

Item no.

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

Date: **29 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.

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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.

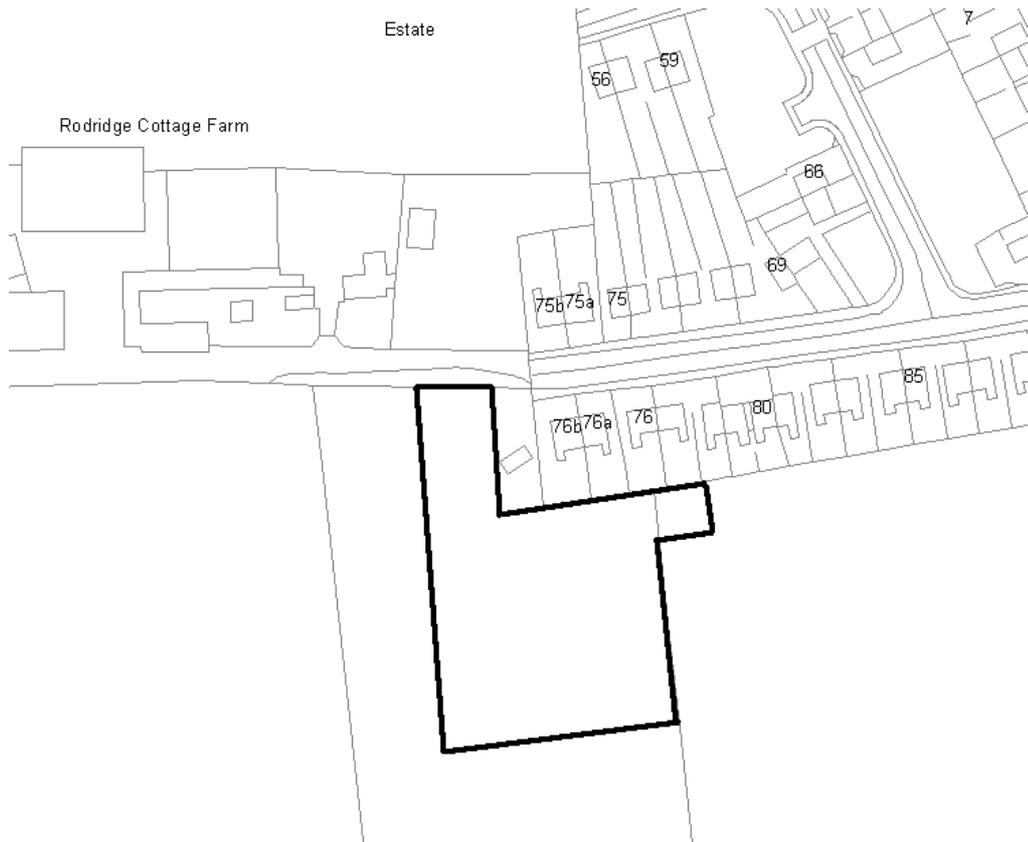
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D GENERAL APPLICATIONS

PLAN/2007/0579

Hutton Henry (Wingate) - STABLES, BOUNDARY ENCLOSURES AND HARDSTANDING at LAND ADJACENT 76 NEWHOLME ESTATE, STATION TOWN for MR P STEPHENSON

Location Plan



The Application Site

The application relates to an area of land at the rear of 76b Newholme Estate in Station Town. The land has most recently been used for agriculture and specifically for the grazing of animals. The site is bounded to the north by properties situated on Newholme Estate and the Rodridge Cottage Farm complex. To the east, south, and west the land is bounded by grazing land used for the keeping of horses.

The Proposed Development

Planning permission is sought for the erection of stables, enclosures and areas of hard-standing. The application is partly retrospective as the area of hard-standing and enclosures are already in place. The proposed stables will be for personal use linked to the adjacent residential dwelling. The areas of hard-standing are to serve the proposed stables and provide turning and parking areas linked to the use of the stables and adjacent residential dwelling.

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Site History

None relevant.

Planning Policy

District of Easington Local Plan

GEN01 - General Principles of Development

ENV03 - Protection of the Countryside

ENV35 – Impact of Development

Government Guidance

PPS7 - Sustainable Development in Rural Areas

Consultations and Publicity

The application has been advertised in the local press and by a site notice and neighbouring properties have been consulted. One letter of representation has been received in relation to this proposal. Objections have been raised on the following grounds:

- Impact on local residents from flies and odour nuisances linked to the proposed stables.

Easington District Council, Environmental Health Officer, comments:

- No objections to this proposal.

Durham County Council, Highways Authority, comments:

- The creation of stables at this location would not appear to raise any specific adverse highway/traffic implications.

Planning Considerations and Assessment

In principle the proposed works are considered to be acceptable in the proposed location. The proposed stables are to be sited close to the settlement boundary as outlined in the District of Easington Local Plan and as such will not affect the openness of the countryside. The proposed stables are considered to represent development that is acceptable in the countryside. It is proposed that a condition be attached to any grant of planning permission that requests a landscaping scheme to be agreed with the Council and implemented by the applicant. The required landscaping works will help to screen the proposed development from adjacent occupants and minimise its impact on the countryside.

The design and scale of the proposed stables are considered to accord with their purported use; which is to be for domestic purposes associated with the adjacent residential property and for the personal use of the applicant. It is proposed that a condition be attached to limit the use of the stables to the personal use of the applicant will ensure that the development has minimal effect on adjacent occupants.

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During the application process concerns were raised with the applicant relating to the amount of hard standing proposed. Following discussions between officers and the applicant further details have been submitted to explain and justify the amount of hard standing. It is accepted that the amount of hard standing can be justified in relation to the proposed stables and required associated turning and parking space.

Concerns have been raised by an adjacent occupant regarding odour nuisance associated with the proposed stables. However, they are considered to be a sufficient distance from the nearest residential properties so as not to cause nuisance. The Council's Environmental Health Officer has confirmed that there are no objections to the proposal. As such it is not considered that the proposed stables will have any detrimental effects on the occupants of the adjacent properties sufficient to warrant refusal of the application.

Durham County Council, Highways Authority has raised no objections to the proposal.

Conclusion

The proposal represents an acceptable form of development in the countryside. The suggested conditions will help to control the uses of the site and minimise any effects the proposal may have. Due to the siting and design of the proposed stables it is not considered that the proposed works will have any detrimental effects on the character of the area or adjacent occupants sufficient to warrant refusal of the application.

Recommendation

Approval subject to the following conditions: Materials, Means of Enclosure, Use of Stables, Landscaping, Specific Plans.

Reason for Approval

The proposal is considered to be in accordance with policies 1, 3 and 35 of the District of Easington Local Plan and PPS7 - sustainable development in rural area.

Decision time
sought.

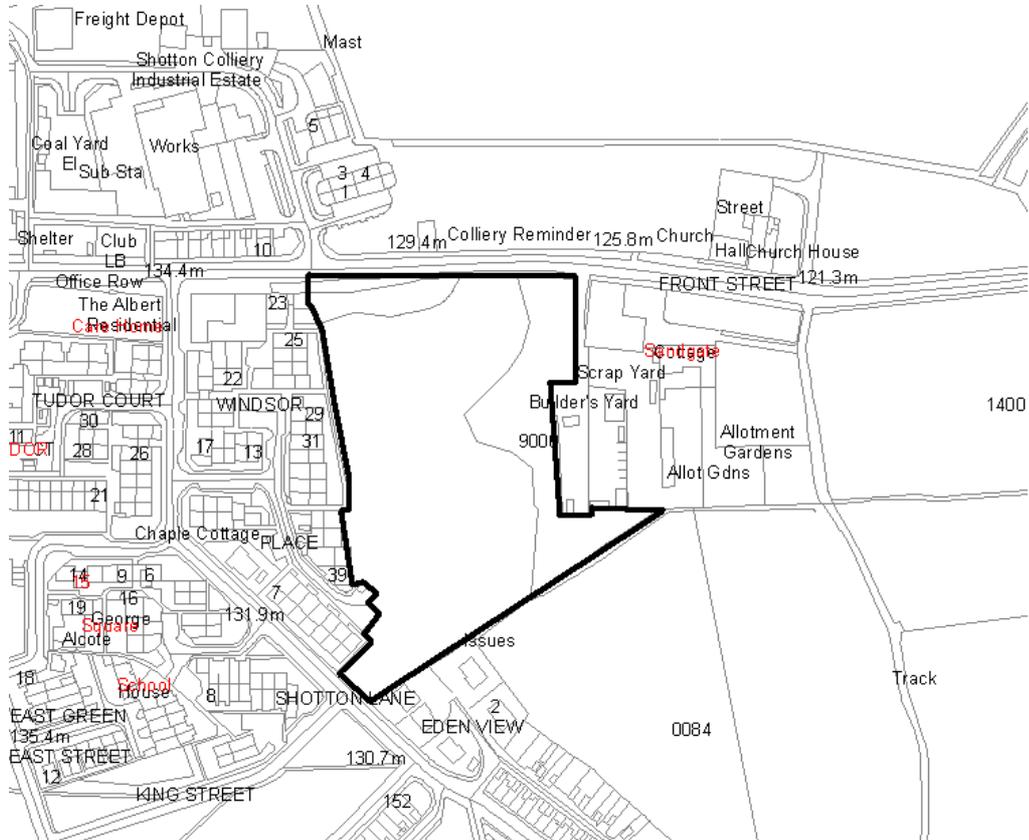
Over 8 weeks – target not achieved as amendments

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PLAN/2008/0082

Shotton (Haswell & Shotton) - 86 NO. DWELLINGS at LAND EAST OF WINDSOR PLACE, SHOTTON COLLIERY for HASLAM HOMES NORTH EAST

Location Plan



The Application Site

The application relates to an area of land situated to the east of Shotton Colliery. To the north the site fronts onto Front Street, to the east the site is bounded by an existing builders yard and scrap yard, to the south by properties situated on the recent Miller Homes development and properties situated on Eden View. To the west of the site are residential properties situated on Windsor Place and Shotton Lane, which is to the south west of the site.

The application site is currently grassed and used informally as public open space. A public footpath currently runs through the site from north to south linking Front Street with Shotton Lane.

The site is allocated in the District of Easington Local Plan for housing development. The allocated site includes the area of land to the southeast that has recently been developed by Miller Homes.

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The Proposed Development

In principle the proposal is for the erection of 86 no. dwellings. The proposal includes the provision of a range of different house types, providing 2, 3 and 4 bedroom homes. The proposed new dwellings are all to be two-storey in height, a mixture of different materials is to be used.

Vehicular access is to be from Front Street. The proposed houses are to be laid out around a circular road network. The layout of the site has been designed to make the most of the Front Street road frontage.

Site History

04/568 - Residential Development comprising 94 No. Dwellings – Approved 02/09/2004. This previous application related to a larger site but included the land subject to the current proposal. Miller Homes developed the southern half of the development allowed under the previous consent.

Planning Policy

District of Easington Local Plan

GEN01 - General Principles of Development
ENV03 - Protection of the Countryside
ENV35 - Environmental Design: Impact of Development
ENV36 - Design for Access and the Means of Travel
ENV37 - Design for Parking
TAC47 - Footpaths and other public rights of way
HOU66 - Provision of outdoor play space in new housing development
SH04 - East of Windsor Street

Consultations and Publicity

The application has been advertised in the local press and by a site notice. Neighbouring properties have also been consulted. Four letters of representation have been received in relation to this application. Objections have been raised on the following grounds:

- Impact on adjacent occupants in Windsor Place. The proposal will restrict access to the front of the properties and have a detrimental effect on outlook from the front of the properties.
- Existing anti-social problems at the front of properties on Windsor Place will be exacerbated by the proposed works.
- Loss of open space currently used for recreation by local children.
- Impact on adjacent occupants during building works by way of noise, dust and general disturbance.
- The proposed access onto Front Street will impact on highway safety. Residents already have difficulty exiting Shotton Lane onto Front Street.
- Impact on Wildlife, the proposal will result in the loss of habitat.

Easington District Council, Planning policy Officer, comments:

- It is considered that the proposal broadly complies with relevant development plan policies and should be supported.

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- Policy Sh4 of the Local Plan identifies the site as being allocated for housing. The policy notes that development proposals should incorporate the retention and enhancement of existing tree belts and the retention or diversion of the existing public right of way. The application has retained trees on the north and eastern boundaries of the site, however some are to be removed. It is understood from the marketing brief that this was considered acceptable. A public right of way through the site linking Shotton Lane with Front Street has been incorporated meeting the requirement with Policy Sh4.
- The applicant has provided an affordable housing statement with the application that shows broad compliance with the Council's affordable housing policy. Providing a delivery mechanism for providing the affordable housing can be agreed, no objections are raised.

Easington District Council, Environmental Health Officer, comments:

- A contaminated Land Risk Assessment will need to be approved before works commence on site.
- Hours of construction should be restricted to protect the amenity of adjacent occupants.

Easington District Council, Regeneration Officer, comments:

- The Regeneration and Partnerships would endorse such a residential application and have no objections to the proposed development. The provision of a complementary housing size and mix to supplement the needs of the residents of Shotton Colliery should be encouraged and as such the proposal is welcomed. Presently Shotton has a lower than average supply of low-cost family housing, any increase in affordable housing provision is to be welcomed.

Easington District Council, Countryside Officer, comments:

- In its current form objections are raised to the proposed works. The proposal includes the loss of a considerable area of young tree planting; furthermore the trees to be retained are to be largely sited within private residential gardens and as such open to removal by occupants. Local Authorities have a duty to have regard to the conservation of biodiversity in exercising their functions under the Natural Environment and Rural Communities Act 2006. The current proposal would conflict with this duty.

Durham County Council, Highways Authority, comments:

- General access arrangements and site layout is considered acceptable subject to minor revisions. The proposed parking provision for the development is within Durham County Council guidelines and is considered acceptable.
- The proposed diversion route for the public right of way will need to be agreed with Durham County Council.

Environment Agency, comments:

- Concerns have been raised regarding the submitted Flood Risk Assessment. At the time of finalising the recommendation report the Environment Agency have objected to the scheme, however, discussions are on-going with the developer and it is expected that the objection will be changed to conditional support prior to the Development Control and Regulatory Panel meeting.

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Northumbrian Water, comments:

- Concerns have been raised that Northumbrian Water apparatus may be affected by the proposed development. Northumbrian Water has asked to be kept informed of the decision on this application.

Miller Homes, comments:

- The original planning permission for this site included a footpath link between the current application site and the adjacent land recently developed by Miller Homes. Miller Homes are willing to enter into discussion with the current developer to provide the footpath link to the benefit of the local community.
- The original permission included the creation of a play area on the site and the requirement that the developer entered into a Legal Agreement in lieu of on-site open space provision. It is argued that if the current proposal is permitted that the Council is not adopting a consistent approach, to the detriment of the design and layout of the proposal.

Planning Considerations and Assessment

The proposed development is considered to accord with the relevant national planning guidance and relevant development plan policies. The application relates to a previously developed site within the established settlement boundary. The proposed development if allowed, will provide a mix of different housing types that will be sustainable in achieving current and future occupants aspirations.

The following issues are considered relevant in assessing this application:

- Highways and Access
- Play Space Provision
- Affordable Housing
- Impact on Existing Residents
- Impact on Wildlife
- Scale, Design and Layout of Development

Highways and Access

Although local residents have raised concerns, Durham County Council has been consulted on the proposed application, and subject to minor amendments being made to the site layout has raised no objections. It is therefore considered that the proposed works accord with the relevant development plan policies in this regard. A condition is to be attached to any grant of planning permission requesting that an amended site layout incorporating the Highways Authority comments, be submitted to and agreed by the Local Planning Authority prior to works commencing on site.

The proposed works require the diversion of an existing public right of way. Any diversion will need to be agreed with Durham County Council under a separate application, although it is understood the proposed diversion route is in principal acceptable. Comments are currently awaited from the Ramblers Association at the time of preparing this report.

Affordable Housing

An affordable Housing Statement has been submitted with the application. The development will provide 10 affordable units. The affordable properties will be

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two bedroom starter homes, with 7 being shared equity and 3 for social rent. Although the proposed provision does not accord with the Council's Affordable Housing Policy it is in accordance with that agreed during the sale of the Council owned land which pre-dated the Affordable Housing Policy; as such the proposed provision is considered acceptable in this instance. The delivery of the affordable housing will be outlined in a S.106 Legal Agreement to be attached to any grant of planning permission.

Play Space Provision

The proposed development involves the erection of more than nine houses, so policy 66 of the Local Plan requires that the appropriate provision should be made for children's play space. Miller Homes have commented in this regard, pointing out that the previous planning approval on this site included on-site play provision together with a financial contribution, in accordance with Policy 66. It is suggested that in the interest of consistency the Council should ensure on-site provision is included in the current proposal.

While there is no provision for such open space within the development, the applicants have stated that they are willing to enter into a S.106 Legal Agreement in respect of their making a financial contribution to the provision of new or the enhancement of existing play space outside the application site. Although the relevant policy does request on-site provision, it has been common practice for the Council to agree a financial contribution in lieu of open space provision by way of a Legal Agreement when no play space is proposed. As such the current proposal is considered to accord with the relevant development plan policy, and is consistent with recent decisions on comparable sites within the district.

Impact on Existing Residents

Objections have been received regarding the effect the proposed development will have on adjacent occupants to the application site by way of loss of residential amenity in terms of loss of outlook and privacy. In particular concerns have been raised regarding the impact the proposal will have on existing residential properties that look onto the site. The proposed works will result in the existing properties looking onto the rear of proposed dwellings. During the application process an amended plan has been received that improves the distance between the front of existing dwellings and the rear boundary fences of the proposed houses. Although the properties will still look onto the rear of the proposed dwellings, it is considered that the increased spacing will lessen the impact on adjacent properties; a proposed landscaping buffer will improve the outlook from the existing dwellings. In general the proposed development is considered to be acceptable in these terms; the development has been designed in accordance with spacing and privacy guidelines set out in the District of Easington Local Plan.

The proposal includes construction works adjacent to existing residential properties and as such some disruption during construction works will be caused to neighbouring occupants. However, any temporary inconvenience caused to existing residents although regrettable is considered acceptable. A condition limiting hours of construction can be attached to any grant of planning permission.

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Impact on Wildlife

Easington District Council's Countryside Officer has raised an objection to the proposal. The proposed works include the loss of a considerable area of young tree planting which is considered to be contrary to a local authority's duty to have regard to the conservation of biodiversity in exercising their functions set out under the Natural Environment and Rural Communities Act 2006. Following discussion with the developer it has not been possible to agree amendments to the proposal that would allow the retention of a greater number of trees. In order to overcome the objection, it is suggested that the developer is asked for a financial contribution to provide for Habitat Enhancement works off-site. The proposed works would provide improved habitat for local wildlife on a site in the locality. The developer has in principle agreed to enter into such an agreement; the required contribution will be delivered through a S.106 Legal Agreement.

Scale, Design and Layout of Development

National Planning Guidance relating to Housing Developments is contained with PPS3: Housing; the main aim of national guidance is to increase density of development and mixture of housing type. The national guidance calls for developments to be built with a density in excess of 30 houses per hectare; the current proposal is to be built with a density of 42 houses per hectare and therefore accords with the guidance. The proposal will also provide a variety of different house types, an approach that is also in accordance with the relevant national guidance.

The proposed design and layout of the development is considered to accord with the relevant development plan policies. Conditions to agree materials to be used, means of enclosure, and landscaping works should be attached to any grant of planning permission to ensure the Local Planning Authority retain control over the finish and appearance of the development.

Conclusion

On balance the proposal is considered to accord with the relevant guidelines relating to siting, density and mixture of housing type. The proposed development is considered to be acceptable in terms of design, and it is not considered that it would have any detrimental effects on the occupants of adjacent properties sufficient to warrant refusal of the application.

The proposed development is considered to accord with the relevant national guidance and local development plan policies. Subject to the suggested conditions and relevant legal agreements, the objections received are not considered to be sufficient to outweigh the policy support for the principle of development. The proposed development will result in the development of a cleared Brownfield site that is allocated for housing development in the District of Easington Local Plan and provide a mix of different housing types to the benefit of Shotton as a whole in helping to meet the present and future housing demands of residents.

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Recommendation

Approval subject to the completion of a Section 106 Agreement relating to off site open space provision, affordable housing, and habitat enhancement works, and subject to the following conditions: Materials, means of enclosure, landscaping, tree protection works, hours of construction, contaminated land risk assessment, environment agency requirements, and revised access layout; and that delegated authority be given to the Head of Planning and Building Control Services to issue the decision on satisfactory completion of the Section 106 Agreement.

Reason for Approval

The proposal is considered to accord with the relevant development plan policies. In particular policies:

ENV03 - Protection of the Countryside
ENV35 - Environmental Design: Impact of Development
ENV36 - Design for Access and the Means of Travel
ENV37 - Design for Parking
GEN01 - General Principles of Development
HOU66 - Provision of outdoor play space in new housing development
SH04 - East of Windsor Street
TAC47 - Footpaths and other public rights of way

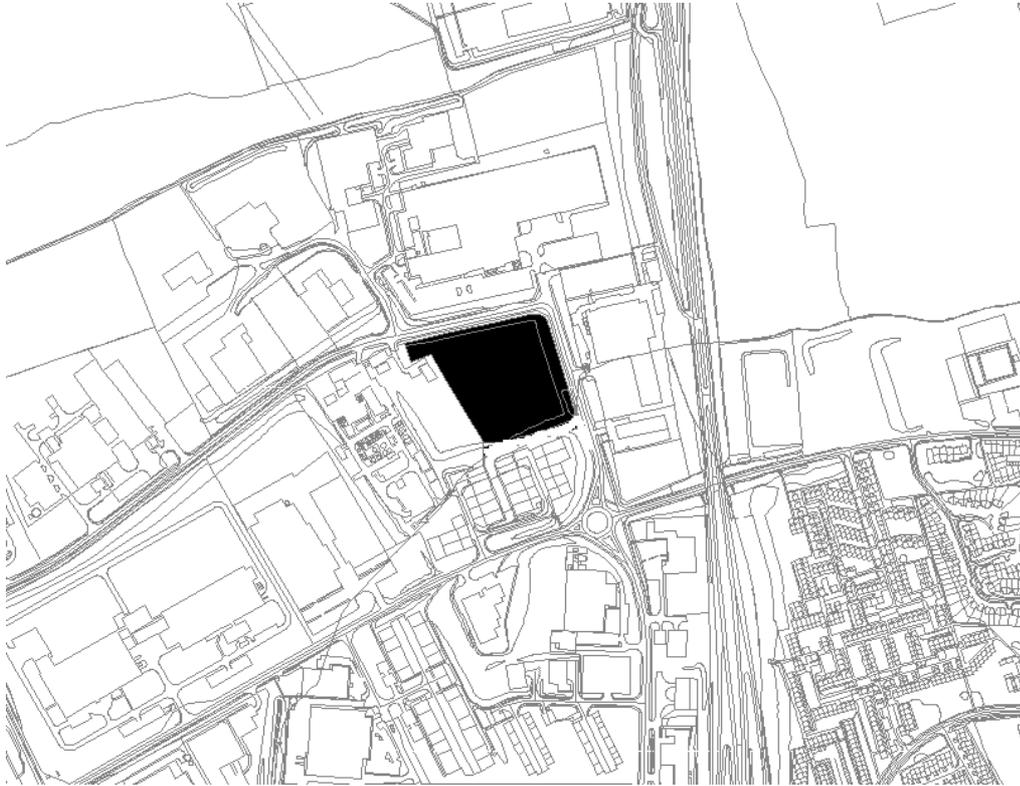
Decision time Within 13 weeks. Target achieved.

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PLAN/2008/0102

Easington Village (Easington Village & South Hetton) - INDUSTRIAL UNITS (B1, B2 & B8 USE) INC. SMALL RETAIL UNIT (OUTLINE) at LAND AT MILL HILL, PETERLEE for KANS AND KANDY LTD

Location Plan



The Application Site

The application site is located within the North West Industrial Estate in the northern part of Peterlee. It is situated just off the A19 which runs through Peterlee and is therefore within a key sustainable industrial estate, with good links to both the north and south.

The site in question is situated on Mill Hill, and is surrounded by occupied industrial units, but is currently a piece of undeveloped land. The land is currently sunken compared to the road surrounding it and has sloping banks at its edges which are populated by trees along the northern and eastern edges. The total area of the site is about 2.5 hectares (6.19 acres).

The site falls within a Zone 1 flood risk area, which is classed as a low probability flood risk zone.

The Proposed Development

The applicants describe the proposals as follows :

The application is seeking to secure an outline planning application for B1, B2 and/or B8 uses as well as an ancillary retail unit on the undeveloped land. We would look to have small to medium units ranging between 700 sq ft to

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6,000 sq ft on the north of the site with larger units proposed for the back 3 acres. As a consequence we would look to have potential trade counters on site, as ancillary to the main use.

It is also intended to provide a small scale retail outlet on the site in line with the requirements of the Easington Local Plan.

Site History

There have been no previous planning applications on this site.

Planning Policy

District of Easington Local Plan

GEN01 - General Principles of Development
IND53 - Existing General Industrial Estates
Policy 105 – Retail development on industrial estates.

Consultations and Publicity

The application was advertised in local newspapers, a site notice was posted and local residents were consulted. No comments were received as a result of this publicity.

Planning Policy Comment - The applicant identifies that trade counters will be incorporated within the industrial units. Policy 105 of the Local Plan states that planning permission for retail development on industrial estates will only be approved where the proposal is of a small scale or relates to the sale of items manufactured on the premises or the same industrial estate where the sale of such items is subsidiary to their manufacture.

Within the supporting text of Local Plan Policy 105, it is stated that small scale retail developments of no more than 50 sq. m on prestige and general industrial estates providing local services to meet the daily needs of workers on the estate such as newsagents (A1), banks (A2) and shops selling food and drink (A1/A3), may be appropriate.

In this instance the applicant has specified in a supporting planning statement accompanying the application, that the retail development would not be more than 50 sq m. This would therefore be in accordance with the plan.

I would therefore conclude that I would be happy to support this outline application providing that retailing is what is stated in the supporting planning statement and would meet the needs of workers. In addition any trade counters should be purely ancillary to the main uses.

Environmental Health – No objections

Health and Safety Executive – No issues raised regarding nearby chemical storage site.

Environment Agency – No objections to proposals.

East Durham Business Service – Supports proposed mix of accommodation and considerable financial investment in the area.

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Highway Authority – Highway Officers are concerned about the traffic impact of the development on certain road junctions in the locality and have requested a financial contribution and further survey work be undertaken. The officer has stated:

“In view of the impact the proposals will have on the two junctions referred to above I must object to the proposals at this stage until such time as the applicant is able to respond to the concerns highlighted above. In addition I would request the applicant to reconsider the location of the proposed access onto Mill Hill.”

Countryside Officer – No objection in principle but requires survey work to be undertaken relating to the wetland area on the site as protected species may be present.

Planning Considerations and Assessment

This is an outline planning application to erect industrial buildings on undeveloped land within the existing Peterlee North West Industrial Estate. In planning policy terms there is no objection to the proposals subject to the retail element referred to being in line with Policy 105 of the Local Plan referred to above. The proposals would be in keeping with adjacent developments.

The site area of some 2.5 hectares will generate considerable additional traffic and the Highway Authority has requested a financial contribution towards off site road improvements. This request is being contested by the applicants and it is hoped that this issue will be resolved in time for the Panel meeting along with other highway issues raised above. A Section 106 Agreement may be necessary in this regard.

The applicants have agreed that the existing wetland area located at the north western extremity of the site could remain undeveloped if necessary and this will address the concerns of the Countryside Officer. In the meantime further site surveys are taking place and the results should be available in time for the Panel meeting.

The submitted layout plans are indicative only and as such all matters are reserved for future consideration.

Conclusion

It is proposed to develop 2.5 hectares of land allocated for industrial development with B1, B2 and B8 business, industrial and storage uses. In planning policy terms the proposal is considered acceptable and subject to the highways and ecology issues detailed above being satisfactorily addressed, it is considered that the application should be supported.

Should the highway and ecological information referred to above, not be submitted in time for the meeting, authority is requested for the Head of Planning and Building Control Services to issue the planning permission at a later date, following resolution of any outstanding matters.

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Recommendation

Approve subject to the receipt of satisfactory details relating to off site highway works and surveys and details relating to the preservation of the existing wetland area and subject to the following conditions: Highway works, wetland area, retail element of future development and full details of future development; and that delegated authority be given to the Head of Planning and Building Control Services to issue the decision on satisfactory completion of the Section 106 agreement.

Reason for Approval

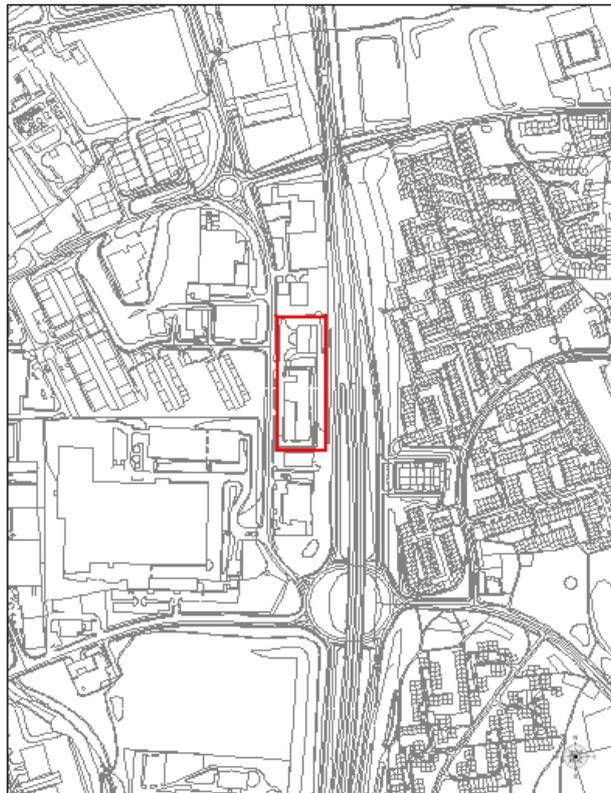
The proposed development is considered to comply with the development plan policies 1, 53 and 105 of the District of Easington Local Plan.

Decision time 10 weeks – target achieved.

PLAN/2008/0108

Shotton (Haswell & Shotton) - FACTORY EXTENSION at 2 MILL HILL, PETERLEE for MR J PEACOCK ROBALLO ENGINEERING LTD

Location Plan



Scale: 1:5,000



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The Application Site

The application site lies within the North West Industrial Estate, Peterlee. Other industrial units of various scales and designs surround it to the north, west and south. The A19 is adjacent to the factory to the east.

The Proposed Development

Planning permission is sought for the erection of a factory extension to the south west corner of the Roballo Engineering site. The extension would increase the floor space of the unit by 1034 square metres in order to expand production capacity and accommodate an increase in demand. The extension would match the height and proportion of the existing structure and would be constructed in materials to match. Parking facilities would be provided in accordance with Highways Authority guidance.

Site History

No relevant history

Planning Policy

District of Easington Local Plan

GEN01 - General Principles of Development
ENV35 - Environmental Design: Impact of Development
ENV36 - Design for Access and the Means of Travel
ENV37 - Design for Parking
IND53 - Existing General Industrial Estates

Consultations and Publicity

Parish Council – no objections
DCC Highways – parking arrangements have been amended and agreed
East Durham Business Service – letter of support
Environmental Health – no objections
Neighbouring Properties – no responses

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 North West Industrial Estate in terms of scale and design. The proposed materials are also considered acceptable and as such, it is not considered relevant to impose any materials conditions. The proposed use of the unit is also considered to be in keeping with the surrounding area. In economic terms it would assist the company's operations and future growth

Durham County Council, Highways Authority has no objections in principle to the proposed scheme and has negotiated and approved parking arrangements with the applicant.

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Conclusion

The proposal is considered to be appropriate in terms of scale, design, materials and use. It is considered to accord with the relevant development plan policies and should be approved.

Recommendation Approval subject to the following conditions: amended plans.

Reason for Approval

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

Decision time 12 weeks – target met.

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