

DEVELOPMENT CONTROL COMMITTEE

Friday,
20 July 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 22nd June 2007 (Pages 5 - 10)

4. READOPTION OF ACSES MODEL MEMBERS' PLANNING CODE OF GOOD PRACTICE - JUNE 2007

Solicitor to the Council and Monitoring Officer will report at the meeting. A copy of the revised Code of Practice is attached. (Pages 11 - 24)

5. DEVELOPMENT CONTROL - ADDITIONAL APPLICATIONS

To consider any applications which need to be determined as a matter of urgency.

6. 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 25 - 38)

7. CONSULTATIONS FROM NEIGHBOURING AUTHORITIES

To consider the attached schedule detailing an application which is to be determined by Stockton Borough Council. The view and observations of this Council have been requested. (Pages 39 - 40)

Members are reminded that the applications to be considered under Items 5,6 and 7 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.

8. DELEGATED DECISIONS

A schedule of applications, which have been determined by Officers by virtue of their delegated powers, is attached for information (Pages 41 - 50)

9. APPEALS

A schedule of appeals outstanding up to 11th July 2007 is attached for information. (Pages 51 - 54)

EXEMPT INFORMATION

The following item is not for publication by virtue of Paragraphs 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.

10. ALLEGED BREACHES OF PLANNING CONTROL

To consider the attached schedule of alleged breaches of planning control and action taken. (Pages 55 - 58)

11. 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

11th July 2007

Councillor A. Smith (Chairman)
Councillor B. Stephens (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.

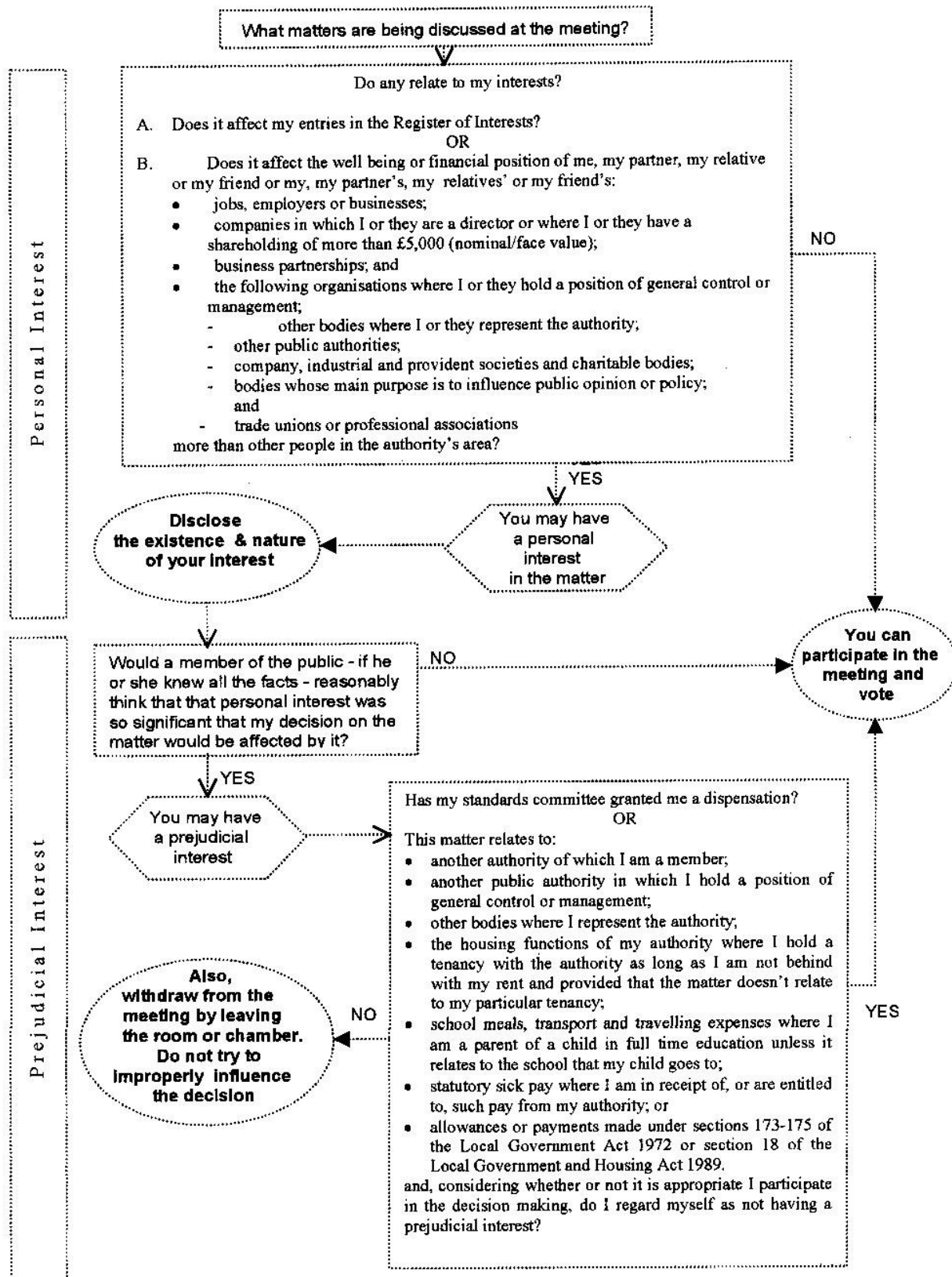
A Member with a prejudicial interest in any matter must also:

- 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,
22 June 2007

Time: 10.00 a.m.

Present: Councillor A. Smith (Chairman) and

Councillors W.M. Blenkinsopp, D.R. Brown, Mrs. K. Conroy, Mrs. P. Crathorne, Mrs. L. M.G. Cuthbertson, D. Farry, P. Gittins J.P., Mrs. J. Gray, B. Haigh, Mrs. S. Haigh, Mrs. I. Hewitson, J.E. Higgin, A. Hodgson, T. Hogan, J.M. Khan, Mrs. E. Maddison, D.A. Newell, B.M. Ord, Mrs. E.M. Paylor, B. Stephens and A. Warburton

Apologies: Councillors Mrs. A.M. Armstrong, B.F. Avery J.P, Mrs. D. Bowman, T. Brimm, J. Burton, V. Chapman, D. Chaytor, V. Crosby, T.F. Forrest, Mrs. B. Graham, A. Gray, G.C. Gray, D.M. Hancock, Mrs. L. Hovvels, G.M.R. Howe, J.G. Huntington, Mrs. H.J. Hutchinson, Mrs. S. J. Iveson, Ms. I. Jackson, B. Lamb, C. Nelson, Mrs. C. Potts, J. Robinson J.P, K. Thompson, T. Ward, W. Waters, J. Wayman J.P and Mrs E. M. Wood

DC.19/07 DECLARATIONS OF INTEREST

The following declarations of interest were received :-

Councillor B. Stephens	-	Item 4 – Borough Matters – Application 1 – Personal and Prejudicial – Used to work with Applicants architect
Councillor Mrs. E. Maddison	-	Item 4 – Borough Matters – Application 1 – Personal and Prejudicial – Member of Spennymoor Town Council

DC.20/07 MINUTES

The Minutes of the meetings held on 1st June, 2007 and 18th June, 2007 were confirmed as correct records and signed by the Chairman.

DC.21/07 APPLICATIONS - BOROUGH MATTERS

NB : In accordance with Section 81 of the Local Government Act and the Members Code of Conduct, Councillors B. Stephens and Mrs. E. Maddison declared personal and prejudicial interests in Application No : 1 – Residential Development (Outline Application) – Land North East of High Street, Byers Green, Spennymoor – A. Watson, 99, Mayfields, Spennymoor – Plan Ref: 7/2006/0716/DM – and left the meeting for the duration of the discussion and voting thereon.

Consideration was given to a schedule of applications for consent to develop. (For copy see file of Minutes).

In respect of Application No : 1 – Residential Development (Outline Application) – Land North East of High Street, Byers Green, Spennymoor – A. Watson, 99, Mayfields, Spennymoor – Plan Ref: 7/2006/0716/DM – it was explained that although the proposal did not fully accord with every aspect of the National Guidance contained within PPS3 Regional Policies within RPG1 and the submission draft RSS it was considered acceptable for the following reasons :-

- The proposed site is within the existing settlement boundary, and its development for housing would represent a sustainable urban extension, as the proposal would appropriately “round off the village” to the east;
- The scheme would contribute towards key strategic housing policy of providing a wide choice of homes, both affordable and market housing, to address the requirements of the rural community.
- Additional housing would help to sustain existing shops, services and facilities within Byers Green in accordance with the principles of Paragraph 38 of PPS3.
- The proposal would not have a significant impact on the supply of housing and is therefore not an overriding issue.
- The need for, and provision of affordable housing represents a strong material consideration to outweigh the conflict with elements of national and regional planning policies and advice.

The comments of the objectors had been considered. Traffic impact was not identified as a concern by the Highway Authority and the proposal was considered to meet the requirements of Policy T7 of the Local Plan. The decline in services in the village could potentially be halted or even reversed by the positive impacts of additional housing. Noise and disturbance during development could be adequately controlled by use of planning conditions and separately under Environmental Protection legislation. Privacy and security issues would be the subject of closer scrutiny at the subsequent detailed stage. Loss of view was not a material planning consideration.

Members were informed that Mr. Lavender, agent for the applicant, was present at the meeting to outline the proposals. Mr. Lavender reminded the Committee that a previous application had been refused in September, 2006. The reasons for refusal at that time related to the eastern boundary and the need for a wildlife assessment. At that time it was intimated that, if the application was revised in respect of the Eastern boundary and the issues for wildlife assessment addressed, the application would be reconsidered.

This application was the revised application in respect of the Eastern boundary. Wildlife issues had been fully addressed. There had been a comprehensive assessment of the application and extensive consultations. No objections had been raised from statutory consultees, the developer considered that the proposals would link to services in the village and bring investment.

On balance it was concluded that the proposals were acceptable subject to the conditions which were outlined in the schedule which were not considered unreasonable or onerous.

In conclusion Mr. Lavender explained that the issues on which the application had been previously refused had been addressed and the proposals would bring a mix of housing satisfying areas of community need and requirement.

In response to the query raised regarding the mix of housing, Mr. Lavender explained that this was an outline application and no detailed consideration of house types were included. However, notice would be taken of housing needs advice when giving detailed consideration to the proposal.

In respect of Application No. 2 – Erection of 64 bed secure healthcare facility with Associated Car Parking, Landscaping and Ancillary Facilities – Former Sedgefield Community Hospital – Care Principles – Plan Ref : 7/2007/0162/DM – the Committee was reminded that at its meeting on 1st June, 2007 consideration of this application had been deferred to take into account late objections.

The Committee was reminded that the proposals included : a 64 unit secure healthcare facility on the former community hospital site at Sedgefield, which was brownfield land.

Members were informed that the proposal accorded with Policy L15 RPG1 and PPS1.

The report provided a comprehensive description of the nature of the proposals. It also included a detailed analysis of objections, a summary of which was outlined in Appendix 1 to the report.

It was explained that traffic flows had been judged by the Highways Authority to be acceptable.

It was considered that the design and layout of the development together with a good quality landscaping scheme would be wholly compatible with the future development of NetPark and it would be very unlikely to have a negative impact on future economic development of the area.

Members were informed that Mrs. Bowles who was Chairman of the Residents Forum, was present at the meeting to speak both on behalf of herself as an objector and the Residents Forum who were in support of the application. Mrs. Bowles explained that her objections to the proposals related to the development being in what was a predominantly residential

housing area. She also considered that the development would have a detrimental impact on NetPark and the regional economy. Furthermore, the facilities would attract additional traffic.

Concern was also expressed regarding the use of the local medical practice which was already under considerable pressure. The expansion of St. Lukes in Middlesbrough would cover the need for such facilities. Mrs. Bowles also queried whether other categories of inmates would be able to use the facilities.

Mrs. Bowles also pointed out the development could be detrimental to the area and the land could be used for much needed affordable housing.

Public safety was also a concern. The facility would be used to rehabilitate patients into the community. Furthermore, if Principles were to sell the operation as an organisation what would be the standards of any firm who bought it?

Mrs. Bowles, however, then explained that the majority of the Residents Forum were in support of the application. However, the Forum was in agreement that if the application was approved, the premises should not be allowed to be used for other purposes.

Mr. Davison then addressed the meeting and spoke in support of the application. He explained that he had visited Care Principles facility in Norwich. He explained that the facilities in Norwich fitted in with the rest of the village and a great deal of effort had been made to involve the community by regular meetings to discuss any anxieties, etc. Attention to detail had been paid in relation to the security of the facilities and security systems had reliable back-ups to ensure safety.

A diverse range of activities were in place and training, which were carried out in a safe and secure manner. The facilities were modern and well equipped. Residents were taken out in small groups with sufficient staff to ensure activities were safely achieved. A good relationship existed with local residents and the company were ready to deal with any issues which were raised. The development also offered opportunities for employment in the area.

Mr. Bilitho, the agent, and Mr. Tom Burns then spoke on behalf of the application. Mr. Bilitho explained that before the application had been submitted, the company had spent six months working with the community in relation to the development and had held exhibitions, etc. It was a robust submission and all types of issues had been addressed. Mr. Burns explained that in relation to medical and clinical services, the Practice Manager had been contacted and it was explained that the Medical Practice would either be employing an additional GP or getting GP time. Additional services would be provided in the practice.

He explained that the NHS had been extremely supportive. The facility had been designated for health care not for other purposes.

He also explained that the company was registered with the Health Care Commission and had to meet stringent security measures.

In response to a query raised regarding visiting arrangements, he explained that the vast majority of visitors were between the hours of 9 am and 5 pm.

In respect of Application No : 3 – Erection of Marquee to the North East of the Hotel – Hardwick Hall Hotel, Sedgefield – Plan Ref : 7/2007/0209/DM – it was explained that planning permission for the siting of a marquee to the North East of Hardwick Hall Hotel was in the grounds of the hotel and would be used for wedding receptions and would cater for up to 150 guests. The marquee would be erected before May 1st and September 30th and between December 1st and 31st.

It was explained that Mr. Mekins, a local resident, was present at the meeting to express his concern. He explained that his concerns related to the noise which would be emitted from the marquee on an evening when functions were being held. He considered that the functions should finish at 11.00 p.m. and not midnight as suggested in the application. In response it was explained to Mr. Mekins that if a problem did exist in relation to noise, Environmental Health could take action under the Environmental Protection Act and the authority would have to take action in respect of any concerns.

RESOLVED : That the report be received and the recommendations contained therein adopted.

DC.22/07

DEVELOPMENT CONTROL - ADDITIONAL APPLICATIONS

Consideration was given to a schedule detailing an application for consent to develop. (For copy see file of Minutes).

RESOLVED : That the report be received and the recommendation contained therein adopted.

DC.23/07

CONSULTATIONS FROM DURHAM COUNTY COUNCIL

A schedule of applications which were to be determined by Durham County Council and up which the views and observations of this Council had been requested was considered. (For copy see file of Minutes).

RESOLVED : That the schedule be received and the recommendations contained therein adopted.

DC.24/07

DELEGATED DECISIONS

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

RESOLVED : That the schedule be received.

DC.25/07

COUNTY DECISIONS

A schedule of applications which had been determined by Durham County Council was submitted for Members information. (For copy see file of Minutes).

RESOLVED : That the schedule be received.

DC.26/07

APPEALS

Consideration was given to a schedule detailing outstanding appeals to 14th June, 2007. (For copy see file of Minutes).

RESOLVED : That the schedule be received.

DC.27/07

RECENT PLANNING APPEAL DECISIONS

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

Members noted that the appeal against the issue of an Enforcement Notice in respect of the erection of a raised patio/decking area to the rear of 12, Kensington Gardens, Ferryhill had been dismissed.

RESOLVED : That the information be received.

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.28/07

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 email: enorth@sedgefield.gov.uk

ACSeS Model

Members' Planning Code of Good Practice

June 2007

Background

Introduction

1. Relationship to the Members' Code of Conduct
2. Development Proposals and Interests under the Members' Code of Conduct
3. Fettering Discretion in the Planning Process
4. Contact with Applicants, Developers and Objectors
5. Lobbying of Councillors
6. Lobbying by Councillors
7. Site Visits
8. Public Speaking at Meetings
9. Officers
10. Decision Making
11. Training
12. **Dual Hatted Members and Members as Community Advocates**

Adopted: Development Control Committee – 29th April 2005

*Amended: **Post** Council – 29th June 2007 (DAH)*

Re-Adopted: Development Control Committee – 20th July 2007

IMPORTANT NOTE

The Guidance in this Code is not intended to be a substitute for guidance currently available from the Standards Board for England.

Members' Planning Code of Good Practice

Background

This Code of Good Practice has been prepared in response to the Local Government Association's Guidance Note on the preparation of Local Codes of Good Practice on Planning Matters in the light of the introduction of the new ethical framework and in consultation with the District Audit Service, Local Government Ombudsman and the Standards Board for England. **It has been updated following the introduction of the new Member Code of Conduct (June 2007).**

Introduction

The aim of this code of good practice: to ensure that in the planning process there are no grounds for suggesting that a decision has been biased, partial or not well founded in any way.

The key purpose of Planning: to control development in the public interest.

Your role as a Member of the Planning Authority: to make planning decisions openly, impartially, with sound judgement and for justifiable reasons.

When the Code of Good Practice applies: this code applies to Members at all times when involving themselves in the planning process. (This includes, where applicable, when part of decision making meetings of the Council in exercising the functions of the Planning Authority or when involved on less formal occasions, such as meetings with officers or the public and consultative meetings). It applies as equally to planning enforcement matters or site specific policy issues as it does to planning applications.

If you have any doubts about the application of this Code to your own circumstances you should seek advice early, from the Monitoring Officer or one of his or her staff, and preferably well before any meeting takes place.

1. Relationship to the Members' Code of Conduct

- **Do** apply the rules in the Members' Code of Conduct first, which must be always be complied with.
- **Do** then apply the rules in this Planning Code of Good Practice, which seek to explain and supplement the Members' Code of Conduct for the purposes of planning control. If you do not abide by this Code of Good Practice, you may put:

- the Council at risk of proceedings on the legality or maladministration of the related decision; and
- yourself at risk of either being named in a report made to the Standards Committee or Council or, if the failure is also likely to be a breach of the Code of Conduct, a complaint being made to the Standards Board for England.

2. Development Proposals and Interests under the Members' Code

- **Do** disclose the existence and nature of your interest at any relevant meeting, including informal meetings or discussions with officers and other Members. Preferably, disclose your interest at the beginning of the meeting and not just at the commencement of discussion on that particular matter. *(Use the disclosure form provided for disclosing interests. It is there to assist you.)*
- **Do** then act accordingly. **Where your interest is personal and prejudicial:-**
 - **Don't** participate, or give the appearance of trying to participate, in the making of any decision on the matter by the planning authority.
 - **Don't** try to represent [ward/local] views, get another [Ward/Local] Member to do so instead.
 - **Don't** get involved in the processing of the application.
 - **Don't** seek or accept any preferential treatment, or place yourself in a position that could lead the public to think you are receiving preferential treatment, because of your position as a councillor. This would include, where you have a personal and prejudicial interest in a proposal, using your position to discuss that proposal with officers or members when other members of the public would not have the same opportunity to do so.
 - **Do** be aware that, whilst you are not prevented from seeking to explain and justify a proposal in which you have a personal and prejudicial interest to an appropriate officer, in person or in writing, the Code places greater limitations on you in representing that proposal than would apply to a normal member of the public. (For example, where you have a personal and prejudicial interest in a proposal to be put before a meeting, you will have to withdraw from the room or chamber whilst the meeting considers it, whereas an ordinary member of the public would be able to make use of [the/any] public speaking scheme to address the meeting on the proposal and observe the meeting's consideration of it from the public gallery.)
 - **Do** notify the Monitoring Officer in writing of your own and note that:
 - notification to the Monitoring Officer should be made no later than submission of the application;

- the proposal will always be reported to the Committee as a main item and not dealt with by officers under delegated powers; and
- it is advisable that you employ an agent to act on your behalf on the proposal in dealing with officers and any public speaking at Committee (where permitted).

3. Fettering Discretion in the Planning Process

- Follow the guidance issued by the Standards Board for England or the Monitoring Officer on pre-disposition and pre-determination.
- **Don't** fetter your discretion and therefore your ability to participate in planning decision making at this Council by making up your mind, or clearly appearing to have made up your mind (particularly in relation to an external interest or lobby group), on how you will vote on any planning matter prior to formal consideration of the matter at the meeting of the planning authority and of your hearing the officer's presentation and evidence and arguments on both sides.

Fettering your discretion in this way and then taking part in the decision will put the Council at risk of a finding of maladministration and of legal proceedings on the grounds of there being a danger of bias or pre-determination or a failure to take into account all of the factors enabling the proposal to be considered on its merits.

- **Do** be aware that you are likely to have fettered your discretion where the Council is the landowner, developer or applicant and you have acted as, or could be perceived as being, a chief advocate for the proposal. (This is more than a matter of membership of both the proposing and planning determination committees, but that through your significant personal involvement in preparing or advocating the proposal you will be, or perceived by the public as being, no longer able to act impartially or to determine the proposal purely on its planning merits.)
- **Do** also be aware that, whilst the Members' Code of Conduct provides for a presumption that you may regard yourself as not having a prejudicial interest in matters which relate to the organisations mentioned below, you must exercise your discretion in deciding whether or not to participate in each case and where:
 - you have been significantly involved in the preparation, submission or advocacy of a planning proposal on behalf of:
 - *another local or public authority of which you are a member; or
 - *a body to which you have been appointed or nominated by the Council as its representative; or

* see further under paragraph 12.

- you are a trustee or company director of the body submitting the proposal and were appointed by the Council

you should always disclose a prejudicial* as well as personal interest and withdraw.

- **Do** consider yourself able to take part in the debate on a proposal when acting as part of a consultee body (where you are also a member of the parish council, for example, or both a district/borough and county councillor), provided:
 - the proposal does not substantially effect the well being or financial standing of the consultee body;
 - you make it clear to the consultee body that::
 - your views are expressed on the limited information before you only;
 - you must reserve judgement and the independence to make up your own mind on each separate proposal, based on your overriding duty to the whole community and not just to the people in that area, ward or parish, as and when it comes before the Committee and you hear all of the relevant information; and
 - you will not in any way commit yourself as to how you or others may vote when the proposal comes before the Committee; and
 - *you disclose the personal interest regarding your membership or role when the Committee comes to considers the proposal.
- **Don't** speak and vote on a proposal where you have fettered your discretion. You do not also have to withdraw, but you may prefer to do so for the sake of appearances.
- **Do** explain that you do not intend to speak and vote because you have or you could reasonably be perceived as having judged (or reserve the right to judge) the matter elsewhere, so that this may be recorded in the minutes. (*Use the disclosure form provided for disclosing interests.*)*
- **Do** take the opportunity to exercise your separate speaking rights as a Ward/Local Member (*where this has granted by the authority's standing orders or by the consent of the Chairman and Committee*) where you have represented your views or those of local electors and fettered your discretion, but do not have a personal and prejudicial interest. Where you do:

* see further under paragraph 12.

- advise the proper officer or Chairman that you wish to speak in this capacity before commencement of the item;
- remove yourself from the member seating area for the duration of that item; and
- ensure that your actions are recorded.

4. Contact with Applicants, Developers and Objectors

- **Do** refer those who approach you for planning, procedural or technical advice to officers.
- **Don't** agree to any formal meeting with applicants, developers or groups of objectors where you can avoid it. Where you feel that a formal meeting would be useful in clarifying the issues, you should never seek to arrange that meeting yourself but should request the [Development Control Manager/Head of Planning] to organise it. The officer(s) will then ensure that those present at the meeting are advised from the start that the discussions will not bind the authority to any particular course of action, that the meeting is properly recorded on the application file and the record of the meeting is disclosed when the application is considered by the Committee.
- **Do** otherwise:
 - follow the rules on lobbying;
 - consider whether or not it would be prudent in the circumstances to make notes when contacted; and
 - report to the [Development Control Manager/Head of Planning Services] any significant contact with the applicant and other parties, explaining the nature and purpose of the contacts and your involvement in them, and ensure that this is recorded on the planning file.

In addition in respect of presentations by applicants/developers:

- **Don't** attend a planning presentation unless an officer is present and/or it has been organised by officers.
- **Do** ask relevant questions for the purposes of clarifying your understanding of the proposals.
- **Do** remember that the presentation is not part of the formal process of debate and determination of any subsequent application, this will be carried out by the appropriate Committee of the planning authority.

- **Do** be aware that a presentation is a form of lobbying and you must not express any strong view or state how you or other Members might vote.

5. Lobbying of Councillors

- **Do** explain to those lobbying or attempting to lobby you that, whilst you can listen to what is said, it prejudices your impartiality and therefore your ability to participate in the Committee's decision making to express an intention to vote one way or another or such a firm point of view that it amounts to the same thing.
- **Do** remember that your overriding duty is to the whole community not just to the people in your [ward/local area] and, taking account of the need to make decisions impartially, that you should not improperly favour, or appear to improperly favour, any person, company, group or locality.
- **Don't** accept gifts or hospitality from any person involved in or affected by a planning proposal. If a degree of hospitality is entirely unavoidable, ensure it is of a minimum, its acceptance is declared as soon as possible and remember to register the gift or hospitality where its value is over £25 [in accordance with the authority's rules on gifts and hospitality].
- **Do** copy or pass on any lobbying correspondence you receive to the [Development Control Manager/Head of Planning] at the earliest opportunity.
- **Do** promptly refer to the Head of Planning Services any offers made to you of planning gain or constraint of development, through a proposed s.106 Planning Obligation or otherwise.
- **Do** inform the Monitoring Officer where you feel you have been exposed to undue or excessive lobbying or approaches (including inappropriate offers of gifts or hospitality), who will in turn advise the appropriate officers to follow the matter up.
- **[Do** comply with the Council's protocol on lobbying, presentations or discussions]
- **Do** note that, unless you have a personal and prejudicial interest, you will not have fettered your discretion or breached this Planning Code of Good Practice through:
 - listening or receiving viewpoints from residents or other interested parties;
 - making comments to residents, interested parties, other Members or appropriate officers, provided they do not consist of or amount to pre-judging the issue and you make clear you are keeping an open mind;
 - seeking information through appropriate channels; or
 - being a vehicle for the expression of opinion or speaking at the meeting as a [Ward/Local] Member, provided you explain your actions at the start of the

meeting or item and make it clear that, having expressed the opinion or ward/local view, you have not committed yourself to vote in accordance with those views and will make up your own mind having heard all the facts and listened to the debate.

6. Lobbying by Councillors

- **Don't** become a member of, lead or represent an organisation whose primary purpose is to lobby to promote or oppose planning proposals. If you do, you will have fettered your discretion and are likely to have a personal and prejudicial interest and have to withdraw.
- **Do** join general interest groups which reflect your areas of interest and which concentrate on issues beyond particular planning proposals, such as the Victorian Society, CPRE, Ramblers Association or a local civic society, but disclose a personal interest where that organisation has made representations on a particular proposal and make it clear to that organisation and the Committee that you have reserved judgement and the independence to make up your own mind on each separate proposal.
- **Don't** excessively lobby fellow councillors regarding your concerns or views nor attempt to persuade them that they should decide how to vote in advance of the meeting at which any planning decision is to be taken.
- **Don't** decide or discuss how to vote on any application at any sort of political group meeting, or lobby any other Member to do so. Political Group Meetings should never dictate how Members should vote on a planning issue.

7. Site Visits

- **Do** try to attend site visits organised by the Council where possible.
- **Don't** request a site visit unless you feel it is strictly necessary because:
 - particular site factors are significant in terms of the weight attached to them relative to other factors or the difficulty of their assessment in the absence of a site inspection; or
 - there are significant policy or precedent implications and specific site factors need to be carefully addressed.
- **Do** ensure that any information which you gained from the site visit is reported back to the Committee, so that all Members have the same information.
- **Do** ensure that you treat the site visit only as an opportunity to seek information and to observe the site.

- **Do** ask the officers at the site visit questions or seek clarification from them on matters which are relevant to the site inspection.
- **Don't** hear representations from any other party [, with the exception of the Ward/Local Member(s) whose address must focus only on site factors and site issues]. Where you are approached by the applicant or a third party, advise them that they should make representations in writing to the authority and direct them to or inform the officer present.
- **Don't** express opinions or views to anyone.
- **Don't** enter a site which is subject to a proposal other than as part of an official site visit, even in response to an invitation, as this may give the impression of bias unless:
 - you feel it is essential for you to visit the site other than through attending the official site visit,
 - you have first spoken to the Head of Planning Services about your intention to do so and why (which will be recorded on the file) and
 - you can ensure you will comply with these good practice rules on site visits.

8. Public Speaking at Meetings

- **Don't** allow members of the public to communicate with you during the Committee's proceedings (orally or in writing) other than through the scheme for public speaking, as this may give the appearance of bias.
- **Do** ensure that you comply with the Council's procedures in respect of public speaking.

9. Officers

- **Don't** put pressure on officers to put forward a particular recommendation. (This does not prevent you from asking questions or submitting views to the Head of Planning Services, which may be incorporated into any committee report).
- **Do** recognise that officers are part of a management structure and only discuss a proposal, outside of any arranged meeting, with a Head of Service or those officers who are authorised by their Head of Service to deal with the proposal at a Member level.

- **Do** recognise and respect that officers involved in the processing and determination of planning matters must act in accordance with the Council's Code of Conduct for Officers and their professional codes of conduct, primarily the Royal Town Planning Institute's Code of Professional Conduct. As a result, planning officers' views, opinions and recommendations will be presented on the basis of their overriding obligation of professional independence, which may on occasion be at odds with the views, opinions or decisions of the Committee or its Members.

10. Decision Making

- **Do** ensure that, if you request a proposal to go before the Committee rather than be determined through officer delegation, that your reasons are recorded and repeated in the report to the Committee.
- **Do** come to meetings with an open mind and demonstrate that you are open-minded.
- **Do** comply with section 54A of the Town and Country Planning Act 1990 **or any amendment** and make decisions in accordance with the Development Plan unless material considerations indicate otherwise.
- **Do** come to your decision only after due consideration of all of the information reasonably required upon which to base a decision. If you feel there is insufficient time to digest new information or that there is simply insufficient information before you, request that further information. If necessary, defer or refuse.
- **Don't** vote or take part in the meeting's discussion on a proposal unless you have been present to hear the entire debate, including the officers' introduction to the matter.
- **Do** have recorded the reasons for Committee's decision to defer any proposal [and that this is in accordance with the Council's protocol on deferrals].
- **Do** make sure that if you are proposing, seconding or supporting a decision contrary to officer recommendations or the development plan that you clearly identify and understand the planning reasons leading to this conclusion/decision. These reasons must be given prior to the vote and be recorded. Be aware that you may have to justify the resulting decision by giving evidence in the event of any challenge.

11. Training

- **Don't** participate in decision making at meetings dealing with planning matters if you have not attended the mandatory planning training prescribed by the Council. **This Code recommends as a mandatory requirement that Members attend at least one training event prior to their first attendance at Development Control Committee.**

- **Do** endeavour to attend any other specialised training sessions provided, since these will be designed to extend your knowledge of planning law, regulations, procedures, Codes of Practice and the Development Plans beyond the minimum referred to above and thus assist you in carrying out your role properly and effectively.
- **Do** participate in the annual review of a sample of planning decisions **or Monitoring Officer training (or any other planning training on decision-making)** to ensure that Members' judgements have been based on proper planning considerations.

12. Dual Hatted Members – (Serving on more than one Council) and Members Acting as Community Advocates

Dual Hatted Members

- Dual hatted members should follow the advice contained in this paragraph.
- Please note that additional rules apply to those members appointed or nominated by the authority to outside bodies or members serving on other authorities, eg the County Council or a Parish or Town Council.
- These members should note that where a matter that affects the other body, or authority, is being discussed at a meeting of the Council, including the Development Control Committee, these members will not be required to declare that they have a personal interest in the matter before they vote, unless they wish to speak on the matter or where the personal interest is also a prejudicial interest.

Exemption to the Rule on Declaring Personal Interests

- An exemption to declaring a personal interest applies when the interest arises solely from a membership of or position of general control or management on:
 - (a) any other body to which they have been appointed or nominated, or
 - (b) any other body exercising functions of a public nature: this would include a Parish or Town Council or the County Council.

Community Advocates – Making Representations, Answering Questions, Giving Evidence

- Prejudicial interests and members as community advocates: even where members may have a prejudicial interest, the Code of Conduct for members supports their role as a community advocate and enables them, in certain circumstances, to represent the community and to speak on issues important to it and to the member.

- The Member Code of Conduct (at paragraph 12(2)) gives members with a prejudicial interest in a matter the same rights as members of the public, to speak to a meeting on the matter. However, once they have done so, the member must immediately leave the meeting room, as required under the current rules, and cannot remain in the public gallery to observe the vote on the matter. For the avoidance of doubt, such a member may not vote on the matter in those circumstances.
- In accordance with paragraph 12(2) of the Member Code of Conduct, a member with a prejudicial interest may make representations, answer questions and give evidence before leaving the room, provided that members of the public are allowed to attend for the same purpose.
- Any member wishing to approach an issue on the basis set out in this part of this paragraph should first inform the Chairman of the Committee to indicate his/her intentions: advice should be first obtained from the Council's Monitoring Officer.

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 _____ (2)

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.

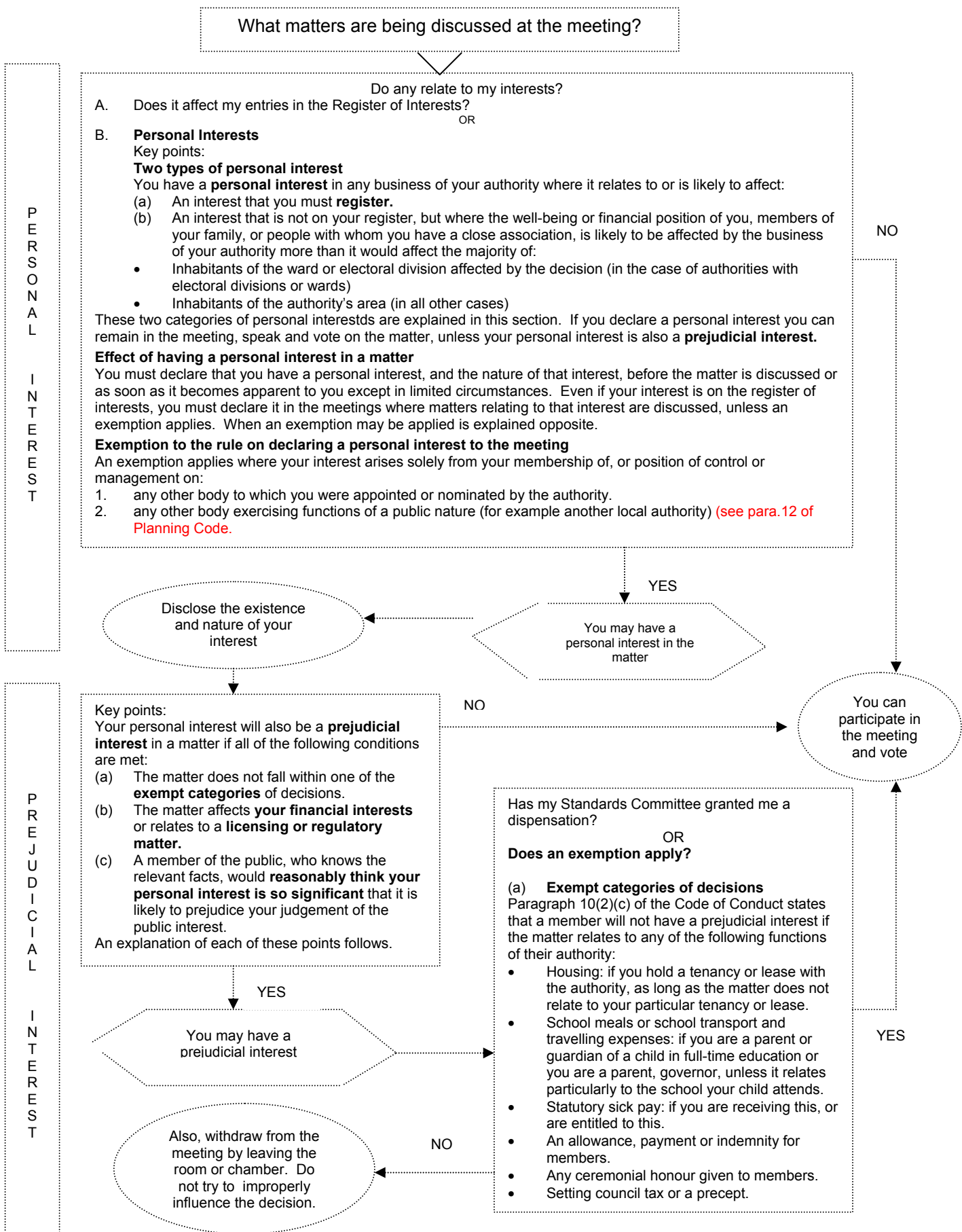
A Member with a prejudicial interest in any matter must also:

- *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.

** but Members of more than one Council, or who wish to act as Community Advocates, should refer to para. 12 of the Planning Code first*

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



IMPORTANT NOTE

The Guidance in this Code is not intended to be a substitute for guidance currently available from the Standards Board for England.

Item 6

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - COUNTY MATTERS

1. 7/2007/0265/CM

APPLICATION DATE: 25 April 2007

PROPOSAL: RETROSPECTIVE PLANNING APPLICATION FOR REMOVAL OF ASH DEPOSITS AND RESTORATION TO MIXED HABITAT

LOCATION: LAND AT SIMPASTURE JUNCTION NEWTON AYCLIFFE CO DURHAM

APPLICANT: Durham County Council
Environment, County Hall, Durham, DH1 5UQ

CONSULTATIONS

1. GREAT AYCLIFFE TC
2. Cllr. V Crosby
3. Cllr. B Hall
4. Cllr. J Croft
5. ENV. HEALTH
6. L.PLANS
7. LANDSCAPE ARCH
8. Colin Holm

PROPOSAL

This application is a County Matter to be determined by Durham County Council. The views of the Borough Council have been sought as a consultee.

The application is a retrospective application for the removal of ash deposits and restoration of mixed habitat by forming a new access into the site. An amended method statement for the works has been submitted with the application.

The current proposal is to relocate the site access track further north of the existing track. This will create a 3 metre wide track travelling from east to west almost centrally into the site. The works will mean the loss of a copse of ash trees and an area of broom scrub. The new access route into the site will slope to a depth of approximately 3m from the existing track located to the southeast of the site to join with the existing extraction area to the west. Steep slopes (batters) approximately 3 metres in height will be developed on the north and south sides of the access roads and these will join what is already in place in the existing site to the west.

CONSULTATIONS

Great Aycliffe Town Council has objected to the proposal and stated that the development should be built in accordance with the original conditions.

Forward Plans Team had no objections to make with regards to the proposal

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

The Council's Countryside Officer has no adverse comments to make regarding the scheme

The Council's Landscape Officer has no objections to make regarding the scheme.

PLANNING CONSIDERATIONS

The application will involve further removal of ash deposits on the site and further remediation work. A method statement has been submitted with the application revising the previous method statement. Detailed plans showing the new location of the access track, a landscaping scheme and cross sections of the batters has not been submitted with the application, thereby making it difficult to fully assess the proposal.

The method statement included with the application has indicated that the works will mean the loss of a copse of ash trees and an area of broom scrub. The ash copse has arisen from seed produced from the mature trees located on the northern boundary of the site. It is considered that these mature trees will not be affected by the development. The ash copse comprises of immature (spindly) individuals growing on ash deposits and the broom scrub has spread by seed produced from other areas of scrub located in close proximity to the site's northern boundary. It is considered that the impact of the removal of these two habitats may be positive in the longer term when the potential for further important grassland habitat creation is considered.

The removal of the ash tree copse and associated scrub habitat will create a corridor into the site which the applicant states has the potential for recolonisation of important grassland species. As part of the scheme smaller groups of trees will be planted on the site to provide a variety of habitats in that site that will act as windbreaks when these trees mature. Individual trees will also be planted along the top of the batters, particularly on the northern batter to provide stability to the new landform.

The Council's Countryside Officer indicated that there are no significant ecological issues arising on site from the proposal.

The Council's Landscape Officer has stated that there will be no significant impact upon the Landscape of the area. Any impacts will be outweighed by the benefits to the site from the redevelopment.

In principle it seems that the proposed works carried out may be acceptable but it is considered that a determination of the application is not possible due to the lack of exact information submitted by the applicant. At this time it is impossible to determine exactly where the new access track is located and where the new planting has been carried out.

CONCLUSION

Although the scheme may be acceptable in principle it is considered that due to the lack of information submitted by the application a determination of this application cannot be made. The applicant is advised to submit more information detailing the exact location of the footpath and the batters and indicate the exact position of the trees that have been removed and the new areas of planting should also be clearly indicated.

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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.

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.

RECOMMENDATIONS

The Borough Council objects to the proposal due to the lack of information submitted with the application.

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PLANNING APPLICATIONS - COUNTY MATTERS

2. 7/2007/0266/CM

APPLICATION DATE: 25 April 2007

PROPOSAL: RETROSPECTIVE PLANNING APPLICATION NOT TO COMPLY WITH CONDITIONS 1,3,6,12,22 OF PLANNING PERMISSION 7/2000/67/CM AS AMENDED BY PLANNING PERMISSION NO. 7/2005/0650/CM (RELATING TO REFERENCES IN APPROVED DOCUMENTS AS TO THE FINAL RESTORATION OF THE SITE)

LOCATION: LAND AT SIMPASTURE JUNCTION NEWTON AYCLIFFE CO DURHAM

APPLICANT: Durham County Council
Environment, County Hall, Durham, DH1 5UQ

CONSULTATIONS

1. GREAT AYCLIFFE TC
2. Cllr. V Crosby
3. Cllr. B Hall
4. Cllr. J Croft
5. ENV. HEALTH
6. L.PLANS
7. LANDSCAPE ARCH
8. Colin Holm

PROPOSAL

This application is a County Matter to be determined by Durham County Council. The views of the Borough Council have been sought as a consultee.

The application site is at Simpasture Junction, Newton Aycliffe. The application is seeking retrospective consent for permission not to comply with certain conditions attached to the original planning application (7/2000/0067/DM), amended by planning application 7/2005/0650/CM for the site.

Condition 1 lists documents which refer to the method of mineral extraction and restoration documents. Condition 3 refers to excavation, the tipping or storing of materials within a lateral distance of 5m from the railway boundary. Condition 6 states that the site will be restored in accordance with approved documents listed in Condition 1. Condition 12 refers to approved documents listed in Condition 1 regarding site restoration. Condition 22 refers to the approved documents listed in Condition 1 relating to the restoration of the site.

CONSULTATIONS

Great Aycliffe Town Council has objected to the proposal and stated that the development should be built in accordance with the original conditions.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

The Forward Plans Team has no objections to make with regards to the proposal.

Sedgefield Borough Council's Countryside Officer has no objections to make with regards to the scheme

Landscape Architect has requested further information.

PLANNING CONSIDERATIONS

The information accompanying this application is extremely vague and does not give any justification as to why the conditions have not been complied with.

It is understood that the conditions have been requested to be removed in order to carry out the works described in application no. 7/2007/0265/CM.

Specific concerns are raised with regards to the fact that the application is retrospective and that excavation or other works seems to have taken place within 5 metres of the railway line contrary to the requirements of Condition 3. It is considered that this condition was placed on the application for a specific reason yet no justification as to why the applicant wishes to remove the condition is forthcoming with the application.

Concerns have also been raised with regards to conditions for works to be carried out in accordance with approved plans and approved method statements. In the accompanying statement the applicant does not provide any details as to why these conditions have not been complied with, nor does the applicant state how the works that have been carried out differ from those that have been approved previously. Condition 22 states that the final contours of the site must be constructed in accordance with the approved drawings. This condition was necessary in order to create a satisfactory restoration process. Information has not been submitted to show what work has actually been carried out and how the contours differ from what has been approved. As this has not been shown on a plans then the Minerals Planning Authority will not have any control over the development.

It is considered that without the above information Sedgefield Borough Council cannot support the application.

CONCLUSION

It is considered that the applicant has not provided satisfactory information and justification to justify the variation of the original conditions. It is recommended to the County Council that the applicant submits further information to fully explain what works have been carried out and also to justify non-compliance with the approved conditions.

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

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

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

HUMAN RIGHTS IMPLICATION

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.

RECOMMENDATIONS

The Borough Council objects to the proposal on the basis that insufficient information and justification has been received to assess the application.

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PLANNING APPLICATIONS - COUNTY MATTERS

3. 7/2007/0352/CM

APPLICATION DATE: 6 June 2007

PROPOSAL: PROPOSED NEW DOOR AND STEPPED ACCESS TO SCHOOL OFFICES

LOCATION: WEST CORNFORTH PRIMARY SCHOOL WEST CORNFORTH CO DURHAM

APPLICANT: West Cornforth
Primary School, High Street , West Cornforth , Co Durham

CONSULTATIONS

1. CORNFORTH P.C.
2. Cllr. A. Hodgson
3. Cllr. T D Brimm

This application (7/2007/0352/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 insert a new door and stepped access to West Cornforth Primary School. The need for the development has arisen because members of the public have entered through the main entrance and have walked around the school unsupervised. The new access will enable the public access to the building without the need to cross through the children's playground, improving the security of the site.

The proposed access arrangements will be located on the western side elevation of the school and will measure 9.3m in length by 3.3m in width. The maximum height of the handrail will be 3.2m from ground level. In addition an existing window will be partially replaced with an access door.

CONSULTATION AND PUBLICITY

No comments have been received to date.

PLANNING CONSIDERATIONS

The proposed stepped access is relatively small and therefore is unlikely to be visually intrusive in the street scene or significantly alter the character and proportions of the existing building.

No objections were raised from Members for a similar application for a ramped access (Sedgefield app. No. 7/2005/0792/CM). Although a ramped access would be preferable the

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

future of the school is uncertain and following discussions with Building Control the temporary provision of steps for a period of 5 years would be acceptable. Furthermore, disabled access is achievable elsewhere within the school through other entrance ways.

It is 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 access and the external changes are considered to be acceptable.

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 the Council raise no objections to the proposal.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

4. 7/2007/0360/CM

APPLICATION DATE: 12 June 2007

PROPOSAL: ERECTION OF 3NO. STEEL CONTAINERS

LOCATION: STEPHENSON WAY PRIMARY SCHOOL STEPHENSON WAY
NEWTON AYCLIFFE CO DURHAM

APPLICANT: Durham County Council
Environment, County Hall, Durham, DH1 5UQ

CONSULTATIONS

1. GREAT AYCLIFFE TC
2. ENGINEERS
3. ENV. HEALTH
4. Cllr. George C. Gray
5. Cllr. E M Paylor
6. Cllr. Helen J Hutchinson

This application 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 views of the Borough Council have been sought upon the proposal as a consultee.

THE PROPOSAL

The proposal is very minor in nature and involves the erection of 3 no. steel containers at Stephenson Way Primary School.

The school is located on Stephenson Way, Newton Aycliffe. The school comprises of an Infant and Junior block with a new SureStart Unit on the road front. A play area lies to the south of the site.

Elmfield School is set to close in summer 2007 with the pupils from the school being transferred to other schools in the Newton Aycliffe area. Some of the pupils and all of their equipment will be transferred to Stephenson Way. The school currently has no storage space for play and sports equipment. The school will therefore require additional storage facilities for their current equipment and the equipment that will transfer from Elmfield Primary when it closes.

CONSULTATION AND PUBLICITY

No adverse comments or objections have been received in response to the consultation exercise.

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PLANNING CONSIDERATIONS

The proposal is designed to improve storage facilities within the site. The three storage containers will measure approximately 8m x 3m with a maximum height of just over 2m. All three storage containers will be located within the site away from residential properties. An amended plan was received moving container number 3 even further from the residential properties at the south of the site.

Two of the storage containers are to be located close to the school for equipment storage and one container will be located close to the school field for games and sports equipment. It is therefore considered that the application has provided justification for the siting of these storage containers. It is not considered that the development will have a detrimental impact on the character of the area of the neighbouring residential properties.

By virtue of creating more storage space for an expanding school, the proposal will therefore be an improvement upon the current situation and as such will not have an adverse impact upon the site or the neighbouring properties.

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

It is recommended that the Council raise no objections to the proposal as it will not have an adverse impact on the surrounding area

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

5. 7/2007/0388/CM

APPLICATION DATE: 18 June 2007

PROPOSAL: APPLICATION NOT TO COMPLY WITH CONDITIONS 1 AND 7 OF APPLICATION 7/2003/0045/CM IN ORDER TO EXTEND THE DATE FOR COMPLETION OF MINERAL EXTRACTION TO 31ST DECEMBER 2015, REVISE THE METHOD OF EXTRACTION AND REVISE THE PHASING OF INERT LANDFILL OPERATIONS

LOCATION: THE QUARRY BISHOP MIDDLEHAM CO DURHAM

APPLICANT: W & M Thomson
(Quarries Ltd), Princess Way, Low Prudhoe, Northumberland, NE42 6PL

CONSULTATIONS

- | | | | |
|----|-----------------|------------|------------|
| 1. | BISH. MID. P.C | | |
| 2. | Cllr. T D Brimm | 21/06/2007 | 12/07/2007 |
| 3. | Cllr. B Lamb | 21/06/2007 | 12/07/2007 |
| 4. | ENV. HEALTH | 02/07/2007 | 23/07/2007 |

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

PROPOSAL

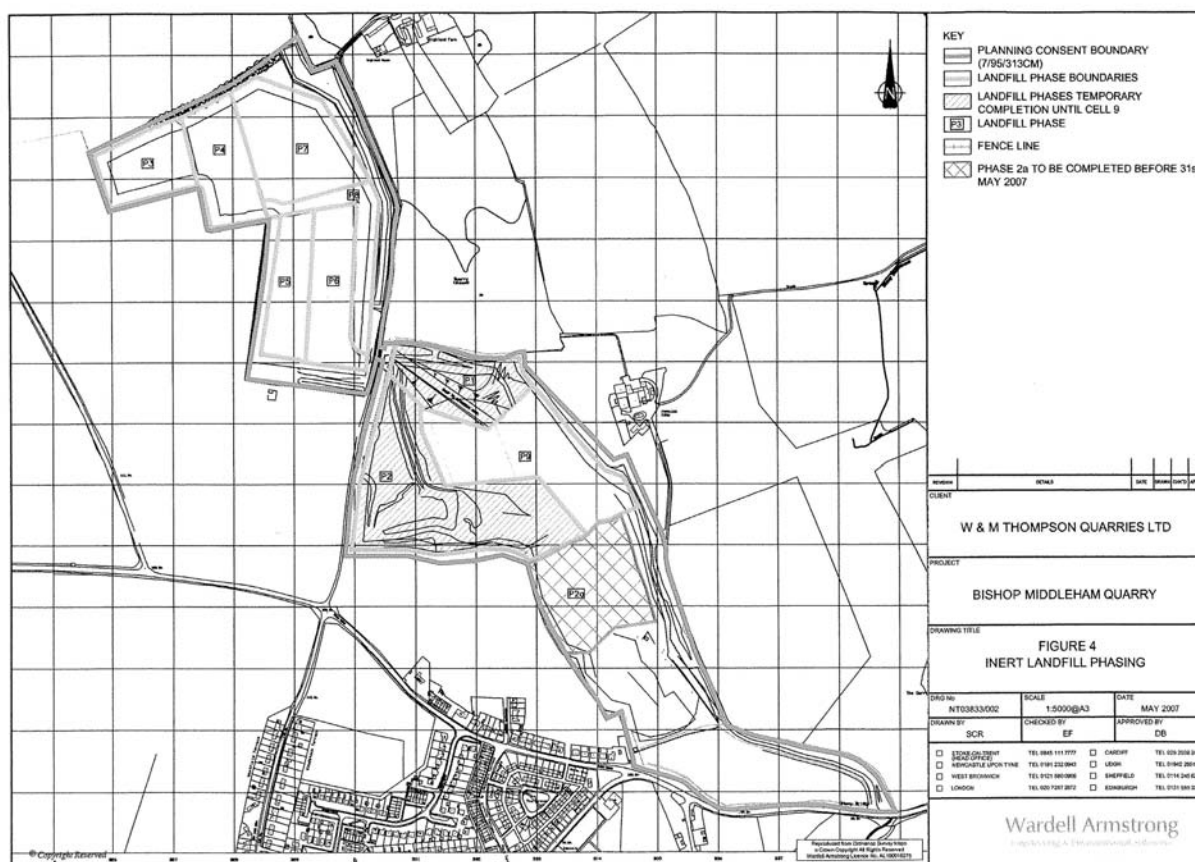
The Bishop Middleham Quarry operates with the benefit of various historic planning consents that permit limestone extraction from this site and allow for the importation of inert material onto this site.

Planning permission was granted to extend the existing quarrying operations in 1997 (Ref. T/APP/H1345/A/96/267255/P5). This approval permitted the extraction of 6.26 million tonnes of limestone and subsequent landfill operations. This permission was subsequently amended by permission 7/2003/0045/CM. At this time the sequencing of the phasing for both mineral extraction and landfill phasing were altered. The 2003 permission replaced the earlier 1997 approval.

The site is located immediately to the north of the village of Bishop Middleham. Sedgefield is approximately 2.5km to the south east and the A1(M) motorway is approximately 1km to the west.

The extent of the application site is shown below.

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This planning application seeks to vary two conditions of the 2003 planning approval. Permission is sought not to comply with conditions 1 and 7, which require that the development should be carried out in accordance with approved documents and that mineral extraction should be completed by 11th June 2009. The applicant is seeking to vary these conditions in order to:

- (A) Extend the date for completion of mineral extraction to 31 December 2015
- (B) Revise the method of mineral extraction
- (C) Revise the phasing of inert landfill operations.

These proposed changes are summarised below:

- (A) Extend the date for completion of mineral extraction to 31 December 2015

In support of this planning application, the agent has stated that extraction of the limestone has not taken place at the rate originally anticipated in the approval granted in 1997 i.e. 620,000 tonnes per year. A range of factors has contributed to this short fall including the Foot and Mouth outbreak in 2001, which suppressed demand for lime for agricultural purposes, and the greater use of secondary aggregates via onsite demolition and crushing of inert materials.

As such, it is estimated that at current levels of production, the remaining consented reserves at the quarry will last for a further 8 years until 2015. It has been stated that if no extension in time

SEDGEFIELD BOROUGH COUNCIL
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is granted approximately 2.2 million tonnes of consented reserves would remain on site. This would comprise the majority of the limestone reserve in phase's 6a and 6b of this site.

(B) Revise the method of mineral extraction

This proposal also involves a variation in the working method of mineral extraction. It is now proposed to utilise small scale blasting combined with an excavator rather than the use of a larger Cat D11 machine working to remove limestone from the blast pile at the base of the active face. This variation in working practices would result in an increase in blasting on site from an average of one blast every 5 to 6 weeks to one blast every 3 to 5 weeks, resulting in a total of between 15 and 20 blasts per year. Existing planning conditions relating to this site which allow a maximum of one blast per day (Monday to Friday) and limit blasting times and ground vibration levels would still apply.

(C) Revise the phasing of inert landfill operations.

In order to achieve the approved restoration levels inert land filling is taking place in a phased operation following mineral extraction. While there is no proposal to revise the extent or duration of landfill operations, it is stated that it has become necessary to revise the phasing to take account of operational requirements and to remedy an earlier oversight which failed to include provision for inert landfill to achieve the approved restoration contours to the area at the east of the quarry site and to the north of Bishop Middleham village. This variation is, however, in accordance with the existing Waste Management Licence. The revised phasing, would mean that temporary restoration works would be undertaken adjacent to vehicular access serving the Quarry and Highland Farm and along the southern boundary of the eastern part of the quarry site to screen quarry operations until final restoration works are completed at this site.

It is important to note that the timescale for the overall restoration of the site would remain unchanged even if the period for mineral extraction were extended as requested.

PLANNING CONSIDERATIONS

Whilst the proposal would extend the time period for mineral extraction from June 2009 till December 2015 it should be noted that the current proposal would not alter the agreed timescale for the overall restoration scheme for the site.

Visual impact

It is considered that the proposal will have a limited additional impact in terms of visual amenity. Temporary screening would be implemented in order to screen the mineral processing plant until final restoration works are carried out and the date of restoration for the site would be unaffected.

Traffic movements

The proposal to extend the time limit for mineral extraction and restoration will result in traffic movements to and from the site being carried out for an extended period above and beyond those previously anticipated when planning approval was first granted in 1997.

SEDGEFIELD BOROUGH COUNCIL
PLANNING APPLICATIONS - COUNTY MATTERS

However, it is anticipated that the bulk of traffic movements for limestone extraction would be taken out via the existing access onto Stoneybeck Lane where vehicles would turn left to join the A177 a little further to the east,. The return loads of waste would follow the reverse route. At the time of the planning appeal relating to this site in July 1997 it was stated that only 6 vehicles per day on weekdays would pass along High Road, Bishop Middleham to take agricultural lime to the railhead at Ferryhill Station.

This level and routing of traffic movements was deemed acceptable at the time of the earlier planning approvals relating to this site and it is considered that these would not unacceptably affect residential amenity.

Noise/ Dust

This proposal would result in the continuation of blasting on site during the extended extraction period. The proposed changes to the method of extraction, whereby the number of blasts would increase from 15-20 per year, would also lead to an intensification in blasting activities. Consultation with the Council's Environmental Health Department has established that blasting activities at present are well controlled and that as a consequence do not give rise to complaint from local residents. The proposed changes are not expected to change matters particularly as existing limitations on blasting will still apply. Despite this intensification it is considered that as conditions limiting the extent of blasting and vibration levels would still apply the impact upon the local environment and amenity of nearby residents would not be significant.

Mineral extraction and landfill operations can by their very nature give rise to dust generation as a result of both the operations themselves and vehicular traffic on and around the site. The existing planning approval includes for provision to ensure that vehicles leaving the site are fully covered by sheeting and dust suppression measures are implemented on site to minimise dust emissions from the site. These planning conditions from the existing planning approval would remain unaltered.

RECOMMENDATION

Bearing in mind the proposed variations would not extend the overall timescales for the restoration of the site and the limited additional impact of the proposed variations in terms of visual impact and residential amenity it is recommended that Sedgfield Borough Council raise no objections to this proposal.

SEDGEFIELD BOROUGH COUNCIL**CONSULTATION FROM NEIGHBOURING PLANNING AUTHORITY**

1. N/2007/0003/DM CONSULTATION DATE 18 June 2007

PROPOSAL: APPLICATION FOR TEMPORARY 50 METRE HIGH ANEMOMETER MAST FOR A PERIOD OF TWO YEARS

LOCATION: THREE GATES FARM WHITTON LANE STILLINGTON STOCKTON ON TEES

APPLICANT: Stockton on Tees Borough Council
Development & Neighbourhood Services, Planning Services, Gloucester House, Church Road, Stockton on Tees, TS18 1TW

CONSULTATIONS

1. SEDGEFIELD TC
 2. Cllr. Mr. J. Robinson
 3. Cllr. D R Brown
 4. Cllr. J Wayman J.P.
-

Stockton on Tees Borough Council has received a planning application, for the erection of a temporary 50m high anemometer at Three Gates Farm, Whitton Lane Stillington in association with a potential wind turbine development. As the development is close to the boundary with Sedgfield Borough, Stockton on Tees Borough Council has sought this Council's views as a neighbouring Planning Authority.

THE PROPOSAL

The application site consists of 0.342ha of farmland situated approximately 3Km South West of Thorpe Larches. The proposed mast will have a maximum height of 50m comprising of six levels of guy lines and four sets of guys from each level, at a maximum of 33m circumference from the base of the mast.

The mast will be of a pole design made from galvanised steel at an approximate diameter of 0.3m. The mast will support three anemometers at varying heights, along with 2 wind vanes, a temperature probe, a pressure gauge and rain gauge. The apparatus will monitor wind resources on the site to study the feasibility of erecting a wind turbine.

Consent is sought for a two year period.

PLANNING CONSIDERATIONS

The proposal raises a number of issues and these are considered below:

Visual Amenity

It is considered that there will be a minimal impact on the visual amenity of the surrounding area and landscape due to the slim design of the mast and the temporary period for which permission is sought.

SEDGEFIELD BOROUGH COUNCIL**CONSULTATION FROM NEIGHBOURING PLANNING AUTHORITY**

Impact on neighbouring land users

There are no immediate residents within a 300m radius of the mast; therefore any overbearing effect will be minimal. Due to the path of the sun and the location of surrounding properties a significant shadowing effect is not expected to arise.

CONCLUSION

The proposal which is for a period of two years will not have a significant impact upon its immediate surroundings and the implications for Sedgefield Borough are therefore negligible.

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.

HUMAN RIGHTS IMPLICATIONS

It is considered in general terms, the provision of the Human Rights Act 1998 have been taken in to account in dealing with the above application.

RECOMMENDATION

It is recommendation that this council raise no objection to the proposal.

Item 8

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

1. 7/2007/0174/DM OFFICER:David Gibson

APPLICATION DATE: 10 April 2007

PROPOSAL: ERECTION OF SINGLE STOREY SUN LOUNGE EXTENSION TO REAR

LOCATION: 109 SHAFTO WAY NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr C Taylor
109 Shafto Way, Newton Aycliffe, Co Durham, DL5 5QL

DECISION: STANDARD APPROVAL on 20 June 2007

2. 7/2007/0332/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 22 May 2007

PROPOSAL: ERECTION OF CONSERVATORY TO THE REAR

LOCATION: SOUTH VIEW TODHILLS SPENNYMOOR CO DURHAM

APPLICANT: Mr & Mrs D R Palmer
South View, Todhills, Co Durham

DECISION: STANDARD APPROVAL on 26 June 2007

3. 7/2007/0320/DM OFFICER:Steven Pilkington

APPLICATION DATE: 18 June 2007

PROPOSAL: ERECTION OF ANTENNA ON SIDE ELEVATION

LOCATION: 15A CHURCH ROAD TRIMDON VILLAGE CO DURHAM

APPLICANT: Colin Steel
Director of Housing , Sedgefield Borough Council, Council Offices,
Spennymoor,

DECISION: STANDARD APPROVAL on 9 July 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

4. 7/2007/0318/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 15 May 2007

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION: 28 GERARD STREET SPENNYMOOR CO DURHAM

APPLICANT: Paul Grainger
28 Gerrard Street , Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 29 June 2007

5. 7/2007/0315/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 17 May 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 70 DEAN PARK FERRYHILL CO DURHAM

APPLICANT: Mr Newham
70 Dean Park, Ferryhill, Co Durham

DECISION: STANDARD APPROVAL on 20 June 2007

6. 7/2007/0313/DM OFFICER:David Gibson

APPLICATION DATE: 30 May 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 9 IDA PLACE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs Coutts
9 Ida Place, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 6 July 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

7. 7/2007/0306/DM OFFICER:Steven Pilkington

APPLICATION DATE: 11 May 2007

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION INCORPORATING GARAGE AND PORCH TO FRONT

LOCATION: 128 SYCAMORE ROAD FISHBURN CO DURHAM

APPLICANT: Ms L Oliver
128 Sycamore Road, Fishburn, Co Durham

DECISION: STANDARD APPROVAL on 3 July 2007

8. 7/2007/0305/DM OFFICER:Steven Pilkington

APPLICATION DATE: 8 May 2007

PROPOSAL: ERECTION OF CONSERVATORY TO THE REAR

LOCATION: 33 NORTHSIDE BUILDINGS TRIMDON GRANGE CO DURHAM

APPLICANT: Mr & Mrs Robinson
33 Northside Buildings, Trimdon Grange, Trimdon Grange, Co Durham

DECISION: STANDARD APPROVAL on 26 June 2007

9. 7/2007/0304/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 14 May 2007

PROPOSAL: ERECTION OF 1ST FLOOR EXTENSION OVER GARAGE, TWO STOREY SIDE AND REAR EXTENSION AND ALTERATIONS TO CONSERVATORY

LOCATION: 7 WESTMOOR CLOSE SPENNYMOOR CO DURHAM

APPLICANT: Mr S Smirthwaite
7 Westmoor Close, Spennymoor, Co Durham , DL16 7LJ

DECISION: STANDARD APPROVAL on 20 June 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

10. 7/2007/0303/DM OFFICER:David Gibson

APPLICATION DATE: 14 May 2007

PROPOSAL: ERECTION OF GARAGE

LOCATION: 14 WINDSOR GARDENS SHILDON CO DURHAM

APPLICANT: Nova Batten
14 Windsor Gardens, Shildon, Co Durham

DECISION: STANDARD APPROVAL on 20 June 2007

11. 7/2007/0301/DM OFFICER:David Gibson

APPLICATION DATE: 11 May 2007

PROPOSAL: ALTERATIONS TO EXISTING LOADING BAY INCLUDING CREATION OF RAMP AND RELOCATION OF END WALL

LOCATION: STILLER WAREHOUSING AND DISTRIBUTION RIDGEWAY AYCLIFFE INDUSTRIAL ESTATE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Stillers
Boeing Way, Preston Farm Industrial Estate, Stockton on Tees, TS18 3ET

DECISION: STANDARD APPROVAL on 21 June 2007

12. 7/2007/0298/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 4 May 2007

PROPOSAL: RELOCATION OF EXISTING FENCE

LOCATION: 22 CANTERBURY CLOSE SPENNYMOOR CO DURHAM

APPLICANT: Alan Gregory
22 Canterbury Close, Spennymoor, Co Durham

DECISION: STANDARD REFUSAL on 20 June 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

13. 7/2007/0297/DM OFFICER:David Gibson

APPLICATION DATE: 22 May 2007

PROPOSAL: ERECTION OF CONSERVATORY (RETROSPECTIVE APPLICATION)

LOCATION: 1 PINWOOD CLOSE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Dean Jackson
1 Pinewood Close, Newton Aycliffe, Co Durham, DL5 4FE

DECISION: STANDARD APPROVAL on 21 June 2007

14. 7/2007/0296/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 4 May 2007

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION

LOCATION: 5 PARSONS COURT FERRYHILL CO DURHAM

APPLICANT: Mr Wilson
5 Parsons Court, Ferryhill, Co Durham

DECISION: STANDARD APPROVAL on 20 June 2007

15. 7/2007/0290/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 15 May 2007

PROPOSAL: ERECTION OF ROOF OVER PART OF EXISTING YARD AREA TO FORM COVERED PATIO

LOCATION: THE BLACK BULL FERRYHILL CO DURHAM

APPLICANT: Mr D Boulter
St Mary's Enterprise Centre, Oystershell Lane, Newcastle upon Tyne, NE4 5QS

DECISION: STANDARD APPROVAL on 29 June 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

16. 7/2007/0286/DM OFFICER:David Gibson

APPLICATION DATE: 4 May 2007

PROPOSAL: CONVERSION OF GARAGE TO FAMILY ROOM AND ERECTION OF SINGLE STOREY EXTENSION TO REAR

LOCATION: 41 HIGHLAND GARDENS SHILDON CO DURHAM

APPLICANT: Mr & Mrs Gibson
41 Highland Gardens, Shildon, Co Durham

DECISION: STANDARD APPROVAL on 6 July 2007

17. 7/2007/0284/DM OFFICER:David Gibson

APPLICATION DATE: 3 May 2007

PROPOSAL: ERECTION OF FIRST FLOOR SIDE EXTENSION

LOCATION: 19 RUSSELL COURT NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr C Coulthard
19 Russell Court, Byerley Park, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 26 June 2007

18. 7/2007/0281/DM OFFICER:David Gibson

APPLICATION DATE: 9 May 2007

PROPOSAL: ERECTION OF TEMPORARY CANOPY OVER EXISTING HARD STANDING

LOCATION: 1 SPRING ROAD AYCLIFFE INDUSTRIAL ESTATE NEWTON AYCLIFFE CO DURHAM

APPLICANT: NDL Darlington Ltd
1 Spring Road, Aycliffe Industrial Park, Newton Aycliffe, Co Durham, DL5 6AJ

DECISION: STANDARD APPROVAL on 4 July 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

19. 7/2007/0279/DM OFFICER:David Gibson

APPLICATION DATE: 1 May 2007

PROPOSAL: ERECTION OF 1NO. DWELLING

LOCATION: PLOT 3 LOW FARM BRADBURY STOCKTON ON TEES

APPLICANT: Mr G Whitaker
c/o 4 The Green, West Cornforth, Co Durham

DECISION: STANDARD APPROVAL on 26 June 2007

20. 7/2007/0275/DM OFFICER:Steven Pilkington

APPLICATION DATE: 17 May 2007

PROPOSAL: ERECTION OF DOUBLE GARAGE FOR USE AS TEMPORARY SALES OFFICE

LOCATION: PLOT 1 LAND EAST OF BARRATT WAY WEST CORNFORTH CO DURHAM

APPLICANT: Gladedale (Newcastle) Ltd
Victoria House, Hampshire Court, Newcastle upon Tyne, NE4 7YJ ,

DECISION: STANDARD APPROVAL on 2 July 2007

21. 7/2007/0260/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 1 May 2007

PROPOSAL: INCREASE ROOF HEIGHT TO ACCOMMODATE 1ST FLOOR LIVING ACCOMMODATION AND ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

LOCATION: 24 LANGMERE SPENNYMOOR CO DURHAM

APPLICANT: Paul Bendalow
19 Meadow Green, Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 20 June 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

22. 7/2007/0249/DM OFFICER:David Gibson

APPLICATION DATE: 2 May 2007

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION: 2 WEST PARK SHILDON CO DURHAM

APPLICANT: Leonard Watson
2 West Park, Shildon, Co Durham, DL4 1LW

DECISION: STANDARD REFUSAL on 20 June 2007

23. 7/2007/0229/DM OFFICER:Steven Pilkington

APPLICATION DATE: 13 May 2007

PROPOSAL: ERECTION OF AGRICULTURAL GENERAL PURPOSE BUILDING

LOCATION: MILL HOUSE FARM FISHBURN CO DURHAM

APPLICANT: Mr K Richardson
Mill House Farm, Fishburn, Co Durham

DECISION: STANDARD APPROVAL on 6 July 2007

24. 7/2007/0212/DM OFFICER:Steve Teasdale

APPLICATION DATE: 29 March 2007

PROPOSAL: ERECTION OF 2 NO. DETACHED BUNGALOWS WITH DETACHED GARAGES

LOCATION: METHODIST CHURCH FRONT STREET FISHBURN CO DURHAM

APPLICANT: Mr Smith & Mr Cowens
c/o 24 Stonecross, Fishburn, Stockton on Tees

DECISION: STANDARD APPROVAL on 22 June 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

25. 7/2007/0203/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 26 April 2007

PROPOSAL: ERECTION OF 3 NO. STABLES AND A GENERAL PURPOSE BUILDING

LOCATION: THE OLD PIG FIELD LOWFIELD FARM RUSHYFORD CO DURHAM

APPLICANT: Mr Geoff Makepeace
The Burnside Granary, Plot 5 Lowfield Farm, Rushyford, Co Durham , DL17 0NL

DECISION: STANDARD APPROVAL on 21 June 2007

26. 7/2007/0195/DM OFFICER:David Gibson

APPLICATION DATE: 3 May 2007

PROPOSAL: ERECTION OF RETAIL SHOP WITH LIVING ACCOMMODATION ABOVE

LOCATION: AYCLIFFE CARAVAN SALES AND STORAGE OFF A167 NEWTON
AYCLIFFE CO DURHAM

APPLICANT: Mr B Hutchinson
c/o Agent

DECISION: STANDARD REFUSAL on 26 June 2007

27. 7/2007/0334/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 30 May 2007

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION INCORPORATING
GARAGE AND UTILITY ROOM AND ERECTION OF BOUNDARY WALL

LOCATION: 13 RABY ROAD FERRYHILL CO DURHAM

APPLICANT: Mr Nicholson
13 Raby Road, Ferryhill, Co Durham

DECISION: STANDARD APPROVAL on 29 June 2007

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - DELEGATED DECISIONS

28. 7/2007/0344/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 1 June 2007

PROPOSAL: ERECTION OF ATTACHED GARAGE TO SIDE AND REAR

LOCATION: 22 WITTON ROAD FERRYHILL CO DURHAM

APPLICANT: Mr M Armstrong
22 Witton Road, Ferryhill , Co Durham

DECISION: STANDARD APPROVAL on 10 July 2007

Item 9

SEDGEFIELD BOROUGH COUNCIL

APPEALS OUTSTANDING UP TO 10th JULY 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

An Inspectorate's Decision letter was received. The Appeal was Upheld.

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.

An inspectorate's Decision letter was received. The Appeal was Upheld.

Ref.No. AP/2006/0018
Location LAND TO THE REAR OF BARCLAYS BANK WEST PARK LANE
SEDGEFIELD 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/2007/0002
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.

Ref.No. AP/2007/0004
Location EAST BUTTERWICK FARM BUTTERWICK SEDGEFIELD STOCKTON
ON TEES TS21 3ER
Proposal ERECTION OF GARAGE AND GARDEN STORE
Appellant CRS McDonnell
Received 14th May 2007

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

Ref.No. AP/2007/0005
Location 11 DARLINGTON ROAD FERRYHILL CO DURHAM
Proposal CHANGE OF USE TO FOOD TAKEAWAY AND INSTALLATION OF
REAR DUCTING
Appellant Mr M Moses
Received 9th May 2007

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

Ref.No. AP/2007/0006
Location WOODLANDS 16 TUDHOE VILLAGE SPENNYMOOR CO DURHAM
Proposal DEMOLITION AND RECONSTRUCTION OF EXISTING
DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA
CONSENT)
Appellant Mr & Mrs Jackson
Received 24th May 2007

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

Ref.No. AP/2007/0007
Location WOODLANDS 16 TUDHOE VILLAGE SPENNYMOOR CO DURHAM
Proposal DEMOLITION AND RECONSTRUCTION OF EXISTING BUILDING
ANNEX TO BE RETAINED & REFURBISHED
Appellant Mr & Mrs Jackson
Received 24th May 2007

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

Ref.No. AP/2007/0008
Location LAND NORTH OF WOODHAM HOUSE RUSHYFORD CO DURHAM DL17
0NN
Proposal ERECTION OF DETACHED DWELLING WITH ASSOCIATED ACCESS
AND ERECTION OF DOUBLE GARAGE (OUTLINE APPLICATION)
Appellant Dr & Mrs H J Stafford
Received 25th May 2007

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

Ref.No. AP/2007/0009
Location 16 SHARP ROAD NEWTON AYCLIFFE CO DURHAM
Proposal ERECTION OF EXTENSION TO SIDE AND REAR
Appellant Mr Westgarth
Received 31st May 2007

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

Ref.No. AP/2007/0010
Location 2A HIGH GREEN NEWTON AYCLIFFE CO DURHAM
Proposal ERECTION OF BOUNDARY WALL
Appellant Mr & Mrs Bage
Received 18th June 2007

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

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

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