

Item 6

SEDGEFIELD BOROUGH COUNCIL PLANNING APPLICATIONS - TO BE DETERMINED

1. 7/2007/0468/DM APPLICATION DATE: 20 July 2007

PROPOSAL: **ERECTION OF 17NO. DWELLINGS**

LOCATION: **LAND AT VINE PLACE SPORTS GARAGE DURHAM ROAD CHILTON CO DURHAM**

APPLICATION TYPE: Detailed Application

APPLICANT: Mr D Rowe
Silverstone Ltd, North View, New Lampton, Houghton le Spring, DH4 6DA,

CONSULTATIONS

1. CHILTON P.C.
2. Cllr. C. Potts
3. Cllr. T.F. Forrest
4. Cllr. B.F. Avery
5. DCC (TRAFFIC)
6. NORTHUMBRIAN WATER
7. ENGLISH NATURE
8. BUILDING CONTROL
9. BR GAS
10. BR TELECOM
11. WILDLIFE TRUST
12. ENGINEERS
13. ENV. HEALTH
14. VALUER
15. LEGAL
16. L.PLANS
17. DESIGN
18. LANDSCAPE ARCH
19. POLICE HQ
20. NEDL

NEIGHBOUR/INDUSTRIAL

Millwood:45,47,49 Chilton & Windelstone WMC Methodist Church Jasmine The Shieling
Jubilee Cottage Durham Road:28,27,26,25

BOROUGH PLANNING POLICIES

H8 Residential Frameworks for Larger Villages
T7 Traffic Generated by New Development
D1 General Principles for the Layout and Design of New Developments
D3 Design for Access

PROPOSAL

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Detailed planning permission is sought for the erection of 17 dwellings on the site of the former Vine Place Sports Garage, Chilton. The site is currently unused and its poor condition detracts from the visual amenities of the locality.

The development would comprise a terrace of 6 dwellings along the main road frontage, with an access road of adoptable standard to the south, leading to a 'home zone' style circulation area, with an 'L' shaped block of 11 dwellings to the north and west sides. Most dwellings would have a single dedicated parking bay, but a private parking court to the west of the development, accessed through an archway in the corner of the block, would cater for 4 dwellings without their own in-curtilage parking space. Nine spaces would be provided here, catering also for visitor parking demand.

The dwellings would be of brick construction with tiled pitched roofs, with significant variety introduced to the blocks through variation the roof heights and staggered principal elevations. There would be 8 different house types providing the following amounts of floorspace:

House Type	Description	Floorspace	Number of Units
A	2.5 storey 3 bedroom house	105m ²	4
B	2 storey 3 bedroom house	65m ²	4
C	2 storey 2 bedroom house	58m ²	2
D	2 storey 3 bedroom house	81m ²	1
E	2 storey 2 bedroom house	68m ²	1
F	2 storey 1 bedroom house	47m ²	1
G	2.5 storey 4 bedroom house	104m ²	2
H	2 storey 2 bedroom house	59m ²	2

Total residential floorspace =1318m²



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Statutory Consultees:

Chilton Town Council has not responded to the consultation.

Durham County Council Highways Authority considers the road and footpath layout acceptable. Minor comments about ensuring specific components to meet adoptable standards can be adequately dealt with by informative advice to the applicant.

Sedgefield Borough Council Engineering Services Section has no objections to the proposal.

Sedgefield Borough Council Environmental Health Section has made comments about control of noise and other emissions, which can be adequately dealt with by informative advice to the applicant.

Sedgefield Borough Council Landscape Architect has concerns that the proposal does not provide for sufficient landscape enhancement. The issues are referred to in the planning considerations below.

Northumbrian Water Ltd. has no objections to the proposal.

Environment Agency has no objections to the proposal.

Durham Constabulary Architectural Liaison Officer has no objection to make.

Forward Planning Section has provided a detailed response, which forms the basis of the planning considerations below.

BT Openreach state that their apparatus is not affected by the proposal.

CE Electric UK has no objections to the proposal.

Publicity Responses:

Chilton and Windlestone Workingmen's Club have objected to the proposed development. The objection is however made on the grounds that part of the application site was previously owned by the club, and was sold for commercial purposes and not for housing. This issue is not a material planning consideration, and no observations have been made on the planning merits of the proposal.

Whilst no other written comments have been received, it is known that the occupiers of Jasmine, which lies to the rear of the site, expressed concerns over an earlier proposal which was withdrawn before being determined. Those concerns related principally to the proximity of 2.5 storey dwellings to the boundary with their property, and the relationship to a living room window. This issue is commented upon in the conclusion to this report.

PLANNING CONSIDERATIONS

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The main planning considerations for this proposal are:

- Compliance with national planning policy and guidance and local plan policies
- Design, Layout, Open Space and Landscaping
- Access and highway safety
- Affordable Housing
- Renewable energy provision

Compliance with national planning policy and guidance and local plan policies

The Borough Local Plan

The application site is located within the residential framework of Chilton, which is defined by Policy H8 of the Local Plan. Policy H8 allows housing development within Chilton provided that there is no conflict with the provisions of the plan's environmental, open space or design policies. In terms of location, the proposal does not conflict with this policy, and it is considered to meet the key requirements of design policies as explained below.

National Guidance

The Government is proposing to provide more homes to meet the growing demand and to address affordability issues. PPS3 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. This is commented upon in the next section of the report.

PPS3 highlights that the priority for development is previously developed land, in particular vacant and derelict sites and buildings. The Housing Green Paper released in July 2007 reaffirms this and clarifies that the Government is intending to continue with the national target that over 60% of homes should be built on brownfield land. This proposal would contribute to that national target. This would be consistent with Policies H1 and H4 of RPG1 and the aspirations of PPS3, and it is therefore concluded that the principle of housing on the site is accepted.

Design and Layout, Open Space and Landscaping

Design and Layout: The proposal is designed on the 'home zone' principle, which creates a courtyard around which the houses are situated, offering a traffic-calmed environment, which has excellent natural surveillance by residents. The proposed dwellings are well designed, with significant visual variety and an outward facing element onto Durham Road. Amendments have been sought to maximise the contribution the development would make to the street scene. Privacy distances meet the recommended standards.

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View of the Durham Road frontage



Section through development looking north

Open Space: Whilst the design and layout provides for enclosed private gardens and some small landscaped pockets within the courtyard, it does not provide for significant levels of open space. A small private open space would be provided adjacent to the parking court for use by residents. The Borough Local Plan stipulates 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 however adopted in 1996, and since then, government guidance has been published which places great emphasis on housing being developed at a minimum density of 30 dwellings per hectare. 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.

Due regard has been given to requirements of PPS3, current planning policy on open space, and also to the Open Space Needs Assessment. PPS3 requires consideration to be given to 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. To the west of Durham Road there is very little amenity, children or sports play areas. The PPG17 Study recommends providing additional open space within the settlement, particularly in the centre of the village, where there is a significant gap. Chilton is one of the three Housing Market Renewal Areas where significant change is earmarked. Within the west of Chilton, this will primarily take the form of "thinning-out", with selected terraced properties being removed to create pockets of open space.

The developer has demonstrated that it would be difficult to incorporate an appropriate provision of communal open space on site. There is however an opportunity for the contribution of a commuted sum by the developer to be put to good use to develop the open spaces which would be created when the Master Plan is implemented. This would be beneficial to all residents of Chilton. The developer has been advised of the need for this payment and has agreed to the imposition of a condition that would secure a contribution of £17,000 (which equates to £1000 per dwelling) to be held by the Council until such time as a suitable scheme was identified.

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Landscaping: The opportunity for significant landscaping on the development site of this character is limited. Whilst the Landscape Architect has aspirations with regard to peripheral tree planting, this would place severe constraints on the siting of dwellings and would impact upon the efficient use of the land in terms of housing density. Existing mature trees outside the southern and western boundaries of the site could be taken account of in any future landscaping scheme. It is considered that there would be sufficient opportunity for well designed hard and soft landscaping within the site to create a pleasant living environment for future residents. Much of this would not however be visible from outside the enclosed courtyard development, but there is an opportunity to enhance the interface with the Durham Road frontage with appropriate soft landscaping.

Access and Highway Safety

The development would be served by way of an existing access point, suitable altered to achieve adoptable standards, along with a new access road, footpath and hammerhead circulation area. A private driveway would be constructed from this point to the private parking court to the west of the site. The Highways Authority is satisfied with these elements of the proposal. Off-street car parking is provided at approximately 130%, which is less than the recommended maximum of 150%.

Affordable Housing

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.

The provision of affordable housing where a need has been identified is encouraged through Policy H7 of RPG1 and the emerging RSS. It is considered that affordable housing should be provided on all sites over 15 dwellings if a need has been identified.

The need for affordable housing has been assessed using the following data sources.

- Housing Needs Survey
- House Price Data
- Household Incomes
- Surrounding Housing Character

Housing Needs Survey

The last complete Housing Needs Survey was produced in 2003. Although this study concentrated on the main towns within the Borough as opposed to the villages, it did however identify that Borough wide there was a shortfall in affordable stock in 1 and 2 bed flats, 2-bed bungalows, and 1 and 4-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

The following data has been sourced from the HM Land Registry.

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Postcode – DL17 0

	Detached Price		Semi Detached Price		Terrace Price		Flat/Maisonette Price		Overall Price	
Oct - Dec 2002	£92,142		£92,843		£23,186		£0		£51,522	
		+37.81% (+40.86%)		+12.02% (+46.82%)		+140.51% (+51.76%)		+0% (+32.69%)		+32.15% (+32.82%)
Oct - Dec 2006	£126,983		£104,000		£55,765		£0		£68,086	

*Table showing % changes in prices for the period Oct-Dec 2002 to Oct-Dec 2006 inclusive.
 (Figure in parentheses is the overall England & Wales figure)*

It is clear from this data that the house prices in Chilton have risen by a considerable amount, and for most types of dwellings, this trend has followed the national average.

Household Income

The Housing Needs Desktop Update that was carried out in 2005 identifies that household income has increased by 7.6% between 2003 and 2005. This figure applies to the Borough and it cannot be broken down into sub-areas. This research identifies that 49.1% of the Borough's households have an income level below £16,140. Even more important is the information for concealed households. The data states that 67% of these concealed households have an income level below £16,140. The primary reason for concealed households is the fact that they cannot gain access to the private housing market.

It is clear from the up-to-date housing data from the Land Registry that the concealed households would not be able to enter the private sector housing market, even at entry terraced level (assuming a mortgage of 3 times income).

The Forward Planning Team has been provided with up to date Paycheck data, which is broken down to postcode level. This data is shown below, and reinforces the view that many people would not be able to enter the private sector housing market within Chilton (assuming a mortgage of 3 times income).

Postcode	Total Households	Paycheck Mean	Paycheck Median	Paycheck Mode
DL17 0EU	4	£21,300	£19,300	£15,700
DL17 0EX	24	£29,200	£25,900	£20,100
DL17 0EY	8	£32,700	£28,800	£22,100
DL17 0HB	2	£32,700	£28,800	£22,100
DL17 0HD	11	£25,700	£23,000	£18,100
DL17 0HE	2	£25,700	£23,000	£18,100
DL17 0JP	22	£20,300	£18,500	£15,200
DL17 0JR	28	£19,100	£17,500	£14,600
DL17 0JW	36	£15,600	£14,600	£12,700
DL17 0PJ	11	£32,000	£28,300	£21,700
DL17 0PN	46	£24,300	£21,800	£17,400
DL17 0PP	15	£16,400	£15,200	£13,100
DL17 0PR	12	£32,500	£28,700	£22,000
DL17 0PS	13	£30,300	£26,800	£20,700
DL17 0RR	34	£36,700	£32,300	£24,600
DL17 0RT	18	£36,400	£32,100	£24,400

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DL17 0RW	41	£38,900	£34,200	£26,000
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Affordable Housing Conclusion

Taking account of the evidence provided by the Housing Needs Survey, the interrogation of House Price Data and Household Income, there would normally be a justification for requiring affordable housing on this site. This approach would accord with Policy H7 of RPG1, the emerging RSS, PPS3 and the philosophy of Policy H19 of the Borough Local Plan. However, within West Chilton there is an overly high proportion of terraced properties, and there is a risk that the inclusion of affordable housing within this scheme may prevent the housing stock from being diversified to the extent that could happen if no affordable housing was requested. Therefore on balance it is considered that the priority for West Chilton is to diversify the housing stock, and that this outweighs the need for affordable housing to be included. It has therefore been concluded that there is no need for affordable housing within this scheme.

Renewable Energy Provision

In accordance with Policy 39 of the emerging RSS, renewable energy generation should be embedded in the design and implementation of new developments. A wide range of renewable technologies and design approaches are available and can be readily embedded into many forms of development. The RSS requires major new developments to have embedded within them a minimum of 10% energy supply from renewable sources, and this can be a conditional requirement of any planning permission granted.

CONCLUSION

The principle of housing in this location is acceptable, as the proposal utilises a previously developed site in a sustainable location. The proposed development provides an adequate standard of privacy and attractive outlook, and a condition can be imposed with respect of the payment of a commuted sum in lieu of open space provision within the site. It is considered that the proposed development would result in a high standard of development on this brownfield site in Chilton. Access to the development is acceptable and the design and layout result in a development that is interesting and of high quality in this location with an attractive frontage to Durham Road. The development relates adequately to surrounding properties in the locality in its form and massing and would not cause any significant loss of privacy or amenity to neighbouring occupiers.

The comments of neighbouring occupiers on the previous scheme led to negotiated amendments before the current application was submitted, Those amendments include the amendment of the two house types G, nearest to Jasmine, to resemble traditional two-storey dwellings, with the second floor entirely in the roof space. This reduces the height of the dwelling by approximately 1 metre, reducing its dominance over the adjoining property.

The objection by the Chilton and Windlestone Workingmen's Club does not raise any material planning considerations and cannot be taken into account.

HUMAN RIGHTS IMPLICATIONS

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

RECOMMENDATION: Approve subject to the following Conditions

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

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

2. The development hereby approved shall be carried out only in accordance with the submitted application, as amended by the following document(s) and plans: amended plans (nos 419-03B, 419-04C, 419-05B & 419-08B) received on 1st October 2007.

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

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

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

4. No development shall take place 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.

5. 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.

6. 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.

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7. 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.

8. The proposed development shall be served by vehicular access(es) constructed in accordance with details to be submitted to and approved beforehand in writing by the Local Planning Authority. The approved access shall be constructed prior to first occupation of the development.

Reason: To ensure the formation of a satisfactory means of access in the interests of highway safety, and to comply with Policy T6 (Improvements in Road Safety) of the Sedgefield Borough Local Plan.

9. No development shall be commenced until details of all means of enclosure on the site have been submitted in writing and approved by the Local Planning Authority. The development shall be undertaken in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments), and Policy D5 (Layout of New Housing Development), of the Sedgefield Borough Local Plan.

10. 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 Polluted Developments) of the Sedgefield Borough Local Plan.

11. Notwithstanding the provisions of Class A,B,C,D,E,F,G of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) details of any enlargement, improvement or other alteration to the dwelling(s) hereby approved and any buildings, including sheds, garages and glass houses to be erected within the curtilage of the dwellinghouse(s) shall be submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of any future development on the site in the interests of visual and residential amenity, and to comply with Policy D5 (Layout of New Housing Development), Policy H15 (Extensions to Dwellings) and Policy H16 (Extension to the Front of Dwellings), of the Sedgefield Borough Local Plan.

12. The development hereby approved shall not commence by the undertaking of a material operation as defined by Section 56(4) of the Town and Country planning Act 1990 until the completion of a legal agreement/planning obligation to secure the payment of a commuted sum of £17,000 in lieu of the provision of open space. No development shall commence until the applicant, or subsequent developer has received written confirmation from the Local Planning Authority that the payment of the commuted sum has been paid.

Reason: The development fails to provide adequate open space or play provision within the site and in order to satisfy the requirements of Policy L2 (Provision of Open Space in New Housing

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Development) of the Sedgefield Borough Local Plan a contribution is being sought for off-site open space / play provision in the form of a commuted sum

INFORMATIVE: CONTROL OF EMISSIONS

Site works (including demolition, ground preparation, construction, deliveries and temporary site generators) should only be carried out during the following hours to prevent disturbance to neighbouring residents.

- Mondays to Fridays 0800 to 1800
- Saturdays 0900 to 1400
- Sundays and Bank Holidays no noisy work audible at the site boundary

INFORMATIVE: ADVICE FROM THE COAL AUTHORITY

The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and adits and the implementation of site investigations or other works. Property specific summary information on any past, current and proposed surface and underground mining coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 7626848 or at www.coal.gov.uk.

INFORMATIVE: HIGHWAY ADOPTION

The applicant is advised to contact the Highways Adoption Engineer at Durham County Council (0191-3834091) in connection with adoption of the soft landscaping area, and the design and construction of roads and footways, including surface treatments.

INFORMATIVE: LOCAL PLAN POLICIES RELEVANT TO THIS DECISION

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

- H8 Housing Development in the Larger Villages
 - T7 Traffic Generated by New Development
 - D1 General Principles for the Layout and Design of New Developments
 - D3 Design for Access
 - D5 Layout of New Housing Development
- Supplementary Planning Guidance Notes:
- SPG3 Layout of New Housing.
 - SPG6 Parking standards
 - SPG9 Conservation of Energy

INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION

In the opinion of the Local Planning Authority the proposal represents an acceptable form of development in terms of its location, access, parking and design.

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2. 7/2007/0517/DM APPLICATION DATE: 16 August 2007

PROPOSAL: **ERECTION OF 14 NO. DWELLINGS**

LOCATION: **LAND AT CHAPEL ROW FERRYHILL CO DURHAM**

APPLICATION TYPE: Detailed Application

APPLICANT: Three River Housing Assoc Three Rivers House, Abbeywoods Business Park, Pity Me, Co Durham , DH1 5TG

CONSULTATIONS

1. FERRYHILL TOWN COUNCIL
2. Cllr. C. Potts
3. Cllr. T.F. Forrest
4. Cllr. B.F. Avery
5. DCC (PROWS)
6. POLICE HQ
7. LANDSCAPE ARCH
8. L.PLANS
9. Lee White
10. VALUER
11. ENV. HEALTH
12. ENGINEERS
13. ENV AGENCY
14. REGENERATION
15. BR TELECOM
16. BR GAS
17. ENGLISH NATURE
18. NORTHUMBRIAN WATER
19. DCC (TRAFFIC)
20. DCC (PLANNING)
21. WILDLIFE TRUST
22. NEDL

NEIGHBOUR/INDUSTRIAL

Clive Street:1,2,3,4,5,6,7,8,9,10,11,12,13

Nelson Street:26,24,22,20,18,16,14,12,10,8,6,4,2

Wolseley Street:1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26

The Cottage Blue Ridge House

Haig Street:28,27,26,25,24,23,22,21,20,19,18,17,16,15,14,13,12,11,10,9,8,7,6,5,4,3,2,1

BOROUGH PLANNING POLICIES

- | | |
|----|---|
| H1 | Housing Development in Newton Aycliffe, Spennymoor, Shildon and Ferryhill |
| T7 | Traffic Generated by New Development |
| D1 | General Principles for the Layout and Design of New Developments |
| D3 | Design for Access |
| D5 | Layout of New Housing Development |

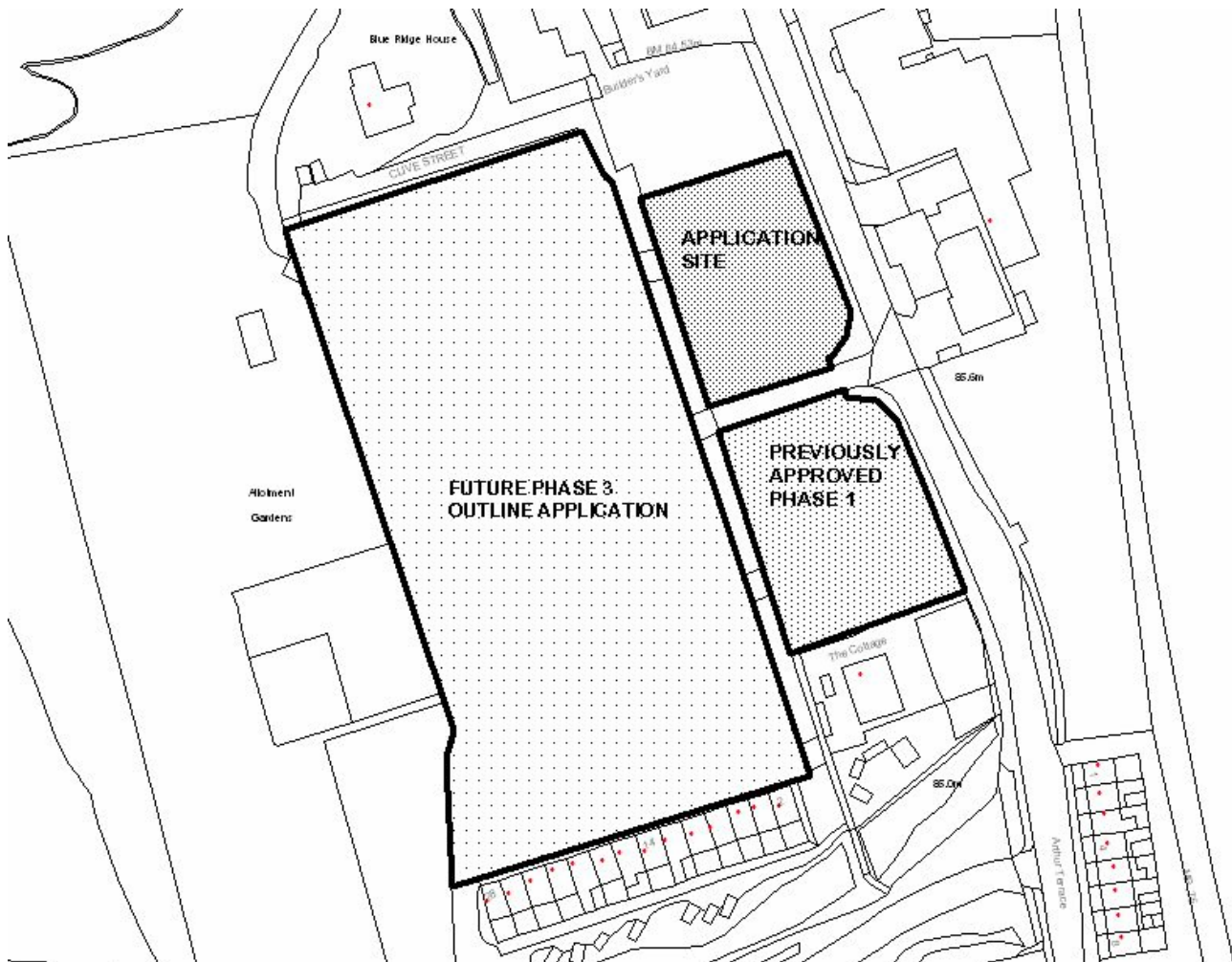
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PROPOSAL

Planning permission is sought for the erection of 14 dwellings on land at Chapel Row, Ferryhill Station. The land is considered to be a brownfield site because it contained housing that was in the recent past demolished and the land was grassed over as an interim measure pending redevelopment. The application site (shown on the plan below) extends to approximately 0.2 hectares, and rises in a westerly direction from the main road frontage, making it a challenging development site. As a result, the proposed housing development takes the form of bungalows to the west and three storey houses to the east, linked along the southern boundary by more traditional two-storey dwellings. A three storey block of flats would be located at the north eastern corner of the site, forming a prominent feature adjacent to the entrance to the housing area.

The development has been designed to mirror a previously approved development on the adjacent gateway site to 'The Rows' redevelopment area.



The development would offer the following accommodation:

Number	Bedrooms	Type	Accommodation
2no.	2 bed	Bungalows	kitchen/dining room, bathroom/WC, and living room
3no.	3 bed	Houses (2 storey)	kitchen/dining room, bathroom/WC, living room, second WC, integral

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			garage
6no.	3 bed	Houses (3 storey)	Kitchen/dining room, living room, bathroom/WC, study bay, second WC, and integral garage
3no.	2 bed	Apartments (3 storey corner block)	Kitchen, living/dining room, bathroom/WC

With the exception of the apartment block, the proposed dwellings would have front and rear gardens, and parking/circulation areas accessed from the internal highway to the west of the site. A design and access statement accompanies the application, and extracts are appended to this report.

The proposed development is Phase 2 of a comprehensive housing redevelopment programme for this former terraced housing area, the majority of which has already been demolished and cleared in recent years as part of the regeneration strategy for the area. Further rows are to be compulsorily purchased and demolished, leaving just one row which will be refurbished under a group repair scheme. A separate outline planning application has been submitted in respect of the remainder of the redevelopment site.

The relationship between this proposal and the Council's strategic aims for regeneration of struggling communities within the Borough are explained in more detail in the planning considerations below.

CONSULTATION AND PUBLICITY RESPONSES

Statutory / Non Statutory Consultees

Ferryhill Town Council has not responded, but it is noted that they had no objections to previously approved Phase 1.

DCC Highways Authority has no objections to the proposal, but has made minor comments relating to keeping the previously approved visibility splays clear of high vegetation. This can be achieved by way of standard landscaping conditions.

SBC Engineering Services has no objections.

SBC Valuation Section has offered helpful information on the ownership and history of the site, and offers no objections to the proposal.

SBC Forward Planning Section has no objections in principle, and supports the proposal provided it is considered to be of appropriate design and layout, meeting the shared vision of the Council and the community in creating a mutually acceptable environment as promoted by PPS3.

SBC Environmental Health Section has no objection to the proposal.

Environment Agency has no objections, but has specified a range of conditions that ought to be imposed in relation to a ground contamination survey, construction of foundations and control of drainage. There are no flood risk issues arising from the proposal.

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Northern Gas Networks has no objections to the proposal, but points out that there may be apparatus in the locality. This can be dealt with by way of an informative attached to any approval granted.

Openreach (BT) has no objections to the proposal, but points out that there may be apparatus in the locality. This can be dealt with by way of an informative attached to any approval granted.

Publicity Responses

Despite a comprehensive consultation and publicity exercise, including individual letters, site notices and press advertisement, no residents in the locality have commented on the application.

PLANNING CONSIDERATIONS

The main planning considerations in this instance are considered to be as follows:

- How the proposal fits with the Council's regeneration strategy for the area
- Compliance with national, regional and local planning policy and guidance
- Design and layout
- Open Space Provision
- Energy efficiency

The issue of affordable housing is deliberately omitted because the proposal essential arises from a housing renewal strategy which is underpinned by the principles of affordable / social housing. This is consistent with the previous consideration of the proposal for Phase 1 (16 dwellings).

Regeneration Strategy for Ferryhill Station

Ferryhill Station was one of the first parts of Sedgefield Borough to be affected by market failure, and the area has already been the subject of quite radical intervention in the form of compulsory purchase and demolition. Ferryhill Station is a linear community, with individual pockets of terraced houses, stretching about 1 mile along Chilton Lane. Whilst the terraces along the main road perform well in the housing market, the denser housing areas off Chilton Lane have seen a drop in demand in recent years. The priorities for Ferryhill Station are now to recreate confidence in the area, provide suitable homes for the local population and bring enough residence back to sustain local services. The recently approved Phase 1 scheme for 16 dwellings, whilst not yet commenced, was the first step in achieving these objectives.

Consultants were commissioned to produce a Master Plan for Ferryhill Station, and the Borough's other struggling communities. The Council has recently approved this housing Master Plan designed to breath new life into these areas. More than 400 homes will be demolished in the three former mining areas of Ferryhill Station, Dean Bank and Chilton West, with appropriate redevelopment in those communities.

The section of the Master Plan that relates to "The Rows" area of Ferryhill Station identifies that approximately 75 new housing units with in-curtilage car parking should be developed. Additional car parking spaces should be provided for existing houses on Haig Street. The Master Plan proposals for this area can be summarised as follows:

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- **Develop town houses/three storey terraces along main road (parking to the rear), creating a strong frontage and identity to the area;**
- Demolish remaining terraces: Nelson Street, Wolseley Street, Clive Street and part of Haig Street;
- **Building new housing with mixed tenancy to meet local needs.** Developing horizontal and diagonal route to deal with the steepness of the site. Tree lined streets will bring greenery into the area.
- Multiple connections to surrounding open space compensating for absence of recreational spaces within the development.
- Creating permeable movement patterns with “eyes on the street” everywhere, and accommodating connections to possible future development on Allotment Land.
- Group Repair scheme for Haig Street.

The proposal is considered to be in general conformity with the Master Plan.

Compliance with national, regional and local planning policy and guidance

The redevelopment of this previously developed site within the residential framework of Ferryhill accords with Policies H1 (Housing Development in the Major Towns) and H17 (Backland and Infill Housing Development) of the Borough Local Plan.

The proposal would also constitute recycling of previously-developed land of which PPS3 and the emerging RSS are keen advocates. It would also contribute to the Government target of at least 60% of additional housing being on previously-developed land.

A key characteristic of a mixed community is a variety of housing, particularly in terms of tenure and price and a mix of different households such as families with children, single person households and older people. It is clear that the range of mix to be provided by this scheme will contribute towards the Government’s key housing objective of achieving a wide choice of high quality homes to address the requirements of the community. This should be encouraged.

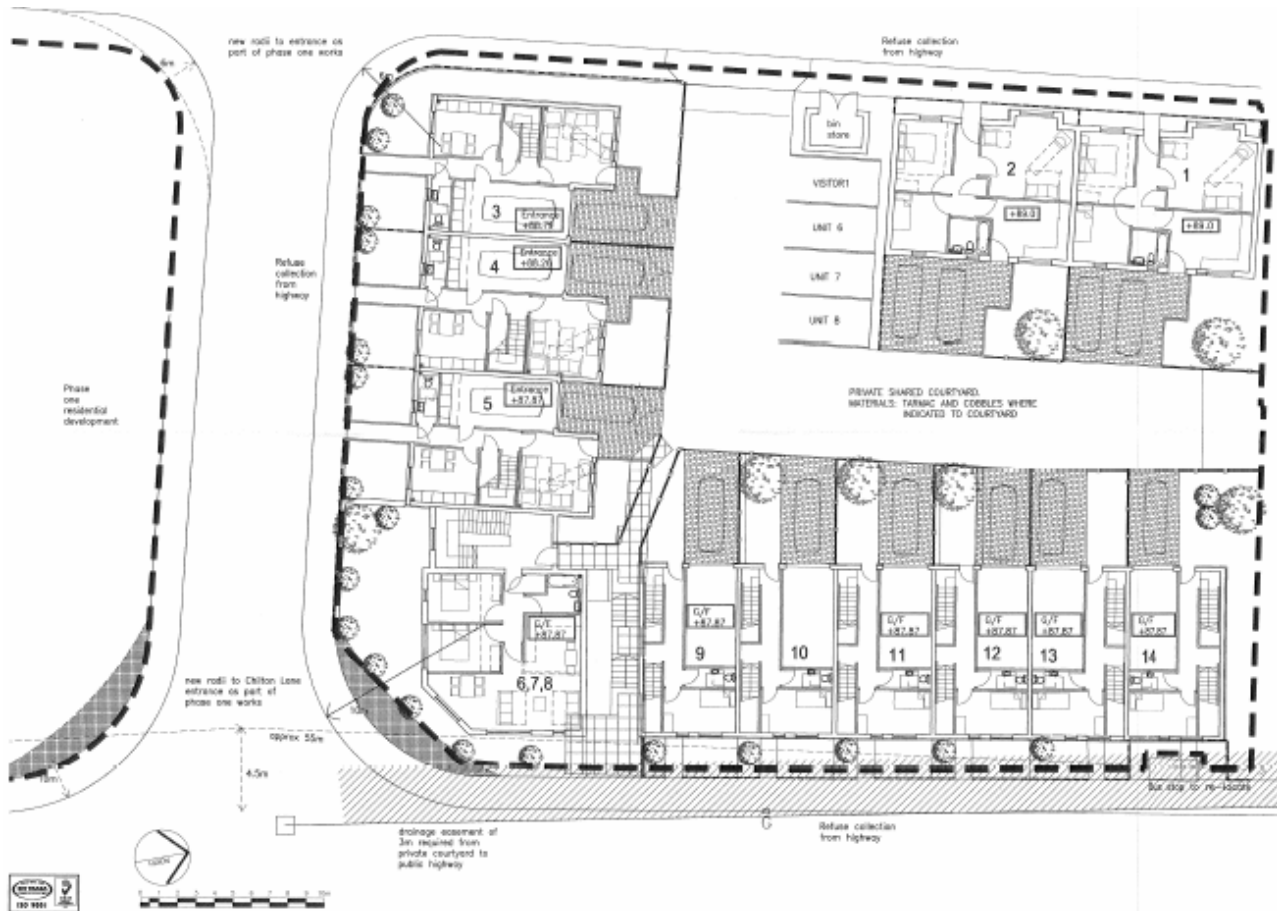
It is considered, therefore, that housing development on this redundant brownfield site, would, to a significant degree, accord with RPG1, the Submission Draft RSS, the Borough Local Plan and national guidance contained within PPS3 in terms of their locational strategy. The principle of housing on the site is therefore accepted.

Design and layout

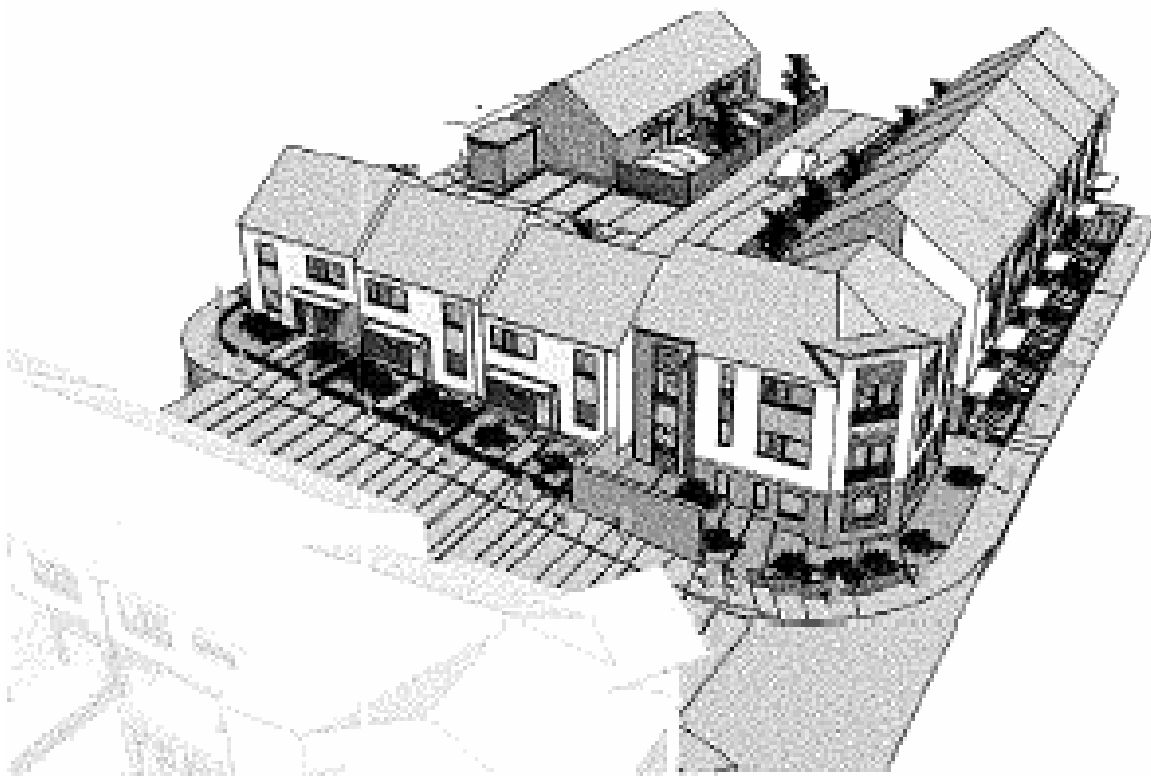
As previously mentioned, the application site has a significant slope, which places constraints on the way in which it can be developed. The applicant has however produced an imaginative scheme that makes best use of the topography. This principally involves three-storey development along the Chilton Lane frontage with single storey behind on the higher land. These would be linked by traditional two-storey development along the southern edge of the site. This form of development accords with the first main requirement of the Master Plan so far as it relates to The Rows.

Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, is discouraged by PPS3. Extensive negotiations took place over the design of Phase 1 in order to achieve high quality against the background of CABA guidance, and the current proposal continues this theme.

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Layout at floor level 0



Perspective view of the proposed development with previously approved scheme in foreground

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Access, circulation and parking meet the requirements of the Highway Authority.

For all these reasons, the proposal is considered to satisfy the design policies D1, D3 and D5 of the Local Plan, and PPS3 which highlights that we should promote development that integrates with, and complements the neighbouring buildings and the local area more generally in terms of creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinct identity and maintain and improve local character.

Open Space Provision

The approved Master Plan does not essentially require recreational open space to be provided within the housing renewal area and, instead, promotes the development of 'multiple connections' to surrounding open space areas in compensation. Notwithstanding this, it would be extremely difficult to form functional open spaces on the steeply sloping frontage sites, and any future development proposals for the land to the west ought to at least examine the potential for some on-site provision of open spaces. Furthermore, the majority of dwellings in the current proposal provide reasonable private amenity areas. For all these reasons, open space provision is not considered essential in this instance.

Energy efficiency

In accordance with Policy 40 of the emerging RSS, renewable energy generation should be embedded in the design and implementation of new developments. A wide range of renewable technologies and design approaches are available and can be readily embedded into many forms of development. The RSS requires major new developments to have embedded within them a minimum of 10% energy supply from renewable sources. Whilst the proposal does not specifically indicate details of renewable energy features, the applicant has indicated a willingness to accept this requirement in the form of a planning condition.

CONCLUSION

The proposal provides the opportunity to continue the phased implementation of a much needed housing renewal scheme for Ferryhill Station. The proposal is considered to be of appropriate layout and design, and should set a standard by which future proposals in the locality can be assessed. Indeed, it meets most of the tests set out in the CABE '20 Questions' publication "Building For Life – Delivering Great Places To Live." The proposal is considered to reflect the parameters of the Master Plan, the aspirations of the community and subsequently the key housing policy objectives contained within PPS3, the RSS and the Borough Local Plan.

RECOMMENDATION: Approve subject to the following Conditions:

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

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

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2. 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.

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. 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.

6. 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.

7. The proposed development shall be served by vehicular access(es) constructed in accordance with details to be submitted to and approved beforehand in writing by the Local Planning Authority. The approved access shall be constructed prior to first occupation of the development.

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Reason: To ensure the formation of a satisfactory means of access in the interests of highway safety, and to comply with Policy T6 (Improvements in Road Safety) of the Sedgefield Borough Local Plan.

8. No development shall be commenced until details of all means of enclosure on the site have been submitted in writing and approved by the Local Planning Authority. The development shall be undertaken in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity, and to comply with Policy D1 (General Principles for the Layout and Design of New Developments), and Policy D5 (Layout of New Housing Development), of the Sedgefield Borough Local Plan.

9. 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 Polluted Developments) of the Sedgefield Borough Local Plan.

10. Notwithstanding the provisions of Class A,B,C,D,E,F,G of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) details of any enlargement, improvement or other alteration to the dwelling(s) hereby approved and any buildings, including sheds, garages and glass houses to be erected within the curtilage of the dwellinghouse(s) shall be submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of any future development on the site in the interests of visual and residential amenity, and to comply with Policy D5 (Layout of New Housing Development), Policy H15 (Extensions to Dwellings) and Policy H16 (Extension to the Front of Dwellings), of the Sedgefield Borough Local Plan.

INFORMATIVE

It is recommended that the requirements of Planning Policy Statement 23 and the Environment Agency Guidance on Requirements for Land Contamination Reports/ Planning Policy (CLR11) should be followed. Under the Water Resources Act 1991 it is an offence to `knowingly permit` pollution of controlled waters. The Environment Agency reserves the right to undertake its statutory powers.

INFORMATIVE: There should be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. To prevent pollution of the water environment. See Environment Agency web site link below for guidance. http://www.environment-agency.gov.uk/business/444251/444731/ppg/?version=1&lang=_e

INFORMATIVE: The applicant is advised to contact Northern Gas Networks and Openreach prior to commencement of development to ascertain whether any apparatus would be affected by the proposed development.

INFORMATIVE:

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

INFORMATIVE:

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No diesel-powered plant or equipment should be used on the site on any Sunday, Saturday afternoon or Bank holiday nor at times other than between the hours of 8.00am and 6.00pm and no building, packing or other materials should be allowed to blow off the site. No fires should be burned within 100 metres of occupied dwellings.

INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION

In the opinion of the Local Planning Authority the proposal represents an acceptable form of development in terms of its location, access, parking and design.

INFORMATIVE: LOCAL PLAN POLICIES RELEVANT TO THIS DECISION

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

H1 Housing Development in the Major Towns

T7 Traffic Generated by New Development

D1 General Principles for the Layout and Design of New Developments

D3 Design for Access

D5 Layout of New Housing Development

Supplementary Planning Guidance Notes:

SPG3 Layout of New Housing.

SPG6 Parking standards

SPG9 Conservation of Energy

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