

Item 6

SEDGEFIELD BOROUGH COUNCIL

PLANNING APPLICATIONS - COUNTY MATTERS

1. 7/2008/0224/CM

APPLICATION DATE: 24 April 2008

PROPOSAL: APPROVAL OF DETAILS RESERVED BY CONDITIONS (RELATING TO GATE PIERS AND ACCESS GATES) OF PLANNING PERMISSION 928/7/65(12) RELATING TO RESTORATION OF HISTORIC PARKLAND

LOCATION: HARDWICK COUNTRY PARK SEDGEFIELD TS21 2EH

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

CONSULTATIONS

1. SEDGEFIELD TC 25/04/2008 16/05/2008
2. DESIGN 25/04/2008 16/05/2008
3. Cllr. Mr. J. Robinson 25/04/2008 16/05/2008
4. Cllr. D R Brown 25/04/2008 16/05/2008

2. 7/2008/0225/CM

APPLICATION DATE: 24 April 2008

PROPOSAL: APPLICATION FOR CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING VISITOR CENTRE

LOCATION: HARDWICK COUNTRY PARK SEDGEFIELD TS21 2EH

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

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This report details two applications (7/2008/0225/CM and 7/2008/0224/CM) for development by Durham County Council and will be dealt with by the County Council under Regulation 3 of the Town and Country Planning General Regulations 1992.

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THE PROPOSAL

The proposals consist of two distinct elements,

1. The erection of ornate entrance gates at the Southern Entrance of Hardwick Country Park measuring a maximum of 3m in height by a maximum of 9.7m in width. The gates will be located approximately 35m from a newly formed roundabout and will consist of stone pillars and metal railings formalising the entrance of the site.
2. Conservation Area Consent for the demolition of a 1970's visitor centre located within the park itself. The demolished material will be buried under the site and form landscaping treatments within the site.

The works are associated with a previous planning application for restoration of the parkland including formation of lake, provision of visitors centre and associated car parking and access road, rebuilding and repair of structures and buildings including grade II* Listed gothic ruin, works to footpaths and trees

CONSULTATION AND PUBLICITY

SBC Design and Conservation Area Manager – No objections subject to appropriate materials being used.

SBC Tree Protection Officer- No objections regarding the demolition of the visitor centre. However concerns have been raised regarding the proposed landscape treatment following demolition of the visitor centre.

SBC Landscape Officer- No objections regarding the demolition of the visitor centre. However concerns have been raised regarding the proposed level changes on the site.

PLANNING CONSIDERATIONS

Policy E18 of the Sedgefield Local Plan seeks to protect and enhance conservation areas by resisting development, which would detract from the character of the area or its setting. The proposals are located within the Hardwick Park Conservation Area and therefore their visual appearance is of particular importance.

Following consultation with the Design and Conservation Area Manager it is considered that the erection of the entrance gates and the demolition of the existing 1970's visitor centre would enhance the character and setting of the area.

However concerns have been raised by the Council's Landscape Officer and Tree Protection Officer regarding level changes to accommodate a DDA compliant footpath. Further information has been requested from the County Council in order to assess the visual impact of the landform and to identify the number of trees that will be lost as a consequence. Recently a large number of trees were removed from the site without permission in addition the proposed landform works do not conform to the previous planning approval. Further information has been requested from the County Council, however none has been forthcoming to date.

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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 no objections be raised to the erection of the entrance gates, subject to the confirmation of the material used.

It is also recommended that no objections be raised in principle to the demolition of the visitor centre subject to additional information regarding the proposed level changes on site

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