THE SOUTH OF A1(M) JUNCTION 59 COATHAM MUNDEVILLE CO DURHAM

APPLICANT: Graeme Ward
Coatham Kennels, A167, Coatham Mundeville, DL1 3NL

DECISION: STANDARD APPROVAL on 23 March 2007

35. 7/2007/0053/DM OFFICER:David Gibson

APPLICATION DATE: 16 February 2007

PROPOSAL: ERECTION OF SINGLE STOREY FRONT EXTENSION AND CONSERVATORY TO REAR

LOCATION: 3 LEE GREEN NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs Faulkner
3 Lee Green, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 11 April 2007

36. 7/2007/0055/DM OFFICER:Simon Miller

APPLICATION DATE: 15 February 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 17 ACLE BURN WOODHAM NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs Walton
17 Acle Burn, Woodham , Newton Aycliffe, Co Durham, DL5 4XB

DECISION: STANDARD APPROVAL on 28 March 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

37. 7/2007/0059/DM OFFICER:David Gibson

APPLICATION DATE: 8 February 2007

PROPOSAL: REPLACEMENT WINDOWS AND FRONT DOOR

LOCATION: 27 FRONT STREET SEDGEFIELD STOCKTON ON TEES

APPLICANT: Mr R Purvis
27 Front Street, Sedgefield, Stockton on Tees,

DECISION: STANDARD APPROVAL on 23 March 2007

38. 7/2007/0062/DM OFFICER:Steve Teasdale

APPLICATION DATE: 8 February 2007

PROPOSAL: RETENTION OF GARAGE AND ERECTION OF FIRST FLOOR REAR
EXTENSION

LOCATION: 12 KENSINGTON GARDENS FERRYHILL CO DURHAM DL17 8LU

APPLICANT: Gary Atkinson
12 Kensington Gardens, Ferryhill, Co Durham , DL17 8LU

DECISION: STANDARD APPROVAL on 10 April 2007

39. 7/2007/0064/DM OFFICER:Simon Miller

APPLICATION DATE: 9 February 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 2 WOODLAND VIEW SHILDON CO DURHAM

APPLICANT: Mr C Taylor
2 Woodland View, Shildon, Co Durham

DECISION: STANDARD APPROVAL on 28 March 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

40. 7/2007/0065/DM OFFICER:David Gibson

APPLICATION DATE: 20 February 2007

PROPOSAL: REFURBISHMENT AND RESURFACING OF EXISTING TENNIS COURTS,
NEW FENCING, CONSTRUCTION OF PEDESTRIAN RAMP, STEPS AND
TERRACE SEATING, NEW KERB AND FELLING OF EXISTING TREES

LOCATION: HACKWORTH PARK TENNIS COURTS SHILDON CO DURHAM

APPLICANT: Shildon Town Council
Civic Hall Square, Shildon, Co Durham, DL4 1AH

DECISION: STANDARD APPROVAL on 11 April 2007

41. 7/2007/0066/DM OFFICER:David Gibson

APPLICATION DATE: 12 February 2007

PROPOSAL: ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY
EXTENSION TO SIDE AND REAR

LOCATION: 2 PRIMROSE DRIVE SHILDON CO DURHAM

APPLICANT: Carl Swainston
2 Primrose Drive , Shildon, Co Durham

DECISION: STANDARD APPROVAL on 23 March 2007

42. 7/2007/0068/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 9 March 2007

PROPOSAL: CREATION OF DROPPED KERB

LOCATION: 112 DEAN ROAD FERRYHILL CO DURHAM

APPLICANT: H & G Sams
112 Dean Road, Ferryhill , Co Durham

DECISION: STANDARD APPROVAL on 10 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

43. 7/2007/0072/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 12 February 2007

PROPOSAL: ERECTION OF 1ST FLOOR REAR EXTENSION AND ERECTION OF DETACHED GARAGE

LOCATION: ORCHARD HOUSE LOWFIELD FARM RUSHYFORD CO DURHAM

APPLICANT: Mr Mawston
Orchard House, Lowfield Farm , Rushyford, Co Durham

DECISION: STANDARD APPROVAL on 10 April 2007

44. 7/2007/0075/DM OFFICER:David Gibson

APPLICATION DATE: 13 February 2007

PROPOSAL: ERECTION OF EXTENSIONS TO SIDES AND CREATION OF FIRST FLOOR IN ROOF SPACE INCLUDING INSERTION OF SOLAR AND PHOTO VOLTAIC ROOF PANELS

LOCATION: NEWTON AYCLIFFE SCOUT SUPPORTERS ASSOCIATION CENTRE
BLUEBELL WAY NEWTON AYCLIFFE CO DURHAM

APPLICANT: Newton Aycliffe Scout Supporters Assoc.
c/o 108 Washington Crescent, Newton Aycliffe, Co Durham, DL5 4BL

DECISION: STANDARD APPROVAL on 23 March 2007

45. 7/2007/0076/DM OFFICER:David Gibson

APPLICATION DATE: 14 February 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 15 TEMPLE WAY NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs Askew
15 Temple Way, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 23 March 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

46. 7/2007/0080/DM OFFICER:David Gibson

APPLICATION DATE: 21 February 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 8 TURNPIKE WALK SEDGEFIELD STOCKTON ON TEES TS21 3NP

APPLICANT: Graeme Addison
8 Turnpike Walk, Sedgefield, Stockton on Tees, TS21 3NP

DECISION: STANDARD APPROVAL on 30 March 2007

47. 7/2007/0079/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 19 February 2007

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO THE REAR

LOCATION: 36 WILLOW ROAD FERRYHILL CO DURHAM DL17 8DR

APPLICANT: Mr F Howard
36 Willow Road, Ferryhill, Co Durham , DL17 8DR

DECISION: STANDARD APPROVAL on 12 April 2007

48. 7/2007/0081/DM OFFICER:Simon Miller

APPLICATION DATE: 14 February 2007

PROPOSAL: ERECTION OF DETACHED GARAGE

LOCATION: 4 LANGDALE OVAL TRIMDON COLLIERY CO DURHAM

APPLICANT: Mr & Mrs J Hemmings
4 Langdale Oval, Trimdon Colliery, Trimdon Station, Co Durham

DECISION: STANDARD APPROVAL on 27 March 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

49. 7/2007/0082/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 14 February 2007

PROPOSAL: ERECTION OF CONSERVATORY TO THE REAR

LOCATION: 14 JADE WALK CHILTON CO DURHAM

APPLICANT: Mr & Mrs Campbell
14 Jade Walk, Chilton , Co Durham

DECISION: STANDARD APPROVAL on 10 April 2007

50. 7/2007/0084/DM OFFICER:Simon Miller

APPLICATION DATE: 15 February 2007

PROPOSAL: ERECTION OF TWO STOREY REAR EXTENSION

LOCATION: 21 ST CATHERINES CLOSE FISHBURN CO DURHAM TS21 4BW

APPLICANT: Mr & Mrs P Rutherford
21 St Catherine Close, Fishburn, Co Durham

DECISION: STANDARD APPROVAL on 10 April 2007

51. 7/2007/0156/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 12 March 2007

PROPOSAL: ERECTION OF 1ST FLOOR EXTENSION TO THE REAR

LOCATION: 3 OWEN STREET FERRYHILL CO DURHAM

APPLICANT: Mr R Oyston
3 Owen Street , Ferryhill, Co Durham

DECISION: STANDARD APPROVAL on 10 April 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

52. 7/2007/0161/DM OFFICER:David Gibson

APPLICATION DATE: 14 March 2007

PROPOSAL: ERECTION OF FIRST FLOOR REAR EXTENSION AND PITCHED ROOF
OVER EXISTING FLAT ROOF

LOCATION: 5 HORNBY AVENUE SEDGEFIELD STOCKTON ON TEES

APPLICANT: Mr & Mrs D Mitchell
5 Hornby Avenue, Sedgefield, Stockton on Tees, TS21 2JH

DECISION: STANDARD APPROVAL on 12 April 2007

Item 12

SEDGEFIELD BOROUGH COUNCIL

APPEALS OUTSTANDING UP TO 27th APRIL 2007

Ref.No. AP/2006/0010
Location LAND OFF WHITWORTH ROAD WHITWORTH PARK SPENNYMOOR
CO DURHAM
Proposal FAILURE TO DISCHARGE CONDITION NO. 9 RELATING TO THE
PROTECTION OF RECOGNISED MAJOR NATURE CONSERVATION
INTERESTS, CONDITION NO. 2 RELATING TO APPROVED
DOCUMENTS; AND CONDITION NO. 3 RELATING TO ACCESS TO THE
HIGHWAY ATTACHED TO PLANNING PERMISSION 7/2003/0736/DM
FOR THE ERECTION OF 100 DWELLINGS AND ASSOCIATED
INFRASTRUCTURE WORKS INCLUDING NEW ACCESS ROAD,
ALTERATIONS TO EXISTING BYWAY, PUBLIC CAR PARK AND SEWER
ARRANGEMENTS
Appellant Barratt Newcastle
Received 24th August 2006

The Appeal is to be dealt with by way of Public Inquiry.

Ref.No. AP/2006/0013/EN
Location 13 EDEN ROAD NEWTON AYCLIFFE
Proposal ERECTION OF FENCE
Appellant Mr A S Clarke
Received 31st October 2006

The Appeal is to be dealt with by way of Written Representations.

Ref.No. AP/2006/0016
Location LAND OFF WHITWORTH ROAD WHITWORTH PARK SPENNYMOOR
CO DURHAM
Proposal FAILURE TO DETERMINE APPLICATION TO VARY CONDITION 2
(COMPLIANCE WITH APPROVED LAYOUT PLAN) OF PLANNING
PERMISSION REFERENCE 7/2003/0736/DM
Appellant Barratt Homes Ltd
Received 10th November 2006.

The Appeal is to be dealt with by way of a Hearing.

Ref.No. AP/2006/0017/EN
Location 12 KENSINGTON GARDENS FERRYHILL DL178LU
Proposal RETENTION OF GARAGE INCORPORATING RAISED DECKING AND
ERECTION OF 1ST FLOOR EXSTENSION TO THE REAR
Appellant Gary Atkinson
Received 7th November 2006

The Appeal is to be dealt with by way of Written Representations.

Ref.No. AP/2006/0018
Location LAND TO THE REAR OF BARCLAYS BANK WEST PARK LANE
SEDFIELD STOCKTON-ON-TEES TS212BX
Proposal ERECTION OF 1NO. DWELLING
Appellant Mr P Sullivan
Received 28th December 2006

The Appeal is to be dealt with by way of Written Representations.

Ref.No. AP/2007/0001/EN
Location LAND ADJACENT TO 1 PARKDALE SPENNYMOOR CO DURHAM
Proposal UNAUTHORISED ERECTION OF FENCE RESULTING IN THE
ENCLOSURE OF OPEN SPACE
Appellant Mr & Mrs Tolley
Received 9th January 2007.

The Appeal is to be dealt with by way of Written Representations.

Ref.No. AP/2007/0002
Location 61 DEAN PARK FERRYHILL DL178HR
Proposal APPEAL FOR REMOVAL OF CONDITIONS 2,3 (OBSCURE GLAZING)
AND 5 (COMPLIANCE WITH ADDITIONAL INFORMATION)
Appellant R E Arrand
Received 22nd March 2007

The Appeal is to be dealt with by way of Written Representations.

Ref.No. AP/2007/0003
Location LAND NORTH EAST OF HIGH STREET BYERS GREEN SPENNYMOOR
CO DURHAM
Proposal RESIDENTIAL DEVELOPMENT (OUTLINE APPLICATION)
Appellant Mr A Watson
Received 16th April 2007

The Appeal is to be dealt with by way of Written Representations.

Item 13

DEVELOPMENT CONTROL COMMITTEE

27th APRIL 2007

Report of the Director of Neighbourhood Services

RECENT PLANNING APPEAL DECISION

The following planning appeal decision is reported for information purposes:

19 NORTHSIDE BUILDINGS, TRIMDON GRANGE

APPEAL DESCRIPTION

The appeal was made against a planning decision to refuse the erection of a two-storey extension to the front of number 19 Northside Buildings, Trimdon Grange (Application reference: 7/2006/0342/DM).

The reason for refusal were that:

In the opinion of the Local Planning Authority, this extension was considered to appear excessive in scale and massing, and would have resulted in an extension of uncharacteristic proportions to the front elevation of the application property. This extension was considered to create a detrimental impact upon the character and appearance of the surrounding street scene, being contrary to adopted Local Plan Policies H15 (Extensions to dwellings) and H16 (Extensions to the front of dwellings), and the February 2006 adopted 'Residential Extensions Supplementary Planning Document' (RESPD).

The appeal was made by the applicant on the following grounds:

- Sedgefield Borough Council insist on calling the back of this property the front,
- There is another house nearby which was granted permission for a double extension a few years ago

This appeal was heard by way of a written representation.

APPEAL DECISION

In the inspector's decision letter dated 21 March 2007 (a copy of which is attached to this report), the appeal was dismissed.

ANALYSIS OF THE APPEAL DECISION(S)

The inspector in dismissing this appeal considered that:

- As a result of the unconventional housing layout and changes made over time to the dwellings and their curtilages, there is room for debate over which are the front and which the rear elevations,
- What appears to originally have been intended as the rear elevation of this property has now become the 'public face', with a high level of visibility from the back lane which now evidently provides the main means of pedestrian access and sole means of vehicular access,

- Adopted Local Plan Policy H16 seeks to maintain the appearance of those parts of a housing area visible to the public, with Policy H16 therefore considered relevant alongside Policy H15,
- The proposed extension would be excessive, large and an over-dominant intrusion into the already closely confined street scene, thereby harming the character and appearance of the area in conflict with Local Plan Policies H15 and H16,
- Little weight could be attached to the Council's RESPD as no mention was made as to whether this document was prepared and adopted in accordance with the relevant statutory requirements and guidance contained within paragraphs 4.39 to 4.44 of Planning Policy Statement 12: *Local Development Frameworks*. Nonetheless, the advice it does contain did provide a useful guide to the principles which underlie saved Local Plan Policies.

CONCLUSION

In conclusion, the inspector is considered to have rightly identified the harmful effect this extension would have on the character and appearance of this densely developed residential area. This decision is an important one in that it allows planning officers to use this decision as a reference for future household extensions of this nature.

With regard to the inspector's comments that little weight could be attached to the RESPD, efforts have been made to devise a standard paragraph which will be attached to all relevant appeal statements in the future. This paragraph will clearly explain how this adopted policy document was prepared and adopted in accordance with the relevant statutory requirements, and will strengthen future appeal representations made by the Local Planning Authority which concern the adopted RESPD.

The following planning appeal decision is reported for information purposes:

ELDON HOPE DRIFT, ELDON, CO DURHAM

APPEAL DESCRIPTION

The appeal was made against a planning decision to refuse outline permission for the erection 2no. dwellings on land at Eldon Hope Drift, Eldon, Co Durham (Application reference: 7/2006/0257/DM).

The reasons for refusal were that:

In the opinion of the Local Planning Authority, this proposal constituted unsustainable residential development in the open countryside contrary to adopted Local Plan Policies H11 (Development in ribbons and groups of houses in the countryside), H12 (Housing in the countryside for agriculture or forestry workers), PPS1 (Delivering sustainable development), PPG3 (Housing) and PPS7 (Sustainable development in rural areas). With no justification provided as to the need for two dwellings in this unsustainable location, outside of any defined settlement boundary, this proposal was considered unacceptable and contrary to national and local plan policy.

This appeal was heard by way of a written representation.

APPEAL DECISION

In the inspector's decision letter dated 30 March 2007 (a copy of which is attached to this report), the appeal was dismissed.

ANALYSIS OF THE APPEAL DECISION(S)

The inspector in dismissing this appeal considered that:

- The main issues are the effect of the proposal on sustainability and on the character and appearance of the countryside,
- Although the site and adjoining land clearly has a long history in industrial/commercial uses, and includes a small number of dwellings, this does not constitute any settlement. This site is therefore considered to fall within the open countryside and therefore conflicts with Policies H11 and H12 of the adopted Sedgefield Borough Local Plan,
- Situated some 2 miles along country roads from the nearest main service centre of Shildon, this site is considered poorly located for access to services. The nearest bus stop is around half a mile away and whilst Shildon is a reasonable cycling distance away, unlit country roads would not be conducive to the use of a pushbike as a main means of transport for residents of the proposal. It was therefore considered that future residents would be heavily reliant upon the private car, therefore failing to support the objective of sustainability with regard to locating new housing in close proximity to local facilities,
- Without substantial screening (which would take some years to grow), these dwellings would be highly visible and would fail to reflect the history of this site, instead urbanising this area of the road to the detriment of the character and appearance of the area,

- The site in question has not been identified as a rural exception site, with no clear evidence for the need for affordable housing in this specific location. It is agreed that if a need for affordable housing was identified in this area, these would be on more sustainable sites within or adjoining existing settlements and not in the open countryside. Furthermore, the appellant has provided no justification of an essential need for on-site residential accommodation in this particular location, with this proposal therefore contrary to Local Plan Policy H12,
- Whilst the site is previously developed, Brownfield land, with this proposal being considered to tidy up the appearance of an unkempt site, development here would urbanise and detrimentally affect the character and appearance of the area

CONCLUSION

In conclusion, the inspector is considered to have rightly identified the unsustainable and harmful effects this proposal would have on the character and appearance of the area and the surrounding landscape. This decision is an important one in that it allows planning officers to use this decision as a reference for future residential development applications in the countryside, which are unsustainable in nature and outside of any recognised settlement.



Appeal Decision

Site visit made on 28 February 2007

by **Dennis Johnson, BA DipTP MRTPI**

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
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Date: 21 March 2007

Appeal Ref: APP/M1330/A/06/2028336

19 Northside Buildings, Trimdon Grange, County Durham TS29 6HW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr G Hilder against the decision of Sedgefield Borough Council.
- The application Ref 7/2006/0342/DM, dated 18 May 2006, was refused by notice dated 14 July 2006.
- The development proposed is a kitchen, bedroom and bathroom.

Decision

1. I dismiss the appeal.

Reasons

2. The proposed development comprises a two-storey extension to this terraced dwelling that would replace an existing single-storey offshot facing the back lane. As a result of the unconventional housing layout and changes made over time to the dwellings and their curtilages, there is room for debate over which are the front and which the rear elevations. However, the important point is that what appear originally to have been intended as the rear elevations have now become the 'public face' of the dwellings, with a high level of visibility from the back lane, which now evidently provides the main means of pedestrian, as well as the sole means of vehicular, access.
3. The reasoned justification for Policy H16 of the Sedgefield Borough Local Plan (1996), makes it clear that this policy is intended to maintain the appearance of those parts of a housing area that are visible to the public. Notwithstanding the terminology used in the policy wording, I therefore consider it appropriate to judge the proposed development against the objectives of this policy as well as against those of Policy H15.
4. The width of the proposed extension would be approximately half of that of the main wall to which it would be attached. It would project out to the highway boundary. Its monopitch roof would extend to just below the main roof ridge. The extension would present a virtually blank half-gable wall to the highway, relieved only by a small bathroom window. Its west elevation, rising to the apex of the roof, would be totally blank. In my opinion, the proposed extension would appear as an excessively large and overdominant intrusion into the already closely confined street scene, thereby harming the character and appearance of the area in conflict with Local Plan Policies H15 and H16.
5. I attach limited weight to the Council's *Residential Extensions Supplementary Planning Document*, as I have not been told whether it was prepared and adopted in accordance with the relevant statutory requirements and the guidance contained in paragraphs 4.39 to 4.44 of

Planning Policy Statement 12: *Local Development Frameworks*. Nonetheless, the advice it provides is a useful guide to the principles that underlie the saved local plan policies.

6. The appellant has not provided the address of the dwelling for which permission has previously been granted for what he refers to as a double extension. I saw that a large, two-storey extension has been added to 26 Northside Buildings at some time in the past, but the Council's delegated report indicates that this was permitted prior to the adoption of the local plan. In my opinion, this oppressive intrusion into the street scene illustrates well the harmful effect that such extensions can have on the character and appearance of this densely developed area. Nothing else I have read or seen alters my conclusion that this appeal should not succeed.

D C Johnson

INSPECTOR



Appeal Decision

Site visit made on 19 March 2007

by **Malcolm Rivett** BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for
Communities and Local Government

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Date: 30 March 2007

Appeal Ref: APP/M1330/A/06/2028135

Eldon Hope Drift, DL4 2QX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by James Cant against the decision of Sedgfield Borough Council.
- The application Ref 7/2006/0257/DM, dated 13 April 2006, was refused by notice dated 14 June 2006.
- The development proposed is Houses or Bungalows.

Procedural Matters

1. The application, for 2 dwellings, was submitted in outline with all detailed matters reserved for future consideration. I have determined the appeal on this basis. Whilst not submitted with the appeal documentation, at the site visit the appellant provided the Council and me with a copy of a plan showing the site boundary.

Decision

2. I dismiss the appeal.

Main Issues

3. The main issues are the effect of the proposal on sustainability and on the character and appearance of the countryside.

Reasons

4. The appeal site is situated approximately half a mile north of the small village of Old Eldon. The site, and the adjoining land, formerly a colliery, comprise a range of buildings, accommodating a haulier business, a builders yard and Eldon Hope Cottage, which I understand was previously the mine manager's bungalow. To the south of the site is a dog kennel business and beyond that, on the opposite side of the road, a short row of cottages. Woodland and agricultural fields surround this development.
5. Whilst the site and adjoining land clearly has a long history in industrial/commercial use and includes a small number of dwellings, given its size and uses, it does not, in my view, constitute a settlement. I therefore concur with the Council that the site lies in the open countryside. Consequently, I find that the proposal conflicts with policies H11 and H12 of the adopted Sedgfield Borough Local Plan (SBLP). These policies state that new housing in the countryside, including the extension, infilling or redevelopment of sporadic groups of

houses, will not be permitted unless required for essential occupancy by persons engaged solely or mainly in agriculture or forestry.

6. The main objectives of these policies are to direct housing to locations in close proximity to local facilities and to protect the character and appearance of the countryside. Situated some 2 miles, along country roads, from the nearest main service centre of Shildon, the site is, in my view, poorly located for access to shops, schools and other services. I understand that the nearest bus service is around half a mile away and whilst Shildon is within a reasonable cycling distance, I consider that the unlit country roads would not be conducive to the use of a push-bike as a main means of transport for residents of the proposal. In my judgement, therefore, the residents of the dwellings would be likely to be heavily reliant on the private car to access most day to day services. Consequently, I find that the proposal would not support the objective of sustainability with regard to locating new housing in close proximity to local facilities.
7. Without substantial screening, which would take some years to grow, it appears likely to me that the dwellings would be clearly visible from the road fronting the site. Whilst I recognise that the various existing commercial/industrial buildings on the site and adjoining land are visible from the road, these primarily reflect the history of the site as a colliery in the countryside. The addition of 2 dwellings would, in my view, urbanise this section of road, thus harming the character and appearance of the area.
8. Referring to Planning Policy Note 3: Housing (which has subsequently been replaced by Planning Policy Statement 3: Housing), the appellant states that the proposal has been submitted as a rural exception site and that he would be willing, through a unilateral undertaking, to ensure that the dwellings remain, in perpetuity, as affordable homes. However, I have been provided with no such undertaking. Furthermore, I understand that the SBLP does not identify the site as a rural exception site and I have seen no clear evidence of a need for affordable homes in this specific location. I agree with the Council that, if there is a need for more affordable homes in the rural areas of the borough, it is likely that these could be more sustainably located on sites within or adjoining existing settlements. The appellant also states that the dwellings could be occupied by people employed at the businesses adjacent to the site, although it has not been demonstrated that there is an essential need for on-site residential accommodation which would, in accordance with policy H12 of the SBLP, justify new dwellings in the open countryside.
9. I appreciate that the site is previously developed land and that the proposal could tidy-up the appearance of the currently somewhat unkempt site. However, in my view, this would be at the expense of the urbanisation of the area and, therefore, these are not good reasons to allow the appeal.
10. For the above reasons, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Malcolm Rivett

INSPECTOR

By virtue of paragraph(s) 1, 6 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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