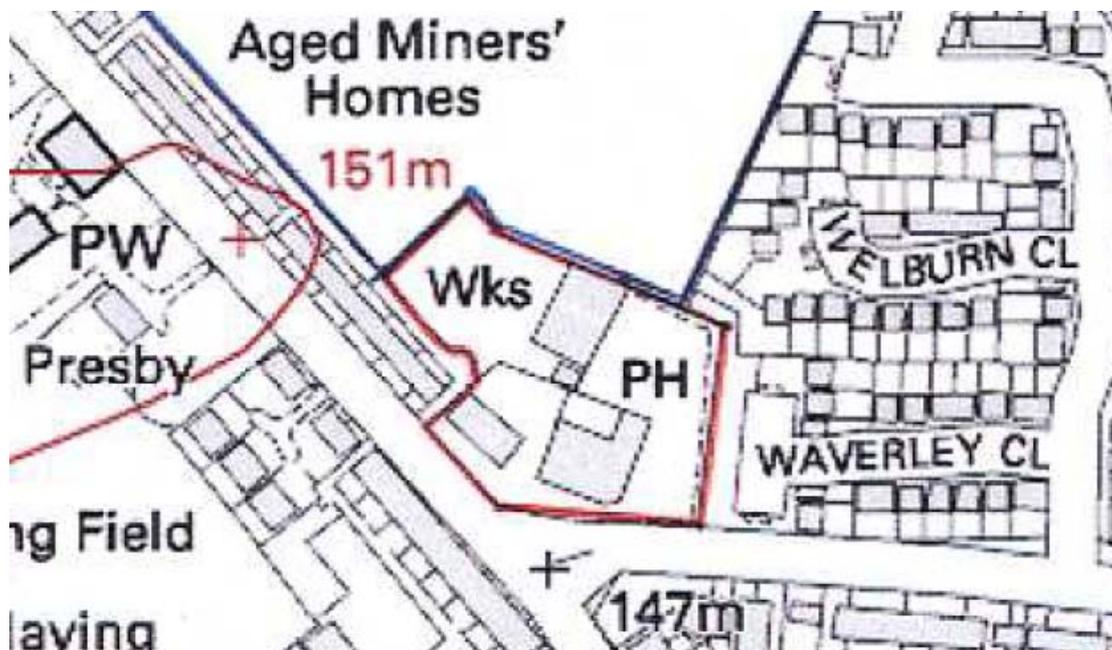


PLAN/2008/0534

Shotton (Haswell & Shotton) - RESIDENTIAL DEVELOPMENT (OUTLINE) at FORMER SITE OF BRUNTONS GARAGE AND FLEMING HOTEL, SHOTTON COLLIERY for DURHAM ESTATES LTD

Location Plan



The Application Site

The site lies to the north of the road junction between Salters Lane and Station Road in Shotton Colliery. It extends to some 0.73 hectares and is currently occupied by the former Fleming Hotel and Bruntons Garage and their associated buildings, all of which are boarded up and in varying states of disrepair.

The Proposed Development

This is an application for outline planning permission for the redevelopment of the site for residential purposes with all details reserved for later approval.

However, the applicants have provided, for informal purposes only, an indicative preliminary scheme showing how it might be possible to accommodate around forty houses on the site, which would include a minimum of 25% of 'affordable' homes.

Site History

- 1975 – 1988: Various applications relating to the existing buildings and uses on the site.
- 04/880: Residential development (outline) (Bruntons garage part of site only) – Withdrawn 11/04.
- 05/106: Residential development (outline) (resubmission) (Bruntons Garage part of site only) – Approved 04/05.
- 08/163: Residential development comprising 34 houses (outline) – Withdrawn 05/08.

Planning Policy

District of Easington Local Plan

ENV03 - Protection of the Countryside

ENV17 - Identification and Protection of Wildlife Corridors

ENV35 - Environmental Design: Impact of Development

GEN01 - General Principles of Development

HOU66 - Provision of outdoor play space in new housing development

HOU67 - Windfall housing sites

REC96 - Protection of community facilities

Consultations and Publicity

Parish Council:	No response.
DCC Highways:	Detailed advice on highways matters; final layout of development should be based on two separate cul-de-sac.
Northumbrian Water:	No response.
Environment Agency:	Objection on grounds that insufficient information has been provided to demonstrate that risk of pollution to controlled waters is acceptable. Also, request for condition relating to drainage system. (Reconsideration being given to submitted geotechnical report.)
Natural England:	Insufficient information provided to allow reliable assessment of likelihood of harm to protected species; adequate survey work should be carried out at appropriate time of year.
Durham Wildlife Trust:	No response.
Durham Bat Group:	Bat survey and proposed mitigation works satisfactory.
EDC Landscape Unit:	Bat survey is acceptable on basis that mitigation measures and method statement are included as condition on planning permission.
EDC Environmental Health Unit:	Contaminated land risk assessment required (further consideration being given to submitted geotechnical report); construction works should be limited to Mon-Fri 0800-1800hrs and Sat 0800-1300hrs; waste materials must not be burnt on site.
Neighbours:	1 letter of concern about existing drains overflowing. 1 letter of concern about continuation of vehicle access arrangements to rear of Aged Miners' Homes adjacent to site.
Press and Site Notices:	No response.

Planning Considerations and Assessment

The material considerations relevant to this application are the:-

- planning policy background;
- effects of residential development on the surroundings; and
- representations which have been made in response to the consultation and notification procedures.

Planning Policy Background

Policy 67, which has been 'saved' from the District of Easington Local Plan, is particularly relevant in that it relates to previously developed land within settlement boundaries. The policy states that housing development will be approved on such sites, providing the proposal is appropriate in scale and character and does not conflict with other policies.

'Saved' policy 96 relates to the loss of community facilities such as village shops, post offices, public houses, etc. The policy states that the conversion or the redevelopment of such facilities will only be permitted where it can be demonstrated that the facility is no longer financially viable in that locality or where there are equivalent and accessible alternative facilities nearby. Evidence has been submitted which shows that the operation of the Fleming Hotel is no longer viable and it is a fact that there still remains a number of other licensed premises in the village.

'Saved' policy 66 of the Local Plan requires housing developments of this size to incorporate children's play facilities and, in the absence of a formally submitted scheme, this requirement should be made a condition of any planning permission which may be issued.

Although this is an outline application with all matters reserved for later approval, the applicants have indicated in their submission that their preliminary layout for the development "consists of a mix of two- and three-bedroomed, terraced houses with a minimum of 25% affordable homes. At the time of the preparation of this report, the applicants had agreed verbally to enter into a legal (s.106) agreement to incorporate 20% of the eventually agreed detailed scheme as such affordable homes. Progress on this aspect of the proposal will be supplied verbally at the Panel meeting.

Taking all these matters into account, it is clear that the proposal is in accordance with the relevant policy background and current central government advice.

Effects On Surroundings

The application site is located in what is, essentially, a residential area, being virtually surrounded by existing mature and new housing. The proposed use is considered, therefore, to be entirely in character with its surroundings.

The application being submitted in outline form only, it will not be possible to assess the specific effects of the proposed development on immediately adjacent properties until a fully detailed scheme is submitted in the form of an application for the approval of the reserved matters. However, there is no reason to think that a well-laid out development which respects all the usual separation and privacy distance guidelines would result in any unduly unacceptable or undesirable effects on the amenities of existing residents.

The site is currently occupied by a number of disused and derelict buildings and its resultant appearance is one of dilapidation and abandonment. It is located in a very prominent position at the junction of two main roads and, from this point of view, any reasonably designed housing development would bring about significant visual improvements.

Representations

Only two comments have been received from local residents and these relate to matters of drainage and existing vehicle access which cannot be considered properly at this outline stage but which will be pertinent at the reserved matters stage.

The Environment Agency has objected to the proposal because they are concerned about the risk of pollution to controlled waters. However, a contaminated land risk assessment has been submitted with the application and the Agency's further observations are awaited. The Panel will be updated verbally with any further information on this particular aspect of the proposal.

Natural England are concerned that the submitted bat survey does not contain sufficient information about the possibility of harm which might be caused to bats as a result of the proposed development. However, the report does attempt to cover all eventualities by incorporating a range of 'mitigation measures' and a 'method statement' which aim to both prevent bats being harmed or disturbed during the works and to ensure that the site retains the potential to be used by bats in a similar manner in the medium to long term.

The Council's Countryside Officer is satisfied that the avoidance of risk to bats can be adequately covered by a condition requiring the complete adherence to the mitigation measures and method statement set out in the submitted report.

Conclusion

The proposed development is in accordance with relevant policies, has the potential to improve vastly the appearance of this prominent and currently dilapidated site. It is considered, therefore, that the proposal is likely to have significant benefits for the village of Shotton.

Recommendation

Approval subject to conditions (standard outline conditions, approval in principle only, contaminated land risk assessment, drainage details, bat mitigation measures and method statement, children's play facilities, limit on construction hours, no waste materials to be burnt on site) and to the satisfactory completion of a s.106 agreement in relation to the provision of affordable homes in the development, and that delegated authority be given to the Head of Planning and Building Control Services to issue the planning permission on satisfactory completion of the legal agreement.

Reason for Approval

The proposal is considered to be in accordance with the Statutory Development Plan and the following related policies;

District of Easington Local Plan

ENV03 - Protection of the Countryside

ENV17 - Identification and Protection of Wildlife Corridors

ENV35 - Environmental Design: Impact of Development

GEN01 - General Principles of Development

HOU66 - Provision of outdoor play space in new housing development

HOU67 - Windfall housing sites

REC96 - Protection of community facilities

Decision time

10 weeks 5 days target achieved

