

# DEVELOPMENT CONTROL COMMITTEE

Friday, 14 September 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 17<sup>th</sup> August 2007 (Pages 5 - 10)

**4. APPLICATIONS - BOROUGH MATTERS**

To consider the attached schedule of applications, which are to be determined by this Council. (Pages 11 - 30)

**5. DEVELOPMENT CONTROL - ADDITIONAL APPLICATIONS**

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

**Members are reminded that the applications to be considered under Items 4 and 5 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.**

**6. DELEGATED DECISIONS**

A schedule of applications, which have been determined by Officers by virtue of their delegated powers, is attached for information (Pages 31 - 48)

**7. APPEALS**

A schedule of appeals outstanding up to 5<sup>th</sup> September 2007 is attached for information. (Pages 49 - 52)

### **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**The following item is not for publication by virtue of Paragraphs 1 and 6 of Schedule 12 A of the Local Government Act 1972.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.**

**8. ALLEGED BREACHES OF PLANNING CONTROL**

To consider the attached schedule of alleged breaches of planning control and action taken. (Pages 53 - 56)

**9. 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. 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](mailto: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.\*

<b>MEMBER'S NAME:</b>	
<b>MEETING OF:</b>	
<b>DATE OF MEETING:</b>	

★ 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:

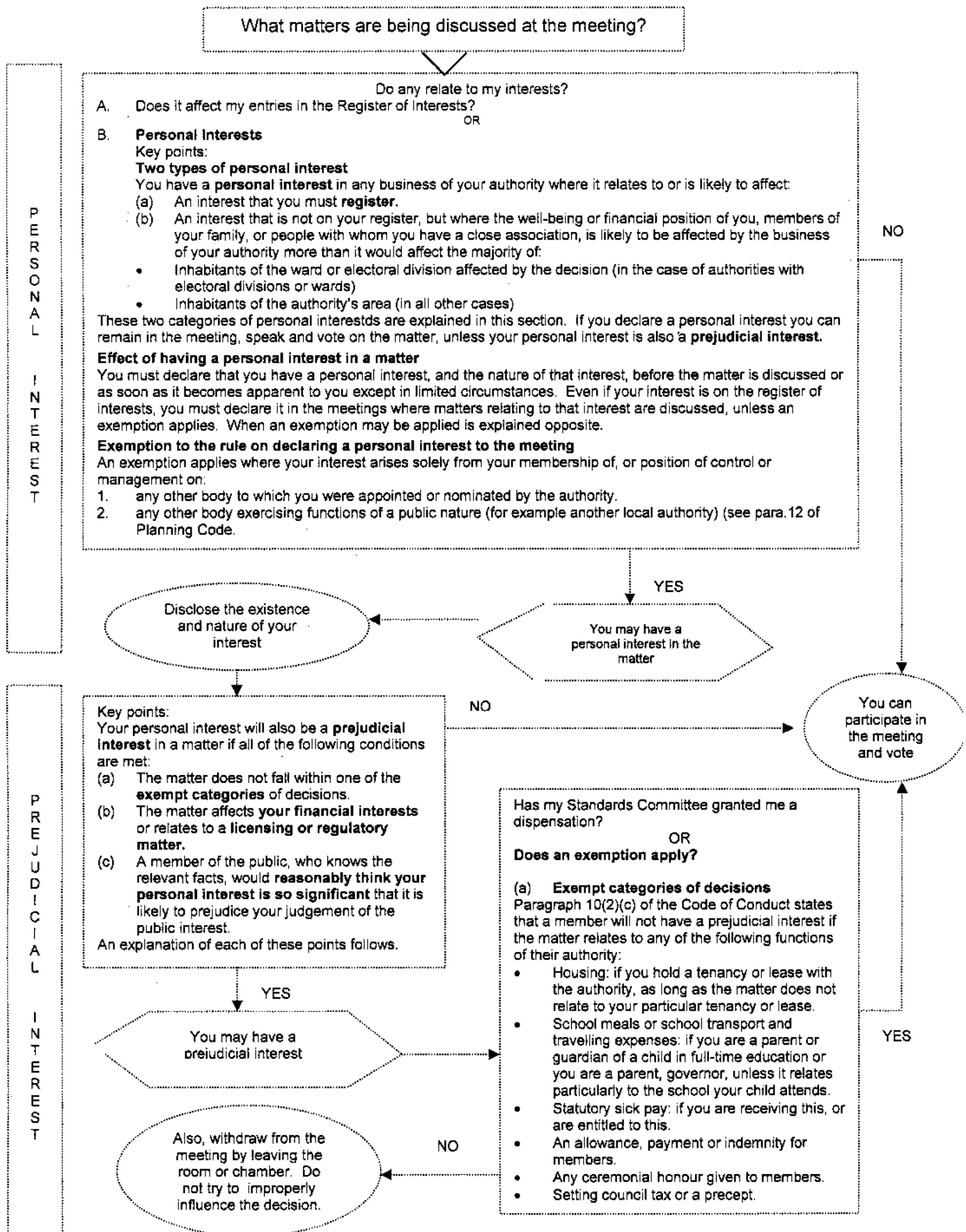
- *withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless the Code permits participation or s/he has obtained a dispensation from the Standards Committee;*
- *not exercise executive functions in relation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

\* 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  
ACSeS Model                      Members' Planning Code of Good Practice                      Disclosure Form

This page is intentionally left blank

# 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.

This page is intentionally left blank



# Item 3

## SEDGEFIELD BOROUGH COUNCIL

### DEVELOPMENT CONTROL COMMITTEE

Council Chamber,  
Council Offices,  
Spennymoor

Friday,  
17 August 2007

Time: 10.00 a.m.

**Present:** Councillor B. Stephens (Chairman) and

Councillors W.M. Blenkinsopp, D.R. Brown, D. Chaytor, Mrs. K. Conroy, Mrs. P. Crathorne, V. Crosby, T.F. Forrest, P. Gittins J.P., A. Gray, B. Haigh, Mrs. S. Haigh, Mrs. I. Hewitson, A. Hodgson, T. Hogan, Mrs. H.J. Hutchinson, Mrs. S. J. Iveson, Ms. I. Jackson, J.M. Khan, B. Lamb, Mrs. E. Maddison, D.A. Newell, B.M. Ord, Mrs. E.M. Paylor, J. Robinson J.P, A. Warburton, T. Ward and Mrs E. M. Wood

**Apologies:** Councillors Mrs. A.M. Armstrong, B.F. Avery J.P, Mrs. D. Bowman, T. Brimm, J. Burton, V. Chapman, Mrs. L. M.G. Cuthbertson, D. Farry, Mrs. B. Graham, G.C. Gray, Mrs. J. Gray, D.M. Hancock, J.E. Higgin, Mrs. L. Hovvels, G.M.R. Howe, J.G. Huntington, C. Nelson, Mrs. C. Potts, A. Smith, K. Thompson, W. Waters and J. Wayman J.P

#### **DC.38/07 DECLARATIONS OF INTEREST**

The following declarations of interest were received :-

Councillor Mrs. S.J. Iveson	-	Item 7 – Member of Durham County Council – Personal and Prejudicial
Councillor Mrs. E. Woods	-	Item 6 – Spennymoor Town Council Representative on the Management Committee of Durham Crematorium – Personal and Prejudicial
Councillor Mrs. E. Maddison	-	Item 6 – Spennymoor Town Council Representative on the Management Committee of Durham Crematorium – Personal and Prejudicial Item 7 – School Governor - Item 6 – Personal and Prejudicial
Councillor J.M. Khan	-	Item 7 – School Governor – Personal and Prejudicial
Councillor J. Robinson, J.P.	-	Item 7 – Member of Durham County Council – Personal and Prejudicial

#### **DC.39/07 MINUTES**

The Minutes of the meeting held on 20<sup>th</sup> July, 2007 were confirmed as a correct record and signed by the Chairman.

#### **DC.40/07 APPLICATIONS - BOROUGH MATTERS**

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

In respect of Application No : 1 – Erection of Extension to side – The Potters Shop, Cross Street, Sedgefield – Mr. W. Todd – The Potters Shop, Cross Street, Sedgefield – Plan Ref : 7/2007/0043/DM – it was explained that the application related to an extension to provide storage space and office facilities. Following objections to the original proposals the plans had been revised and the size of the extension reduced. Objections were being raised to the proposals in relation to access, the proposals not being in keeping with the conservation area, the operation of commercial activity in a residential area and highway safety issues.

Following the revised proposals and reduction in scale, officers considered the proposals to be acceptable and would not have an adverse affect on the character of the conservation area.

In relation to the conditions outlined in the schedule it was explained that Condition No : 7 relating to control of noise emissions was not considered necessary as handtools would be utilised. Condition 8, it was suggested, should be amended to clarify that the Condition related to construction work and deliveries during the period of the construction of the extension only. The words, “building of the extension hereby approved” should therefore be included.

The Committee was informed that Doctor Joyce and Mr. Crass were present at the meeting to outline their concerns in relation to the proposals.

Dr. Joyce explained that she was representing the concerns of local residents. The development was within a residential area with conservation area status and would cause an increase in parking in a normally congested area. Access for deliveries etc., would block the road causing highway problems and problems to pedestrians using Cross Street as a thoroughfare. The proposed development also had windows in close proximity to existing properties and, during building work, scaffolding would be erected. The scale of the development was considered to be disproportionate.

The local residents were concerned that the development was the first stage in the production of residential accommodation which would further exacerbate issues.

Mr. Crass explained that he considered the development would be an obvious intrusion in a conservation area, particularly as it would not be possible to obtain appropriate materials for construction. It would not just be an extension to his business but would extend traffic problems etc., particularly traffic servicing the building.

Mrs. G. Wills, agent for the applicant then outlined the proposals and addressed residents concerns. In respect of the development, the premises were already a commercial premises irrespective of the extension. There was no footpath outside the shop and pedestrians had to use the footpath on the other side of Cross Street.

Materials used in the construction would be agreed by the Conservation Officer beforehand and would be in keeping with the area.

It was also pointed out that a brewery dray delivered twice per week in the area of Rectory Row and there had been no objections.

The proposed development was needed for the applicant to diversify his business. He did not want a factory elsewhere and wished to continue in those premises as part of the tourist trade and economy of the village. He had no intention of building a house.

Mrs. Wills pointed out that in relation to proximity to St. Edmunds Church, there had been no objections from the Church.

Deliveries could in fact be reduced by the proposals as the premises would have increased storage facilities.

The applicant was, however, requesting that with regard to the hours of operation on Saturdays it be increased from 2.00 p.m. to 5.00 p.m.

In conclusion officers explained that the development may well help to alleviate some of the highways issues as goods etc., would be able to be delivered into the yard rather than the highway. In respect of Change of Use to residential development – this would be a matter for consideration if application was made.

With regard to Application No : 2 – Renewal of Temporary Planning Permission for Change of Use of Land for use by Model Flying Club – Land adjacent to Moor Lane, Old, Eldon, - Shildon Model Flying Club – Plan Ref : 7/2007/0149/DM – it was explained that the application sought planning permission for Shildon Model Flying Club to continue to use the land on an indefinite basis.

Letters of objection from Eldon Parish Council etc., were considered. (For copies see file of Minutes).

It was noted that Environmental Health had carried out monitoring and noise measurements had been taken. There was not a significant increase in noise levels during flying of model aircraft and no grounds for prohibition.

Some of the issues outlined in the objections were not material planning considerations.

The impact on local residents did not seem to square with assessments carried out by professional people using approved noise monitoring equipment.

Furthermore, the trend towards use of electric powered models would significantly reduce noise levels.

Officers considered that refusal of the application would be unreasonable and could not be defended on appeal.

Officers also made committee aware of the applicants view that in relation to the informative outlined in the schedule, noise testing should be carried out on an annual basis rather than a quarterly basis.

Members were informed that Mr. M. Thornton was present at the meeting to outline objections of local residents. Mr. Thornton explained that the objections of the eleven local residents related to noise and nuisance. He also pointed out that Eldon Estates had given notice to the Model Flying Club to relocate to an alternative site available. He considered that a more suitable site should be found for the activity.

Mr. Surtees, the applicant, then spoke on behalf of the application. He explained that the activity was not constant and intensive. It was only possible for the activity to be undertaken when the weather was fair. The application was the third in a series of applications during which time activities had been closely monitored. Furthermore, the Club had undertaken self-checks and had been very diligent in relation to regulatory framework etc.

The applicant was happy to comply with the comprehensive set of conditions. Indeed he would provide a register of aircraft, an update and any modified likely to cause issues etc., so that there would be an up-to-date register at all times.

He pointed out that there were very strict conditions in relation to noise and that they had to comply with the recommendations of the Flying Association on noise levels.

Furthermore, the Club had introduced a ruling that sound checks were made before models were allowed to fly.

In respect of the use of land, negotiations were still being undertaken with Eldon Estates. The land was rented on a formal agreement from Eldon Estates. The Club was, however, constantly looking for an alternative site to sustain the Club.

In conclusion officers explained that it was considered that there was insufficient evidence to warrant refusal. Restrictions would be imposed through conditions and assurances had been given by the Club in relation to noise levels etc.

Dealing with Application No : 3 – Erection of 10.2 Metre High Wind Turbine (Retrospective Application) – Tesco, Greenwell Road, Newton Aycliffe – Plan Ref : 7/2007/0399/DM – it was explained that this was a Retrospective Planning Application for a wind turbine to supply power to the store. Letters of objection had been received in relation to its visual impact and distraction to passing motorists. Officers, however, considered that whilst the design was unusual it related well to its surroundings. It did

not have any noise impact. It was 50 metres away from the nearest residential property. There were noise limiting conditions imposed.

Concern was expressed that Tesco's had not applied for planning permission prior to erecting the structure. However, approval for a five year period was recommended.

- RESOLVED :**
1. *That in respect of Application No : 1 - Erection of Extension to side – The Potters Shop, Cross Street, Sedgfield – Mr. W. Todd – The Potters Shop, Cross Street, Sedgfield – Plan Ref : 7/2007/0043/DM – the application be approved subject to the removal of Condition No : 7 and the amended to Condition No : 8 by the inclusion of the words, “building of the extension hereby approved” the hours of business being extended to 5.00 p.m. on a Saturday.*
  2. *That in respect of Application No : 2 - Renewal of Temporary Planning Permission for Change of Use of Land for use by Model Flying Club – Land adjacent to Moor Lane, Old, Eldon, - Shildon Model Flying Club – Plan Ref : 7/2007/0149/DM – the application be approved subject to the informative notification being amended to an annual basis.*
  3. *That the remainder of the recommendations detailed in the schedule be approved.*

**DC.41/07**

**ADDITIONAL APPLICATION**

**Erection of Conference Facility – Land at Corner of Heighington Lane/Long Tens Way, Aycliffe Industrial Estate, Newton Aycliffe – Xcel Holdings Limited – Plan Ref : 7/2007/019/DM.**

Consideration was given to a schedule detailing the above application. (For copy see file of Minutes).

**RESOLVED :** *That the recommendations detailed in the schedule be approved.*

**DC.42/07**

**CONSULTATION FROM NEIGHBOURING AUTHORITY**

Consideration was given to a schedule detailing applications which were to be determined by Wear Valley District Council and Easington District Council. The views and observations of this Council had been requested.

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

**DC.43/07**

**CONSULTATIONS FROM DURHAM COUNTY COUNCIL**

**NB :** In accordance with Section 81 of the Local Government Act 2000 and the Members Code of Conduction Councillors Mrs. S.J. Iveson, J. Robinson, JP., Mrs. E. Woods, Mrs. E. Maddison

**and J.M. Khan declared interests in this item and left the meeting for the duration of the discussion and voting thereon.**

Consideration was given to a schedule detailing applications which were to be determined by Durham County Council and upon which the views and observations of this Council had been requested. (For copy see file of Minutes).

*RESOLVED : That the recommendations detailed in the schedule be adopted.*

**DC.44/07 DELEGATED DECISIONS**

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

*RESOLVED : That the schedule be received.*

**DC.45/07 COUNTY DECISIONS**

Consideration was given to a schedule of applications had been determined by Durham County Council. (For copy see file of Minutes).

*RESOLVED : That the information be received.*

**DC.46/07 APPEALS**

Consideration was given to a schedule detailing outstanding appeals to 8<sup>th</sup> August, 2007. (For copy see file of Minutes).

*RESOLVED : That the schedule 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 may involve the likely disclosure of exempt information as defined in Paragraphs 1 and 6 of Part 1 of Schedule 12a of the Act.*

**DC.47/07 ALLEGED BREACHES OF PLANNING CONTROL**

Consideration was given to a schedule of 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

# Item 4

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - TO BE DETERMINED

---

1. 7/2007/0227/DM APPLICATION DATE: 11 April 2007

PROPOSAL: **ERECTION OF 33 NO. DWELLINGS (OUTLINE APPLICATION)**

LOCATION: **LAND WEST OF GLADSTONE TERRACE FERRYHILL**

APPLICATION TYPE: Outline Application

APPLICANT: Hellens Developments

#### CONSULTATIONS

1. Cllr. D.A. Newell
2. Cllr. G. Morgan
3. Cllr. B. Meek
4. DCC (TRAFFIC)
5. NORTHUMBRIAN WATER
6. ENGLISH NATURE
7. FERRYHILL TOWN COUNCIL
8. BR GAS
9. BR TELECOM
10. ENV AGENCY
11. ENGINEERS
12. ENV. HEALTH
13. L.PLANS
14. DESIGN
15. LANDSCAPE ARCH
16. POLICE HQ
17. NEDL

#### NEIGHBOUR/INDUSTRIAL

Gladstone Terrace:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,Fosters Building Supplies  
Sandalwood Sandalwood Ferryhill Station W.M.C Gladstone Court:3,2,1 Sandville Sandbourne  
Bluestones Broom Lodge Cleveland View:1,2,3,4,5,6,7,8

#### BOROUGH PLANNING POLICIES

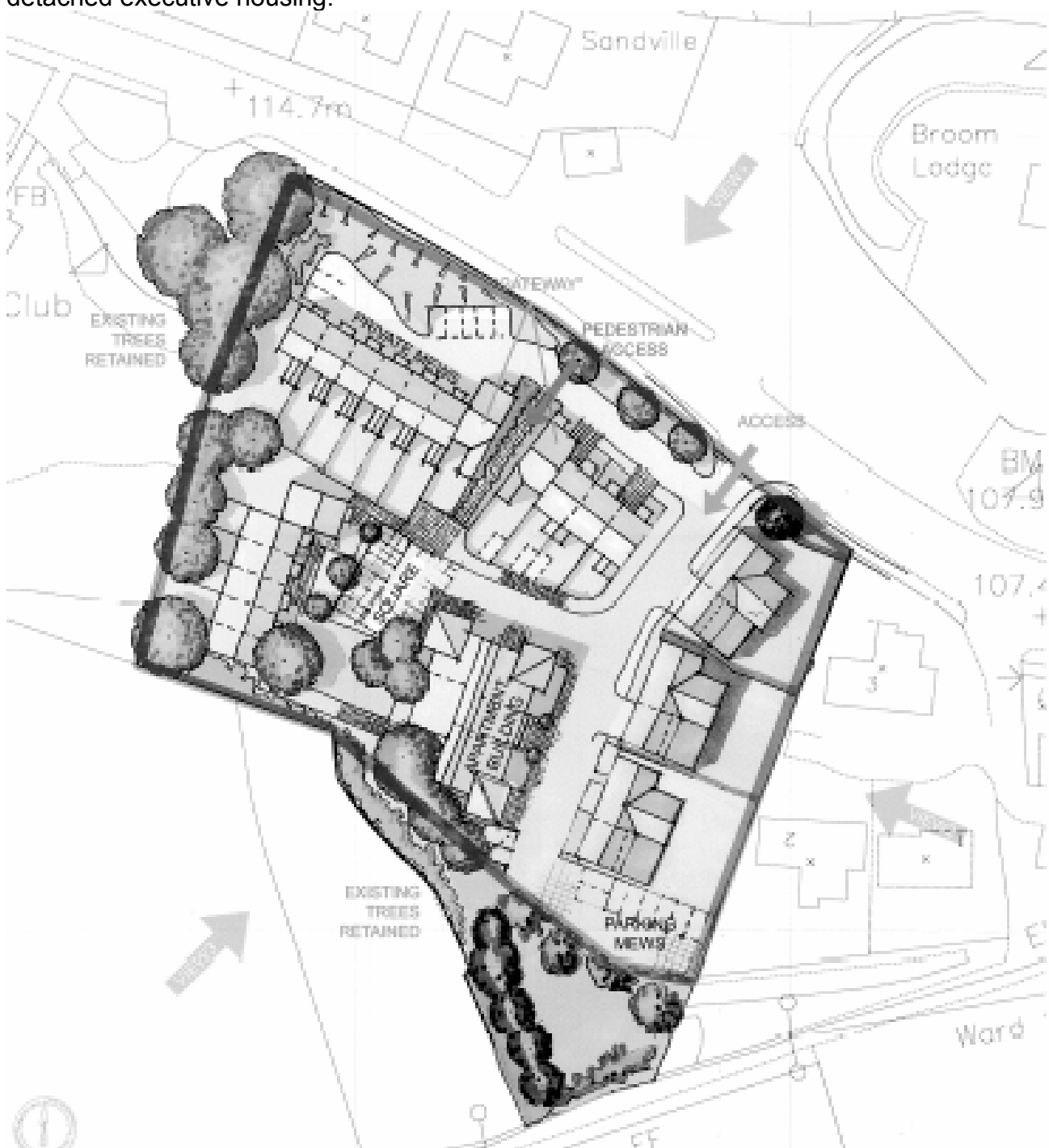
- |     |   |
|-----|---|
| H1  | Housing Development in Newton Aycliffe, Spennymoor, Shildon and Ferryhill |
| T7  | Traffic Generated by New Development                                      |
| L1  | Provision of Open Space, including Standards                              |
| L2  | Provision of Open Space in New Housing Development                        |
| D1  | General Principles for the Layout and Design of New Developments          |
| D3  | Design for Access   |
| D5  | Layout of New Housing Development   |
| D10 | Location of Potentially Polluting Developments                            |
| D13 | Development Affecting Watercourses  |
| E14 | Safeguarding Plant and Animal Species Protected by Law                    |
| D15 | Advertisements  |

**SEDFIELD BOROUGH COUNCIL**

**PLANNING APPLICATIONS - TO BE DETERMINED**

**THE PROPOSAL**

Outline permission is sought for residential development of land to the west of Gladstone Terrace, Ferryhill. The 0.72 hectare application site is located within the residential framework of Ferryhill, part of which is presently developed as a building supplies business. The remaining portion is undeveloped land which has naturally regenerated following quarrying operations for sand removal. The site is bounded by allotments to the south, recently constructed housing to the east, Ferryhill Station Working Mens Club to the west, and the main C26 classified road to the north. The locality is predominantly residential in character, and contains a variety of house types including Victorian terraces, mid 20<sup>th</sup> century houses and bungalows, and modern detached executive housing.





**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - TO BE DETERMINED**

---

The outline application is accompanied by a design and access statement, which gives indicative information on matters such as the context, amount, layout, scale, landscape, appearance and access to the development. Following negotiations with the applicant's agent, further information has been received to address officers' concerns about the indicative details. Ecological and Geotechnical reports also form part of the application.

**CONSULTATION AND PUBLICITY**

**Statutory / Non-Statutory Consultees**

**Ferryhill Town Council** has objected on the basis that the proposal is weighted towards terraced housing in an area where there is sufficient similar development, and that the proposal would undermine master plans for Dean Bank and Ferryhill Station. No response has been received to reconsultation on the additional information.

**The County Highways Engineer** has raised no objections, but has raised technical issues including the following:

- The access point would need to be subject to careful positioning relative to those sites under development on the north side of the C26.
- The access would need 10 metre junction radii, 2.4 x 45 metres sight visibility splays, a 4.8 metre wide carriageway, 1.8 metre wide footways to each side.
- The indicative overprovision of car parking would need ultimately to be reduced to a maximum of 1.5 spaces per dwelling.
- All highway works would need to adoption standards under Section 38 of the Highways Act 1980.
- There may be a requirement to improve local bus stop infrastructure, and this matter should be discussed with the DCC Integrated Transport Unit.

No response has been received to reconsultation on the additional information.

**The Environmental Health Section** has advised on hours of operation for construction and control of noise in order to protect the amenity of neighbouring occupiers. This advice was restated in response to the reconsultation on the additional information.

**SBC Engineering Services** has no objections to the original submission subject to prior agreement of engineering details for the vehicle access. Reservations have been expressed however on the additional indicative details in terms of layout.

**SBC Landscape Architect** has welcomed the redevelopment of the building supplies site, but considers redevelopment of the former sand quarry land to be inappropriate because it has regenerated into informal open space containing some self-set trees.

**Natural England** considers that the proposal is unlikely to have any adverse effect upon species protected by law, but advises the imposition of a condition to require development to take place in accordance with mitigation measures stated in the application.

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - TO BE DETERMINED

---

**Environment Agency** has no objections on grounds of flood risk or contamination.

**The Forward Planning Section** has given a detailed policy response on the proposal, which has been used as a basis for the formulation of the planning considerations below. The advice has been updated following reconsultation on the additional information.

**Police Architectural Liaison Officer** has given advice on crime prevention measures that should be built into any detailed scheme for the site.

#### Publicity Responses

Site notices were erected, an advertisement placed in the local press and letters were sent to neighbouring occupiers advising of the application. To date 5 letters of objection have been received from the public. The main concerns are impact on highway safety and that the application describes development not in keeping with the locality.

#### PLANNING CONSIDERATIONS

The main planning considerations in this case are:

- Compliance with national planning policy and guidance and local plan policies
- Affordable Housing
- Access and highway safety
- Impact on ecology
- Renewable energy provision
- Open Space

#### COMPLIANCE WITH NATIONAL PLANNING POLICY AND GUIDANCE AND LOCAL PLAN POLICIES

##### Local Plan Policy

Policy H1 of Sedgefield Borough Local Plan lays out the criteria for assessing new housing development on sites within Ferryhill. It states that a site must either be substantially surrounded by housing, or the development must not extend into the open countryside. Additionally a scheme must not prejudice the environmental restraint policies of the Local Plan and must not conflict with Policy D5 which sets out the design principles for new housing. In broad terms this proposal does not conflict with any aspects of this policy

##### National Guidance

The Local Plan is somewhat out of date now, and the Government's current advice on housing is encapsulated with PPS3, which outlines that residential development should create places and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character. The application site is accessible and connected to public transport and community facilities and services, and has basic access to community and green open spaces. Housing schemes should be well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.

The current proposal looks only at the principle of development, and any reserved matters or detailed applications that are submitted later must contain a housing scheme that integrates

## **SEDGEFIELD BOROUGH COUNCIL**

### **PLANNING APPLICATIONS - TO BE DETERMINED**

---

with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.

PPS3 highlights that the priority for development is previously developed land, in particular vacant and derelict sites and buildings. Approximately one-third of the site is currently occupied by the building supplies premises, the remainder being within the perceived natural settlement boundary, and historically being used for sand quarrying. Despite the comment of the Landscape Architect, this is not considered to be strictly Greenfield land. In any event, the proposal would essentially contribute to the national target that at least 60 per cent of new housing should be provided on previously developed land. This would be consistent with RPG1 and the aspirations of PPS3.

#### **AFFORDABLE HOUSING ANALYSIS**

The Government is committed to providing high quality housing for people who are unable to access or afford market housing. In order for Local Authorities to request affordable housing provision, there is a need to demonstrate a lack of affordable housing to meet local needs through evidence, such as Housing Needs Survey. Where a need has been identified is encouraged through Policy H7 of RPG1 and the Submission Draft RSS.

#### **Site size**

This proposal is for approximately 33 residential units. This exceeds the size threshold of 15 dwellings (Paragraph 29, PPS3) where there is a requirement to provide affordable dwellings if a need can be demonstrated.

#### **Need for affordable housing**

This is analysed by interrogation of the following data:

- Housing Needs Survey
- House Price Data
- Household Incomes
- Housing Provision surrounding site

#### **Housing Needs Survey (HNA) & Dwelling Balance Analysis (DBA)**

The last complete HNS and DBA were produced in 2003. These studies identified that within Ferryhill there was a shortfall in affordable stock in 2-bed flats and 1-bed houses. The Housing Needs Survey suggested that as a mechanism to overcome the shortfall in affordable provision across the Borough, a minimum of 20% affordable provision should be sought on every planning application for housing development.

#### **House Price Data**

Over the period since the questionnaire on the Housing Needs Survey (October 2002 – October 2006) the house price changes within the specific Ferryhill postcode area (DL17 8) were as follows:

<b>HOUSE TYPE</b>	<b>FERRYHILL</b>	<b>NATIONAL AVERAGE</b>
DETACHED	+76.00%	+40.86%
SEMI-DETACHED	+92.43%	+46.82%
TERRACED	+190.67%	+51.76%
FLAT/MAISONETTE	+0%	+32.69%
OVERALL	+88.87%	+32.82%

## **SEDGEFIELD BOROUGH COUNCIL**

### **PLANNING APPLICATIONS - TO BE DETERMINED**

---

It is clear that house prices in Ferryhill have risen by amounts far in excess of the national average over the four-year period from 2002-2006.

#### **Household Income**

The Housing Needs Desktop Update that was carried out in 2005 identifies that 49.1% of the Borough's households have an income level below £16,140. Information for concealed households shows that 67% income level below £16,140, precluding them from entering the private housing market. Up to date Paycheck data, which is broken down to postcode areas shows that many people would not be able to enter the private sector housing market within Ferryhill (assuming a mortgage of 3 times income).

<b>Postcode</b>	<b>Total Households</b>	<b>Paycheck Mean (Average Wage)</b>	<b>Paycheck Median (Exact Middle Wage)</b>	<b>Paycheck Mode (Most Common Wage)</b>
DL17 0AA	16	£35,100	£30,900	£23,600
DL17 0AF	6	£37,100	£32,700	£25,000
DL17 0AN	3	£36,800	£32,300	£24,600
DL17 0BQ	19	£17,700	£16,300	£13,800
DL17 0DR	18	£26,100	£23,300	£18,300
DL17 0SW	8	£34,800	£30,700	£23,400
D17 8AR	25	£28,500	£25,300	£19,600
DL17 8AS	21	£25,800	£23,100	£18,200
DL17 8BA	25	£23,800	£21,400	£17,100
DL17 8BB	6	£26,500	£23,700	£18,600
DL17 8BD	22	£40,600	£35,700	£27,200
DL17 8BH	28	£19,800	£18,100	£15,000
DL17 8BP	9	£36,600	£32,200	£24,500
DL17 8DA	28	£38,200	£33,500	£25,500
DL17 8DB	32	£37,100	£32,600	£24,800
DL17 8DD	28	£24,900	£22,300	£17,700

#### **Housing Provision Surrounding Site**

The site lies within an urban settlement where the principle type of housing is a combination of detached, semi-detached and terraced properties. Whilst some of these are affordable at the moment, a high proportion are not, and indeed should house prices continue to rise at levels in excess of the national average, those which are currently affordable, will soon become unaffordable to many. In recent years Ferryhill has not witnessed high levels of housebuilding, and whilst it is important to diversify the housing stock within Ferryhill and the wider Borough, it is equally important to ensure that housing stock is affordable in the long-term.

#### **Affordable Housing Conclusion**

Taking account of the evidence provided by the Housing Needs Survey, the interrogation of House Price Data, Household Income, there is convincing justification for requiring the provision of 20% affordable housing within the current scheme. The provision of affordable housing would accord with Policy H7 of RPG1, the emerging RSS, PPS3 and the philosophy of Policy H19 of the Borough Local Plan.

#### **ACCESS AND HIGHWAY SAFETY**

There are not considered to be any significant issues surrounding access and highway safety, despite concerns expressed by one local resident. The Highway Authority is satisfied that provided the access is located well in relation to other existing accesses, and it is constructed to

## **SEDGEFIELD BOROUGH COUNCIL**

### **PLANNING APPLICATIONS - TO BE DETERMINED**

---

adoptable standards, highway safety would not be compromised. The indicative internal site layout is not satisfactory from a highway point of view, but this would not be approved as part of an outline permission. The proposal is considered to accord with Policy T7 of the Local Plan.

#### **IMPACT ON ECOLOGY**

Natural England is satisfied that the proposal would not adversely impact upon species protected by law, provided the applicant's mitigation strategy is adhered to. This can be ensured by way of a planning condition. Policy E14 of the Local Plan would be satisfied.

#### **RENEWABLE ENERGY PROVISION**

The application makes no reference to the inclusion of embedded renewable energy generation nor does it demonstrate how the development would assist in reducing energy consumption. This is not in the spirit of RPG1 policies EN1 and EN7, which encourage renewable energy and energy efficiency. The emerging RSS goes a step further by requiring the incorporation of 10% embedded renewable energy in major new development. This proposal would therefore benefit from the incorporation of energy efficiency measures and embedded renewable energy generation and this could be achieved by imposition of an appropriate condition.

#### **OPEN SPACE PROVISION**

The Borough Local Plan requires that housing development should provide for open space at a minimum rate of 100 sqm of informal play space, and 500 sqm of amenity space for every 10 dwellings (Policy L2). The local plan was of course adopted in 1996, and government guidance has been published more recently which places great emphasis on housing being developed at a minimum density 30 dwellings per hectare net. The Local Plan was clearly written in the pre PPG3 and PPS3 era when houses tended to be built at densities around 20 per hectare, and this demonstrates that there is a slight paradox between the requirements of Policy L2 and the necessity for housing development to be built at a minimum density of 30 dwellings per hectare.

To assess whether open space should be provided on site, due regard has to be given to requirements of PPS3, to current planning policy on open space, and also to the recently completed Open Space Needs Assessment (OSNA). Paragraph 16 of PPS3 states that when assessing the design quality of a developers proposed housing scheme, local planning authorities are to consider the extent to which the proposed development provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies. The OSNA shows that Ferryhill has an undersupply of children and young people's space and informal green space. There are also areas within Ferryhill where improvements to the quality of provision can be made.

For all these reasons, there is a reasonable argument that a reduced open space requirement for the application site would be acceptable given the Local Plan / PPS3 paradox, on the basis that the reduction is offset by raising commuted sums to enhance other open space / play facilities in the locality. A 50/50 split is considered both practical and reasonable. Future management of open space and play areas ought to be declared by the applicant in a management plan.

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - TO BE DETERMINED**

---

**CONCLUSION**

The redevelopment of the building supplies depot and former sand quarry area would constitute recycling of previously-developed land of which PPS3 and the emerging RSS are keen advocates. It will also contribute to the Government target of 60% of additional housing on previously developed land. The proposal would also, to a significant degree, accord with RPG1, the emerging RSS, the Borough Local Plan and national guidance contained within PPS3 in terms of locational strategy. The principle of housing on the site is therefore accepted, and would fulfil the following objectives:

- The Scheme would contribute towards the national target that by 2008, at least 60% of additional housing should be provided on Brownfield land.
- The proposal accords with policy H1 of the Borough Local Plan because the site is well located within the settlement development of Ferryhill and there are houses in most directions.
- The residential development would have good access to jobs, key services and infrastructure.

The comments of objectors have been considered, but the main concerns about the form of development and its relationship to its surroundings are not considered to outweigh the other considerations because the submitted layouts are only indicative, and that aspect will be a reserved matter for consideration at a later date.

Any conditional planning approval certificate should only be issued in exchange for a Section 106 agreement to cover the following heads of terms:

- The payment of a commuted sum of £500 per dwelling across the entire scheme in lieu of the shortfall in open space provision within the application site.
- The submission of a Management Plan for the future management and maintenance of areas of open space including equipped play areas.
- The provision of a minimum of 20% affordable housing spread across the site.

**RECOMMENDATION**

It is recommended that:

1. Planning permission is granted subject to the conditions set out in Appendix 1 to this report.
2. The Head of Planning Services be given authority, in consultation with the Borough Solicitor, to issue a conditional planning approval in exchange for a Section 106 Legal Agreement in order to ensure that the proposal delivers a minimum of 20% affordable housing.

## **SEDGEFIELD BOROUGH COUNCIL**

### **PLANNING APPLICATIONS - TO BE DETERMINED**

---

1. Approval of the details of the layout of the development, the scale and appearance of the dwellings, access, and the landscaping of the site (hereinafter called the 'Reserved Matters') shall be obtained from the Local Planning Authority before any development is commenced.  
Reason: Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of THREE years from the date of this permission and the development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter has been approved.  
Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include details of hard and soft landscaping, planting species, sizes, layout, densities, numbers, method of planting and maintenance regime, as well as indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To achieve a satisfactory form of development in the interests of visual amenity, and to comply with Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) of the Sedgefield Borough Local Plan.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
Reason: To achieve a satisfactory form of development in the interests of visual amenity, and to comply with Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) of the Sedgefield Borough Local Plan.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be maintained in accordance with British standard 4428 for a period of 5 years commencing on the date of practical completion and during this period any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and grass that fails to establish shall be re-established unless the Local Planning Authority gives written consent to any variation.  
Reason: To achieve a satisfactory form of development in the interests of visual amenity, and to comply with Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) of the Sedgefield Borough Local Plan

6. All trees and hedges to be retained shall be properly fenced off from those parts of the site to be demolished or redeveloped and shall not be removed without prior approval of the Local Planning Authority. Details of the type and positioning of the protective fencing shall be

## **SEDGEFIELD BOROUGH COUNCIL**

### **PLANNING APPLICATIONS - TO BE DETERMINED**

---

submitted and approved by the Local Planning Authority prior to the development of demolition commencing.

Reason: To enable the Local Planning Authority to ensure that existing natural features on the site are protected and retained in the interests of the visual amenity of the site and to comply with Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) of the Sedgefield Borough Local Plan.

7. 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.

8. There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

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

9. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme details.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to comply with Policy D13 (Development Affecting Watercourses) of the Sedgefield Borough Local Plan.

10. No development shall commence until details of the existing and proposed site levels have been submitted to and approved in writing by the Local planning Authority. Development shall take place in accordance with the approved plans.

Reason: In order to control the level at which the development takes place in order to protect the visual and residential amenity of the area and to comply with Policy D1 and D5 of the Sedgefield Borough Local Plan

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) details of any walls or fences or other means of enclosure shall be approved by the Local Planning Authority and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) of the Sedgefield Borough Local Plan.

Reason: In the interests of safeguarding the visual amenity of the residential area

12. Site works during development , including operation of construction plant, machinery and vehicles, and vehicle movements for the purpose of deliveries and removals, shall not be carried out outside the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1400 Saturdays, except where on Sundays and Bank Holidays, site works that do not generate noise that is audible at the site boundary are permitted.



## **SEDGEFIELD BOROUGH COUNCIL**

### **PLANNING APPLICATIONS - TO BE DETERMINED**

---

Reason: In order to protect occupiers of nearby dwellings from noise pollution in accordance with Policy D10 (Location of Potentially Polluting Developments) of the Sedgefield Borough Local Plan.

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

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

14. Prior to the commencement of development on site a vehicle wheel washing facility shall be installed at the main exit from the site in accordance with details, including its siting, to be agreed beforehand by the Local Planning Authority. All construction traffic leaving the site must use the facility and it must be available and maintained in working order at all times.

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

15. Prior to commencement of development a scheme to minimise energy consumption shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for 10% embedded renewable energy. Thereafter the development shall operate in accordance with the approved scheme unless otherwise agreed in writing.

Reason: In order to minimise energy consumption and to comply with Regional Planning Guidance Note 1, Policies EN1 and EN7.

16. No development shall take place unless in accordance with the mitigation detailed within the protected species report (Ecological Surveys For The Site At Gladstone Terrace Ferryhill, February 2007 by Veronica Howard, BSc,(Hons), PhD, MIEEM) including, but not restricted to:  
Checking surveys for nesting birds if demolition of buildings is to take place during the bird breeding season (March to September inclusive) with no works to be undertaken if nesting birds are found to be present;

No scrub removal during the bird breeding season (March to September inclusive) unless checking surveys by a suitably qualified person has confirmed the absence of nesting birds, and

No demolition of buildings during the winter bat hibernation period (November to March inclusive) and adherence to precautionary working methods detailed in the bat mitigation method statement provided.

Reason: To safeguard species protected by law and to comply with Policy E14 Safeguarding Plant and Animal Species Protected by Law.

#### **INFORMATIVE: REASONS FOR APPROVAL**

In the opinion of the Local Planning Authority the proposal is acceptable in terms of its impact upon highway safety, and visual and residential amenities of the area, and would provide for a modern sustainable housing development..

**SEDGEFIELD BOROUGH COUNCIL**

**PLANNING APPLICATIONS - TO BE DETERMINED**

---

**INFORMATIVE; REASONS FOR APPROVAL**

The decision to grant planning permission has been taken having regard to the key policies in the Sedgefield Borough Local Plan as set out below, and to all relevant material considerations, including Supplementary Planning Guidance: H1 Housing Development in the Major Centres T7 Traffic Generated by New Development L1 Provision of Open Space, including Standards L2 Provision of Open Space in New Housing Development D1 General Principles for the Layout and Design of New Developments D3 Design for Access D5 Layout of New Housing Development D10 Location of Potentially Polluting Developments D13 Development Affecting Watercourses E14 Safeguarding Plant and Animal Species Protected by Law E15 Safeguarding of Woodlands, Trees and Hedgerows  
Supplementary Planning Guidance Notes: SPG3 Layout of New Housing.

**SEDGEFIELD BOROUGH COUNCIL**

**PLANNING APPLICATIONS - TO BE DETERMINED**

---

1. 7/2007/0382/DM APPLICATION DATE: 22 June 2007

PROPOSAL: **ERECTION OF 19NO. DWELLINGS**

LOCATION: **FORMER HORNDALÉ WMC MEADOWFIELD WAY NEWTON  
AYCLIFFE CO DURHAM**

APPLICATION TYPE: Detailed Application

APPLICANT: Hall Construction  
Stotforth Hill House, Windlestone, Rushyford, Co Durham, DL17 0NF

**CONSULTATIONS**

1. Cllr. Irene Hewitson
2. GREAT AYCLIFFE TC
3. Cllr. D Bowman
4. Cllr. V Crosby
5. Cllr. Irene Hewitson
6. GREAT AYCLIFFE TC
7. Cllr. D Bowman
8. Cllr. V Crosby
9. DCC (TRAFFIC)
10. POLICE HQ
11. LANDSCAPE ARCH
12. DESIGN
13. L.PLANS
14. VALUER
15. ENV. HEALTH
16. ENGINEERS
17. WILDLIFE TRUST
18. ENV AGENCY
19. BR TELECOM
20. N.ELEC. (DUR)
21. BR GAS
22. ENGLISH NATURE
23. NORTHUMBRIAN WATER
24. Rodger Lowe
25. Colin Holm

**NEIGHBOUR/INDUSTRIAL**

Lascelles Avenue:1

Wilton Court:28

Luttryngton Court:4,5,6,7,8,9

Hareson Road:8,27,25,23,21,19,17,15,13,11,9,7,5,3,1

Winterburn Place:86,87,88,89,90

Greenlee Garth:150,149,144,143,142,141

**SEDFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - TO BE DETERMINED**

---

**BOROUGH PLANNING POLICIES**

E15	Safeguarding of Woodlands, Trees and Hedgerows
D1	General Principles for the Layout and Design of New Developments
D3	Design for Access

---

**THE PROPOSAL**

Detailed planning permission is being sought for the erection of 19 houses and associated vehicular access at the site of the former Horndale Working Men's Club at Meadowfield Way, Newton Aycliffe. The development site would include the footprint of the original building, which has now been demolished, the car parking area serving the club and ancillary open space within the curtilage of the building. Vehicular access to the site would be taken from Meadowfield Way although the existing access would need to be both widened and improved in order to bring this up to an appropriate standard for this scale of development.

It is proposed to construct 10 three storey terraced houses, 7 two storey terraced houses and two detached houses. The terraced housing is arranged in blocks of between and six units. The eaves and ridge heights of the proposed housing vary significantly depending upon the individual house types. However, these range from 4.3 and 7.2m, respectively for the terraced block adjacent to Hareson Road to 7.7m and 10.7 m, respectively for the three storey terrace adjacent to Greenfield Way.

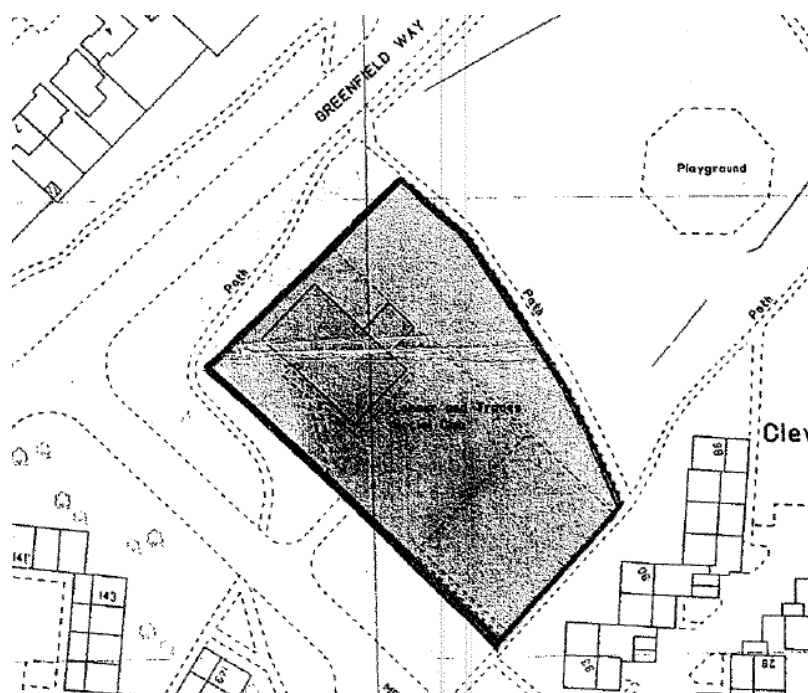
The eastern half of the site consists of a mix of two and three storey houses whilst the housing on the western half of the site are restricted to two-storey housing only. The western edge of the housing site has also been set away from the site boundary so that a strip of open space of a varying width of between 4.0 -7.5 metres is retained adjacent to the existing footpath to the rear of Hareson Road. The reduction in the scale of the housing on the western edge of the site and the inclusion of the open space adjacent to Hareson Road appear to have been incorporated in this revised scheme in response to earlier concerns from residents at Hareson Road who were concerned over the scale and bulk of the earlier housing and the formation of a 'rat' run along the existing footpath in this area.

The application site, which measures approximately 0.45 hectares, is located at the corner of Meadowfield Way and Greenfield Way. A strip of amenity open space is located between the application site and the adjacent road system, the parcel of land flanking Meadowfield Way contains a significant number of trees of varying ages, heights and species. The site is bounded on three sides by existing housing, as illustrated on the location plan, whilst the fourth side overlooks an area of amenity open space.

## SEDFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - TO BE DETERMINED

---



This application is a re-submission of an earlier planning application for 18 units, which was withdrawn by the applicant in May 2005.

#### CONSULTATION RESPONSES

Great Aycliffe Town Council has raised no objection to this proposal.

Durham County Council as the Highway Authority has objected to the proposal on the grounds that the proposed layout does not include adequate pedestrian links from the site to the existing public footpath network. This issue was raised at the time of the earlier planning application for this site but has not been resolved within this revised scheme. As such, the County Engineer has stated that he has no option but to formally object to this scheme. It was also stated that the internal layout would need to be amended to improve the private shared driveway arrangements within the site.

The Council's Tree Officer has raised concern that the proposed development including the widened vehicular access, footpath and improved sight lines would have a significant affect upon the existing tree cover located in the area of amenity space between the application site and Meadowfield Way. It was estimated that as many of 50% of the existing trees in this area could be at risk because of this proposal and it was feared that the loss of these trees could have a significant detrimental impact upon the visual amenity of the street scene in this area. It was requested that additional information be provided by the applicant to demonstrate precisely which trees would be affected by the proposed scheme and a mitigation scheme be put forward to demonstrate what, if any compensatory planting is proposed. *At the time of drafting this report the applicant had not supplied this information.*

The Council's Landscape Architect has made several detailed comments regarding this scheme and in particular suggested that a detailed landscaping plan would need to be prepared to take into account the relationship of the proposed housing and the existing and proposed tree planting, it was suggested that clarification be sought at this early stage regarding which areas of open space are to be adopted by the Council, with future maintenance secured via a Section

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - TO BE DETERMINED**

---

106 Agreement including the payment of a commuted sum.

Natural England have confirmed that the proposal is unlikely to have an adverse affect in respect of species especially protected by law subject to the imposition of a planning condition ensuring that works are carried out in accordance with the mitigation measures outlined within the Environmental survey carried for this site, including measures to ensure that any tree and scrub removal is carried out outside the bird breeding season.

The Environment Agency has assessed this application as having a low environmental risk. As such, they have no comments to make regarding this proposal.

Northumbrian Water has no objections to the proposed development.

Durham Constabulary's Architectural Liaison Officer has confirmed that he has no comments regarding this proposal.

The Engineering section have stated that the site layout does not conform with Durham County Council's guidance regarding the layout and construction of estate roads because of the number of properties served from each of the shared drives exceeds current standards. It has also been pointed out that the footpath linkages between the proposed development and the existing footpath network needs to be clarified.

The Environmental Health section has offered comments on the operation of noisy plant and machinery during construction works including recommendations that working hours are restricted, that measures are taken to minimise dust from the site and that wheel washing facilities be installed to minimise mud on the highway.

This application has been advertised via a press notice, the posting of several site notices and direct neighbour notification. As a result, four letters of objection and one letter of comment have been received from local residents living at Luttryngton Court, Wilton Court and Hareson Road.

In summary, the respondents from Luttryngton Court and Wilton Court all express concern that the three storey housing, would be out of keeping with the scale of the other housing in this area, which is predominantly two storey. It was felt that the three storey housing would also look unduly 'domineering' on Greenfield Way because of the height of the proposed buildings, the close proximity of these units to the site boundary and the resultant loss of trees within this area to facilitate the building works. Several respondents also expressed concern that the proposed scale of the housing would be significantly higher than the original club building, it was also stated that previous proposals to extend the former club at first floor level were refused because of concerns regarding the resultant height of the building. Concerns were also expressed that the proposed housing would because of its height result in an unacceptable loss of privacy to the existing housing opposite at Luttryngton Court. One respondent also raised concern regarding loss of view.

The respondent from Hareson Road stated that the revised plans have taken into account earlier concerns regarding the scale of the housing abutting Hareson Road and the limited space adjacent to the footpath. They stated that they had no objection provided that the area designated as open space behind Hareson Road as at least the same width as it is now and provided that the trees shown on the planning application are those already in place rather than

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - TO BE DETERMINED**

---

new planting which would take many years to mature.

**PLANNING CONSIDERATIONS**

The main planning considerations in this case are:

- \* Compliance with National Planning Policy and Guidance and Local Plan Policies
- \* Design / Scale
- \* Impact upon tree cover
- \* Inter relationship between this site and the surrounding footpath network
- \* Residential Amenity

**Compliance with National Planning Policy and Guidance and Local Plan Policies**

The application site is located on the site of a former workingmen's club, and its redevelopment for housing would therefore involve the re-use of previously developed land, which would comply with Planning Policy Statement (PPS3) Housing and the emerging Regional Spatial Strategy. This would also help contribute to the Government target of 60% of new housing being constructed on previously developed land.

The Council's Housing Needs Assessment has, however, identified a local need for affordable housing. As such, a scheme of this scale would need to provide 20% affordable housing provision, in order to satisfy the requirements of PPS3.

A minimum of 10% renewable embedded energy would also need to be incorporated into the scheme in order to comply with Policy 40 of the Regional Spatial Strategy.

It is considered that the re-development of this site for housing would 'in principle' accord with both National, Regional and Local Planning policies. The acceptability, or otherwise, of this scheme will, therefore, depend upon the detail of the application which is considered below.

**Importance of Design**

The importance of creating a high quality of design in all new developments including housing estates is recognised within several key policies of the Sedgefield Local Plan including Policy D1, D2, D3 and D5. These policies specifically seek to ensure that new development pays attention to the design of buildings and their spatial relationship to open spaces, landscaping and adjacent land uses. These policies also seek to ensure that new development makes satisfactory provision for pedestrians and cyclists etc.

Recent Planning Policy guidance (including PPS3 Housing) seeks to build upon these expectations further to ensure that new housing developments are well designed and enhance the character and quality of an area. This re-newed emphasis upon design has been championed by CABI (The government's advisor on architecture, urban design and public space) and this authority has embraced the CABI standards as best practice. CABI's Building for Life guidance outlines 20 questions which help assess whether or not a development scheme would result in a successful development inc.

- \* does the scheme feel like a place with a distinctive character?
- \* does the scheme exploit existing buildings, landscape or topography?

## **SEDGEFIELD BOROUGH COUNCIL**

### **PLANNING APPLICATIONS - TO BE DETERMINED**

---

- \* does the scheme integrate with existing roads, paths and surrounding development?
- \* is the design specific to the scheme ?
- \* has the scheme made use of advances in construction or technology that enhance performance, quality or attractiveness?

Whilst it is acknowledged that the current scheme does represent an improvement over the initial detailed planning application for the site because of the reduction in the scale of the housing adjacent to Hareson Road and the provision of a strip of amenity open space along the existing footpath to increase safety and confidence of footpath users, the current scheme is considered to fall short of the CABA standards outlined above.

A fundamental aspect of good design is to consider the context of the proposed development site in terms of the existing topography, existing vehicular and pedestrian routes, the scale and form adjacent forms of development and other factors such as the position of existing tree cover within and adjacent the site.

#### **Scale**

A primary concern relating to this scheme is the scale of the proposed buildings. The application site is located in a prominent location along one of the main highways running through Newton Aycliffe. The predominant scale of the existing housing in this area is two storeys. The two storey housing at Luttryngton Court is set back from the highway and is well screened by a mature tree belt, the road side to the east of Greenfield Way is also characterised by tree planting.

Ten of the nineteen houses proposed are three storeys high, all of the housing fronting / flanking onto Greenfield Way would be three storeys. It is felt that this scale of development would be unduly dominant and prominent for this gateway site. A factor exacerbated by the proximity of the housing to the site boundary and the lack of tree cover in the amenity space between the site and the highway.

#### **Design**

The applicant has attempted to improve the design of the housing so that this is outward looking and, hence, avoids high boundary fencing facing directly onto the external site boundaries. However, the style of the proposed housing would appear somewhat out of context with its surroundings. Although often subjective, it is felt that a less traditional design would be more appropriate at this particular location.

#### **Impact on Tree Cover**

As previously mentioned within this report this Council's Tree Officer has raised significant concern that this proposal would require the removal of a significant number of existing trees which are located between the development site and Meadowfield Way both to provide a widened access including footpath and to secure the required sight lines. This loss of tree cover is considered to be a material and significant planning consideration because of the visual amenity value of the trees in question and the screening that these would provide to the proposed housing.



## **SEDGEFIELD BOROUGH COUNCIL**

### **PLANNING APPLICATIONS - TO BE DETERMINED**

---

Furthermore, the front face of the terrace of 6 houses which flank the north-eastern corner of the development site would only be approximately 2.6m inside the property boundary. As a consequence the front face of the dwellings would be extremely close to the existing tree cover between the site and Meadowfield Way. Even if some of these trees could be safeguarded during construction, the close proximity of the trees to the housing would result in future pressure from residents to have these lopped or felled because of concerns over lighting, safety or leaf fall.

The applicant was requested to carry out a detailed tree survey to illustrate the height, age and species of the trees in this area and to clearly identify which of these would be affected by the proposed development including both the construction of the housing itself and the widen access and associated sight lines. It was also requested that details of compensatory planting be provided in mitigation for the felled trees. The applicant has failed to provide the necessary details.

#### **Inter relationship with existing footpath network**

The layout of the housing scheme appears to have been designed in isolation. Although the existing site is bounded by several existing footpaths, both adopted and unadopted, the footpaths within the scheme have no interconnectivity. As a result the County Council's Highway Engineer has recommended that this application be refused.

#### **Residential Amenity**

In addition to concerns over the scale of the proposed buildings several of the residents at Luttryngton Court expressed concern that proposed three-storey development would result in a loss of privacy to their homes and gardens. Although it is acknowledged that some loss of privacy may occur as a result of new development it should be noted that a very substantial separation distance in excess of 45m exists between the application site and the rear gardens of those properties opposite at Luttryngton Court. This Council's supplementary planning guidance recommends a 21 m separation distance from habitable room to habitable room.

Because of the siting and design of the proposed buildings it is not thought that the proposed dwellings would have a significant over bearing impact upon the residential amenity of adjacent householders.

#### **Other Matters Raised**

Although loss of view was raised by one respondent this is not considered to represent a valid planning consideration.

This proposal would lead to a reduction in the area of amenity open space immediately to the rear of Hareson Road, however, bearing in mind the revised plans now incorporate some open space along the western boundary of the site it is not considered that this loss would be so significant so as to justify refusal.

The loss of trees within and adjacent to the site, both as a direct result of the construction of the housing itself and the associated access improvements is considered to be a key consideration in the determination of this planning application. It has been correctly stated that although compensatory planting could potentially be carried out in and around the site this could take

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - TO BE DETERMINED**

---

many years to become established.

**CONCLUSION**

It is considered that the proposal fails to meet the requirements of PPG3 in terms of its compliance with National Planning Policy and Guidance, Local Plan Policies D1, D2, D5 and CABE's Building for Life standards in that the scale of the proposed housing is considered to be unduly high and out of keeping with the scale and character of the adjacent housing. This fails to give due regard to the impact of the proposal upon existing tree cover within and adjacent to the site and this fails to build upon the opportunities which exist for the layout to be fully integrated to the existing footpath network in and around the site. The significant loss of tree cover without suitable mitigation would also be contrary to Local Plan Policy E15 (C).

**RECOMMENDATION It is therefore **RECOMMENDED** that the application be refused for the following reasons:**

1. In the opinion of the Local Planning Authority the layout, design of individual properties, and the over reliance on three storey dwellings fails to create an attractive form of development that respects the scale and character of its surroundings. The proposal would therefore result in development which is inappropriate to its context and would fail to enhance the character and visual quality of the area. The proposal is therefore considered to be contrary to Policy D1 of the adopted Sedgefield Borough Local Plan and advice contained in PPS1 Delivering Sustainable Development and PPS3 Housing.
2. In the opinion of the Local Planning Authority the proposal fails to provide links to the existing footpaths in and around the site and as a consequence the proposed layout fails to create safe and convenient pedestrians route which integrate with the existing footpath network. The proposal is therefore considered to be contrary to Policy D1 and D3 of the adopted Sedgefield Borough Local Plan.
3. The proposed development by reason of its layout and siting would result in the loss of a number of semi-mature trees, which as a group constitute an important visual amenity and positively contribute to the appearance of the area. In addition, the proximity of the development to the trees would lead to pressure for trees to be felled or lopped to provide light to individual properties thereby further eroding the contribution that the trees make to the visual amenity and character of the area. The loss of these trees would therefore detrimentally affect the character and appearance of the locality and would be contrary to Policy E15 of the adopted Sedgefield Borough Local Plan.

# Item 6

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

1. 7/2006/0547/DM OFFICER:

APPLICATION DATE: 1 September 2006

PROPOSAL: CREATION OF HABITAT FOR THE PROTECTION OF GREAT CRESTED NEWTS

LOCATION: LAND AT MILLENNIUM WAY & LONG TENS WAY NEWTON AYCLIFFE DL5 6AP

APPLICANT: One North East  
Cavendish House, Teesdale Business Park, Stockton on Tees, TS17 6QY

DECISION: STANDARD APPROVAL on 4 September 2007

---

2. 7/2007/0409/DM OFFICER: Steven Pilkington

APPLICATION DATE: 2 July 2007

PROPOSAL: PROPOSED AIRCRAFT HANGAR

LOCATION: FISHBURN AIRFIELD WEST HOUSE FARM BISHOP MIDDLEHAM CO DURHAM

APPLICANT: J E & B Morgan & Sons  
Fishburn Aerodrome, West House Farm , Bishop Middleham , Ferryhill, Co Durham

DECISION: STANDARD APPROVAL on 21 August 2007

---

3. 7/2007/0411/DM OFFICER: Mark O'Sullivan

APPLICATION DATE: 29 June 2007

PROPOSAL: ERECTION OF DETACHED GARAGE WITH STORAGE IN ROOF AND CAR PORT TO SIDE

LOCATION: 7 HAGG LANE BYERS GREEN SPENNYMOOR CO DURHAM

APPLICANT: Mrs & Mrs K Waters  
7 Hagg Lane, Byers Green , Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 9 August 2007

---

. 7/2007/0412/DM OFFICER: Steven Pilkington

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

APPLICATION DATE: 28 June 2007

PROPOSAL: ERECTION OF CONSERVATORY TO THE REAR

LOCATION: 1 OPAL AVENUE CHILTON CO DURHAM

APPLICANT: Mr Soppitt & Mrs Thompson  
1 Opal Avenue, Chilton , Co Durham

DECISION: STANDARD APPROVAL on 23 August 2007

---

4. 7/2007/0415/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 17 July 2007

PROPOSAL: DEMOLITION OF EXISTING STAIRCASE TOWER AND STORE AND  
ERECTION OF TWO STOREY EXTENSION TO PROVIDE ADMIN OFFICE,  
STORAGE AND LEARNING CENTRE

LOCATION: DEAN BANK & FERRYHILL LITERARY INSTITUTE ST CUTHBERTS  
TERRACE FERRYHILL CO DURHAM

APPLICANT: Mrs Betty Sheppard  
Dean Bank & , Ferryhill Literary Institute, St Cuthberts Terrace, Dean Bank,  
Ferryhill, Co Durham

DECISION: STANDARD APPROVAL on 13 August 2007

---

5. 7/2007/0418/DM OFFICER:David Gibson

APPLICATION DATE: 11 July 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 27 CHELTENHAM WAY NEWTON AYCLIFFE CO DURHAM

APPLICANT: Miss S Price  
27 Cheltenham Way, Woodham , Newton Aycliffe , Co Durham

DECISION: STANDARD APPROVAL on 24 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

6. 7/2007/0422/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 6 July 2007

PROPOSAL: ERECTION OF SINGLE STOREY FRONT EXTENSION AND DETACHED GARAGE

LOCATION: OLD PARK LODGE BUNGALOW BYERS GREEN SPENNYMOOR CO DURHAM

APPLICANT: Mr & Mrs Proctor  
Old Park Lodge Bungalow, Byers Green , Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 13 August 2007

---

7. 7/2007/0423/DM OFFICER:David Gibson

APPLICATION DATE: 1 August 2007

PROPOSAL: ERECTION OF WALL AND NEW ENTRANCE TO BUILDING

LOCATION: NEWTON AYCLIFFE WORKINGMENS CLUB SHERATON ROAD  
NEWTON AYCLIFFE CO DURHAM

APPLICANT: Newton Aycliffe Workingmens Club  
Sheraton Road, Newton Aycliffe, Co Durham, DL5 5HU

DECISION: STANDARD APPROVAL on 4 September 2007

---

8. 7/2007/0424/DM OFFICER:David Gibson

APPLICATION DATE: 31 July 2007

PROPOSAL: CHANGE OF USE FROM STORAGE (USE CLASS B8) TO  
MUSEUM/EXHIBITION HALL (USE CLASS D1)

LOCATION: UNIT BT6/2 DABBLE DUCK INDUSTRIAL ESTATE SHILDON CO  
DURHAM

APPLICANT: Vintage Vehicles Shildon Ltd  
Unit BT6/2, Dabble Duck Industrial Estate, Shildon, Co Durham, DL4 2RA

DECISION: STANDARD APPROVAL on 3 September 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

9. 7/2007/0426/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 9 July 2007

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

LOCATION: 23 MERRINGTON CLOSE KIRK MERRINGTON CO. DURHAM

APPLICANT: Mr Tweddle  
23 Merrington Close , Kirk Merrington, Co. Durham

DECISION: STANDARD APPROVAL on 23 August 2007

---

10. 7/2007/0430/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 20 July 2007

PROPOSAL: ERECTION OF TEMPORARY SALES OFFICE

LOCATION: GRAYSON ROAD MIDDLESTONE MOOR SPENNYMOOR

APPLICANT: George Wimpey  
George Wimpey House, Lockhead Court, Preston Farm Industrial Estate,  
Stockton, TS18 3SN

DECISION: STANDARD APPROVAL on 22 August 2007

---

11. 7/2007/0431/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 11 July 2007

PROPOSAL: INCREASE HEIGHT OF ROOF TO PROVIDE FIRST FLOOR LIVING ACCOMMODATION

LOCATION: 73 TUDHOE VILLAGE SPENNYMOOR CO. DURHAM

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

DECISION: STANDARD REFUSAL on 23 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

12. 7/2007/0432/DM OFFICER:David Gibson

APPLICATION DATE: 12 July 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 8 KEMPTON CLOSE WOODHAM NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs A Shaw  
8 Kempton Close, Woodham, Newton Aycliffe, Co Durham, DL5 4YE

DECISION: STANDARD APPROVAL on 9 August 2007

---

13. 7/2007/0436/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 12 July 2007

PROPOSAL: ERECTION OF STABLES

LOCATION: WOODVIEW COLDSTREAM FARM TUDHOE

APPLICANT: Mr & Mrs D Johnston  
Woodview, Coldstream Farm, Tudhoe , Spennymoor, Co. Durham

DECISION: STANDARD APPROVAL on 24 August 2007

---

14. 7/2007/0437/DM OFFICER:Steven Pilkington

APPLICATION DATE: 13 July 2007

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION

LOCATION: 21 HORNBY AVENUE SEDGEFIELD STOCKTON ON TEES

APPLICANT: F Lowther  
21 Hornby Avenue, Sedgefield, Stockton on Tees, TS21 2JH

DECISION: STANDARD APPROVAL on 31 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

15. 7/2007/0438/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 12 July 2007

PROPOSAL: ERECTION OF PORCH TO FRONT

LOCATION: WOODVIEW COLDSTREAM FARM TUDHOE SPENNYMOOR

APPLICANT: Mr & Mrs D Johnston  
Woodview, Coldstream Farm, Tudhoe, Spennymoor, Co. Durham

DECISION: STANDARD APPROVAL on 21 August 2007

---

16. 7/2007/0445/DM OFFICER:David Gibson

APPLICATION DATE: 18 July 2007

PROPOSAL: ERECTION OF FIRST FLOOR SIDE EXTENSION OVER EXISTING  
GARAGE AND UTILITY ROOM

LOCATION: 22 CARWARDINE CLOSE NEWTON AYCLIFFE CO DURHAM DL5 4XE

APPLICANT: George Kempzell  
22 Carwardine Close, Newton Aycliffe, Co Durham, DL5 4XE

DECISION: STANDARD APPROVAL on 24 August 2007

---

17. 7/2007/0449/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 16 July 2007

PROPOSAL: ERECTION OF TWO STOREY SIDE AND REAR EXTENSION,  
REPLACEMENT OF WINDOWS IN DWELLING AND ALTERATIONS TO  
PORCH

LOCATION: EDEN HOUSE 38 TUDHOE VILLAGE SPENNYMOOR CO. DURHAM

APPLICANT: Mr & Mrs M Smith  
Laburnham House, Tudhoe Village, Co. Durham, DL16 6LG

DECISION: STANDARD APPROVAL on 21 August 2007

---



## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

18. 7/2007/0454/DM OFFICER:David Gibson

APPLICATION DATE: 26 July 2007

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION: 7 MENVILLE CLOSE SCHOOL AYCLIFFE CO DURHAM

APPLICANT: Mr P Arnold  
7 Menville Close, School Aycliffe, Co Durham,

DECISION: STANDARD APPROVAL on 23 August 2007

---

19. 7/2007/0456/DM OFFICER:Steven Pilkington

APPLICATION DATE: 24 July 2007

PROPOSAL: ERECTION OF CONSERVATORY TO THE REAR

LOCATION: 8 STOBBS CROSS ROAD WEST CORNFORTH

APPLICANT: Mrs Wenmouth  
8 Stobbs Cross Road, West Cornforth, Co. Durham,

DECISION: STANDARD APPROVAL on 4 September 2007

---

20. 7/2007/0458/DM OFFICER:David Gibson

APPLICATION DATE: 31 July 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: LA-BAIA WINDSOR GARDENS SHILDON CO DURHAM

APPLICANT: Mr G Ketley  
La-Baia, Windsor Gardens, Shildon, Co Durham, DL4 1NA

DECISION: STANDARD APPROVAL on 24 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

21. 7/2007/0462/DM OFFICER:David Gibson

APPLICATION DATE: 25 July 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 17 BURY ROAD NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr & Mrs Johnson  
17 Bury Road, Newton Aycliffe, Co Durham , DL5 5DL

DECISION: STANDARD APPROVAL on 21 August 2007

---

22. 7/2007/0465/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 25 July 2007

PROPOSAL: ERECTION OF SIDE AND REAR EXTENSION

LOCATION: 28 PEACEHAVEN FERRYHILL CO DURHAM

APPLICANT: Paula Kirkwood  
28 Peacehaven , Ferryhill, Co. Durham

DECISION: STANDARD APPROVAL on 20 August 2007

---

23. 7/2007/0466/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 25 July 2007

PROPOSAL: ERECTION OF SINGLE STOREY GROUND FLOOR KITCHEN  
EXTENSION TO REAR

LOCATION: 30 DURHAM ROAD FERRYHILL CO. DURHAM

APPLICANT: Kevin & Susan Woodlock  
73 Wood Lane, Ferryhill , Co. Durham, DL17 8QQ

DECISION: STANDARD APPROVAL on 20 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

24. 7/2007/0408/DM OFFICER:Steven Pilkington

APPLICATION DATE: 11 July 2007

PROPOSAL: FOLDED ALUMINIUM POLE MOUNTED ADVERTISEMENT

LOCATION: GRASS VERGE OUTSIDE ADVANTICA FLOW CENTRE CHILTON INDUSTRIAL ESTATE CHILTON CO DURHAM

APPLICANT: Advantica Flow Centre  
Bishop Auckland Test , Facility, Chilton Ind Est, Ferryhill, Co Durham

DECISION: STANDARD APPROVAL on 31 August 2007

---

25. 7/2007/0406/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 19 July 2007

PROPOSAL: ERECTION OF CONSERVATORY TO SIDE AND REAR

LOCATION: 2 THE CROFT KIRK MERRINGTON SPENNYMOOR CO DURHAM

APPLICANT: Mr G Maidment  
2 The Croft , Kirk Merrington , Spennymoor, Co Durham

DECISION: STANDARD REFUSAL on 22 August 2007

---

26. 7/2007/0402/DM OFFICER:David Gibson

APPLICATION DATE: 29 June 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 5 WOODLAND VIEW REDWORTH PARK SHILDON CO DURHAM

APPLICANT: Budget Windows  
Mr A Wood, 5 Woodland View, Redworth Park, Shildon, Co Durham, DL4 2LP

DECISION: STANDARD APPROVAL on 20 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

27. 7/2007/0403/DM OFFICER:David Gibson

APPLICATION DATE: 11 July 2007

PROPOSAL: ERECTION OF DOUBLE SIDED FREE STANDING DISPLAY UNIT (RETROSPECTIVE)

LOCATION: WOODHAM SERVICE STATION BURNHILL WAY NEWTON AYCLIFFE CO DURHAM

APPLICANT: Khyati Patel  
3 Water House Square, 138-142 Holborn, London, EC1N 2NY

DECISION: STANDARD APPROVAL on 13 August 2007

---

28. 7/2006/0797/DM OFFICER:David Walker

APPLICATION DATE: 29 December 2006

PROPOSAL: CHANGE OF USE OF VACANT BUILDINGS TO KENNELS AND TRAINING FACILITY INCLUDING OUTDOOR PEN AND ASSOCIATED WORKS

LOCATION: GREENSIDE FARM WEST LANE TRIMDON VILLAGE CO DURHAM

APPLICANT: Mr A Macari  
33 Stokesley Grove, Newcastle upon Tyne, NE7 9AU,

DECISION: STANDARD APPROVAL on 23 August 2007

---

29. 7/2007/0045/DM OFFICER:Simon Miller

APPLICATION DATE: 6 February 2007

PROPOSAL: ERECTION OF 1 NO. DWELLING WITH DETACHED GARAGE

LOCATION: LAND REAR OF COMMERCIAL STREET TRIMDON CO DURHAM

APPLICANT: Edward Grieves  
Glenelg, Farfield Terrace, Trimdon Station , Co Durham

DECISION: STANDARD APPROVAL on 20 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

30. 7/2007/0124/DM OFFICER:David Gibson

APPLICATION DATE: 8 March 2007

PROPOSAL: ERECTION OF DETACHED GARAGE AND WALL

LOCATION: 14 SHARP ROAD NEWTON AYCLIFFE CO DURHAM

APPLICANT: Darren Glennie  
14 Sharp Road, Newton Aycliffe, Co Durham, DL5 5NX

DECISION: STANDARD APPROVAL on 13 August 2007

---

31. 7/2007/0272/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 26 April 2007

PROPOSAL: ERECTION OF MASONRY DOG KENNEL TO THE REAR

LOCATION: 6 FERN GROVE SPENNYMOOR CO DURHAM

APPLICANT: K Whitworth  
6 Fern Grove, Spennymoor, Co Durham , DL16 7DR

DECISION: STANDARD APPROVAL on 21 August 2007

---

32. 7/2007/0271/DM OFFICER:Steven Pilkington

APPLICATION DATE: 9 July 2007

PROPOSAL: ERECTION TO TWO STOREY SIDE EXTENSION, SINGLE STOREY  
REAR EXTENSION AND CONSERVATORY TO THE REAR

LOCATION: 23 PENNINE WAY CHILTON CO DURHAM CO DURHAM

APPLICANT: Paul Stoker  
23 Pennine Way, Chilton , Co Durham

DECISION: STANDARD APPROVAL on 31 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

33. 7/2007/0308/DM OFFICER:Steven Pilkington

APPLICATION DATE: 27 June 2007

PROPOSAL: ERECTION OF BOW WINDOW TO FRONT ELEVATION

LOCATION: 5 FRONT STREET FISHBURN CO DURHAM

APPLICANT: Mrs Pybus  
5 Front Street, Fishburn , Co Durham

DECISION: STANDARD APPROVAL on 9 August 2007

---

34. 7/2007/0327/DM OFFICER:Steven Pilkington

APPLICATION DATE: 25 July 2007

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

LOCATION: 38 STONEYBECK BISHOP MIDDLEHAM CO DURHAM

APPLICANT: Mr T Dent  
38 Stoneybeck , Bishop Middleham, Co Durham

DECISION: STANDARD APPROVAL on 10 August 2007

---

35. 7/2007/0342/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 13 June 2007

PROPOSAL: ERECTION OF DETACHED GARAGE

LOCATION: LAUNDRY COTTAGE WHITWORTH HALL ESTATE SPENNYMOOR CO DURHAM

APPLICANT: Mr M Willis  
Laundry Cottage, Whitworth Hall Estates, Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 13 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

36. 7/2007/0347/DM OFFICER:David Gibson

APPLICATION DATE: 11 June 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION, PORCH TO FRONT AND INCREASE IN HEIGHT, WIDTH AND LENGTH OF EXISTING GARAGE

LOCATION: 10 ESKDALE GARDENS SHILDON CO DURHAM

APPLICANT: Mr McCusker  
10 Eskdale Gardens, Shildon, Co Durham

DECISION: STANDARD APPROVAL on 21 August 2007

---

37. 7/2007/0351/DM OFFICER:David Gibson

APPLICATION DATE: 15 June 2007

PROPOSAL: ERECTION OF TWO STOREY REAR EXTENSION

LOCATION: 2 VALLEY VIEW COURT SHILDON CO DURHAM

APPLICANT: E & RJ Dixon  
2 Valley View Court, Shildon, Co Durham, DL4 1RD

DECISION: STANDARD APPROVAL on 9 August 2007

---

38. 7/2007/0354/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 18 June 2007

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION INCORPORATING GARAGE

LOCATION: 36 YORK HILL ROAD SPENNYMOOR CO DURHAM

APPLICANT: M Lamb  
36 York Hill Road, Spennymoor, Co Durham

DECISION: STANDARD REFUSAL on 13 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

39. 7/2007/0479/DM OFFICER:David Gibson

APPLICATION DATE: 27 July 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 15 BURDON CLOSE NEWTON AYCLIFFE CO. DURHAM

APPLICANT: Mr B Venables  
15 Burdon Close, Newton Aycliffe, Co. Durham

DECISION: STANDARD APPROVAL on 24 August 2007

---

40. 7/2007/0357/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 15 June 2007

PROPOSAL: ERECTION OF SMOKING SHELTER TO FRONT ELEVATION

LOCATION: THE VOLTIGEUR P.H. DUNDAS STREET SPENNYMOOR CO DURHAM

APPLICANT: Johnathan Auld  
The Volitgeur, Dundas Street , Spennymoor, Co Durham

DECISION: STANDARD REFUSAL on 13 August 2007

---

41. 7/2007/0365/DM OFFICER:David Gibson

APPLICATION DATE: 10 July 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 70 GUTHRUM PLACE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr S Priestley  
70 Guthrum Place, Newton Aycliffe, Co Durham

DECISION: STANDARD APPROVAL on 14 August 2007

---



## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

42. 7/2007/0373/DM OFFICER:David Walker

APPLICATION DATE: 19 June 2007

PROPOSAL: CONVERSION OF BARN TO 3 NO. DWELLINGS AND ERECTION OF 2 TWO STOREY DWELLINGS AND EXTERNAL ALTERATIONS TO NO.28

LOCATION: TOWN END FARM BISHOP MIDDLEHAM CO DURHAM

APPLICANT: M & F Davison & Sons  
c/o George F White, 9 South End, Bedale, North Yorkshire, DL8 2BJ

DECISION: STANDARD APPROVAL on 31 August 2007

---

43. 7/2007/0378/DM OFFICER:David Gibson

APPLICATION DATE: 16 July 2007

PROPOSAL: ERECTION OF PORCH

LOCATION: 104 FAULKNER ROAD NEWTON AYCLIFFE CO DURHAM

APPLICANT: Mr K Green  
104 Faulkner Road, Newton Aycliffe, Co Durham, DL5 4NW

DECISION: STANDARD APPROVAL on 9 August 2007

---

44. 7/2007/0379/DM OFFICER:David Gibson

APPLICATION DATE: 13 July 2007

PROPOSAL: INSTALLATION OF RETRACTABLE AWNING TO FRONT

LOCATION: SHILDON CIVIC HALL CIVIC HALL SQUARE SHILDON CO DURHAM

APPLICANT: Shildon Town Council  
Council Offices, Civic Hall Square, Shildon, Co Durham

DECISION: STANDARD APPROVAL on 9 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

45. 7/2007/0380/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 15 June 2007

PROPOSAL: ERECTION OF TWO STOREY REAR EXTENSION

LOCATION: 7 HILL VIEW BYERS GREEN SPENNYMOOR CO DURHAM

APPLICANT: Mr Park  
29 Granville Drive, Chilton , Co Durham

DECISION: STANDARD APPROVAL on 10 August 2007

---

46. 7/2007/0381/DM OFFICER:David Gibson

APPLICATION DATE: 2 July 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 2 ATKINSON GARDENS AYCLIFFE VILLAGE CO DURHAM

APPLICANT: Mr P Russell  
2 Atkinson Gardens, Aycliffe Village, Co Durham, DL5 6LQ

DECISION: STANDARD APPROVAL on 21 August 2007

---

47. 7/2007/0387/DM OFFICER:Steven Pilkington

APPLICATION DATE: 4 July 2007

PROPOSAL: ERECTION OF ELECTRICITY SUBSTATION

LOCATION: SALTERS DRIVE FISHBURN CO DURHAM

APPLICANT: NEDL  
Lloyd Court, 78 Grey Street , Newcastle upon Tyne,

DECISION: STANDARD APPROVAL on 24 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

48. 7/2007/0392/DM OFFICER:Steven Pilkington

APPLICATION DATE: 2 July 2007

PROPOSAL: ERECTION OF FIRST FLOOR REAR EXTENSION

LOCATION: 25 SPRING LANE SEDGEFIELD STOCKTON ON TEES TS21 2DG

APPLICANT: Ian Simon  
25 Spring Lane, Sedgefield, Stockton on Tees, TS21 2DG

DECISION: STANDARD APPROVAL on 21 August 2007

---

49. 7/2007/0394/DM OFFICER:Steven Pilkington

APPLICATION DATE: 28 June 2007

PROPOSAL: CREATION OF NEW ACCESS

LOCATION: 1 LOW FARM BRADBURY STOCKTON ON TEES

APPLICANT: J M & C Large  
1 Low Farm, Bradbury, Co Durham , TS21 2ET

DECISION: STANDARD APPROVAL on 20 August 2007

---

50. 7/2007/0395/DM OFFICER:Steven Pilkington

APPLICATION DATE: 11 July 2007

PROPOSAL: INCREASE HEIGHT OF FENCE

LOCATION: 4 MENDIP GREEN CHILTON CO DURHAM

APPLICANT: Mrs S Gardiner  
4 Mendip Green , Chilton , Co Durham

DECISION: STANDARD APPROVAL on 31 August 2007

---

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

---

51. 7/2007/0400/DM OFFICER:Steven Pilkington

APPLICATION DATE: 2 July 2007

PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION: 15 THE ORCHARD SEDGEFIELD STOCKTON ON TEES

APPLICANT: Mr & Mrs S Pitt  
15 The Orchard, Sedgefield, Stockton on Tees

DECISION: STANDARD APPROVAL on 23 August 2007

---

52. 7/2007/0361/DM OFFICER:David Gibson

APPLICATION DATE: 28 June 2007

PROPOSAL: CHANGE OF USE TO OFFICES

LOCATION: FORMER CLARENCE DAY NURSERY DURHAM WAY NORTH NEWTON  
AYCLIFFE CO DURHAM

APPLICANT: Nicholas Vassilounis  
29 Uplands Road, Darlington, Co Durham,

DECISION: STANDARD APPROVAL on 21 August 2007

---

53. 7/2007/0493/DM OFFICER:David Gibson

APPLICATION DATE: 7 August 2007

PROPOSAL: INSTALLATION OF 1 NO. FLAT PANEL ANTENNA ON EXISTING TOWER

LOCATION: TRANSMITTING STATION OLD BRUSSELTON COTTAGE DERE STREET  
SHILDON CO DURHAM

APPLICANT: Arqiva  
Crawley Court, Winchester, Hants, SO21 2QA

DECISION: STANDARD APPROVAL on 4 September 2007

---

# Item 7

## SEDGEFIELD BOROUGH COUNCIL

### APPEALS OUTSTANDING UP TO 4<sup>th</sup> SEPTEMBER 2007

---

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 28<sup>th</sup> December 2006

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

---

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 22<sup>nd</sup> March 2007

An Inspectorates Decision letter was received on 21<sup>st</sup> August 2007. The Appeal was Upheld.

---

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 16<sup>th</sup> 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 14<sup>th</sup> May 2007

An Inspectorates Decision letter was received on 30<sup>th</sup> August 2007. The Appeal was Upheld.

---

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 9<sup>th</sup> May 2007

An Inspectorates Decision letter was received on 21<sup>st</sup> August 2007. The Appeal was Dismissed.

---

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 24<sup>th</sup> 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 24<sup>th</sup> 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 25<sup>th</sup> 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 31<sup>st</sup> 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 18<sup>th</sup> June 2007

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

---

---

Ref.No. AP/2007/0011  
Location 11 BRIDGE HOUSE ESTATE FERRYHILL CO DURHAM  
Proposal ERECTION OF TWO STOREY SIDE EXTENSION  
Appellant Mr Joe Ward  
Received 20<sup>th</sup> July 2007

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

---

This page is intentionally left blank



# Item 8

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

Document is Restricted

This page is intentionally left blank