

# DEVELOPMENT CONTROL COMMITTEE

Friday,

8 February 2008

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 11<sup>th</sup> January 2008. (Pages 5 - 16)

**4. TREE PRESERVATION ORDER NO 51/2007 51A DURHAM ROAD SPENNYMOOR**

Report of Head of Planning (Pages 17 - 18)

**5. TREE PRESERVATION ORDER NO 52/2007 FERRYHILL CEMETRY**

Report of Head of Planning (Pages 19 - 20)

**6. APPLICATIONS - BOROUGH MATTERS**

To consider the attached schedule of applications, which are to be determined by this Council. (Pages 21 - 30)

**7. DEVELOPMENT CONTROL - ADDITIONAL APPLICATIONS**

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

**8. CONSULTATIONS FROM DURHAM COUNTY COUNCIL**

To consider the attached schedule detailing an application which is to be determined by Durham County Council. The view and observations of this Council have been requested. (Pages 31 - 32)

**Members are reminded that the applications to be considered under Items 4, 5, 6, 7 and 8 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.**

**9. COUNTY DECISIONS**

A schedule of applications, which have been determined by Durham County Council is attached for information. (Pages 33 - 34)

**10. DELEGATED DECISIONS**

A schedule of applications, which have been determined by Officers by virtue of their delegated powers, is attached for information (Pages 35 - 48)

**11. APPEALS**

A schedule of appeals outstanding up to 30<sup>th</sup> January 2008 is attached for information. (Pages 49 - 50)

**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.**

**12. ALLEGED BREACHES OF PLANNING CONTROL**

To consider the attached schedule of alleged breaches of planning control and action taken. (Pages 51 - 52)

**13. FENCE AT MOONTREE COTTAGE, THORPE LARCHES PLANNING APPLICATION 7/2005/0049DM**

Report of Director of Neighbourhood Services (Pages 53 - 60)

**14. 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

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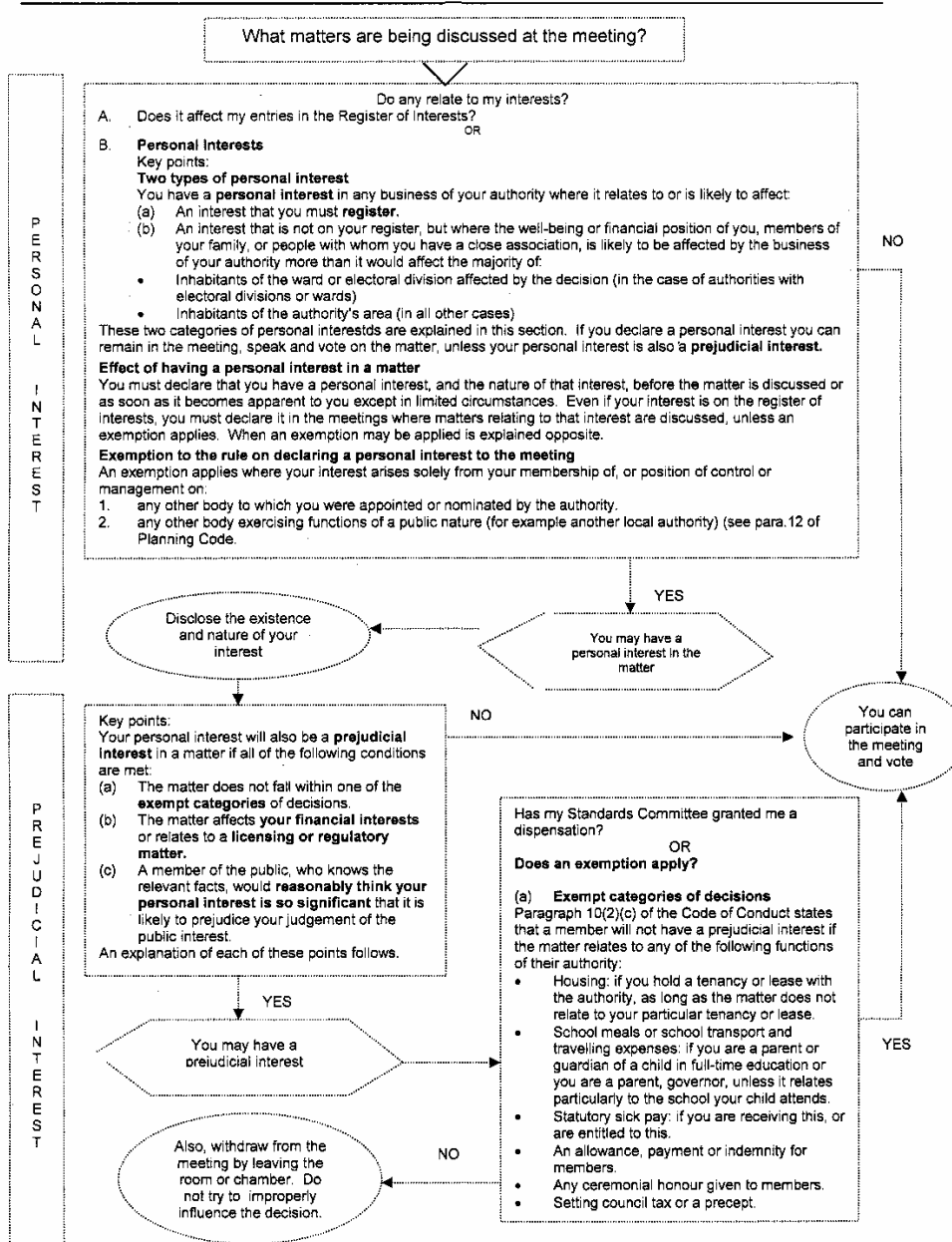
ACCESS TO INFORMATION

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**Liz North 01388 816166 ext 4237 email:enorth@sedgefield.gov.uk**



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**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

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# Item 3

## SEDGEFIELD BOROUGH COUNCIL

### DEVELOPMENT CONTROL COMMITTEE

Council Chamber,  
Council Offices,  
Spennymoor

Friday,  
11 January 2008

Time: 10.00 a.m.

**Present:** Councillor A. Smith (Chairman) and

Councillors Mrs. A.M. Armstrong, B.F. Avery J.P, W.M. Blenkinsopp, D.R. Brown, Mrs. K. Conroy, Mrs. P. Crathorne, V. Crosby, Mrs. L. M.G. Cuthbertson, D. Farry, T.F. Forrest, P. Gittins J.P., Mrs. B. Graham, A. Gray, G.C. Gray, Mrs. J. Gray, B. Haigh, Mrs. S. Haigh, D.M. Hancock, Mrs. I. Hewitson, J.E. Higgin, A. Hodgson, T. Hogan, Mrs. L. Hovvels, Mrs. H.J. Hutchinson, J.M. Khan, B. Lamb, Mrs. E. Maddison, B.M. Ord, Mrs. E.M. Paylor, J. Robinson J.P, B. Stephens and T. Ward

**Apologies:** Councillors Mrs. D. Bowman, T. Brimm, J. Burton, V. Chapman, D. Chaytor, G.M.R. Howe, J.G. Huntington, Mrs. S. J. Iveson, Ms. I. Jackson, C. Nelson, D.A. Newell, Mrs. C. Potts, K. Thompson, A. Warburton, W. Waters, J. Wayman J.P and Mrs E. M. Wood

**DC.86/07      DECLARATIONS OF INTEREST**  
No declarations of interest were received.

**DC.87/07      MINUTES**  
The Minutes of the meeting held on 7<sup>th</sup> December, 2007 were confirmed as a correct record and signed by the Chairman.

**DC.88/07      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 – Change of Use of the land for the siting of 330 static caravans and 48 lodges together with ancillary landscape access, drainage and engineering works and the use of Brakes Farmhouse as a management centre together with the erection of an agricultural building to include ancillary shop - land west of Hardwick Park and north of the A689, Sedgefield – Theakston Farms LLP., South Lands, The Avenue, Eaglescliffe – Plan Ref : 7/2007/0531/DM – it was explained that the application sought for a change of use of approximately 87 hectares of land to create major tourist accommodation facility.

The development included the following :-

- The siting of 330 static caravans
- 48 lodges/chalets
- A rare breeds centre with associated farm shop and office accommodation.

- The conversion of Brakes Farm to create a management centre.
- The planting of 8.3 hectares of woodland
- The restoration of water features and improvements to public footpaths.
- Associated infrastructure works including internal access roads.

The site would be accessed from the A177 via a recently constructed roundabout to serve the Hardwick Country Park. The access also leads to Brakes Farm, which the applicant proposed to develop as a management centre for the caravan park.

The development would be phased over a number years and would not be completed until 2013 at the earliest.

The application was accompanied by a variety of supporting documents including :

- Environmental Statement & Supplementary Environmental Statement
- Planning Statement
- Flood Risk Statement
- Archaeological Evaluation Report
- Transport Assessment Report including Travel Plan
- Landscape Management Plan
- Statement of Community Involvement.

The Committee was informed that extensive consultations had taken place. Sedgefield Town Council had raised objections to the proposed development for a variety of reasons which were summarised and included :-

- The development would have limited economic benefit.
- The development would have an impact on local services.
- The development would have an impact on the appearance of the landscape in a rural environment.

With regard to public consultation responses, the application had been advertised by two press notices and a number of site notices. A total of 952 responses had been received of which 948 were opposed to the development. The majority of objectors made the following comments :-

- The proposed site is set in Historic Parkland, and is detrimental to the setting of both the Grade 2 listed Hardwick Country Park and Hall., (Ref PPG15, Planning and the Historic Environment, SBC Policies, E2, E9, E18) (Policy E9 Seeks to protect the countryside for its own sake, valued for it's natural and human resources: Agriculture. nature conservation, landscape, history...)
- The size and number of units (400) will be intrusive and overbearing on the landscape and screening all year round cannot be guaranteed. Seasonal leaf drop and rate of growth. (Ref Policies L2 1(A), E9, E18, D15,D14, D10, E2)

- The conditions of the site licence, if imposed, cannot be guaranteed to protect the site from change of use at a future date. (Ref Caravan Site and Control of Development Act 1960 Section 7(l) Right to appeal.)
- The traffic generated to and from the site would have a detrimental effect on both the wildlife on this site and the Historic Country Park i.e. increased traffic on the A 177 and A689 with consequent knock on effect re access to Sedgefield Village, disturbance to the natural environment, and also add to the parking problems within the village of Sedgefield which is home to a Grade I listed Church, and a number of historic buildings. ( Ref. Policy T7 (A) (B))
- Access to public transport is not available at all times - site bordered by two major trunk roads — no safe access for the disabled or the cyclists. (Ref SBC Policy D3 (A) (C))
- The increased potential numbers of visitors identified by the developers would have a negative impact on already stretched services including health, policing, increase in existing class numbers in schools, and parking problems and consequently on local businesses. Contrary to Policy PPS7 Sustainable Development in Rural Areas.
- **Other issues include:-**  
 Policy D14 Satellite Dishes - impact on the character of a conservation area or the setting or appearance of a Listed Building — Grade2 Park and Follies  
 Policy D10 Pollution Prevention — Increased lighting requirements will be detrimental to the quality of the environment. This will not be controllable. Increase in waste production and disposal on a large scale. Who foots the bill?  
 Policy 15 Advertising the site next to the Hardwick Country Park - Historic Parkland.

It was explained that in terms of the visual impact a condition would be imposed regarding landscaping and screening which would mitigate the effect on the visual aspect of the area.

With regard to the effects on the historic Hardwick Park, an environmental assessment had been undertaken by the applicant. English Heritage endorsed the approach from the applicant and considered that the development would not adversely affect the Park.

Dealing with the impact on the road network, it was explained that the transport plan had been endorsed by Durham County Council. It was considered that the road network was capable of accommodating the additional traffic.

With regard of the impact of the development on Rights of Way, it was explained that officers considered that it would in fact improve the footpath network. Additional correspondence from Durham County Council, relating to this issue was circulated.

In terms of archaeology the Committee was informed that the application had been accompanied by a site survey. Trenches had been excavated

and two of these were found to contain features of possible prehistoric or Roman date. A condition was proposed whereby no development could take place until these areas had been investigated further and the results published in an appropriate journal. A condition could be imposed to deal with archaeological issues.

The potential impact on bio-diversity had been considered in accordance with Circular 06/2005 relating to protected species. A comprehensive appraisal had been undertaken and fully evaluated. A number of amendments had been made to the scheme including the removal of a circular footpath. Other measures would be taken to mitigate the effect of wildlife including the provision of 30 bat boxes and monitoring of light levels.

The Committee was informed that with regard to demands on the health service, the PCT had not commented.

The views of the County Council as the education authority had not been sought as the development was not for permanent residential occupation. However, data which had been extracted from the Department of Education and Skills web site indicated that schools in Sedgefield were below capacity.

With regard to the use of energy, it was pointed out that a condition would be imposed regarding 10% of energy being provided from renewable sources.

In relation to the terms of occupancy on the development, it was pointed out that the accommodation would be used solely for holiday purposes and not as permanent residences. A condition would be imposed to that effect.

Reference was made to the good practice guide for tourism in which significant weight was given to dealing with such issues. The development would be integrated through landscaping, the additional traffic would be able to be accommodated and there would not be a significant impact on the road network.

Taking all factors into account officers considered that the beneficial impact of the development would outweigh any issues and were recommending approval.

The Committee was informed that a number of objectors were present at the meeting to outline their concerns including representatives from Sedgefield Town Council.

Dudley Waters, a Town Councillor, explained that the Town Council was strongly supporting the objections of many residents. A planning consultant, Mr.D. Stovell, had been engaged to prepare a written document. Mr. Stovell then addressed the Committee. He raised a number of objections including the material harm to the countryside which, because of the scale of the development and its context in the area, would

represent a major incursion into the open countryside. The caravans would be intrusive and would have a major impact on the area.

He explained that the development was along the A689, the main approach to the town from the west. He considered that tree screening would make little difference in the winter months and tree planting would take a while to provide reasonable screening. Conditions relating to tree planting would be difficult to enforce. Trees failed to mature quite frequently and needed to be replanted. Such development normally occurred in areas where there was already established landscaping. The development therefore was open to views from the A689 and would not be adequately screened.

It was explained that residents concerns were that caravans were a relatively cheap means of a second home and would attract a myriad of people. There would be no condition to control the type of people using the premises. The development would be like a new housing estate.

There would be also issues relating to access to medical provision.

In conclusion the issues were simple :-

- The affect the development would have on the appearance of the area.
- The size of the development, and
- The control of landscaping

Benefits to the local economy were unlikely to materialise and it could not be guaranteed what would happen in the future.

Representatives from the Sedgefield Village Residents Forum then addressed the meeting on their concerns. Mrs. Gloria Wills outlined the background to the application. She explained that the area was a designated conservation area and nearby Hardwick Park had been developed with lots of public money and was a beautiful historic parkland site. Officers had cited Good Practice Guide and planning for sustainable development. That document was, however, still in the consultation stage. Officers also mentioned the beneficial effect on the local economy and employment. That argument needed to be supported. The proposal would change the appearance of the historic parkland and the flora and fauna.

Sedgefield Local Development Framework adopted a sequential approach to best practice. The North East Assembly had given Sedgefield a secondary settlement status and therefore a low priority in terms of development.

Tourism was to be encouraged but no mention had been made of the carbon footprint which would be a consequence of the development. There was also no evidence of how noise issues from children playing and barbeques would be addressed or lighting provided.

Mrs. Wills made reference to PPS4 – Planning for Sustainable Economic Development. The policy states that the development should be of high quality regardless of locality but goes on to say that it should ensure that the design takes into account the pressures of climate change.

There was also no guarantee that the development would be sustainable in the long term. If there were benefits to be derived from the development, this would be minimal.

In conclusion the queries which needed to be raised were :

- What other benefits would be derived from the development?
- Was there a need for the development?
- Who was going to fill the jobs?
- How could it be guaranteed that it would not be used as a permanent site?
- The application was a departure from the Local Plan policies of the Council.

Mr. Paul Elwell then outlined the traffic and transport issues associated with the development which were of concern to residents. As there would only be a farm shop on the site, the people would have to use the village facilities. He explained that there would be an increase demand for traffic with one car park per unit. In peak hours the forecast for traffic from the site to Sedgfield Village would in fact be more and was not an accurate assessment. The Transport Assessment was incomplete.

In terms of the Travel Plan, a bus service could be provided to railways and places of interest. It was usual for a commitment to be made to have a bus service for a minimum of 2 years to establish how sustainable the bus service would be.

With regard to cyclists, he noted that cyclepaths could be provided and 25 stands were to be provided in the village centre. However, there was no real commitment to sustainable travel.

Reference was made to the problems of car parking in the village centre. There was no spare capacity and the implications were that there would be congestion in the village and people would park in unsafe places. If the application was approved the problems that arose would be left with the local authority to address not the developer.

In conclusion the assessment did not deal with the issues of parking in the village. The Travel Plan was weak and did not show a commitment to sustainable travel. There was also no reference to the Council's Policy T7.

Mrs. Angela Barron then outlined residents concerns regarding the environmental impact of the development. She considered that the ecological survey did not go far enough to preserve the flora and fauna of the area. The ridge and furrow grassland was rare and should be protected. The development and whole construction process would

obliterate this unique area. Indeed, the Landscape officer had expressed concerns regarding the impact of construction on the area.

A number of mature trees in the area were to be felled. The Tree officer had objected to that felling.

The area was woodland/wildlife corridor and should be protected as part of the historic parkland.

The survey did not identify many of the creatures in the area which was a wildlife habitat. Conditions would be imposed but Mrs. Barron pointed out that there would be great crested newts in the stream 200 mts. from the chalet development, a badger sett just over the fence from the chalets and also in the plantation 300 mts. from the site. The badgers would have no territory left and would be surrounded by chalets. There was also a small herd of roe deer in the vicinity. It was also a habitat for otters and an important area for birdlife.

Mrs. Barron considered that the panoramic views would be lost. The area was historic parkland with particular characteristics and should not be developed in this way. The application should be refused on the grounds of conservation.

The issues of tourism were identified by Mr. Ivan Porter. He explained that residents were of the opinion that the need for such a development had not been identified. There was a wide range of accommodation in the area including Travel Lodge, hotels, etc. There was not a need for additional accommodation. Indeed the development could have a negative effect on business. The proposal was purely a commercial venture.

The Department of Communities and Local Government was stressing the need to safeguard and enhance and respect the environment. Such development should take into account the natural environment and ecology. This development could not meet that criteria. In addition the County Durham Structure Plan stated that such development should not adversely affect the landscape.

Mr. Porter also made reference to the restoration of Hardwick Park which had transformed the area and increased visitor numbers. This was a tourist attraction of which the village could be proud. The development would devalue the attractiveness of the Park.

Mrs. Julia Bowles, Chair of the Sedgefield Village Residents Forum, then addressed the meeting. She pointed out that almost 1,000 letters opposing the development had been written. Consultation was essential to the local community. The developer had only carried out pre-application consultation three weeks before the application was submitted. Even Councillors were unaware of proposals.

The developer had worked in partnership with Durham County Council. However, this was only at officer level. There had been no elected Member involvement. There was an expectation that the developer would

pay for services. In relation to Friends of Hardwick Park the application indicated that they had been involved from an early stage. This was not the case. Indeed, members of the Friends had voiced concerns.

The residents were concerned about infrastructure and amenities being under pressure and traffic issues.

In relation to water supply the Northumbrian Water had indicated that new pipework would have to be undertaken to the tune of £1m.

The development was the equivalent of a large housing estate being added to the village- equivalent to a 14.5% increase in Sedgefield's population.

The developer would not make a financial contribution to local services and the development would be a strain on police services.

In relation to wildlife the Badger Group had not been consulted until informed of the application by the Residents Forum.

The figures in relation to tourism, jobs were questionable also occupancy levels. This brought into question the validity of the application.

The application was in conflict with policies to protect the countryside and would be of no benefit to the area and would be a strain on resources. The area should be retained as historic parkland.

Mrs. Bowles also pointed out that the timescale of the development should also be viewed with caution.

There was a need to protect the local area and the Residents Forum were prepared to take the issues through the European Court.

Mr. A. Robb, a local resident, then addressed the meeting. He explained that he was a scientist and was concerned regarding the effects of the development on climate change. He pointed out that energy consumption was increasing and that the world was facing changes of historic proportion which would effect everyone. At a time when energy descent was being encouraged this development would promote energy ascent. To allow the development would be madness. The reality was that by 2021 oil reserves, etc., would be dramatically dwindling and there was a need to make the reserves last. The carbon footprint of this proposal would be huge.

Mr. Jenkins then spoke against the application and supported the concerns of other residents. He informed the Committee that if the application was approved he would be contacting his MEP.

The environmental concerns of local residents were then outlined to the Committee by Mr. King. Mr. King explained that caravans were exempt from building regulations and were built to standards which had not changed for many years. Building regulations had significance with regard



to insulation, etc. – caravans did not have specifications with regard to insulation and heat loss could be ten times that of a new house. Caravans were built to the required British Standard which was not exceeded. CO<sub>2</sub> emissions needed to be taken into account. The environmental impact of the development would be substantial particular in winter months.

Mr. Dunn then addressed the Committee regarding his concerns with the development. He explained that the development was for a holiday park in an area which was not necessarily a holiday area. He also expressed concerns as to how it would be policed. Mr. Dunn considered that the development would have a detrimental affect on the town and also on wildlife.

Mr. Harrison from Nathaniel Litchfield, the applicant's agent, then addressed the Committee to respond to the concerns of residents.

He explained that there was a policy emphasis on promoting tourism and that tourism was under-represented in Sedgfield Borough in terms of the local economy and accommodation. Only 5% of jobs represented tourism whereas the national average was 10%. In addition the area did not have self-catering accommodation. In terms of the likely catchment area for the development this was within about 90 minutes driving time.

The proposal would be a quality scheme with quality accreditation and would be different from existing provision.

The site was good in terms of transport corridors and was environmentally attractive and offered a range of benefits on site and was in close proximity to a number of facilities such as the racecourse, golf course, country park, etc.

A strategic search had been undertaken and this was the only site suitable for development. Consideration had been given to whether a scheme could be viable and consultation had been held with Durham County Council, Sedgfield Borough Council, and the Friends of Hardwick Park. In addition a presentation had been given to Sedgfield Town Council.

With regard to the application itself this was accompanied by a full Environmental Statement identifying species etc. English Heritage offered no objections to the proposals.

The applicant was committed to quality and wished to achieve Tourist Board 5\* rating.

In terms of landscaping a condition would be imposed to control landscaping and it would be five years before caravans were on site and not before the area had been landscaped to the satisfaction of the local authority. He pointed out that a Landscape Management Plan was crucial.

In terms of ecology detailed surveys had been undertaken. There had been no objections from Natural England subject to appropriate mitigation.

The mitigation would provide benefits to badgers of foraging and also would include the provision of bat boxes.

Dealing with archaeology Mr. Harrison explained that geophysical surveys had been undertaken, trenches had been dug and nothing of significance had been found. Durham County Council's archaeologist offered no objections to the proposals.

Mr. Harrison explained that with regard to energy efficiency a condition would be imposed regarding 10% renewable energy on site. A great emphasis would be placed on energy efficiency. However, no specific proposals were being considered as by 2013 which was the earliest occupancy time it was considered that technology would have progressed.

The Committee was informed that access would be via the Visitor Centre, Hardwick Park and Theakston Farms. Access via the A689 would be closed it was pointed out that when on holiday people were unlikely to travel at the same time as people going to work.

Occupancy of the caravans would be controlled through a condition and practice guide. If that condition was breached the local authority would be able to take enforcement action.

Responding to residents concerns regarding the impact on the village Mr. Harrison explained that he did not envisage full occupancy of the caravans. There would be limited on-site facilities and people would be travelling to strategic locations elsewhere. A shuttlebus service could be provided and on site there would be provision for cycling. He did not foresee any impact on schooling. Addressing the potential benefits of the scheme, Mr. Harrison explained that there would potentially be 17 or 18 jobs created directly and approximately 60 indirectly. It was anticipated that it would bring £5m to the local economy. The Durham Area Tourist Partnership considered that the scheme had great potential.

It was pointed out that the scheme adhered to national, regional and local policies, would have potential benefits and there were no statutory or technical objections to the scheme.

Mr. Seymour, a local resident, then addressed the Committee to outline why he considered the application should be approved. He explained that he had enjoyed many enjoyable holidays in a static caravan and would not like anyone to be denied such pleasure. Typically caravans were used at weekends and school holidays. He also did not think that the residents present at the meeting fully represented the views of all the residents of Sedgfield.

Members of the Committee then debated the application and made the following points :-

- Local Ward Members pointed out that they had been unaware of the application before July, 2006 and that the accusation that backhanders had been given to approve the application were untrue.

- There would be an over-development of the site.
- Archaeological concerns.
- Detrimental to the historic country park.
- 25% occupancy of the site does not stack up
- Would have an impact on the infra-structure of the village.
- It did not fulfil social, environmental or economic considerations.
- Would have an impact on services such as sewerage.
- Parking facilities in Sedgfield.
- Impact on the environment.

Members also expressed concern about the carbon footprint, the anticipated traffic problems, the adverse effect on the landscape, the upheaval to the village, putting profit before people, the lost opportunity to have an all lodge development in durable materials, and the inherent dangers of looking after rare breeds of cattle.

Members of the Committee therefore proposed that the application should be refused on the grounds of over-development in the countryside, the application did not fulfil environmental, economic and social policies and it was contrary to Policy L21.

*RESOLVED : That the application be refused for the following reason:-*

*It represented over-development in the countryside, it did not fulfil environmental, economic and social policies and it was contrary to Policy L21.*

#### **DC.89/07**

#### **DEVELOPMENT BY SEDGFIELD BOROUGH COUNCIL**

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

It was explained that with regard to Application No : 1 – Erection of New Boundary Wall and Gates, 2-28 (even) Haig Street, Ferryhill Station – Plan Ref : 7/2007/0668/DM – Condition 3 needed to be revised to include the date of recently amended plans

*RESOLVED : That the recommendations detailed in the schedule be approved subject to Condition 3 contained in Application No : 1 - Erection of New Boundary Wall and Gates, 2-28 (even) Haig Street, Ferryhill Station – Plan Ref : 7/2007/0668/DM – being amended to read as follows :-*

*“The development hereby approved shall be carried out only in accordance with the submitted application as amended by the following document and plans – Drawing No : 11002/007 received on 4<sup>th</sup> January, 2008.*

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

**DC.90/07 DELEGATED DECISIONS**

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

*RESOLVED : That the schedule be received.*

**DC.91/07 APPEALS**

A schedule of outstanding appeals up to the 27<sup>th</sup> December, 2007 were considered. (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 involves the likely disclosure of exempt information as defined in Paragraphs 1 and 6 of Part 1 of Schedule 12a of the Act.*

**DC.92/07 ALLEGED BREACHES OF PLANNING CONTROL**

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

*RESOLVED : That the schedule be received.*

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**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

ITEM NO.

REPORT TO DEVELOPMENT CONTROL

8 February 2008

REPORT OF HEAD OF PLANNING

## Planning and Development Portfolio

### Tree Preservation Order No. 51/2007 51a Durham Road Spennymoor

#### 1. SUMMARY

- 1.1 A provisional Tree Preservation Order (TPO) was made at the above site on 9 October 2007. The purpose of this report is therefore to consider whether it would be appropriate to make the Order permanent.
- 1.2 The Town and Country Planning Act 1990 enables Local Planning Authority (LPA) to make a TPO if it appears to be “expedient in the interests of amenity to make provision for the preservation of trees and woodlands in their area”. The Order must be confirmed within 6 months of being made or the Order will be null and void. The serving of the TPO is normally a delegated function, whilst the confirmation is by the Development Control Committee.
- 1.3 The tree that is the subject of the Order provides amenity value to the area and is considered worthy of protection to preserve the character of the area.

#### 2 RECOMMENDATIONS

- 2.1 It is recommended that Committee authorise confirmation of the Order.

#### 3. BACKGROUND

- 3.1 The tree provides significant public amenity as it stands in an area dominated by the built environment

The tree is under threat from development pressure and a dwelling is proposed on the site.

The tree will soften the impact of any new development on the site.

#### 4 CONSULTATIONS

- 4.1 Under the terms of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999, the Order was served on the owners of the land. Spennymoor Town Council were also consulted. The parties were invited to make representations within 28 days of the date the Order was served, in order that comments could be reported to Committee.

4.2 No representations were received.

## Background Papers

### Item a Tree Preservation Order 51/2007: Plan and Schedule



T1 Sycamore

# Item 5

ITEM NO.

REPORT TO DEVELOPMENT CONTROL

8 February 2008

REPORT OF HEAD OF PLANNING

## Planning and Development Portfolio

### Tree Preservation Order No. 52/2007 Ferryhill Cemetery

#### 1. SUMMARY

- 1.1 A provisional Tree Preservation Order (TPO) was made at the above site on 28 November 2007. The purpose of this report is therefore to consider whether it would be appropriate to make the Order permanent.
- 1.2 The Town and Country Planning Act 1990 enables Local Planning Authority (LPA) to make a TPO if it appears to be “expedient in the interests of amenity to make provision for the preservation of trees and woodlands in their area”. The Order must be confirmed within 6 months of being made or the Order will be null and void. The serving of the TPO is normally a delegated function, whilst the confirmation is by Development Control Committee.
- 1.3 The tree that is the subject of the Order provides amenity value to the area and is considered worthy of protection to preserve the character of the area.

#### 2 RECOMMENDATIONS

- 2.1 It is recommended that Committee authorise confirmation of the Order.

#### 3. BACKGROUND

- 3.1 The tree provides significant public amenity and provides a major skyline feature.

The tree is a particularly good example of the species.

Ferryhill has few good arboriculture specimens and this tree is of a seldom species.

The tree is threatened by felling proposals

#### 4 CONSULTATIONS

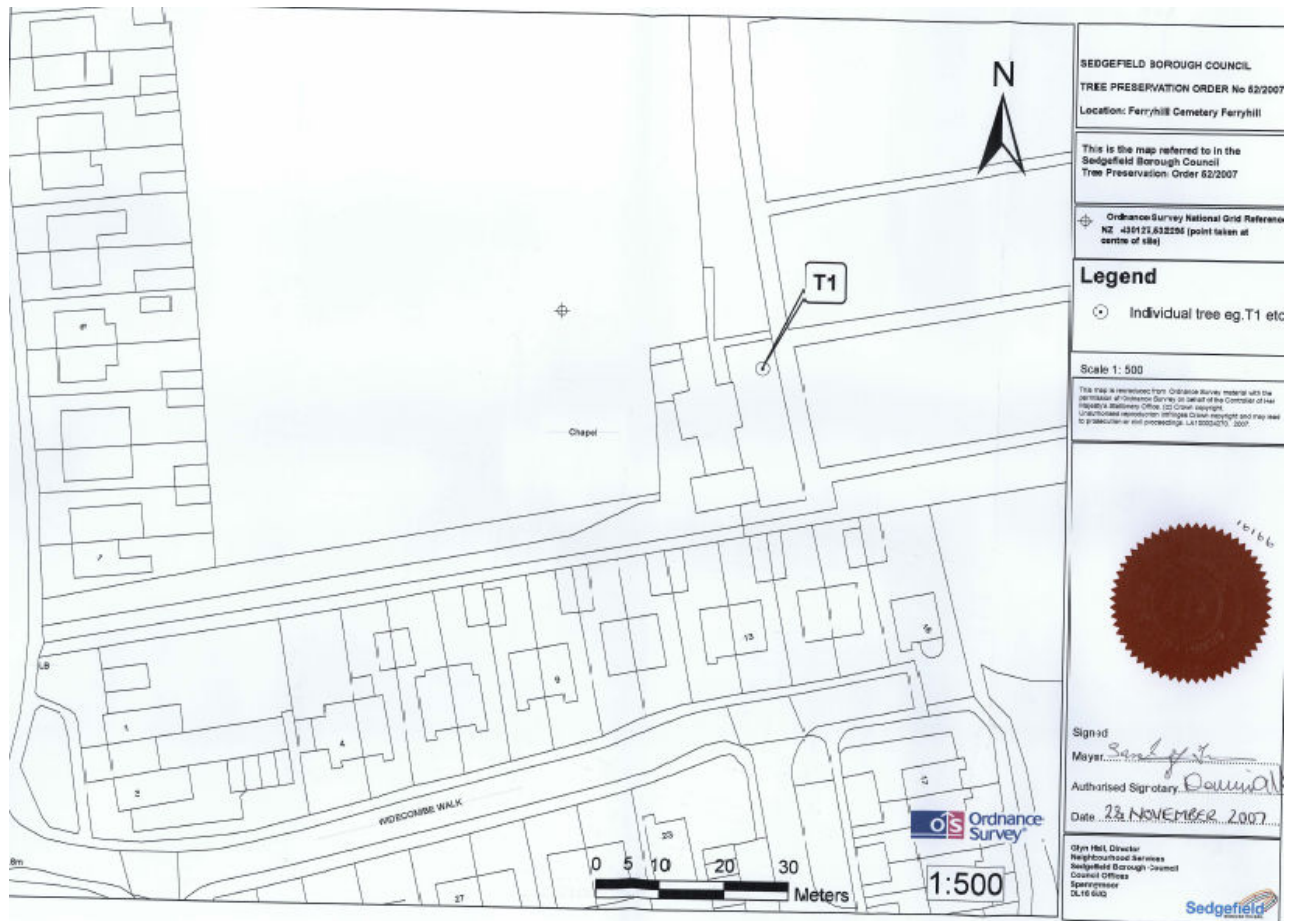
- 4.1 Under the terms of the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999, the Order was served on the owners of the land and a site notice was posted.

The parties were invited to make representations within 28 days of the date the Order was served, in order that comments could be reported to Committee.

4.2 No representations were received.

## Background Papers

### Item a Tree Preservation Order 52/2007: Plan and Schedule



T1 Black Poplar



# Item 6

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - TO BE DETERMINED

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1. 7/2007/0711/DM APPLICATION DATE: 17 December 2007

PROPOSAL: **ERECTION OF TRANSPORT GARAGE (RETROSPECTIVE)**

LOCATION: **LAND AT ELDON HOPE DRIFT OLD ELDON CO. DURHAM**

APPLICATION TYPE: Detailed Application

APPLICANT: Mr J Cant  
Eldon Hope Drift, Old Eldon, Co. Durham, DL4 2QX

#### CONSULTATIONS

1. WINDLESTONE PC
2. Cllr. A. Hodgson
3. Cllr. T D Brimm
4. DCC (TRAFFIC)
5. ENGINEERS
6. Rodger Lowe

#### NEIGHBOUR/INDUSTRIAL

Eldon Hope Building Materials

#### BOROUGH PLANNING POLICIES

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

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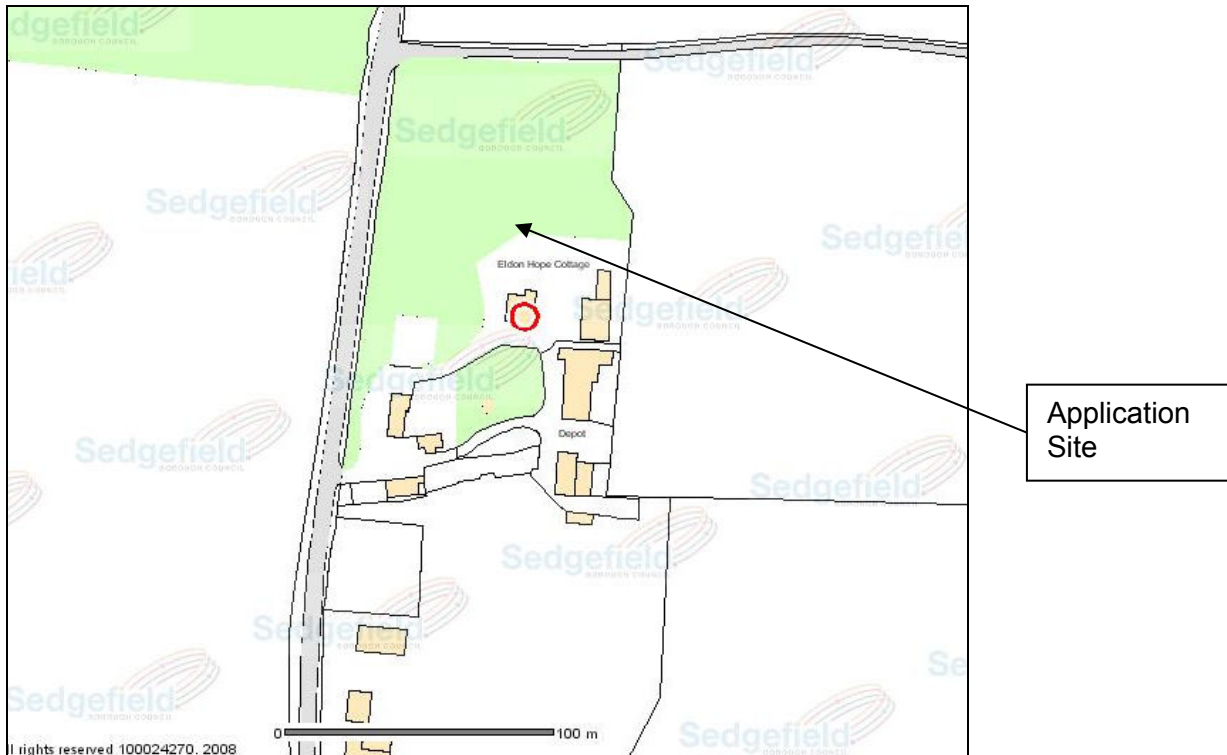
**This application would normally be determined under the scheme of delegation but has been brought to committee for determination as the application is retrospective and authority is being sought to take enforcement action**

#### **Background**

Eldon Hope Drift is located to the north of Old Eldon to the West of the Borough. The site comprises of a variety of buildings associated with an old drift mine along with a residential dwelling and buildings associated with a haulage business. The site is well screened by mature trees, the majority of which are protected by tree preservation orders.

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

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**Planning History**

This application has arisen, through routine inspection of the trees on the site, where it was noticed that a large commercial building had been partially built within an area of protected woodland.

A number of previous planning applications have been refused for the erection of dwelling houses at the site and the use of the site as a haulage business is believed to have been established when the drift mine closed.

A Tree Preservation Order was made at the site in 1976 (Order no. 29/9/76), comprising of a woodland area, individual trees and areas of trees

**The Proposal**

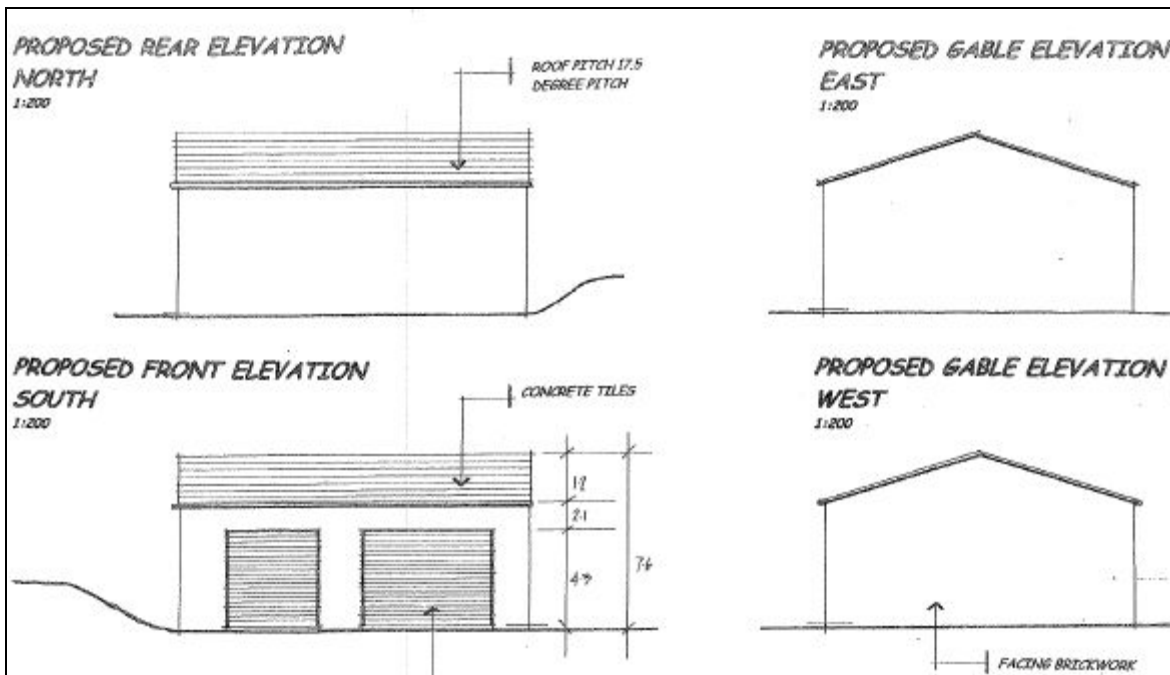
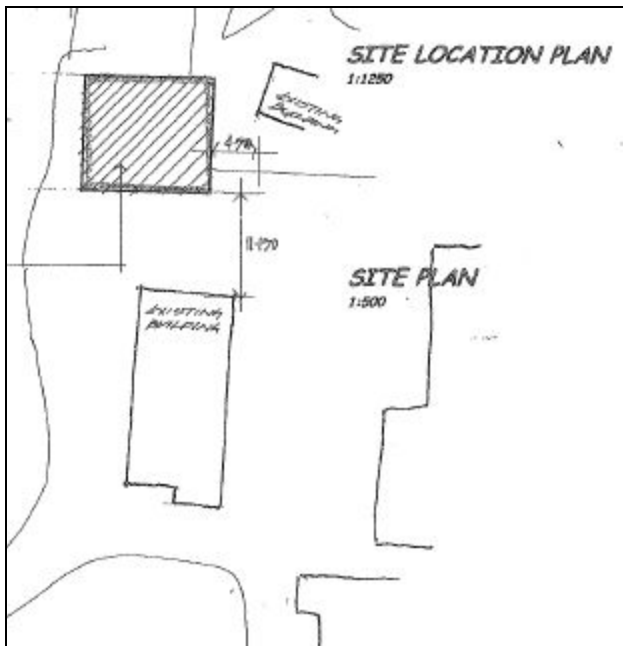
This applicant seeks retrospective permission for the erection of a detached garage to be used in conjunction with the haulage business which operates from the site. The applicant claims that the structure is required to provide additional garaging and maintenance services on the site as the current facilities do not meet current requirements.

The garage has been built up to eaves height, and is located approximately 11m from the existing dwelling on the site in a wooded area to the north of the site. Once fully constructed the garage will measure 14.6m in width by 13.6m in length and the ridge height will have a maximum height of 7.6m.

The garage has been constructed from brick with block work internal walls; two large access points are located to the front elevation.

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

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**Consultation Responses**

Windlestone Parish Council have made no comment to date.

Durham County Council as the Highway Authority have offered no objection to the proposal on highway grounds.

The Council's Tree Officer has recommended that the application should be refused and the woodland reinstated to its former size and boundary features.

The neighbouring property Eldon Hope Building Materials were notified of the application by an individual notification letter, no letters of representation have been received to date.

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

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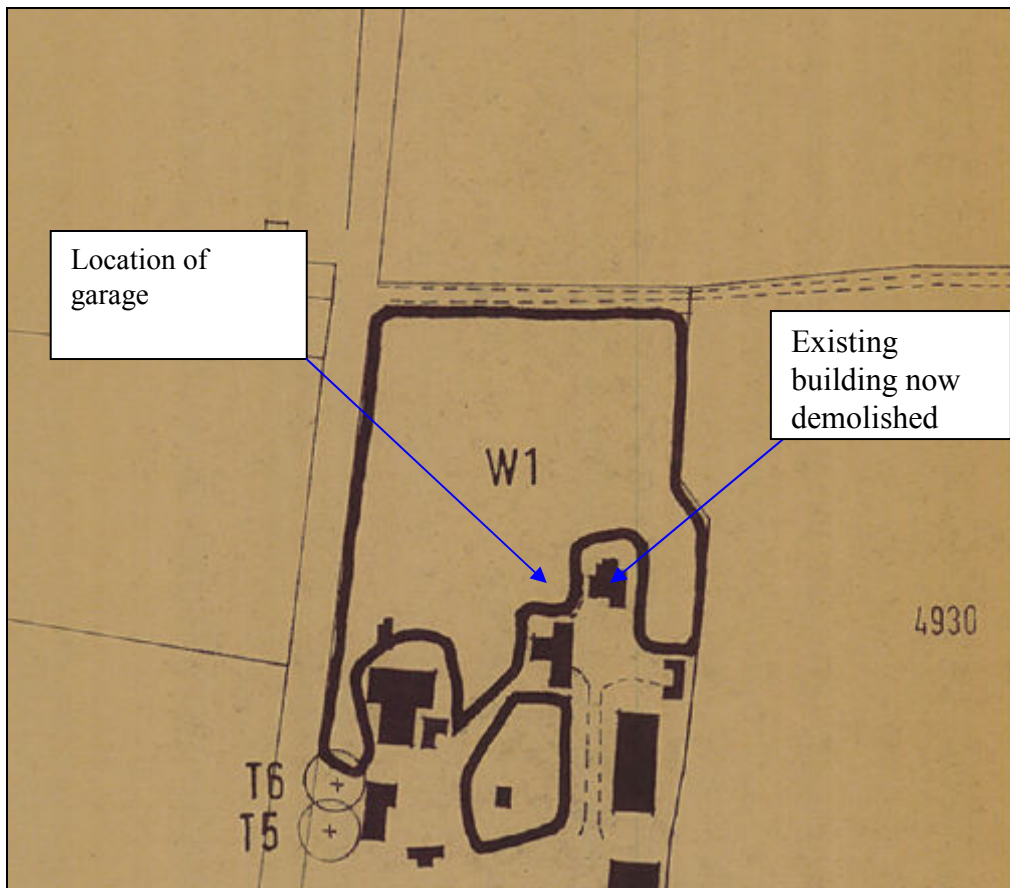
**Material Considerations**

The main considerations in regard to this application is the impact that the development has upon the existing woodland which is protected by a Tree Preservation Order and the impact on the ecology of the area.

**Impact upon the woodland**

Policy E15 (Safeguarding Woodlands) of the Sedgfield Borough Local Plan requires developments to retain areas of woodlands and important groups of trees. In addition policy D1 of the Local Plan expects that developments take account of the sites natural and built features.

As stated above the garage has been constructed in an area of mature woodland to the north of the site. It is considered that this woodland area significantly contributes to the visual amenity of the surrounding area by screening the existing industrial development. As a result of this the area was protected by a Tree Preservation Order 29/9/76 as shown W1 below.



The applicant states in the Design and Access Statement which accompanies the application that a number of trees have been removed to the north of the site to accommodate the development. Whilst it is unclear how many trees have been removed as the woodland is relatively dense it is estimated that a significant number have been lost. In addition no account has been taken of the roots of surrounding trees when the foundations of the garage were put in place. It is however estimated that trees within a 8m buffer of the development may have

## SEDFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - TO BE DETERMINED

severely been affected, jeopardising their long term future. When combining the footprint of the building and the 8m buffer the development will have either removed or affected trees over an area of 532m<sup>2</sup> as demonstrated below.



Overall it is considered that the erection of the garage leads to an unacceptable loss of mature protected woodland which represents an important landscape feature screening the existing developments on site and contributing to the overall landscape character of the Old Eldon area. The application is therefore considered contrary to policy E15 (Safeguarding Woodlands) and D1 (General Principles) of the Sedgfield Borough Local Plan on these grounds.

Furthermore, photographic evidence clearly demonstrates that the woodland is densely planted and that development which has been undertaken would have necessitated the removal of a significant number of trees. In addition, the Design and Access Statement accompanying the application states that '*Some trees have been removed to accommodate the development*'. In the circumstances it is considered that the removal of the trees represents a flagrant and deliberate act in breach of the Tree Preservation Order.

The consequences of the breach of a Tree Preservation Order are set out in sections 206 and 210 of the Town and Country Planning Act 1990.

Section 206 provides for the replacement of trees, which have been cut down, uprooted or removed in contravention of a TPO. It is the duty of the landowner to plant another tree of an appropriate size and species at the same place as soon as he reasonably can, and the TPO will apply to the replacement tree(s) in the same way as it did to the original one(s). If it appears to the local authority that this duty has not been complied with, it may serve a notice on the landowner requiring him to replace the tree(s) within a specified period, and if the landowner

## **SEDGEFIELD BOROUGH COUNCIL**

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

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fails to do so the local authority can enter the land and carry out the planting and recover the cost from the landowner.

So far as other penalties are concerned, Section 210 states that anyone who, in contravention of a TPO, cuts down any tree or tops, lops or wilfully damages it in a way that is likely to destroy it, commits an offence, the penalty for which is a fine of up to £20,000 in the Magistrates Court. In the most serious cases a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

There is also a lesser penalty for “other” breaches of a TPO – this would cover the situation where someone has not actually cut down the tree themselves, but has caused or permitted it to be cut down. In this instance the person/organisation that has given permission for the trees to be felled can be liable for a fine of up to £2,500. A prosecution for that offence needs to be commenced within 6 months from the date of the offence.

#### **Impact upon Ecology**

The potential impact of proposed development upon wildlife species protected by law is of paramount importance in making any planning decision. It is a material planning consideration which, if not properly addressed, could place the Local Planning Authority vulnerable to legal challenge on a decision to grant planning permission without taking into account all relevant planning considerations. Subsequent injury to, or loss of protected wildlife species or associated habitat could also leave the authority, including its officers and Members, at risk of criminal prosecution.

Circular 06/2005 ‘Biodiversity and Geological Conservation Statutory Obligations and Their Impact Within The Planning System’ that accompanies Planning Policy Statement 9 ‘Biodiversity and Geological Conservation’ states that *‘the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat’* (Para 98).

Circular 06/2005 also advises that ‘it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted’. In this case no information has been provided to demonstrate whether or not the development would have an adverse effect on species especially protected by law.

#### **Conclusion**

The proposed scheme has been considered against Policies E15 (safeguarding Woodlands), E14 (Safeguarding Plant and Animal Species Protected by Law) and D1 (General Principles) of the Sedgefield Local Plan and National Planning Policy Statement 9 (Biodiversity and Geological Conservation), it is considered that the development conflicts with the principles of these policies as the scheme involves the removal of protected woodland which contributes to the character of Old Eldon and surrounding area. In addition no information has been supplied on the impact of protected species.

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

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**Recommendation**

**It is recommended that the application is refused for the following reasons:-**

1. That in the opinion of the Local Planning Authority the development has resulted in the significant loss of mature trees protected by a Tree Preservation Order and potentially jeopardises the future life expectancy of adjacent trees which form an important landscape feature and enhances the appearance of the area. The development is therefore contrary to policy E15 (safeguarding Woodlands) and D1 (General Principles) of the adopted Sedgefield Borough Local Plan.

2. The application provides insufficient information regarding the impact of the development on protected species and as such is contrary to Planning Policy Statement 9 (Biodiversity and Geological Conservation) and planning Circular 06/2005 (Biodiversity and Geological Conservation)

Should the application be refused it is also RECOMMENDED that:-

1. The Director of Neighbourhood Services is authorised, in consultation with the Borough Solicitor, to issue an Enforcement Notice requiring the removal of the building and the planting of replacement trees.

2. The Director of Neighbourhood Services be authorised in consultation with the Borough Solicitor, to commence proceedings for prosecution in respect of any failure to comply with the terms of the enforcement notice.

Furthermore, it is also recommended that:

3. The Director of Neighbourhood Services be authorised in consultation with the Borough Solicitor, to commence proceedings for prosecution in respect the unauthorised felling of trees protected by a Tree preservation Order

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

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**2**

**PROPOSAL:           ERECTION OF CONSERVATORY TO REAR**

**LOCATION:            29 PRIMROSE DRIVE SHILDON CO DURHAM**

**APPLICATION TYPE:**     Detailed Application

**APPLICANT:**         Barry Blewitt  
                              29 Primrose Drive, Shildon, Co Durham

**CONSULTATIONS**

1.                       SHILDON T.C.
2.                       Cllr. J.G. Huntington
3.                       Cllr. G M Howe

**NEIGHBOUR/INDUSTRIAL**

Primrose Drive:17,19,21,23,25,27,31,33

**BOROUGH PLANNING POLICIES**

H15                 Extensions to Dwellings

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This application would normally be determined under the approved scheme of delegation. However the applicant is an employee within Neighbourhood Services and as such the application is presented to Development Control Committee for consideration and determination.

**THE PROPOSAL**

Planning permission is sought for the erection of a conservatory to the rear of 29 Primrose Drive, Shildon. The conservatory is to be constructed from white UPVC frames on a brick plinth, with a polycarbonate roof and clear glazing.

The proposed conservatory will have a projection of 2.3m, a width of 3.7m and a maximum height of 3.25m. The conservatory consists of a dwarf brick wall and Upvc frames with polycarbonate sheets. It will be positioned on the rear of the property within a relatively large garden.

**CONSULTATION AND PUBLICITY**

**External Consultees**

**Shildon Town Council** has no comment on this proposal.



## **SEDGEFIELD BOROUGH COUNCIL**

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

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#### **Publicity Responses**

Letters of consultation were sent to the neighbouring properties. One letter of objection was received from the resident of 21 Primrose Drive. The objector states that the conservatory will lead to a loss of privacy due to the fact that the application site is raised at a higher level which could lead to overlooking into his bedroom window at the front of his property.

#### **PLANNING CONSIDERATIONS**

The proposal needs to be viewed against the requirements set out in the Council's Residential Extensions Supplementary Planning Document (SPD) which was adopted in February 2006. The SPD stipulates that applications for conservatories should conform to the principles of the 45-degree code or that its length does not exceed 4 metres – whichever is the greater. Because of the limited projection, this proposal satisfies the criterion of the SPD and will not have an overbearing impact on the neighbouring properties.

The SPD also seeks to safeguard the privacy of neighbouring properties by requiring the provision obscure glazing or a 1.8 metre high means of enclosure where conservatories are proposed within 3 metres of a common boundary with another property. On this occasion the conservatory is over 3m from the boundary with 27 Primrose Drive and as such accords with the policies within the SPD. However, the conservatory would only be 1.1 metres away from the common boundary with 31 Primrose Drive. As this boundary is relatively open the imposition of condition requiring the erection of a 1.8m high closed boarded fence along the length of the conservatory or the installation of obscure glazing in those windows along the common boundary of No. 31 Primrose Drive is recommended in order to protect the privacy of the adjoining residents.

As stated above, one objection has been received with regards to the development. This objection was received from the residents of 21 Primrose Drive. Whilst the application site is situated at a level substantially higher than that of the objector's property the conservatory would be approximately 22 metres from the objector's property which is in excess of the Council's normal privacy and amenity standards. The application site also benefits from a 1.8m high fence which provides screening to the rear of the property. Taking these factors into account, it is not considered that the conservatory would not lead to a substantial loss of privacy.

#### **CONCLUSION**

It is considered that the proposal is of an appropriate scale and design whilst privacy can be safeguarded via the imposition of the above mentioned planning condition; the rear garden continues to provide adequate private amenity space. The application is considered to accord with Policy H15 of the adopted Local Plan and the SPD (Residential Extensions) and is therefore recommended for approval with conditions.

#### **HUMAN RIGHTS IMPLICATIONS**

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

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

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**SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

**RECOMMENDATION**

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

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 external surfaces of the development hereby approved shall be only of materials closely matching in colour, size, shape and texture of those of the existing building of which the development will form a part.

Reason: 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. Prior to the first occupation of the conservatory hereby approved a 1.8m high closed boarded fence (or other alternative style is to be submitted to and agreed in writing by the Local Planning Authority) shall be erected on the common boundary with 31 Primrose Drive for the length of the conservatory OR the windows in the side elevations facing the common boundary with number 31 Primrose Drive shall be glazed with obscure glass to a level sufficient to protect the privacy of neighbouring occupiers. The glazing or fence shall be maintained and retained thereafter to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring occupiers.

**INFORMATIVE: REASON FOR GRANT OF PLANNING PERMISSION**

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

**INFORMATIVE: LOCAL PLAN POLICIES RELEVANT TO THIS DECISION**

The decision to grant planning permission has been taken having regard to the key policies in the Sedgefield Borough Local Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance:H15 Extensions to dwellings.Supplementary Planning Guidance Note 4: The Design of Extensions to Dwellings.

# Item 8

## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - COUNTY MATTERS

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1. 7/2008/0004/CM

APPLICATION DATE: 20 December 2007

PROPOSAL: PROPOSED SECURE BIN STORAGE UNIT

LOCATION: TRIMDON LIBRARY CHURCH ROAD TRIMDON CO DURHAM

APPLICANT: Linda Scarbro  
Seven Hills, Unit 1 Greenhills Business Park, Enterprise Way,  
Spennymoor, Co Durham

#### CONSULTATIONS

1. TRIMDON P.C.
2. ENGINEERS
3. ENV. HEALTH
4. Cllr. J. Burton
5. Cllr. T. Ward
6. Cllr. D Chaytor

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**This application (7/200/0004/CM) is for development by Durham County Council and will therefore be dealt with by the County Council under Regulation 3 of the Town and Country Planning General Regulations 1992.**

#### THE PROPOSAL

It is proposed to erect a new secure bin storage unit at Trindom Library, Church Road, Trimdon. The proposed bin store will be used to provide additional waste storage space utilised by staff and cleaners, a domestic wheelie bin and small recycle bins will be housed in the store.

The proposed structure will be located approximately 6m from the boundary of the highway Church Road in the car park of the library. The Storage building will measure 2.4m in width by 2m in length and the roof will have a maximum height of 2.2m, the building will be constructed from steel box profile sheets coloured green. Surrounding the store a 1.8m high steel palisade fence is proposed.

#### CONSULTATION AND PUBLICITY

**Environmental Health**- No objections

**SBC Engineers** – No comments received to date

#### PLANNING CONSIDERATIONS

Policy L11 of the Sedgefield Local Plan (Development of new or Improved community buildings) seeks to ensure that new leisure and community buildings do not significantly harm

**SEDGEFIELD BOROUGH COUNCIL**  
**PLANNING APPLICATIONS - COUNTY MATTERS**

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the living conditions for nearby residents that the development is appropriate to the scale and character of the surrounding area and that adequate parking is provided.

The main planning considerations in regard to this application is therefore the impact the proposal will have upon the privacy and amenity of neighbouring residents, the impact upon the street scene and highway safety.

In terms of privacy and amenity it is considered that there is adequate separation distance between the development and neighbouring properties to prevent any loss of amenity and privacy.

The existing car park is surrounded by palisade fencing approximately 1.2m in height which gives an industrial feel to the site. In visual amenity terms it is considered that the erection of additional palisade fencing in close proximity to the highway would further detract from the visual amenity of the surrounding area. In addition it is considered that the proposed bin store, which has a functional appearance, will be particularly prominent in the street scene due to its proximity to the neighbouring highway and the relative openness of the site. The bin store and fencing would therefore benefit from being relocated further into the site to minimise its impact upon the street scene.

Finally, it is considered that sufficient parking remains on the site for users of the library.

**HUMAN RIGHTS IMPLICATIONS**

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

**RECOMMENDATION**

It is recommended that the County Council is requested to consider alternative locations for the bin store and the associated means of enclosure further into the site in order to reduce its prominence in the street scene.

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**SEDGEFIELD BOROUGH COUNCIL****PLANNING APPLICATIONS - COUNTY DECISIONS**

1. 7/2007/0388/CM

DATE: 18 June 2007

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

LOCATION: **THE QUARRY BISHOP MIDDLEHAM CO DURHAM**

APPLICANT: 7/2007/0388/CM  
(Quarries Ltd), Princess Way, Low Prudhoe, Northumberland, NE42 6PL

DECISION APPROVED DATE ISSUED 18 October 2007

2. 7/2007/0595/CM

DATE: 26 September 2007

PROPOSAL: **PROPOSED NEW SURE START CENTRE**

LOCATION: **MIDDLESTONE MOOR PRIMARY SCHOOL ROCK ROAD SPENNYMOOR CO DURHAM**

APPLICANT: 7/2007/0595/CM  
Durham County Council, County Hall, Durham ,

DECISION APPROVED DATE ISSUED 10 January 2008

7/2007/0601/CM

DATE: 27 September 2007

PROPOSAL: **PROPOSED NEW SURE START CHILDRENS CENTRE WITH LINK TO EXISTING SCHOOL BUILDING**

LOCATION: **FISHBURN PRIMARY SCHOOL FISHBURN CO DURHAM**

APPLICANT: 7/2007/0601/CM  
Durham County Council , County Hall, Durham , DH1 5UQ

DECISION APPROVED DATE ISSUED 10 January 2008

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# Item 10

## SEDFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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1. 7/2007/0338/DM OFFICER:Steven Pilkington

APPLICATION DATE: 9 July 2007

PROPOSAL: ERECTION OF CAR PORT

LOCATION: 2 SOUTH VIEW SEDGFIELD STOCKTON ON TEES TS21 2AA

APPLICANT: Alison Guy  
2 South View, Sedgfield, Stockton on Tees, TS21 2AA

DECISION: STANDARD APPROVAL on 8 January 2008

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2. 7/2007/0736/DM OFFICER:Steven Pilkington

APPLICATION DATE: 7 December 2007

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO THE REAR  
(RETROSPECTIVE)

LOCATION: 16 HUTTON CLOSE FISHBURN CO DURHAM

APPLICANT: Mr & Mrs Bennett  
16 Hutton Close, Fishburn, Co Durham

DECISION: STANDARD APPROVAL on 14 January 2008

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3. 7/2007/0735/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 7 December 2007

PROPOSAL: EXTENSION TO SCHOOL TO FORM NEW STAFF ROOM, MUSIC DRAMA  
STUDIO AND STORAGE AREAS

LOCATION: ST CHARLES R.C. PRIMARY SCHOOL DURHAM ROAD SPENNYMOOR  
CO DURHAM

APPLICANT: The Trustees of the Diocese  
of Hexham & Newcastle, St Cuthberts House, West Road, Newcastle upon  
Tyne

DECISION: STANDARD APPROVAL on 24 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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4. 7/2007/0734/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 7 December 2007

PROPOSAL: ERECTION OF WROUGHT IRON RAILINGS TO EXISTING WALL TO THE REAR (RETROSPECTIVE APPLICATION)

LOCATION: 12 SCHOOL CLOSE SPENNYMOOR CO DURHAM

APPLICANT: Mr & Mrs J M Davison  
12 School Close, Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 7 January 2008

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5. 7/2007/0733/DM OFFICER:David Gibson

APPLICATION DATE: 10 December 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 33 KESTREL COURT NEWTON AYCLIFFE CO DURHAM DL5 7GA

APPLICANT: Michael Robson  
33 Kestrel Court, Newton Aycliffe, Co Durham, DL5 7GA

DECISION: STANDARD APPROVAL on 22 January 2008

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6. 7/2007/0732/DM OFFICER:Steven Pilkington

APPLICATION DATE: 6 December 2007

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION: COTTAGE 1 HOLME FARM SEDGEFIELD STOCKTON ON TEES

APPLICANT: Mr & Mrs G Lawson  
Cottage 1, Holme Farm, Sedgefield, Stockton on Tees

DECISION: STANDARD APPROVAL on 14 January 2008

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## SEDFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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7. 7/2007/0730/DM OFFICER:Steven Pilkington

APPLICATION DATE: 5 December 2007

PROPOSAL: ERECTION OF CONSERVATORY TO REAR

LOCATION: 14 CHESTNUT ROAD SEDGFIELD CO DURHAM

APPLICANT: Mrs C Baker  
14 Chestnut Road, Sedgfield, Co Durham

DECISION: STANDARD APPROVAL on 29 January 2008

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8. 7/2007/0729/DM OFFICER:David Gibson

APPLICATION DATE: 7 December 2007

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND FRONT

LOCATION: 11 HIGH GREEN WOODHAM CO DURHAM DL5 4RZ

APPLICANT: Robert Robinson  
11 High Green, Woodham Village, Co Durham, DL5 4RZ

DECISION: STANDARD APPROVAL on 22 January 2008

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9. 7/2007/0728/DM OFFICER:David Walker

APPLICATION DATE: 4 December 2007

PROPOSAL: APPLICATION TO VARY CONDITION 16 OF PLANNING PERMISSION  
REFERENCE 7/2007/0319/DM TO AMEND PROPOSALS RELATING TO  
GREAT CRESTED NEWT MITIGATION WORKS FOLLOWING REASONED  
RISK ASSESSMENT

LOCATION: LAND AT CORNER OF HEIGHTINGTON LANE/LONG TENS WAY  
AYCLIFFE INDUSTRIAL ESTATE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Xcel Holdings Ltd  
52 High Street, Loftus, Saltburn by the Sea, TS13 4HA

DECISION: STANDARD APPROVAL on 29 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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10. 7/2007/0725/DM OFFICER:Steven Pilkington  
APPLICATION DATE: 5 December 2007  
PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION AND RE-ALIGNMENT OF BOUNDARY FENCE  
LOCATION: 7 MILLCLOSE WALK SEDGEFIELD TS21 3NS  
APPLICANT: Andrew Peacock  
7 Millclose Walk, Winterton Park, Sedgfield, TS21 3NS  
DECISION: WITHDRAWN on 22 January 2008

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11. 7/2007/0723/DM OFFICER:Steven Pilkington  
APPLICATION DATE: 28 November 2007  
PROPOSAL: CHANGE OF USE FROM HAIRDRESSING SHOP TO RESIDENTIAL FLAT  
LOCATION: 1 HAWTHORN TERRACE BISHOP MIDDLEHAM CO. DURHAM  
APPLICANT: A Collingwood  
1 Church Street, Bishop Middleham, Co. Durham, DL17 9AF  
DECISION: STANDARD APPROVAL on 7 January 2008

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12. 7/2007/0720/DM OFFICER:Steven Pilkington  
APPLICATION DATE: 7 December 2007  
PROPOSAL: ERECTION OF AGRICULTURAL BUILDING  
LOCATION: SWAN CARR FARM BRADBURY STOCKTON ON TEES  
APPLICANT: RD & DA Elders  
High Farm, Bradbury, Stockton on Tees, TS21 2ET  
DECISION: PRIOR APPROVAL NOT REQUIRED on 29 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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13. 7/2007/0719/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 3 December 2007

PROPOSAL: ERECTION OF CONSERVATORY TO THE REAR AND ERECTION OF 2M FENCE ALONG COMMON BOUNDARY WITH NUMBER 42 ALNWICK CLOSE

LOCATION: 41 ALNWICK CLOSE FERRYHILL CO. DURHAM

APPLICANT: Mr & Mrs Roberts  
41 Alnwick Close, Ferryhill, Co. Durham

DECISION: STANDARD APPROVAL on 7 January 2008

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14. 7/2007/0718/DM OFFICER:David Gibson

APPLICATION DATE: 30 November 2007

PROPOSAL: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION AND DETACHED GARAGE BLOCK

LOCATION: THE CROFT WELL BANK AYCLIFFE VILLAGE CO DURHAM

APPLICANT: Mr & Mrs P.I Rigg  
The Croft, Well Bank, Aycliffe Village, Co Durham, DL5 6LP

DECISION: STANDARD APPROVAL on 21 January 2008

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15. 7/2007/0717/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 23 November 2007

PROPOSAL: ERECTION OF SELF CONTAINED ANNEX

LOCATION: 4 EBBERSTON COURT SPENNYMOOR CO DURHAM

APPLICANT: Mrs Williams  
4 Eberston Court, Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 14 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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16. 7/2007/0714/DM OFFICER:Steven Pilkington

APPLICATION DATE: 23 November 2007

PROPOSAL: VARIATION OF CONDITION 2 ON PLANNING PERMISSION REFERENCE  
7/2003/0696/DM TO ALLOW ALTERATIONS TO THE DESIGN OF THE  
ROOF

LOCATION: FIR TREE FARM SEDGEFIELD STOCKTON ON TEES

APPLICANT: David Lodge  
Fir Tree Farm, Sedgefield, Stockton on Tees, TS21 2EW

DECISION: STANDARD APPROVAL on 18 January 2008

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17. 7/2007/0713/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 26 November 2007

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION

LOCATION: DENTAL SURGERY DURHAM ROAD FERRYHILL CO. DURHAM

APPLICANT: Burgess Hyder Dental Group  
Dental Health Centre, Durham Road, Ferryhill , Co. Durham, DL17 8LD

DECISION: STANDARD APPROVAL on 8 January 2008

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18. 7/2007/0712/DM OFFICER:Steven Pilkington

APPLICATION DATE: 20 November 2007

PROPOSAL: ERECTION OF DORMER BUNGALOW WITH GARAGE

LOCATION: REAR OF 17 FRONT STREET SOUTH TRIMDON VILLAGE CO. DURHAM

APPLICANT: Mr & Mrs D Mason  
17 Front Street South , Trimdon Village, Co. Durham,

DECISION: STANDARD APPROVAL on 10 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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19. 7/2007/0701/DM OFFICER:Steven Pilkington

APPLICATION DATE: 2 January 2008

PROPOSAL: ERECTION OF 1ST FLOOR EXTENSION OVER EXISTING FACTORY TO  
CREATE OFFICE ACCOMMODATION

LOCATION: DEREK PARNABY CYCLONES AVENUE 1 CHILTON INDUSTRIAL  
ESTATE CO DURHAM

APPLICANT: Derek Parnaby Cyclone Ltd  
Avenue 1, Chilton Industrial Estate, Chilton, Co Durham

DECISION: STANDARD APPROVAL on 7 January 2008

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20. 7/2007/0742/DM OFFICER:Steven Pilkington

APPLICATION DATE: 12 December 2007

PROPOSAL: CONSTRUCTION OF NEW PITCHED ROOF OVER EXISTING FLAT ROOF  
AND INTERNAL ALTERATIONS

LOCATION: 2A CHURCH ROAD TRIMDON VILLAGE CO. DURHAM

APPLICANT: Andrew Towler  
6 Mitford Court, Sedgfield, Co. Durham

DECISION: STANDARD APPROVAL on 21 January 2008

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21. 7/2007/0700/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 19 November 2007

PROPOSAL: ERECTION OF TWO STOREY SIDE EXTENSION AND DETACHED  
GARAGE TO THE REAR

LOCATION: 67 DERWENT ROAD FERRYHILL CO. DURHAM

APPLICANT: Mr Syeed Hague  
13 South Side, Ferryhill, Co. Durham, DL17 8EU

DECISION: STANDARD APPROVAL on 14 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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22. 7/2007/0698/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 19 November 2007

PROPOSAL: VARIATION OF EXISTING PLANNING PERMISSION 7/2006/0484/DM AND 7/2007/0027/DM TO PERMIT RETENTION OF MARQUEE ALL YEAR ROUND AND TO EXTEND THE PERIOD OF CONSENT FROM 3 YEARS TO 5 YEARS (EXPIRING ON 26TH SEPTEMBER 2011)

LOCATION: WHITWORTH HALL HOTEL SPENNYMOOR CO DURHAM

APPLICANT: Alan Lax  
Whitworth Hall Hotel, Stanners Lane, Spennymoor, Co Durham

DECISION: STANDARD REFUSAL on 24 January 2008

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23. 7/2007/0697/DM OFFICER:David Gibson

APPLICATION DATE: 4 December 2007

PROPOSAL: ERECTION OF SINGLE STOREY SUN LOUNGE TO REAR

LOCATION: 23 LOWTHER DRIVE NEWTON AYCLIFFE CO DURHAM

APPLICANT: Barry Cox  
23 Lowther Drive, Newton Aycliffe, Co Durham, DL5 4UL

DECISION: STANDARD APPROVAL on 22 January 2008

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24. 7/2007/0695/DM OFFICER:David Gibson

APPLICATION DATE: 4 December 2007

PROPOSAL: SITING OF TEMPORARY TRACTOR STORAGE CONTAINER/IMPLEMENT STORE

LOCATION: LAND TO THE REAR OF 11 MIDDRIDGE FARMS MIDDRIDGE CO DURHAM DL5 7JQ

APPLICANT: Antony Capstack  
3 The Close, Middridge, Co Durham, DL5 7JP

DECISION: STANDARD APPROVAL on 21 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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25. 7/2007/0693/DM OFFICER:David Gibson

APPLICATION DATE:

PROPOSAL: EXTERNAL LIGHTING TO EXISTING TIMBER SIGN

LOCATION: 93 CHURCH STREET SHILDON CO DURHAM DL4 1DT

APPLICANT: Peter Moody  
93 Church Street, Shildon, Co Durham, DL4 1DT

DECISION: WITHDRAWN on 23 January 2008

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26. 7/2007/0689/DM OFFICER:David Gibson

APPLICATION DATE: 30 November 2007

PROPOSAL: ALTERATIONS TO EXISTING FACADES

LOCATION: MCDONALDS RESTAURANT NEWTON PARK SERVICES COATHAM  
MUNDEVILLE NEWTON AYCLIFFE CO DURHAM

APPLICANT: McDonalds Restaurants Ltd  
11-59 High Road, Finchley, East Finchley, London, N2 8AW

DECISION: STANDARD APPROVAL on 21 January 2008

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27. 7/2007/0685/DM OFFICER:David Gibson

APPLICATION DATE: 13 November 2007

PROPOSAL: CREATION OF 2NO DISABLED CAR PARKING SPACES ADJACENT TO  
VILLAGE HALL ENTRANCE

LOCATION: MIDDRIDGE VILLAGE HALL WALKER LANE MIDDRIDGE NEWTON  
AYCLIFFE CO DURHAM

APPLICANT: Middridge Village Association  
c/o 5 The Close, Middridge, Newton Aycliffe, Co Durham, DL5 7JP

DECISION: STANDARD APPROVAL on 8 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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28. 7/2007/0678/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 13 November 2007

PROPOSAL: DEMOLITION OF EXISTING ATTACHED GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION COMPRISING GARAGE WITH BEDROOM ABOVE AND SINGLE STOREY REAR EXTENSION

LOCATION: 6 PAGE GROVE SPENNYMOOR CO DURHAM DL16 7LL

APPLICANT: M Fairley  
6 Page Grove, Spennymoor, Co Durham, DL16 7LL

DECISION: STANDARD REFUSAL on 8 January 2008

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29. 7/2007/0677/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 16 November 2007

PROPOSAL: ERECTION OF SMOKING SHELTERS TO FRONT AND SIDE

LOCATION: THE WHEATSHEAF DURHAM ROAD CHILTON CO DURHAM DL17 0HE

APPLICANT: J Wardley  
Lion Brewery, Waldon Street, Hartlepool, TS24 7QS

DECISION: STANDARD APPROVAL on 10 January 2008

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30. 7/2007/0675/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 16 November 2007

PROPOSAL: ALTERATION TO PUBLIC HOUSE INCLUDING NEW FRONTAGE, NEW WINDOWS AND NEW SLATE ROOF

LOCATION: THE PENNYGILL 17 CHEAPSIDE SPENNYMOOR DL16 6QE

APPLICANT: T Wardley  
The Pennygill, 17 Cheapside, Spennymoor, Co Durham

DECISION: STANDARD APPROVAL on 7 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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31. 7/2007/0670/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 16 November 2007

PROPOSAL: ALTERATIONS TO PUBLIC HOUSE INCLUDING NEW FRONTAGE TO FRONT AND SIDE ELEVATION, NEW WINDOWS, NEW SLATE ROOF AND RAILINGS ON EXISTING WALL TO SIDE AND REAR

LOCATION: THE RAILWAY 1 CLYDE TERRACE SPENNYMOOR CO DURHAM DL16 7SE

APPLICANT: Camerons Brewery Ltd  
Miss L Spalding, Lion Brewery, Waldon Street , Hartlepool, TS24 7QS

DECISION: STANDARD APPROVAL on 7 January 2008

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32. 7/2007/0669/DM OFFICER:David Gibson

APPLICATION DATE: 29 November 2007

PROPOSAL: ERECTION OF SHED, GREENHOUSE, RESITING OF A FENCE AND RETROSPECTIVE PERMISSION FOR AN EXISTING PLAYHOUSE

LOCATION: 39 PRIMROSE DRIVE SHILDON CO DURHAM

APPLICANT: A.L & D.K Dauscha-Turner  
39 Primrose Drive, Shildon, Co Durham

DECISION: STANDARD APPROVAL on 21 January 2008

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33. 7/2007/0653/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 15 November 2007

PROPOSAL: ALTERATIONS TO FRONT ELEVATION OF SHOP PREMISES TO PROVIDE ADDITIONAL DOORWAY (RETROSPECTIVE)

LOCATION: 25 CENTRAL DRIVE MIDDLESTONE MOOR SPENNYMOOR CO DURHAM DL16 7DJ

APPLICANT: Mr Nelson To  
17 Lansbury Court, Longbenton, Newcastle upon Tyne , NE12 8RN

DECISION: WITHDRAWN on 11 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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34. 7/2007/0645/DM OFFICER:David Gibson  
APPLICATION DATE: 12 December 2007  
PROPOSAL: ERECTION OF CONSERVATORY TO REAR (RETROSPECTIVE APPLICATION)  
LOCATION: 21 TEMPLE WAY NEWTON AYCLIFFE CO DURHAM  
APPLICANT: A Goodson  
21 Temple Way, Newton Aycliffe, Co Durham  
DECISION: STANDARD APPROVAL on 22 January 2008

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35. 7/2007/0644/DM OFFICER:Steven Pilkington  
APPLICATION DATE: 7 January 2008  
PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO FRONT AND SINGLE STOREY EXTENSION TO REAR  
LOCATION: 1 THE MEADOWS SEDGEFIELD STOCKTON ON TEES  
APPLICANT: Mr G Hewitt  
1 The Meadows, Sedgefield, Stockton on Tees  
DECISION: STANDARD APPROVAL on 15 January 2008

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36. 7/2007/0620/DM OFFICER:Mark O'Sullivan  
APPLICATION DATE: 12 October 2007  
PROPOSAL: ERECTION OF 1 NO DWELLING  
LOCATION: 3 WARWICK GARDENS BYERS GREEN  
APPLICANT: Martin Cummings  
2 Warwick Gardens, Byers Green , Spennymoor, Co. Durham  
DECISION: STANDARD APPROVAL on 10 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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37. 7/2007/0580/DM OFFICER:Steven Pilkington

APPLICATION DATE:

PROPOSAL: ERECTION OF AGRICULTURAL WORKERS DWELLING WITH ASSOCIATED 15 METRE HIGH WIND TURBINE

LOCATION: EMBLETON OLD HALL WINGATE CO DURHAM TS28 5NU

APPLICANT: Richard Goddard  
Embleton Old Hall, Wingate, Co Durham, TS28 5NU

DECISION: WITHDRAWN on 7 January 2008

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38. 7/2007/0577/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 19 November 2007

PROPOSAL: CHANGE OF USE AND REBUILDING OF REAR UNIT TO FORM 2NO ADDITIONAL RETAIL UNITS, FIRST FLOOR FLAT AND OFFICE ACCOMMODATION INCLUDING INSTALLATION OF NEW SHOP FRONTS

LOCATION: 31 CHEAPSIDE SPENNYMOOR CO DURHAM

APPLICANT: Martin Currington Estate Agents  
33 Cheapside, Spennymoor, Co Durham,

DECISION: STANDARD APPROVAL on 14 January 2008

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39. 7/2007/0566/DM OFFICER:David Gibson

APPLICATION DATE: 13 September 2007

PROPOSAL: CONVERSION OF BYER TO RESIDENTIAL DWELLING

LOCATION: THE BYER LOW WEST THICKLEY FARM SHILDON CO DURHAM

APPLICANT: Mr Stapleton  
Low West Thickley Farm, Shildon, Co Durham

DECISION: STANDARD REFUSAL on 22 January 2008

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## SEDGEFIELD BOROUGH COUNCIL

### PLANNING APPLICATIONS - DELEGATED DECISIONS

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40. 7/2007/0699/DM OFFICER:Steven Pilkington

APPLICATION DATE: 18 December 2007

PROPOSAL: ERECTION OF CONSERVATORY THE REAR

LOCATION: 8 CRYSTAL CLOSE CHILTON CO DURHAM DL17 0QX

APPLICANT: Mr & Mrs Simmons  
8 Crystal Close, Chilton , Co Durham , DL17 0QX

DECISION: STANDARD APPROVAL on 24 January 2008

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41. 7/2007/0744/DM OFFICER:Mark O'Sullivan

APPLICATION DATE: 18 December 2007

PROPOSAL: ALTERATIONS TO SHOP AND INSTALLATION OF 2 NO. AIR  
CONDITIONING UNITS AND RELOCATION OF 1 NO. EXISTING UNIT

LOCATION: 14/14A HIGH STREET SPENNYMOOR CO DURHAM

APPLICANT: HBOS Plc  
Trinity Road, Halifax, HX1 2RG

DECISION: STANDARD APPROVAL on 15 January 2008

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# Item 11

## SEDGEFIELD BOROUGH COUNCIL

### APPEALS OUTSTANDING UP TO 29<sup>th</sup> JANUARY 2008

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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.

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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. The date set by the Inspectorate is 11<sup>th</sup> and 12<sup>th</sup> March 2008.

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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. The date set by the Inspectorate is 11<sup>th</sup> and 12<sup>th</sup> March 2008.

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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.

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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.

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

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

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