

Report to: **Development Control and Regulatory Panel**

Date: **8 April 2008**

Report of: **Head of Planning and Building Control Services**

Subject: **Applications under the Town and Country Planning Acts
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

Ward: **All**

A INTRODUCTION

Members are advised that in preparing the attached report full consultation responses are not presented. Care is taken to ensure that principal issues of all relevant responses are incorporated into the report. Notwithstanding this Members are invited to view all submitted plans and consultation responses prior to the Panel meeting by contacting the Head of Planning and Building Control Services.

The District of Easington Local Plan was adopted by the District of Easington on 28th December 2001 and together with the Durham County Structure Plan it has been a material consideration in the determination of planning applications. However the Planning and Compulsory Purchase Act 2004 determined that all Local Plans would expire three years after the Act came into force. This took effect on the 27th September 2007. In order to maintain continuity in the development plan system, the Council identified policies that should be 'saved' for an extended period until alternative policies are adopted in Local Development Frameworks. Direction from the Secretary of State has been received and all of those policies have been retained. The saved policies and Planning Policy Statements from the Government will be considered in the determination of planning applications. A view as to whether the proposals generally accord with them is identified in the relevant section.

Section 54A of the 1990 Town & Country Planning Act (as amended) requires the Local Planning Authority to have regard to the development plan policies when they are relevant to an application and hence are a material consideration. Where such policies are material to a proposal, section 54A requires the application to be determined in accordance with the Development Plan policies unless material considerations indicate otherwise.

The recommendations contained in this report have been made taking into account all material planning considerations including any representations received and Government guidance in Planning Policy Guidance Notes and Circulars. Consideration has been given to whether proposals cause harm to interests of acknowledged importance.

Members' attention is drawn to information now provided in respect of time taken to determine applications. Following each recommendation a determination time

is provided based on a decision at this Panel. Where a decision time exceeds the 8 week target a reason for this is given in brackets.

In considering the applications and preparing the report the District of Easington has fully taken into account the duties imposed on Local Planning Authorities by the Human Rights Act 1998. In particular, regard has been given to Articles 6, 7, and 8, the First Protocol and Section 6. Where specific issues of compliance with this legislation have been raised these are dealt with within each report.

B SPEAKING AT THE PANEL

The District Council is one of the few Councils in the country who allows verbal representations when decisions on planning applications are being made. The Panel has to balance listening to views with the efficient conduct of the business of the Panel. The following procedures have therefore been agreed. These procedures will be adhered to in respect of the items within this report. Members of the public will also be expected to follow these both in their own interests and that of other users of the service.

1. The Planning Officer will present his report.
2. Objectors and supporters will be given the opportunity to speak. Five minutes will be given to each speaker. If there is more than one speaker upon an issue, the District Council recommends the appointment of a spokesperson and that speakers register their request prior to the Panel meeting.
3. After registered speakers have had their say the Chair of the Panel will ask if there is any other member of the public who wishes to speak. Those who do may be allowed to speak. The Chair of the Panel will exercise discretion in this regard. Where the number of speakers or the repetitive nature of the points that may be raised may impact on the other business of the Panel then the Chair will restrict the number of speakers and progress the matter.
4. The applicant or representative may then speak for a duration of up to five minutes.
5. At the discretion of the Chair, objectors or supporters or applicants may ask officers questions then may be asked questions by Members and Officers
6. The Members of the Panel will then finally debate and determine the application with the assistance of officers if required.

C RISK ASSESSMENT

A risk assessment has been carried out in respect of individual cases. Overall, it is concluded that any risks to the Council, for example relating to an appeal being lost and costs awarded against the Council, are low, provided that decisions are made in accordance with recommendations. Risks will increase when decisions are made contrary to recommendations, and the degree will vary depending on the particular case.

D GENERAL APPLICATIONS

PLAN/2008/0018

Shotton (Haswell & Shotton) - 2 NO. INDUSTRIAL UNITS at LAND AT GRESLEY ROAD, PETERLEE for MR P RUMGAY, HESSLE FORM TRUCK LTD

Location Plan



The Application Site

The application site lies within the South West Industrial Estate in Peterlee. Other industrial units of various scales and designs surround it. The site can be seen from the nearby A19 and is currently vacant.

The Proposed Development

Planning permission is sought for the erection of two industrial units to be used for B1, B2 and B8 uses. The units are to be steel clad with aluminium double glazed windows and powder coated service doors. The units would cover 1636 sq. metres (5400 sq. feet) and 2909 sq. metres (9600 sq. feet). Parking and access would be provided to the satisfaction of the Highways Authority. Some unspecified landscaping has been shown on the application drawings.

Site History

No relevant history.

Planning Policy

District of Easington Local Plan

ENV35 - Environmental Design: Impact of Development

ENV36 - Design for Access and the Means of Travel

ENV37 - Design for Parking

GEN01 - General Principles of Development

IND53 - Existing General Industrial Estates

Consultations and Publicity

Town Council – no objections

DCC Highways – proposals are acceptable, but advised applicant to improve pedestrian facilities

East Durham Business Service – no response

Northumbrian Water – no objections

Environment Agency – conditions requested relating to drainage and chemical/oil storage

Landscape – no response

Environmental Health – no objections

Planning Considerations and Assessment

The proposed development is considered to accord with the relevant development plan policies, it is in keeping with existing developments situated within the South West Industrial Estate in terms of scale and design. It is suggested that conditions be attached to the grant of planning permission to ensure that the drainage and chemical/oil storage issues are addressed.

The proposed industrial, office and storage (B1, B2 and B8) uses are in keeping with those already found on the industrial estate and as such are considered acceptable.

The proposal relates to a prominent site adjacent to the A19. It is proposed that a condition be attached to any grant of planning permission to ensure that a landscaping scheme is agreed with the Local Planning Authority.

Durham County Council, Highways Authority has no objections in principle to the proposed scheme, however it is proposed that the

applicant is advised of the Highways Authority comments relating to pedestrian access.

Conclusion

In principle the proposed development is considered to accord with the relevant development plan policies, and planning permission should be granted, subject to the suggested conditions.

Recommendation

Approval subject to the following conditions: No direct discharge of contaminated drainage; Storage tanks to be bunded; Parking areas drainage; Car parking scheme; Landscaping; Landscaping – timing.

Reason for Approval

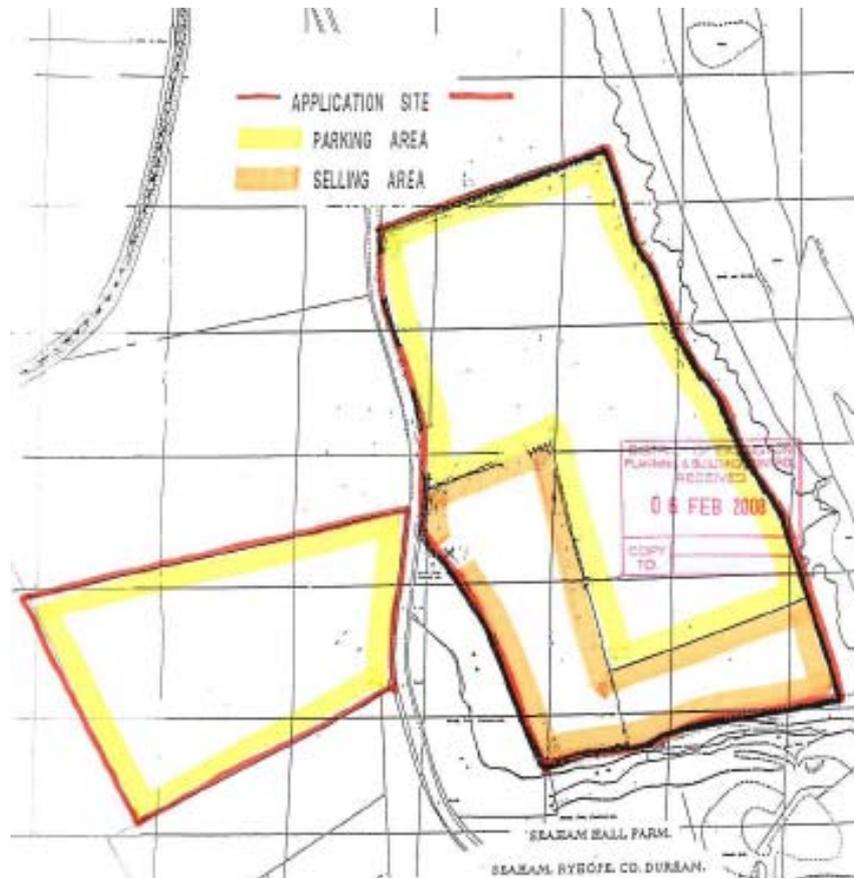
The proposal is considered to be in accordance with policies 1, 35, 36, 37 & 53 of the District of Easington Local Plan.

Decision time 12 weeks (target met)

PLAN/2008/0086

**Seaham (Seaham North) - OUTDOOR MARKET AND CAR BOOT FAIR
at SEAHAM HALL FARM, SEAHAM for MR J NOBLE - NOBLE
PROMOTIONS LTD**

Location Plan



The Application Site

The site is located north of Seaham Hall. It comprises open areas of grassland lying to the east and west of the B1287 Coast Road, which links Seaham with Ryhope and Sunderland to the north. The land to the west of the B1287 would be used for parking and was not included as part of the previous planning applications. The site is within a designated Green Belt and Area of High Landscape Value.

The Proposed Development

The proposal involves holding an open-air car boot sale and market for a temporary period only on Sunday afternoons between the hours of 12:00 and 17:00 from the beginning of March until the end of September each year. One area of land is allocated for sellers and traders and two other large areas for customer parking. Access is from the B1287, and the proposed use is to employ 12 people. The site would accommodate over 2000 parking spaces. The car boot sale and market has been operating on the basis of “permitted development”

rights which allow such a use on open land up to fourteen days in a calendar year, without the need for planning permission from the Local Authority. The applicant wishes to continue operating beyond the fourteen days each year, hence the current application to operate each Sunday from March until September each year.

Site History

00/239 – Sunday Market and car boot sale refused planning permission in July 2000, on grounds of inappropriate commercial development in the countryside detracting from the character and appearance of the coast, Area of High Landscape Value and Green Belt. A subsequent appeal against this decision was dismissed. The planning inspector who dealt with the appeal considered that the proposal would represent inappropriate development in the Green Belt and would result in substantial harm to the Green Belt and the character and appearance of the countryside.

04/475 – Sunday Market and car boot sale was refused planning permission in July 2004, on grounds of inappropriate commercial development in the countryside detracting from the character and appearance of the coast, Area of High Landscape Value and Green Belt.

2006/0529 – Outdoor market and car boot fair refused on grounds of inappropriate commercial development in the countryside which would detract from Area of High Landscape Value and Green Belt.

Planning Policy

Durham County Structure Plan

CSP05 - North Durham Green Belt

District of Easington Local Plan

CSP05 - North Durham Green Belt

ENV03 - Protection of the Countryside

ENV04 - Greenbelt Extension in County Durham

ENV07 - Protection of Areas of High Landscape Value (AHLV)

ENV09 - Protection of the Coastal Environment

Env16 - Protection of sites of Nature Conservation Importance. Local Nature Reserves and Ancient Woodlands

ENV19 - Management of Areas of Nature Conservation Interest

GEN01 - General Principles of Development

SH0113 - Markets

Consultations

The planning application has been advertised in the Local Press and by Site Notices. Neighbouring properties have also been consulted. Three letters of representation have been received in relation to this application. Objections have been raised on the following grounds:

- The proposed boot sale/market causes traffic congestion within the vicinity of the site. To the detriment of residential amenity in the locality. Specific traffic problems occur at the junction between Lord Byron's Walk and the B1285, and at the junction between Byron's Walk and the B1287.

- The proposed market/car boot sale causes disturbances by way of noise and litter to the detriment of residential amenity.
- Adverse impact on Seaham Hall.

Environmental Health, comments:

- Traders selling food must inform Environmental Health

Durham County Council, Highways Authority comments:

- There have been no recorded complaints in relation to highway/traffic related issues linked to the operation of the outdoor market/car boot fair at this site. In view of this I would not raise any highway objections to the proposal.

The Environment Agency, comments:

- No objections in principle to the proposed development on basis that no hardstandings are created.

Durham Constabulary, Chief Inspector, comments:

- The Police have no concerns regarding the proposal.

Seaham Environmental Association, comments:

- The site is part of the Heritage Coast and should be preserved – free of mass commercial intrusion.
- The site is within Green Belt which is a precious buffer between Seaham and Sunderland. Intrusion should be firmly resisted.
- General increase in road traffic

Comment

The Local Planning Authority has considered similar proposals to that proposed in the past (see relevant planning history). The previous applications have been refused, as has an application for lawful use.

In policy terms the site lies within an area designated in the Easington District Local Plan as the Northern Area of High Landscape Value, the North Durham Green Belt and the Coastal Zone. Other relevant development plan policies relate to the protection of the countryside and the location of markets.

Policy 3 seeks protection of the countryside from inappropriate development, which will generally be resisted. There is no indication that this type of development is regarded as appropriate or necessary in this location. It is considered that such a use would be able to be carried out successfully within the settlement boundary.

Policy 4 designates the detailed boundaries of the Green Belt, which includes the application site subject to this application. There is a very restrictive policy regime outlined in Planning Policy Guidance Note No.2 as to those types of use which could be considered, and need for a Sunday market here, as opposed to any other site, has not been demonstrated. Car boot sales or markets are not amongst those categories regarded as appropriate exceptions in Green Belt policy.

Policy 7 seeks to maintain and enhance the Areas of High Landscape Value and ensure that development detracting from these areas should not be allowed. There is already evidence that formal permission to

use the site as a market would hinder this aim, as fields have in the past been partially eroded through regular usage by vehicles. This is likely to be exacerbated if the use is allowed to continue on a permanent basis, and for a longer period throughout the year as currently proposed.

Policy 9 seeks protection of the coastal environment by the restoration of the semi-natural habitat (including specific reference to magnesian limestone grassland) and strict control of development so that the overriding need for a coastal location needs to be demonstrated. With reference to both of these policies, the proposal would run counter to their aims, and again, in the latter instances the need for a coastal location is not evident.

Finally Policy 113 deals with the location of markets (including car boot sales) and specifies that these should be located within or adjacent to existing shopping centres provided amenity and access criteria can be met. As a result it is considered that other locations, particularly such a sensitive one as proposed, would not be acceptable.

Structure Plan policy generally endorses and supports the Local Plan considerations.

The proposal is not considered to accord with the relevant development policies and is therefore considered to be unacceptable in this location. It may be argued that the development can already operate on up to fourteen occasions a year without the need for planning permission, and that the land is only used for a short period on a Sunday afternoon. However, in practical terms the application relates to a prominent site in a coastal location and the development is clearly visible when approaching from the north or south. It intrudes into the overall view of the coastline and Seaham Hall, and is also close to the Seaham Hall car park and picnic area. A Sunday afternoon is likely to be one of the main times in the week when people visit the coast and it is considered that the general appearance of the development with large numbers of parked cars and the general activity and traffic, detracts from the character and appearance of the area. Moreover, the spread of car parking to the west of the B1287 would exacerbate the adverse impact on the landscape. On this basis, whilst the car boot sale and market are undoubtedly popular, it is considered that such a development is not appropriate for this particular area and could deter visitors who wish to enjoy the coastline as it should be.

The objections received in relation to this application are largely concerned with the congestion and traffic problems in the vicinity of the application site as a result of the proposed use. Durham County Council Highways Authority have confirmed that they have no objections to the proposed scheme; reporting that the area officer has received no complaints regarding the car boot sale and market since the previous planning application in 2004. Durham Constabulary has also confirmed that they have no objections to the scheme in principle. It is considered that objections raising concerns about noise and litter are justified as in an event of this size, the creation of noise and litter is inevitable. This issue, in addition to the traffic concerns would lead

to adverse impacts on the nearby Heritage Coast, the area of High Landscape Value, the Green Belt and Seaham Hall.

Conclusion

Taking all relevant matters into account, the use of this site for a car boot sale and market every Sunday from the beginning of March until the end of September each year is considered to be unacceptable. It is considered that such a use adversely affects the character and appearance of the area and spoils the quiet enjoyment of the coastline for visitors. With regard to the planning history of the site, it is not considered that any changes have occurred in planning policy, or locational circumstances to warrant a different decision to those previously made. The proposal is considered to be contrary to the relevant development plan policies and should be refused. Although the event can operate for up to 14 occasions in the calendar year under permitted development rights, the extended use as proposed would extend the period over which the car boot sale would adversely affect the character and appearance of the area.

Recommendation

Refusal subject to the following conditions:

The proposal represents inappropriate commercial development in the countryside, which, by virtue of its scale, location and appearance, would detract from the special character and appearance of the coast and Area of High Landscape Value and would not preserve the openness of the Green Belt. As such the proposal is contrary to policies 1, 3, 4, 5, 7, 8, 9, 35, 36, 84 & 113 of the District of Easington Local Plan and Policies 1, 4 & 6 of the County Durham Structure Plan.

Decision time 9 weeks (target met)

PLAN/2008/0110

**Easington Village (Easington Village & South Hetton) -
REFURBISHMENT AND EXTENSION OF FORMER FARMHOUSE at
MOOR HOUSE FARM, DURHAM ROAD, EASINGTON for MR P
BARRETT, EUROPEAN SERVICE FOR PEOPLE WITH AUTISM LTD**

Location Plan



The Application Site

A farm steading located on the north side of the B1283 Easington to Haswell Road.

The Proposed Development

Refurbishment and extension of former farmhouse, including the demolition of a lean-to offshoot and its replacement by a new extension.

Site History

- 89/814: Change of use from agricultural buildings to dwellinghouse – Refused 05/90 – Appeal dismissed 10/90.
- 99/513: Refurbishment/conversion of farmhouse – Approved 02/00.
- 04/556: Side and rear extensions to farmhouse – Approved 07/04.
- 06/917: Development of existing farm to create autism-specific work experience and residential care facility on working organic farm, including erection of new residential unit, workshops, polytunnels and ancillary buildings – Withdrawn 01/07.

Planning Policy

District of Easington Local Plan

ENV03 - Protection of the Countryside

ENV35 - Environmental Design: Impact of Development

GEN01 - General Principles of Development

Consultations and Publicity

Parish Council:	No response.
DCC Highways:	Need to improve sight lines at existing site access with B1283.
Natural England:	Proposal unlikely to have adverse effects on protected species as long as mitigation and method statement is adhered to.
Durham Wildlife Trust:	Mitigation should be devised to accommodate and encourage bats while enabling owners to develop property.
Durham Bat Group:	No objections.
EDC Structural Engineers:	No response.
EDC Landscape Unit:	Bat and owl surveys acceptable.
EDC Environmental Health Unit:	No response.
Neighbours:	No response.
Site/Press Notices:	No response.

Planning Considerations and Assessment

The material planning considerations relevant to this application are:-

- *Housing policies;
- *Design and effects on surroundings
- *Protected species.

Housing Policies

The application site is between Easington and Haswell, lying outside any settlement boundary as defined in the District of Easington Local Plan.

A structural report submitted with the application asserts that the walls of the building are generally true and vertical and do not show any signs of tilting or distress. However, internal roof and floor timbers are reported to be rotten and in need of replacement.

As a former farmhouse, its renovation is not, in principle, contrary to national government or local planning policies on the basis that it is structurally secure.

Design And Effects On Surroundings

The existing building consists of a two-storey frontage sloping to single-storey at the back and a lean-to projection on the western gable. The

external finish is a mixture of random rubble stone and brickwork. The roof is mostly asbestos corrugated sheeting with the rest being profiled steel cladding sheets.

The proposal involves the demolition of the lean-to section of the building and the construction of a replacement single-storey extension; refurbishment and alterations to the main building, retaining existing door and window openings as far as practicably possible; and the whole building will then be finished with a smooth render and concrete roof tiles and incorporating artstone sills and lintels.

It is considered that the end result will be an entirely acceptable development, creating a significantly improved presentation to the exterior of the site when compared to the run-down appearance of the existing building.

Protected Species

Appropriate bat and owl survey reports have been submitted with the application and the relevant consultation bodies are agreed that the development is acceptable subject to the usual mitigation and method statement procedures being followed and incorporated into the planning decision by way of a condition.

Conclusion

The proposal is not contrary to planning policies and will result in the fundamental improvement of a building that currently presents an unsatisfactory appearance to the Easington-Haswell road. It is considered to be acceptable subject to appropriate conditions.

Recommendation

Approval subject to conditions relating to external materials, highway visibility splays and protected species mitigation measures.

Reason for Approval

The proposal is considered to be in accordance with policies 1, 3 and 35 of the District of Easington Local Plan.

Decision time 6 weeks (target achieved.)

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PLAN/2008/0124

South Hetton (Easington Village & South Hetton) - SIX BEDROOMED HOLIDAY CHALET ACCOMMODATION AND NEW SHOP/OFFICE (ANCILLARY) at WHITEGATES EQUESTRIAN CENTRE, SALTERS LANE, SOUTH HETTON for MRS S LINCOLN

Location Plan



The Application Site

The site is an existing equestrian centre located to the west of South Hetton on some 9.5ha of a former farm steading on the east side of the B1280's junction with the A182. The centre utilises former agricultural buildings which have been adapted to accommodate stabling, livery, tack and feed storage accommodation. There are also an outdoor arena and a residential property within the site.

The Proposed Development

This application relates to the erection of a holiday chalet to provide short-term accommodation for visitors and a small shop/café/office building for the sale of equestrian items, refreshments for visitors and site administration.

These proposals are part of a master plan for major improvements to the existing facilities at Whitegates Equestrian Centre, which include the following elements:-

- the sale of the existing dwellinghouse on the site to raise finances to fund the improvements;
- the refurbishment of another dwelling on the site for occupation by the proprietor;
- a new vehicular access onto the A182 to serve the equestrian facilities;
- the restriction of the use of the existing access to the B1280 to serve the two dwellings on the site only;
- the removal of some existing unsightly barns;
- the reduction in size and re-cladding of the westernmost barn adjacent to the B1280;
- the erection of a new site shop and amenity block;

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- the erection of a small holiday accommodation block designed, particularly, for disabled riders;
- the erection of an indoor riding arena;
- the provision of an improved external arena;
- the erection of approximately forty livery stables; and
- the provision of appropriate parking facilities.

Planning permission has already been granted for the new vehicular access to the A182 and the refurbishment of existing residential accommodation on the site (ref: 07/114) and for the new outdoor and indoor arenas with stables and car parking facilities (ref: 07/710)

Site History

- 5/92/289: Change of use to riding school and erection of boundary enclosures – Approved 06/92.
- 92/419: Residential caravan – Approved 06/92.
- 5/92/713: Change of use from stable/barn to dwelling and elevational alterations – Withdrawn 11/92.
- 5/93/137: Change of use of stable/barn to dwelling and elevational alterations – Approved 04/93.
- 5/93/565: Private double garage – Approved 09/93.
- 93/626: Equestrian shop – Approved 10/93.
- 98/258: Change of use from stable/barn to dwelling including extensions and alterations – Approved 07/98.
- 03/608: Variation of condition 6 of planning permission 98/258 – Approved 09/03.
- 02/2: Dwelling (outline) – Refused 02/02.
- 06/540: Attached double garage and bedroom over – Approved 09/06.
- 07/114: Refurbishment and extension of existing dwellinghouse and construction of new vehicular access to classified road, A182 – Approved 05/07.
- 07/710: Outdoor and indoor arenas with attached and detached stables and associated car parking – Approved 12/07.

Planning Policy

District of Easington Local Plan

ENV03 - Protection of the Countryside
GEN01 - General Principles of Development
ENV35 - Environmental Design: Impact of Development

Consultations and Publicity

- Parish Council: Proposal is likely to result in aggravation of problems caused by horses using footpath and public open space; new access likely to cause additional problems on A182.
- DCC Highways: No objections but new access should be satisfactorily completed before construction works begin on new buildings.
- Sport England: No comments
- East Durham Business Service: No objections.
- EDC Landscape Unit: No response.

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EDC Environmental Health Unit: No objections.
Neighbours: No response.
Site/press Notices: No response.

Planning Considerations and Assessment

The material planning considerations relevant to this application are:

- Policy matters relating to site location;
- Design and effects on site surroundings;
- Representations;
- Highway matters

Policy Matters Relating To Site Location

Whitegates Equestrian Centre is located outside the South Hetton settlement boundary, between South Hetton and Easington Lane. Therefore, policies relating to development in the open countryside apply to this proposal. While development in the countryside is, generally, severely restricted, Planning Policy Statement 7: “Sustainable Development In Rural Areas (2004)” requires that local planning authorities should support development for countryside-based enterprises and activities which promote recreation and the enjoyment of the countryside.

Sport England have offered no comments on this application but their response on the previous planning application on this site (for the new arena and stabling accommodation) stated that the proposal was in line with their Land Use Planning Policy Statement “Planning Policies For Sport”, the overall thrust of which is that a planned approach to the provision of facilities and opportunities for sport is necessary in order to ensure the sport and recreational needs of local communities are met.

The new site shop/ office building is intended to provide purpose-built accommodation for the equestrian centre administration (currently carried out in the proprietor’s home) and for the provision of refreshments and the sale of equestrian items and provisions (currently accommodated in the old barns on the site).

Apart from the usual day-to-day activities at Whitegates, the operator of the centre wishes to provide courses and holidaying facilities for small parties of children and disabled riders. The chalet accommodation is designed to provide the necessary basis to enable this to take place and consists of a single-storey building comprising six bedrooms, with a lounge and kitchen and bathroom facilities.

The proposed development is considered, therefore, to involve activities directly ancillary to the equestrian centre and, consequently, that the proposal is in accordance with both these policy bases.

Design And Effects On Site Surroundings

In the context of the extent of this site and the size of existing and proposed buildings, this particular proposal is relatively minor. The single-storey site shop/office building is 13.7m long and 6m wide; and the holiday chalet is an

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L-shaped building with a 15.5m x 5m single storey element with a 7.3m x 8m two-storey part.

Both buildings are proposed on the site's B1280 frontage, on a sloping, grassed area between an existing outworn barn, which is to be reduced in size and refurbished, and the adjacent Snippersgate House, to the south of the site. They are proposed with 'log-cabin' designs with profiled sheeting roofs, which are considered to be appropriate treatments in their rural location.

There is a mature hedge along the B1280 frontage, which rises to approximately two metres above the road level and so will provide a foil for the integration of these two new buildings into their environment. Additional planting works will further enhance the presentation of the site to its surroundings.

The only neighbouring premises to this part of the centre is the residential Snippersgate House and it is not considered that the activities in these two buildings will create any detrimental effects on the occupiers' living conditions.

Representations

No public representations have been received in response to the usual publicity procedures. However, South Hetton Parish Council have asked that the consideration of the application should take into account the likelihood of additional problems encountered with horses using footpaths and public open space and the possibility of the new access to the A182 causing an additional highway problem.

In fact, the Panel has already granted planning permission for the new access (ref: 07/114), which has been designed in full accordance with the Highway Authority's specifications and requirements.

The need for riders to take their horses off the site and create a potential for problems on footpaths and open space areas is considered likely to reduce rather than increase as a result of the creation of improved and expanded facilities at the centre. The new shop/office is proposed to provide better accommodation for existing activities and it is not considered that the chalet accommodation is likely to result in any significant off-site activities because of the obvious need to supervise closely children and disabled riders.

Highways Matters

As part of the overall proposals for Whitegates Equestrian Centre, the use of the existing vehicular access onto the B1280 is to be restricted to only residential use for the two dwellings on the site. This involves some adaptation works and the Highway Authority has requested that these works and the construction of the new access to the A182 should be completed before any works are commenced on the site in connection with the erection of the development included in this application.

Conclusion

This is a relatively minor constituent part of a major proposal to provide much improved and increased facilities at an existing equestrian centre, which has already received planning permission for the first two phases. The proposal is in accordance with relevant policies and it is considered that, with appropriate

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conditions, the proposals are acceptable and will contribute to a valuable equestrian sporting venue in the area.

Recommendation

Approval subject to conditions relating to: external materials, landscaping, highway works and the use of the buildings to provide ancillary facilities only.

Reason for Approval

The proposal is considered to be in accordance with policies 1 and 3 of the District of Easington Local Plan.

Decision time 7 weeks 5 days – target achieved.

PLAN/2008/0138

Thornley (Thornley & Wheatley Hill) - OUTLINE PLANNING APPLICATION FOR 1 NO. TWO BEDROOM BUNGALOW at LAND REAR OF THORNLAH HOUSE, DUNELM ROAD, THORNLEY for MR K BENTHAM

Note: This application is being reported to the Development Control and Regulatory Panel as the applicant is related to a Council employee.

Location Plan



The Application Site

The application site is within the settlement boundary of Thornley and currently forms part of the rear garden of Thornlaw House; owned by the applicant.

The Proposed Development

This application is for outline planning permission for a single bungalow. All detailed matters would be submitted at a later date should this application be

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approved. As such, this application only seeks approval in principle for residential development on the site.

Site History

No relevant history

Planning Policy

District of Easington Local Plan

ENV35 - Environmental Design: Impact of Development

GEN01 - General Principles of Development

HOU67 - Windfall housing sites

Consultations and Publicity

Parish Council – no response

DCC Highways – no objection to access In principle – but query whether a car parking space could be accommodated on such a small site

Northumbrian Water – no response

Neighbours – no responses

Planning Considerations and Assessment

The application site lies within the settlement boundary of Thornley, and is currently a residential garden area. As such, it is considered to be a brownfield site for which residential development would be acceptable in principle. However, it is considered that the site is very small and would not be capable of accommodating a dwelling with the appropriate amenity and parking space. Moreover, it is considered that the proposal would lead to loss of amenity to surrounding residents due to its close proximity. The site measures 12.5 metres by 13 metres and so would leave little or no garden area once the dwelling was built. It would also be very difficult to accommodate an off street parking space. In addition, there are existing residential properties in close proximity to the north and the east of the site; if a dwelling was built on the application site it would be very difficult to meet the appropriate distancing standards in the Local Plan.

Conclusion

It is considered that, although the site is within the settlement boundary, and a brownfield site, the site is too small to accommodate a dwelling with the necessary amenity and parking space. Furthermore, it would lead to loss of amenity to nearby residents. Accordingly, it is considered that the site is unacceptable in principle for residential development.

Recommendation

Having regard to the configuration and dimensions of the application site, it is considered that the proposal constitutes an unsatisfactory form of development which would be incapable of providing an acceptable level of residential amenity or adequate off-street parking facilities for future occupiers of the proposed dwelling. Furthermore, it is considered that the proposed development would have an adverse effect on the amenities enjoyed by the occupiers of the existing dwellinghouses to the north and east. It is therefore

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concluded that the proposed development would be contrary to policies 1, 35 and 67 of the District of Easington Local Plan.

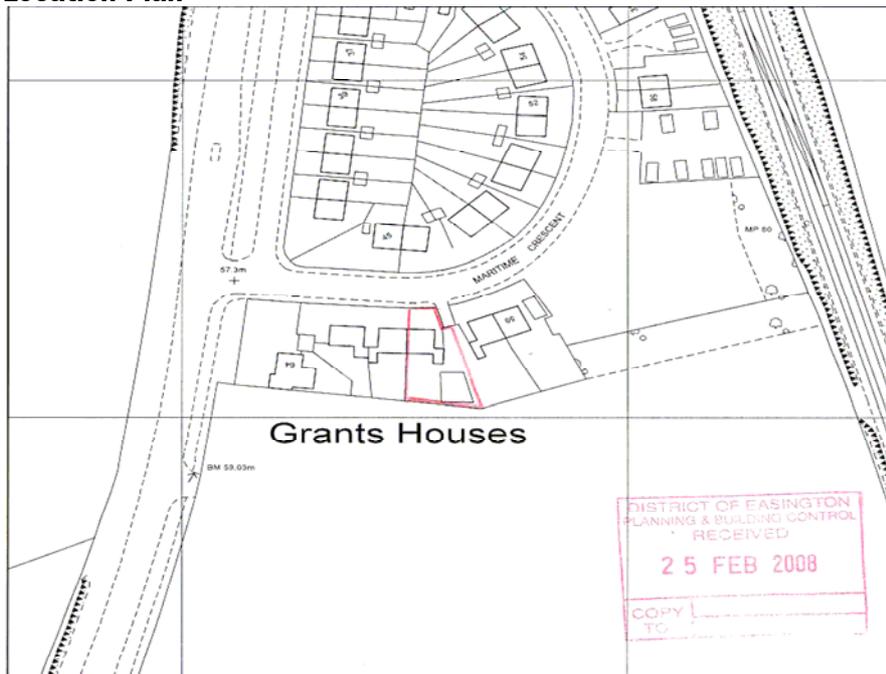
Decision time 6 weeks (target met)

PLAN/2008/0139

Horden (Horden North) - TWO STOREY SIDE EXTENSION AND GARDEN ROOM at 61 MARITIME CRESCENT, EASINGTON COLLIERY for MR J PURCELL

Note: This application is being reported to the Development Control and Regulatory Panel as the applicant is a Council employee.

Location Plan



The Application Site

The Application site relates to a semi-detached property situated on the estate road of a residential area. The property is constructed with a tiled pitched roof and is faced in facing brickwork. The front elevation of the property is north facing and its building line is approximately 5 metres from the public highway.

The property currently benefits from a brick store, which would be removed as part of the application, and a detached garage to the rear. A 1.5 metre high vertical timber boarded fence encloses the rear of the site and the property overlooks open fields.

The Proposed Development

Planning Permission is sought for the erection of a two-storey side extension and a garden room to the rear.

The two-storey element will project from the existing eastern elevation by 2.5 metres and measure 8.2 metres in depth. The structure will be constructed with a tiled pitched roof to match the existing roofline and will measure 7.6

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metres above ground floor levels. The extension will allow the creation of a bedroom and an extension of the existing living accommodation.

The rear garden room extension will project 3.3 metres from the existing southern elevation at the site. The structure will measure 5.8 metres in width and measure 3.7 metres to the ridge of the pitched roof.

All construction materials are proposed to match existing.

Site History

No previous site history in relation to the proposed development.

Planning Policy

District of Easington Local Plan

ENV03 - Protection of the Countryside
ENV35 - Environmental Design: Impact of Development
GEN01 - General Principles of Development
HOU73 - Extensions and/or alterations to dwellinghouses

Consultations and Publicity

Parish Council- No response.

Neighbouring properties - No response.

Planning Considerations and Assessment

It is considered that the proposed development will not have a detrimental impact upon the amenities of the surrounding area or the wider setting that would justify refusal of this application.

It is considered that the proposed development may be accommodated where there is no loss of direct daylight, outlook, privacy, space and sunlight to neighbouring properties bounding the application site.

It is considered that the proposed development will not give rise to adverse impact upon residential or visual amenity within the area due to the proposed sympathetic design and the overall projection of the structure.

Furthermore it is considered that due to the construction materials, which are proposed to match existing, that any impact upon visual amenity would be further mitigated and create a unified appearance with the existing property and avoid any intrusion into the character or appearance of the existing residential property.

Conclusion

It is considered that the proposed extensions are in keeping with the appearance, character, design and scale of the existing property and will not have a detrimental impact upon the amenities of the surrounding area or the wider setting. It is therefore considered that the proposed development is acceptable and accords with the local plan policies.

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Recommendation Approval

Reason for Approval

The proposal is considered to be in accordance with policies 1, 3, 35 and 73 of the District of Easington Local Plan.

Decision time Target achieved- within 8 weeks

E Background Papers

The following background papers have been used in the compilation of this report.

Durham County Structure Plan
District of Easington Local Plan
Planning Policy Guidance Notes
Planning Policy Statements
Regional Spatial Strategy
DETR Circulars
Individual application forms, certificates, plans and consultation responses
Previous Appeal Decisions



Graeme Reed
Head of Planning and Building Control