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03 April 2008

Dear Councillor

A meeting of the Planning Committee will be held in the **Council Chamber, Civic Centre, Newcastle Road, Chester-le-Street, Co Durham, DH3 3UT on Monday 14th April 2008 at 6.00 pm**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Roy Templeman', written over a faint rectangular stamp.

R TEMPLEMAN

Chief Executive

AGENDA:

1. Apologies for Absence
2. Minutes of Meeting held 10 March 2008 (Pages 1 - 10)
3. To Receive Declarations of Interest from Members
4. Confirmation of Speakers
5. Planning Matters (Pages 11 - 132)

Report Of Development and Building Control Manager

(Please note that the meeting may be recorded for clerical purposes only)

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THE DISTRICT COUNCIL OF CHESTER-LE-STREET

Report of the meeting of Planning Committee held in the Council Chamber, Civic Centre, Newcastle Road, Chester-le-Street, Co Durham, DH3 3UT on Monday, 10 March 2008 at 6.00 pm

PRESENT:

Councillor G K Davidson (Chairman)

Councillors:

R Harrison	D M Holding
L E W Brown	W Laverick
P Ellis	M D May
T H Harland	P B Nathan

Officers:

S Reed (Development and Building Control Manager), C Potter (Head of Legal and Democratic Services), D Chong (Planning Enforcement Officer) and D Allinson (Democratic Services Assistant)

Also in attendance: Councillors T J Smith and J Shiell (non-members of Planning Committee) and 29 members of the public.

61. APOLOGIES FOR ABSENCE

Apologies for Absence were submitted on behalf of Councillors A Humes, K Potts, D L Robson, A Turner, M Sekoski and F Wilkinson.

62. MINUTES OF MEETING HELD 11 FEBRUARY 2008

Councillor Brown referred to Minute No. 60(C)(2) and queried whether a response had been received from Durham County Cricket Club, Durham County Council and the police in respect of the parking problems that were to be raised with them following his request at the last Meeting. The Development and Building Control Manager confirmed that a response had not yet been received, however he would follow this up and report back to the next Meeting.

RESOLVED: "That the Minutes of the proceedings of the Meeting of the Committee held 11 February 2008, be confirmed as being a correct record."

63. TO RECEIVE DECLARATIONS OF INTEREST FROM MEMBERS

There were no declarations of interest received from Members.

64. CONFIRMATION OF SPEAKERS

The Chairman referred to the list of speakers and confirmed their attendance.

At this point Councillor Holding entered the Meeting.

65. PLANNING MATTERS

A report from the Development and Building Control Manager was considered, copies of which had previously been circulated to each Member.

The Chairman suggested that in recognition of the number of speakers present, the order to the agenda be changed so that the applications were considered in the following order – Item Nos. 2,1,3.

(A) District Matters Recommended Approval - Refused

(2) **Proposal: Construction of 104 bed residential care home including details of associated access, car parking, servicing, arrangement landscaping and boundary treatment.**

Location: Site of Former County Council Depot, Picktree Lane, Chester-le-Street

Applicant: Premier Quality Developments Ltd – Reference 07/00539/FUL

Due to the number of speakers wishing to speak in relation to this item, the Chairman requested that Standing Orders be suspended in relation to the 10 minute speaking rule for speakers and the speaking time be extended to allow the speakers who were objecting to the application three minutes each to speak in relation to the application. Members were in agreement with this proposal and also agreed that the applicant and his agent be allowed to speak for as long as the objectors had been given.

The Development and Building Control Manager updated Members in relation to the proposal as follows:

He advised that since the report had been submitted he had held further discussions with the Engineers at Durham County Council Highways Authority who expressed concerns in relation to condition Extra 9 that refuse deliveries and HGV deliveries would not be able to turn around within the site. The Development and Building Control Manager therefore proposed to reword the condition so that HGV delivery vehicles and refuse vehicles would be allowed to use the Hopgarth Gardens entrance into the site.

He advised that Durham County Council Highways Authority had also made reference to Extra condition 11 in the recommendations and pointed out that

travel plans could only be informed after a development had commenced use. He therefore proposed that the wording of this condition be amended to state that the travel plan had to be submitted within three months of bringing into use of the development on site.

The Development and Building Control Manager updated Members on comments that had been received following the publication of the report from the applicant Mr Oats and the agent Mr Self. The Development and Building Control Manager advised that he did not propose to go through all of the issues raised in detail, on the grounds that both Mr Oates and Mr Self were registered to speak at the meeting. However a summary of the issues raised was provided as follows:

- That there were no objections to this application received from any of the statutory consultees.
- That they had assessed the levels of objections received to the scheme as well as the nature of the objections and that they felt that these had been largely addressed.
- That 21 out of the 23 objections received related to access concerns, specifically the access shown on the original plans going through Hopgarth Gardens.
- The plans have been changed to accommodate a request from Officers to show the access on Picktree Lane to be the primary access.
- With the exception of the refuse vehicles no other large commercial vehicles are expected to visit the site.
- Four objections have been raised on the amount of parking provided within the plans. Because the site is less than 5 minutes walk of transport terminus within the Town Centre they feel that the amount of parking available is acceptable.
That there had been 7 objections received on the grounds of the impact of the proposal on the amenity of the existing residents. It was pointed out that the Sandringham Court development had been built in full knowledge of the live grant of planning permission that already existed for the 60 bed care home.
- That Council Officers including the County Council's Urban Design Officer had been involved fully in the preparation of the plans and those Officers had not raised any objections to the proposal.
- Four letters of objection had been received on sewerage issues and that the Water Authority had been fully consulted on the scheme and had offered no objections.
- That all contamination issues had been resolved as per a contaminated land report which had been submitted on the last application.
- One letter had been received alleging a case of corruption in relation to the £24,500, which was proposed as part of this application to comply with the public artwork policy as per Local Plan policy BE2. In the opinion of the applicant's agent this was a slur on the applicant's good name and that those monies were being offered for valid planning reasons and not for any other method.

- The applicant's agent considers that over 90% of the objections have been resolved by changing the access priority around as per the recommended condition.

The applicant had also requested that an update be given on the following matters:

- The applicant does not accept that the recommendation is finally balanced.
- The application had been submitted following extensive pre-application discussions with all Officers including Planning and the Urban Design Officers of the County Council.
- He also requests that it be recorded that the County Council as Highways Authority Officers had considered in detail the carriageway width both at Picktree Lane and Hopgarth Gardens and have given quite a clear steer view that there is to be no objection raised to this application on Highway grounds.
- That the Highway Authority had pointed out that it was a Town Centre Site and a Brownfield Site.
- That there have been a number of meetings and discussions over the years with Council Officers and Durham County Council's Design Officer on the external appearance and the massing of the design. The County Council's Design Officer has clearly recorded in the application that in her opinion there was no reason to reject the application on matters of design, scale, massing or external appearance.
- That the plan area of the development was reduced from the plan area in his opinion on the extant consent so there was no significant greater increase footprint.
- Amendments have made at the request of the Planning Officer to reduce the impact and overlooking.
- Northumbrian Water have raised no objections in relation to the sewerage impact and the applicant points out that he has allegedly reached an agreement with the Water Authority on the sewerage issue.
- No objections have been received from the Police, the Council's Environmental Health Officer or the Regeneration Team.
- Concern was expressed that the County Council as Adult and Social Community Services team were not the relevant body that regulates new care homes and feels that their points are not material to the consideration of the planning application.
- In his opinion there is a greater need for adult care provision than what the County Council have claimed. He points out that his existing care home on Mains Park Road was allegedly operating at 97% occupancy completion for most of last year.

The Development and Building Control Manager referred to photographs in relation to the proposal, which were displayed for Members information.

Mr Knight, Mr Hall, Mr Hutchinson, Mr Smith, Councillor Shiell and Councillor Smith (the objectors) and Mr Self (the applicant's agent) and Mr Oats (the applicant) spoke in relation to the application.

Councillor Brown thanked the speakers for their presentation and spoke in relation to the history of the site and queried the staff ratio in relation to the number of car parking spaces. He expressed concerns in relation to the development and advised that he could not support the Officer's recommendation of conditional approval because of the following reasons:

- Dense form of Development
- Scale of the Development
- Lack of open amenity space
- Reduction in Car Parking Spaces
- Criteria in respect of the RSS Policy 5b, HP17 and HP 9 not being met

In response to a query raised by Councillor Brown on the ratio of staff in relation to the car parking spaces it was confirmed by the applicant that out of 70/80 full time jobs the maximum number of staff at any one time on the premises would be 25 on a shift basis.

The Development and Building Control Manager advised that whilst this was a valid point that had been raised, the ratio of parking compared to previously was far less than what is was with the earlier approval. He advised that the applicant had discussed this matter at length with Durham County Council's Highway Authority. He referred to new initiatives that were being introduced from Central Government to encourage car users to use alternative methods of transport and the introduction of green travel plans.

Councillor Holding also raised concerns in relation to the lack of car parking facilities and referred to the amount of deliveries that would be necessary for meals and laundry. Mr Oats confirmed that there would be no HGV deliveries and other deliveries that were necessary would be carried out in normal working hours. It was noted that the laundry delivery would not be necessary as there was on site laundry function on the premises and the development had 4.5 metre carriageways internal to the development and that emergency vehicles and delivery wagons would be able to turn within that space.

The Development and Building Control Manager advised that he concurred with the comments made by Mr Oats and confirmed that Durham County Council as Highways Authority were happy with the infrastructure proposed for vehicles.

Councillor Nathan expressed concerns in relation to the proposal particularly in relation to the lack of greenery and aesthetic qualities for the residents. In his opinion this proposal did not enhance the local area.

The Development and Building Control Manager referred to the issues raised by Councillors Nathan and Brown which, in his opinion had included the two

key planning issues for consideration which were the impact on the surrounding residents by the footprint and scale of development proposed and also the design and how it fits in with the wider area. He pointed out that in Durham County Council's Design Officer's opinion these two issues were acceptable.

The Development and Building Control Manager referred to the previous design of this development which this Council had approved approximately 6 years ago and outlined the material differences between the two schemes. This included an increase in eaves and ridge height along the Hopgarth Court and Sandringham Court elevations.

Councillor Harrison also raised his concerns on the proposal in relation to car parking, risk of flooding and the scale and massing of the development.

Councillor Ellis advised that he agreed with the concerns expressed by one of the objectors in relation to the site being unsuitable for the increase in traffic and the quality of life for the surrounding residents. He therefore advised that he did not support the Officer's recommendation of conditional approval.

Councillor Laverick referred to the footprint of the live application and sought clarification on this from the Development and Building Control Manager who confirmed that the previous proposal which was currently live did have a smaller footprint than the proposed application which was before Members at this meeting. In Councillor Laverick's opinion there was a demand for nursing care within the community.

Mr Oats clarified the points raised by Councillor Nathan in relation to the type of resident and garden facilities and highlighted where the proposed gardens, patio areas and seating facilities would be located for use by the residents who would be persons with dementia and nursing requirements, which when compared to his other nursing home would be used for 5% of the year. Mr Oates also clarified his intentions with regard to sewerage facilities to be installed as part of the development.

The Chairman explained that if Members were minded to accept the proposal it would be subject to amendments to conditions Extra 9 and 11 that he had referred to earlier.

After much discussion and consideration of the points raised by the speakers Councillor Brown proposed to move that the application be refused for the reasons of the scale of the development and design impact on the street scene and the proximity of the adjacent residents. This was seconded by Councillor Harrison.

Prior to a vote being taken on this proposal the Development and Building Control Manager advised that if Members were minded to refuse the application he was satisfied in principle that the reasons proposed were valid material planning considerations for refusing this application, however he remained of the view that this proposal should be approved.

The proposal to refuse this application for the reasons suggested was carried.

RESOLVED: "That notwithstanding the Officer's recommendation of conditional approval, the application be refused for the following reasons.

Extra 1 The proposal would provide for a form of development that would be harmful to the amenities of surrounding residential occupiers by virtue of undue overlooking and overbearing impact contrary to the aims of Policy HP9 of the Chester-le-Street Local Plan.

Extra 2 The proposal, by way of inappropriate scale, massing and detailed design solution, would provide for a form of development that would be incongruous within the street scene and as such would be detrimental to the visual amenity of the wider locality, contrary to the aims of PPS1 and PPS3, Policy 5b of the Regional Spatial Strategy, and Policies HP9 and HP17 of the Chester-le-Street Local Plan.

At this point Councillor Harland left the Meeting at 7.30pm.

(B) District Matters Recommended Refusal

(1) Proposal: Erection of single storey extension at side of dwelling and erection of detached garage in garden area at side/front (amended plans received 18 February 2008)

Location: 3 Kingsmere, Chester-le-Street

Applicant: Mr and Mrs Cree – Reference 07/00544/FUL

The Development and Building Control Manager referred to photographs in relation to the proposal, which were displayed for Members information.

The Chairman referred to a letter from Fairhurst that had been circulated to Members at the Meeting and allowed Members time to digest the information.

Mr Abercrombie the applicant's agent spoke in relation to the proposal.

Councillor Holding advised that although he thought the garage could be of better design he had no objections to this proposal and would support the application.

Councillor Laverick referred to the leylandi trees and advised that there were no powers to ensure that these would be retained and therefore he supported the Officer's recommendation of conditional approval.

The Development and Building Control Manager advised that the trees that Councillor Holding had referred to were not owned by the applicant therefore

condition could not be applied in the event of approval to require that those trees did remain in situ.

Councillor Brown advised that he felt the main issue was the access to the rear garden which required the proposal to be built forward of the property and that he was minded to go with the Officer's recommendation of refusal.

Councillor Nathan agreed with the comments expressed by Councillor Laverick and Brown and was also minded to support the Officer's recommendation.

Councillor Laverick proposed to move the Officer's recommendation of refusal, which was seconded by Councillor Harrison. This proposal was carried.

RESOLVED: "That the recommendation of the Development and Building Control Manager to refuse the application be agreed for the following reasons.

Extra 1 The proposed detached garage by virtue of its position is considered to have a negative impact upon the character and openness of the existing street scene creating a detrimental impact on the visual amenity of the street scene and is considered to be contrary to the provisions of Policy HP11 of the Chester-le-Street District Local Plan.

(C) District Matters Recommended Approval

(3) Proposal: Various tree works to Sycamore trees (no's 1,2,4 and 5 on plan), including removing epicormic growth, remove dead wood, crown clean and reduced sail area by 20%. Also management of one Sycamore and one Willow tree (no's 3 & 6 on plan) on coppice basis (3 to 7 year cycle) and pruning of overhanging branches onto public highway from trees along Southern and Western boundary of garden.

Location: 1 Hermitage Gardens, Chester-le-Street

Applicant: Mr and Mrs Goulding – Reference 08/00048/TPO

Councillor Holding proposed to move the Officer's recommendation of conditional approval which was seconded by Councillor Harrison. This proposal was carried.

RESOLVED: "That the recommendation of the Development and Building Control Manager for approval in respect of the application be agreed, subject to the following conditions."

Extra 1 The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the

accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2 All tree works to be carried out in conjunction with the Bird/Bat Risk Assessment as produced by Barry Anderson Environmental Biologists on 6th February 2008 in order to safeguard the amenity and long term well being of the trees in accordance with Policy NE11 of the Chester-le-Street Local Plan.

Extra 3 All tree works to be carried out in accordance with BS3998 in order to safeguard the amenity and long term well being of the trees in accordance with Policy NE11 of the Chester-le-Street Local Plan.

Extra 4 All existing trees to be retained and protected in accordance with BS5837:2005 in order to safeguard the amenity and long term well being of the trees in accordance with Policy NE11 of the Chester-le-Street Local Plan.

(D) Planning General

(1) List of Planning Appeals and current Status

It was noted that since this list had been produced there was some amendments, which would be updated for the next meeting.

RESOLVED: "That the list of Planning Appeals and current Status be noted."

(2) Development Control Performance Update to end of Quarter 3 for 2007/08

Consideration was given to a report to provide Members with a detailed update on the Development Control Team's performance during the first three quarters of 2007/08 for the following indicators:

- BVPI 109 – Speed of Decision Making
- BVPI 204 - Percentage of Planning Appeals Allowed
- PLLP 33% of Pre-application Enquiries Responded to within target
- PLLP 02% of Householder Planning Applications Determined in 8 weeks

The Chairman referred to the problems of staffing levels, which had been a problem for the Planning Services Team over the last 12months and had caused performance to drop. The Development and Building Control Manager gave thanks to the Chairman and Councillor Laverick whose comments at the Overview and Scrutiny Management Board had helped (in his opinion) prompt a quick response for approval to be granted from CMT to fill the vacant post of the Planning Officer.

RESOLVED: "That the contents of the report be noted."

66. EXCLUSION OF PUBLIC AND PRESS. TO RESOLVE:-

RESOLVED: "That under Section 100(A) of the Local Government Act 1972, the Public and Press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 6(a), 6(b) and 7 of Part 1 of Schedule 12A of the Act."

67. Planning Enforcement Performance Update

Consideration was given to a report to provide Members with a comprehensive and detailed update on the planning enforcement discipline within the Authority.

The Chairman advised that if Members did have queries in relation to planning enforcement or any issues to report they should contact David Chong the Enforcement Officer.

The Enforcement Officer spoke in relation to the staffing issues in the Planning Team which had delayed progress on some of the enforcement work, however he was pleased to report that performance was now improving since vacant posts had been filled.

The Chairman gave thanks to Lisa Morina the newly appointed Planning Officer who had assisted the Enforcement Officer during staff shortages.

RESOLVED: "That the contents of the report be noted."

The meeting terminated at 8.05 pm

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 14 April 2008

REPORT OF THE DEVELOPMENT & BUILDING CONTROL MANAGER

- ITEM 1** District Matters Recommended Refusal
- ITEM 2** District Matters Recommended Approval
- ITEM 3** Planning Appeals Update
- ITEM 4** Planning Validation Checklist
- ITEM 5** Planning Performance Indicators 2008-2009

**COPIES OF ALL PLANS, ELEVATIONS AND SUPPORTING DOCUMENTATION
CAN BE VIEWED IN THE PLANNING SERVICES DIVISION PRIOR TO THE
COMMITTEE MEETING**

**COPIES OF PLANS AND ELEVATIONS FOR APPLICATIONS WHERE THE
APPLICANT / OBJECTORS / SUPPORTERS WISH TO SPEAK OR FOR OTHER
MAJOR APPLICATIONS WILL BE DISPLAYED IN THE COUNCIL CHAMBER PRIOR
TO AND DURING THE COMMITTEE**

ITEM1 District Matters Recommended Refusal

1.

Reference: 07/00545/FUL

Proposal Proposed erection of 29 no dwelling houses with associated road infrastructure and amenity space

Location West Farm Waldrige Lane Waldrige Chester-le-Street Durham DH2 2NQ

Applicant Mr T. McGiven

Application Summary

Ward: Edmondsley & Waldrige

Case Officer: James Taylor, Senior Planning Officer

Contact Details: 0191 387 2002

jamestaylor@chester-le-street.gov.uk

Summary of recommendation: The development hereby proposed is considered to have not adequately taken account of the ecology context of the surrounding area and the potential impact on the bat population with the bat survey not having been carried out at the appropriate time of year. The applicant has also failed to provide a desk top contaminated land study and therefore has failed to take account of the advice given in Planning Policy Statement 23. In addition the housing layout does not provide for a pedestrian link between Waldrige Lane and the new development. The pedestrian link would provide access to local amenities and offer an alternative route to using the car and without such is contrary to policy HP9 of the local Plan as well as PPS1 and RSS policy 5A.

Accordingly it is recommended that the application is refused.

The Proposal

Planning consent is sought for the erection of 29no. dwelling houses. The proposal is for five different house types including one at three storeys. Eight of the units proposed are for affordable housing (3 bed).

The dwellings are arranged around the access road coming off the neighbouring Heathfield estate. Interspersed around the properties is the open space provision along with landscaping and a child's play area.

The application site is sandwiched between Waldrige Lane to the Northwest and the rear properties of Heathfield and Cornmoor as part of the Meadow Drive estate. The existing land use on the site is that of private garden in connection with the dwelling of west farm. Beyond the west of the house are some low storey farm buildings and a concrete yard formerly used in connection with storage and distribution of fencing products by Charlton Fencing.

Planning History

The history relevant to this application is as follows :-

94/00446/OUT – Outline consent for 16no. houses refused on highway safety implications to Waldrige Lane from the potential volume of users. The Planning Inspectorate upheld the refusal on appeal citing that Waldrige Lane was inadequate as a means of access for the proposed number of dwellings and that there was an increased likelihood of pedestrian and vehicle conflict.

02/00430/OUT – Erection of 10no. residential dwellings, approved.

Consultation Responses

Durham County Council Highway Authority has commented that the proposed access through Heathfield is acceptable for the anticipated rise in traffic as a result of the development. They further comment that Waldrige Lane cannot be used to serve this development and number of housing units. They recognise that ten units off Waldrige Lane were previously approved and that this should be considered a maximum.

The Highway Authority have also commented on the possibility of closing Waldrige Lane to through traffic, the use of Waldrige Lane as principle access road and not using Heathfield as an access route. Their comments are presented as key issues in the main body of the report.

They have also requested provision of 1.8m footways, visitor parking and changes to the drive layout. The applicant has introduced these changes during the application process.

The Highway Authority will accept temporary access for construction vehicles off Waldrige Lane to alleviate nuisance to the main estate residents. They are also in favour of providing a pedestrian link to Waldrige Lane to increase transport choices and access to amenities.

The Council's Arboricultural Officer has commented on the need for management and protection of trees during construction. He also raises concerns regarding the substantial conifer hedges, which in view of the proposed layout will lead to future maintenance problems. He advises these should be removed.

Advice is given regarding the Silver Birch specimen on site and that this should be considered for long term retention.

Durham Constabulary Architectural Liaison advise that secure and safe by design principles be employed on the site. They are meeting separately with the developer to discuss this approach. Subject to their involvement in the pedestrian link to Waldrige Lane they support its route.

The Council's Environmental Heath Contaminated Land Officer is concerned that the summary of preliminary findings does not adequately appraise the potential for contamination on the site or provide a suitable desk based study into the land history, uses and potential for contamination, prior to any site investigation or if required any mitigation.

Leisure Services have verbally advised that the provision of children's play space and open space is satisfactory for the proposed density of the development.

The application has been advertised by way of site notices/press notice and through direct mailing to adjacent occupiers.

In response 120 objections have been received from members of the public, many of which share the same concerns. The principle concerns are summarised below:-

- The negative impact the proposal will have on property values of existing properties. Residents perceive the increase in traffic will reduce the desirability of their properties and thus the value.
- That the development will result in a significant increase in the number of car journey's into Heathfield and the estate beyond to the detriment of residential amenity. Residents consider that the number of vehicles could be between 58 to 85.
- That the construction phases will cause significant disruption to surrounding residents by virtue of noise, dirt, hours of operation and traffic through the estate.
- With existing cars parked along the estate roads congestion is an issue that will be further exacerbated by an additional 29 units.
- That local NHS facilities and schools are oversubscribed at present and as a result an extra 29 households will pose additional pressure on local services.
- That the existing mature trees on the site should be retained on visual amenity grounds.
- That the existing access along Waldrige Lane should be utilised for this development and not encroach upon the existing residential estate to the detriment of the amenity of its residents.
- The use of a legal agreement to secure off site highway improvements to Waldrige Lane to bring it up to an acceptable standard negating the need for the Heathfield access.
- That three storey properties would be incongruous with the scale of the surrounding area.
- That the proposal does not incorporate enough open amenity space.
- Increase in surface water run off from impermeable surfacing.
- Lack of capacity in local schools and health care facilities for additional residents to the area.

In addition to the above a public meeting was held on 12th March 2008 at the Waldrige Parish Rooms. The format was an informal presentation of the plans where members of the public could see the latest proposals and discuss any issues with Officer's and where necessary fill out a response form to add further comments. As a result 36 new objections were received and 35 were also received from addresses that had already made a representation.

The objection issues are indicated below; (some of which compare to those above)

- Increase in housing will lead to pressure on existing infrastructure.
- That Waldrige Lane cannot support site traffic due to its physical constraints.
- That traffic during construction will create noise and dirt to the detriment of residential amenity.
- Drainage problems resulting from increased use by new development.
- No member of Durham County Highways present at meeting.
- Developer contribution to improving Waldrige Lane and thus then using it for access.
- That construction traffic should enter from the Waldrige village end of Waldrige Lane only.
- Reduce Waldrige Lane speed limit while construction traffic use it.
- That no path should be provided to the rear of units 5 and 6 so to reduce crime potential.
- The existence of bats in the area and not enough account has been taken of them.
- Developer to provide some method of traffic calming.
- Not all residents of Poppyfield's estate were consulted and that everyone should have been notified.

Relevant Planning Policies and Considerations

National Planning Policy

Planning Policy Statement 1: PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. This PPS replaces Planning Policy Guidance Note 1, General Policies and Principles, published in February 1997.

Planning Policy Statement 3: PPS3 sets out the sustainable delivery of the Government's national housing objectives. Housing should be of a high quality, offer variety and choice, be affordable and make use of previously developed land in sustainable locations whilst being well related to existing facilities and infrastructure.

Planning Policy Statement 9: PPS9 seeks to deliver the Government's Biodiversity and Geological Conservation policy. This is achieved through promoting, conserving, enhancing and restoring the diversity of England's wildlife and ecology.

Planning Policy Statement 23: PPS23 sets out the planning approach to pollution control, the location of polluting development and where possible ensuring new development is not affected by pollution. The statement also sets out the planning approach to contaminated land.

Regional Spatial Strategy

The (RSS) sets out a long-term planning strategy for the spatial development of the North East Region of England. The RSS is part of the statutory Development Plan. It is now at an advanced stage, prior to formal adoption, and accordingly significant weight should now be given to Policies within the RSS. The final RSS for the North East is expected for publication in late spring/summer 2008.

Policy 2 – Sustainable Development: Planning proposals should seek to promote sustainable development through social, economic and environmental objectives.

Policy 5a – Connectivity and Accessibility: Seeks to promote internal and external connectivity within the region. It specifically promotes travel by alternative means other than by private vehicles.

Policy 5B - Seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development and that it should be sympathetic to the surrounding area.

Policy 24 – Delivering Sustainable Communities: Planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives. In addition the policy requires planning proposals to fully consider physical constraints on land including contamination.

Policy 32 – Improving Inclusivity: Seeks to ensure new development allows and promotes alternatives to private vehicle use. This may include improving accessibility within a site to public services and facilities.

Policy 35 – Promotes the protection and enhancement of protected species and the creation of habitats in the interests of biodiversity and geodiversity.

For reasons as discussed below it is considered the proposals fail to comply with the aims of the relevant RSS advice

County Durham Structure Plan

Policy 3 of the Structure Plan advises that priority shall be given to the provision of new development on sites that are within, or well related to the main towns of County Durham, including Chester-le-Street.

Chester-le-Street Local Plan

Policy HP6 allows residential development within the settlement of Chester-le-Street provided it is on previously developed land and complies with policy HP9.

Policy HP9 outlines the residential design criteria applicable to new development of this type. The policy seeks to ensure new development is appropriate by design, protects the

amenity of surrounding occupiers and provides adequate levels of parking and access arrangements.

In addition to HP9, Appendix I in the Local Plan gives more specific guidance on residential design layout and facing distances.

Policy HP13 requires 30% of housing units in residential development in excess of 15 units to be affordable.

Policy BE2 requires where development costs exceed £500,000 1% should be devoted to providing public art projects accessible to the public.

Policy RL5 requires for every hectare of land developed 125sqm of open space should be provided (or part thereof) and 250sqm of children's play space. In addition 1000sqm of open sporting space should also be provided. Offsite agreements for the children's and sporting space may also be appropriate through a commuted payment.

Policies T15 and T17 seek to promote safe and accessible access to the transport network for all users including promoting pedestrian links and reducing the reliance on the use of the private vehicle.

In assessing the proposals against the requirements of these relevant policies, and having regard to all material planning considerations, including representations received, it is considered that the following represent the principle material planning considerations raised;

Efficient use of land/Principal of Development

In regard to the merits of the proposal, the site is currently home to West Farm house and associated low storey buildings and yard area. The application site forms part of the curtilage of the house and associated buildings and as such can be considered previously developed land. Prior to its current use as a dwelling and garden the site was used by Charlton Fencing for many years as their storage and distribution yard.

The site is sustainably located in close proximity to local services with shops and a health centre within 400m of the site and access to public transport within easy walking distance. The site is considered to comply with the aims of the County Durham Structure Plan Policy 3 in that it is centrally located in close proximity to the centre of Chester-le-Street.

Whilst there were some objections made by local residents that existing schools and healthcare facilities do not have the capacity to take on new residents in the area, no evidence has been received to substantiate this claim. The view is taken that the limited form of development proposed (29 units) would be unlikely to generate any unacceptable impacts on these services.

Officers have requested the development provide for an additional pedestrian route to be provided from the development into Waldrige Lane to allow easier access to local bus stops and the countryside for recreational use. This additional pedestrian route would accord with national sustainable development objectives, policy HP9 and the Regional

Spatial Strategy. At the time of writing the report no amended plans have been received showing the new route.

Parking and Access

The proposed access road from Heathfield is of a simple curved design with a hammerhead at one end. The widths and pavement provisions are in accordance with the County Highway Authority standards.

By some margin, the overwhelming objection to the proposal is on the access to the development rather than the development itself. The Meadow Drive estate is approximately five years old and has been constructed to modern highway standards to allow good visibility splays and provision for pedestrians. This is not the case for Waldrige Lane where the majority of local people would prefer the access. While Waldrige Lane is adopted it is a narrow road linking Waldrige village to Chester West. Historically it has been used as access for Charlton Fencing, this does not however automatically mean it can support a 29 unit residential development.

In reference to the 1994 application for 16 houses, which proposed an access off Waldrige Lane that was refused on highway safety grounds, the County Highway Authority are of the firm opinion that to bring Waldrige Lane up to acceptable standards would require a type 3 road layout with 1.8m pavements and a 4.2m road width. Having fully assessed the Lane with highway engineers on site, to achieve this standard would need more land than is currently in the ownership of the County. This private land is in a multitude of ownerships either side of the road and is not reasonably in the control of the applicant. This would therefore, stand a very slim chance of ever coming to fruition.

The County Highway Authority are fully supportive of the Heathfield access and they do not concur with local residents' view that the road network cannot support an additional 29 households and associated vehicles. Looking across Chester West and South the Highway Authority note there are very similar numbers of houses of equally similar estate layouts. Namely the following roads:-

Chillingham Drive
Denwick Close
Powburn Close
Warkworth Drive
Lilburn Close and Ingram Close.

These have operated for a considerable number of years on planned highway layouts and therefore the case in question is not unique in the district.

Access through Heathfield

The County Highway Authority make the following comments;

"Heathfield has been constructed with footways and carriageway of a standard suitable for accommodating traffic likely to arise from an additional 29 dwellings. Similarly, the traffic calmed link roads between Heathfield and the roundabout exit from the estate, and the

roundabout itself, are capable of accommodating anticipated traffic. In this respect the principle is no different to the situation that existed at St Cuthberts Drive in Sacriston for a similar number of additional dwellings leading from an existing road within an estate, which was also resisted by some existing residents. It should be borne in mind that had the current application site been in the then control of developers of the existing housing estate layout which surrounds it, it is very likely that it would simply have been served by a continuation of Heathfield, as is proposed now, or another nearby cul de sac.”

“Including the proposed dwellings, at the 'peak' hour the anticipated traffic flow exiting the estate will be, on average, in the order of just over two vehicles per minute. This is low in comparison with discharge rates from junctions at other estates.”

Residents are objecting to the safety of their children who play around their homes and road network. They feel the increase in through traffic will pose an unnecessary risk to their children. However, the road layout does provide 1.8m pavements throughout the estate along with appropriate visibility splays. Clearly it is inevitable that children play in existing streets across the District and this is an inherent risk on its own and cannot be reasonably controlled solely through highway design.

In regard to the proposed Waldrige Lane access the Highway Authority point out that the visibility splays are far less than on the estate roads and as such the potential pedestrian risk would be greater where there are no pavements, especially as Waldrige Lane is well used by walkers.

Accordingly, and for the above reasons, it is not considered the proposals could be registered on the grounds of the concerns of the proposed access coming through Heathfield.

Closure of Waldrige Lane

The County Highway Authority comment as follows on this issue;

“Irrespective of the current planning application, physical closure of the lane to traffic at some point along its length would restrict legitimate access and be likely to encourage fly-tipping and anti-social behaviour generally. No reasons for closure would override the above concerns, or warrant the road being regarded differently to others with similar characteristics.” As such the issue of closure cannot be supported in connection with this planning application.

Developer Funding of Waldrige Lane Improvements

The Waldrige Lane/ C91 Waldrige Road junction features substandard vertical alignment and sight visibility, neither of which are consistent with improvements to other parts of Waldrige Lane with a view to it being sole vehicular access for a 29 no. residential development. There would accordingly be no support for Waldrige Lane highway improvements given Heathfield would remain the optimal access location.

Construction Traffic

Some local residents have objected to the disruption caused by construction traffic moving through the estate. In light of this and an alternative route being available on a temporary

basis off Waldrige Lane, it would be reasonable in the event of approval, to condition construction traffic to use the Lane as access only. This would minimise any disruption to local residents through, noise, dirt and general disturbance.

Scale, Design and Massing

National and local planning policy promotes mixed housing of a high quality design that should look to create a sense of place. Good design is considered indivisible from good planning (PPS1). The layout and house types have been amended twice during the application at officer's request.

The overall layout comprises mainly two storey (7.5m) four bedroom dwellings comparable to the wider estate to the north and south. Of the 29 proposed units, 7 are townhouses. Some objection has been raised to the scale of these dwellings in the wider context. However, a diverse range of housing and tenure is a contributing factor of a vibrant community and larger scale dwellings can integrate well. Modern urban design does not wish to create a homogenous range of dwellings with marginal differentiation leading to uninspiring environments. In conjunction with the agent the three storey units have been reduced to 9.5m at the ridge, exactly two metres higher than the two storey dwellings. The three storey elements are also at the back of the site away from the formal entrance with Heathfield therefore not detracting from the original estate and contributing to the vitality and design of the proposal.

The other minor changes have been to increase the sight lines through the development and relieve some of the massing in order to create a more pleasant living environment for future occupiers and visitors alike.

Residential Amenity

In regard to privacy and overlooking the proposal has been designed to ensure that where direct facing relationships exist between existing and proposed dwellings, that a 21m separation is achieved in accordance with policy HP9 of the Local Plan. This is a widely accepted distance and comparable to many relationships in the district.

Internal facing distances are also more than generous with any less than 21m distances at such an acute angle to not cause harm. The development has been designed with openness in mind with the majority of houses facing the green amenity space in the centre of the site, that is also home to the child's play facilities. This accords with safe by design principles employing natural surveillance while also creating a sense of place.

Affordable Housing

Affordable housing must be provided at 30% of the net dwellings proposed on sites over fifteen units. The application proposes 8 affordable units on site, which equates to 27% affordable housing provision. The affordable homes have been "pepper-clumped" in two separate locations within the site and offer a size of dwelling consistent with demand in the area as well as being of a high design standard. However, it is considered taking account of the 30% requirement in the Local Plan and the Councils Housing Needs Survey indicating a high need for affordable housing in the District, that an increase from

the current 27% to 30% will be required in accordance with policy HP13 of the Local Plan. As this is not proposed as part of the application it is considered the application should be resisted on these grounds.

Ecology

The client has provided an ecology report and bat survey undertaken by White Young Green in March 2008. Once received this report was issued to Durham Wildlife Services for comment. They have objected on the grounds that the internet based search undertaken was insufficient bearing in mind the close proximity to an SSSI and Cong Burn Local Nature reserve, home to crested newts and protected bats. They also comment that the bat survey was carried out at an inappropriate time of year when bats are not roosting.

Knowing that bats exist in the area it is essential to fully assess the material impact of the development to carry out a survey when bats are most likely to use the buildings on site. As this has not been carried out it is considered that the proposal is contrary to the guidance provided in Planning Policy Statement 9 and its good practice guide.

Contaminated Land

Panning Policy Statement 23 (PPS23) states that Local Planning Authorities should satisfy themselves that that the potential for contamination and any risks arising are properly assessed and that the development incorporates any necessary remediation and management measures. LPA's should pay particular attention to development proposals where there is a reason to suspect contamination and for sensitive uses such as housing likely to be used by children and families. In these cases normally as a minimum a desk study of the readily available records assessing the previous uses of the site and their potential for contamination in the development should be provided.

The former Charlton Fencing site is considered to have the potential for contamination as the type of uses carried out formerly were of an industrial nature and as the development proposal is to a more sensitive land use, that of family housing a desk study is required as a minimum.

The Council's contaminated land officer has assessed the summary of findings relating to the site investigation carried out by the applicant and is not satisfied that this has investigated sufficiently the potential and risks of contamination, or the land uses previously carried out. As a result it is considered the application has failed to adequately determine the suitability of the proposed development having regard to the PPS23 guidance.

Landscaping

While the details of landscaping is reserved for subsequent approval the arborist's report has made maintenance and felling recommendations. Some of the deciduous trees on the northwest boundary are to be removed in order to give the remaining trees better chance of survival. In addition some pruning and thinning works are proposed in the interests of long-term maintenance. Consideration in conjunction with the council's arborist was given to serving a Tree Preservation Order on the remaining trees along the northwest

boundary. However, while desirable to retain they do not make a significant contribution to the amenity of the area to warrant this level of action.

The conifers on the southern boundary are all to be removed as they are of excessive height and will cause major future maintenance difficulties. These will be replaced by a native species of hedge.

One Silver Birch in the centre of the site has been considered of high amenity value and as such consideration is being given to a Tree Preservation Order.

Conclusion

The design of the proposal has been developed in accordance with policy HP9 of the Local Plan although it ultimately fails to offer an acceptable alternative transport option other than by car at this stage. It is considered in line with Policy 5A of the Regional Spatial Strategy, Planning Policy Statement 1 and Policy HP9 of the Local Plan that the application should be refused in part on lack of pedestrian links.

In addition the objection from Durham Wildlife Services that the ecology/bat survey fails to satisfy Planning Policy Statement 9, given the context of the location, is a key material consideration to be taken into account.

Lastly, the comments from the council's contaminated land officer are that the summary of preliminary findings submitted do not satisfy the requirements of Planning Policy Statement 23. This requires where there has been an industrial use on the site previously as in this case and there is the potential for contamination that a desk top study should be provided as a minimum. The submitted report does not satisfy this requirement. Having regard to all these principal concerns it is recommended that the application be refused.

The application is proposing eight affordable homes, which is 27% of the net 29 units and fails to comply with policy HP13 of the Local Plan that requires 30% affordable housing in the District on developments over 15 units.

RECOMMENDATION

Refuse FOR THE FOLLOWING REASONS:-

Extra 1.

The application has not fully taken account of the potential for contamination of the site by providing a desk top study of the readily available records assessing the previous uses and their potential for contamination in relation to the proposed development. Therefore the proposed development is contrary to Planning Policy Statement 23: Planning and Pollution Control 2004.

Extra 2.

The application has not had full regard to wildlife and ecology considerations on site by not taking account of known nearby protected species principally the great crested newt population on Waldrige Fell or full consideration of the possibility of bats roosting in the buildings through thorough inspection and surveys during the emergence periods. It is therefore considered that the presence or otherwise of protected species, and the extent

that they may be affected by the development cannot be fully established contrary to Planning Policy Statement 9: Biodiversity and Geological Conservation 2005 and Policy 35 of the Regional Spatial Strategy.

Extra 3.

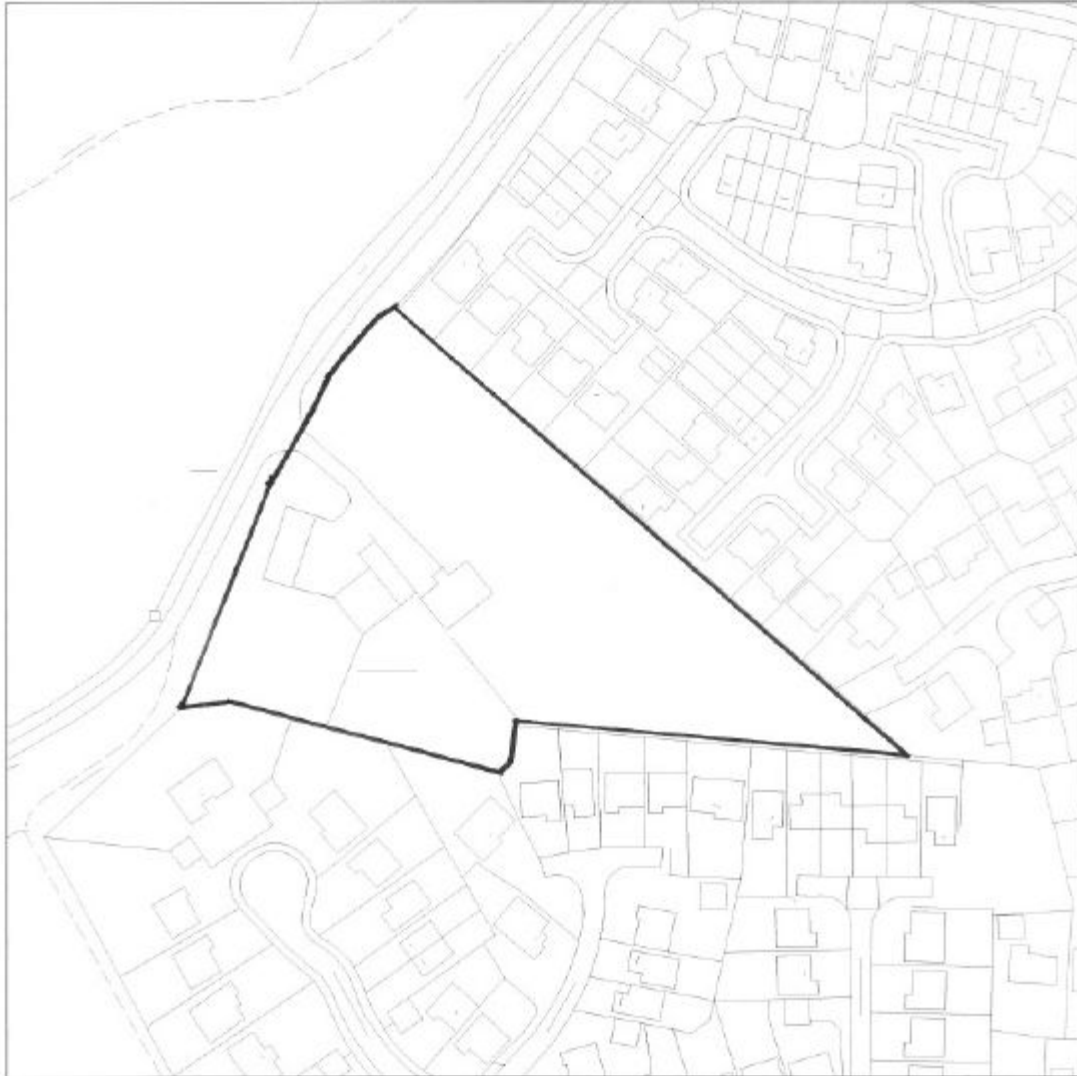
The application has not provided for a pedestrian link to Waldrige Lane that would give access to local recreational areas as well as public transport and amenities. This is contrary to the objectives of sustainable development in promoting walking as an alternative to the motor vehicle and as such the development is contrary to Policy 5A of the emerging Regional Spatial Strategy, Planning Policy Statement's 1 and 3 and Policies HP9, T15 and T17 of the Chester-le-Street Local Plan.

Extra 4.

The development hereby proposed does not provide the required level of affordable housing, thus fails to comply with policy HP13 of the Chester-le-Street Local Plan 2003.

West Farm

Waldridge Lane, Chester-le-Street



Scale : 1:1250

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 14 April 2008

DRAWING FOR PLANNING PURPOSES ONLY

A1

The drawing shows two rows of architectural plans for house types C and D. Each row includes a front elevation, a side elevation, and a floor plan. The floor plans include dimensions: 4.60 and 6.30 for Type C, and 4.15 and 9.87 for Type D. A central section line is labeled 'SECTION LINE'.

TYPE C
3 AND
2.5 STOREY
TOTAL FLOOR AREA
283.5sqm (1054sqft)

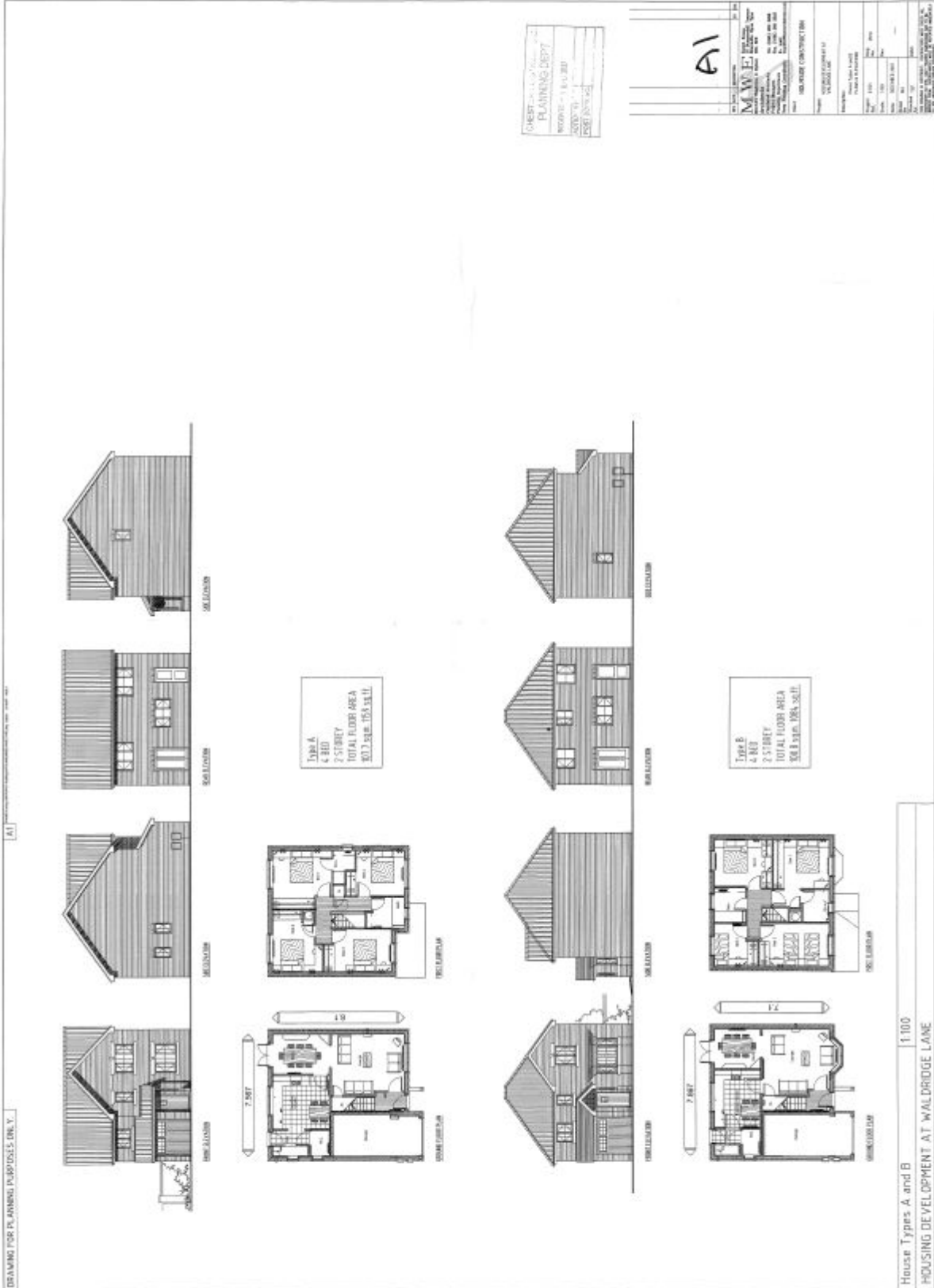
TYPE D
3 AND
2.5 STOREY
TOTAL FLOOR AREA
393.3sqm (1559sqft)

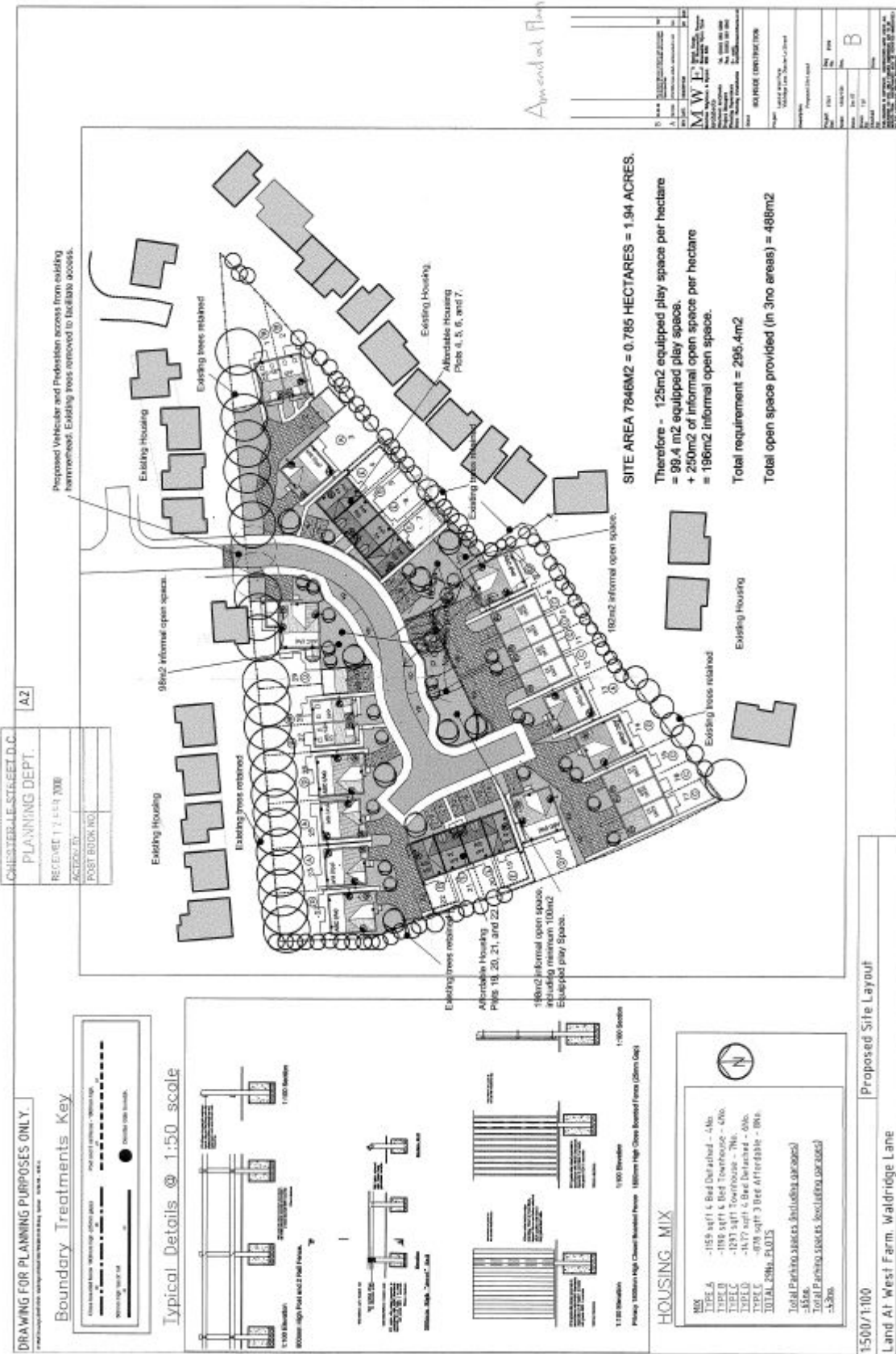
CHESTER-LE-STREET DISTRICT COUNCIL
PLANNING DEPT.
ADDRESS: 1, WALDRIDGE LANE, CHESTER, CH1 4LW
TELEPHONE: 01244 383400
FAX: 01244 383401
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M.W.E. CONSULTANTS
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CHESTER, CH1 4LW
TEL: 01244 383400
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HOUSE TYPES C AND D
1:100
HOUSING DEVELOPMENT AT WALDRIDGE LANE

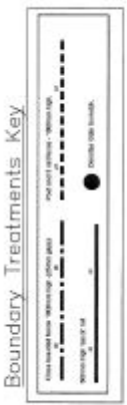




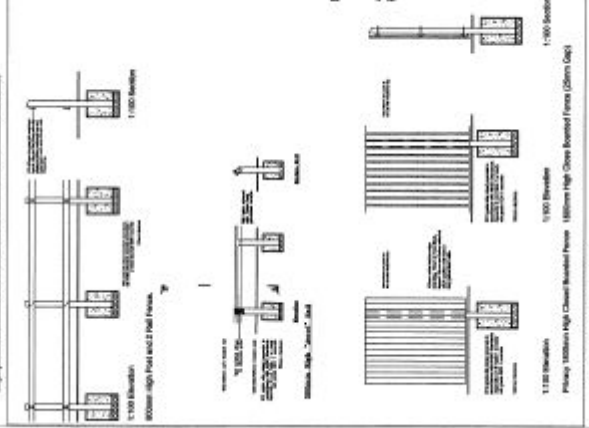


A2
 CHESTERFIELD STREET D.C.
 PLANNING DEPT.
 RECEIVED 17/4/08 1008
 ACTION: BY
 POST BOOK NO.

DRAWING FOR PLANNING PURPOSES ONLY.
 1500/1100



Typical Details @ 1:50 scale



SITE AREA 7846M2 = 0.785 HECTARES = 1.94 ACRES.

Therefore - 125m2 equipped play space per hectare
 = 98.4 m2 equipped play spaces.
 + 250m2 of informal open space per hectare
 = 196m2 informal open space.

Total requirement = 295.4m2
 Total open space provided (in 3no areas) = 488m2

Amended Plan

NO. OF SHEETS	1
NO. OF PAGES	1
DATE	17/4/08
BY	MW
CHECKED BY	
APPROVED BY	
DATE	
PROJECT	1500/1100
NO. OF SHEETS	1
NO. OF PAGES	1
DATE	17/4/08
BY	MW
CHECKED BY	
APPROVED BY	
DATE	
PROJECT	1500/1100

1500/1100
 Proposed Site Layout
 Land At West Farm, Waldridge Lane

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE **14 April 2008**

ITEM 2

District Matters Recommended Approval

2.

Reference: 07/00542/FUL

Proposal Erection of 10 no apartments and associated parking

Location Former Dog and Gun Front Street Great Lumley Chester-le-Street Durham

Applicant Ashbrooke Developments

Application Summary

Ward: Lumley

Case Officer: James Taylor, Senior Planning Officer

Contact Details: 0191 387 2002

jamestaylor@chester-le-street.gov.uk

Summary of recommendation: The development hereby proposed is considered to be of acceptable design, scale and massing in regard to the context of the surrounding area and would not harm the privacy or amenity of surrounding occupiers.

Accordingly it is recommended that the application be approved.

The Proposal

Planning consent is sought for the erection of 10 apartments in two separate blocks and associated access road and parking.

The proposal is divided into two blocks the first is effectively two and a half storeys and is to the front of the site parallel with Front Street. The second is to the rear and of two stories facing down the access road towards Front Street. To the rear and east are existing residential two storey properties and to the west the existing church hall.

The application site is centrally located alongside the main settlement through road within close proximity to the main facilities namely the village store, community hall and church. The Recreation ground is south of the site, the infant school to the north and junior school to the east.

Planning History

The relevant history on the site dates back to 2003. Application 03/00286/OUT was on land to the rear of the public house and was granted for 4-6 one and two bedroom apartments. Following this application 03/00708/OUT was consented to for the demolition of the pub and a larger residential scheme.

More recently application 06/00004/FUL was withdrawn on issues of excessive scale harming the visual amenity of the area in relation to proposed Block A fronting the main road. It is a reworking of this scheme that is the basis of this application.

Consultation Responses

Durham County Council Highway Authority has made a comment regarding the accuracy of the plans and that the Northeast parking spaces should be 4.4m wide and any access will have to be Section 184(3) of Highways Act 1980.

Durham Constabulary architectural liaison officer has been consulted on the proposal. They support safe by design principles including 1.8m boundary fencing and where possible natural surveillance of paths and the general environment.

The application has been advertised by way of a site and press notice and through direct mailing to adjacent occupiers. No public representations have been received.

Relevant Planning Policies and Considerations

National Planning Policy

Planning Policy Statement One: PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. This PPS replaces Planning Policy Guidance Note 1, General Policies and Principles, published in February 1997.

Planning Policy Statement Three: PPS3 sets out the sustainable delivery of the Government's national housing objectives. Housing should be of a high quality, offer variety and choice, be affordable and make use of previously developed land in sustainable locations whilst being well related to existing facilities and infrastructure.

Regional Spatial Strategy

The (RSS) sets out a long-term planning strategy for the spatial development of the North East Region of England. The RSS is part of the statutory Development Plan. It is now at an advanced stage, prior to formal adoption, and accordingly significant weight should now be given to Policies within the RSS. The final RSS for the North East is expected for publication in late spring/summer 2008. The following policies contained within the RSS are of relevance to the proposal:

Policy 2 – Sustainable Development: Planning proposals should seek to promote sustainable development through social, economic and environmental objectives.

Policy 5B - Seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development and that it should be sympathetic to the surrounding area.

Policy 24 – Delivering Sustainable Communities: Planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives.

For reasons as discussed below it is considered the proposals are compliant with the aims of the relevant RSS advice.

County Durham Structure Plan

Policy 3 of the Structure Plan advises that priority shall be given to the provision of new development on sites that are within, or well related to the main towns of County Durham, including Chester-le-Street.

Chester-le-Street Local Plan

Policy HP6 allows residential development within the settlement of Great Lumley provided it is on previously developed land and complies with policy HP9.

Policy HP9 outlines the residential design criteria applicable to new development of this type. The policy seeks to ensure new development is appropriate by design, protects the amenity of surrounding occupiers and provides adequate levels of parking and access arrangements.

In addition to HP9, Appendix I in the Local Plan gives more specific guidance on residential design layout and facing distances.

In assessing the proposals against the requirements of these relevant policies, and having regard to all material planning considerations, including representations received, it is considered that the following represent the principle material planning considerations raised;

Efficient use of land

In regard to the merits of the proposal, the site was formerly home to the Dog and Gun Public House and church hall to rear prior to its demolition and can therefore be classed as previously developed land. This accords with local, regional and national advice on locating development foremost on previously developed sites.

Accessibility

In regard to the sustainability of the location, being centrally located and in close proximity to local shops and services as well as bus stops, it is considered that the site accords with sustainable development objectives.

On site off-street parking has been provided for 10 spaces and there is also unrestricted street parking in the vicinity. Ten spaces were previously consented under application 03/00708/OUT and as such regard must be had to this decision and therefore, ten is considered an acceptable number.

Scale, Design and Massing

The previous application (06/00004/FUL) was withdrawn because of concerns raised by officers over scale and as such this is a primary issue for consideration. The concern is how the scale of development will impact upon and integrate into the existing street scene. Block A at the front of the site at two and a half storeys had a ridge height of ten metres which was considered incongruous in the context of the scale of the surrounding buildings. This has been amended to nine metres without harming the design integrity of the proposal, which depends to some degree on its verticality. While the ridge height is approximately now 1.5 metres higher than the two storey dwellings in the vicinity, there is certain autonomy in this location. The block sits in isolation and is of high design standard, as such the increase in scale is not considered detrimental to the wider visual amenity.

Block B to the rear of the site has a much closer relationship to the surrounding residential properties namely those on Medway and High Barnes. These are all typical properties with a ridge height of 7.5m. The block has however, been located centrally to relieve its mass on the boundaries and to maximise separation distances. In addition negotiations have resulted in a further reduction in the ridge of this rearward block to a matching 7.5m in the interests of the amenity of surrounding residents.

The overall design approach for both apartment blocks is Victorian in appearance with ground floor bays, vertically proportioned quartered fenestration with stone heads and sills. It is considered the design solution will contribute to the frontage and enhance the overall visual amenity of the area.

Residential Amenity

Block A looks across the car park and building of the Community Centre and on towards the recreation ground. It is not considered this outlook will be to the detriment of the residential amenity of surrounding occupiers.

Block B has the potential for greater impact. In light of the direct open relationship evident, officers secured changes to the layout to increase separation distances. In effect this change has reduced the internal Block A to B distance to 17m and increased the distance to High Barnes to 21m. Both these distances on balance are considered acceptable having regard to the room layouts and small size of fenestration. The distance to the nearest property to the east that of 129 Medway is considered acceptable at 12.5m and accords with policy. While the internal facing distances do not meet the 21m set out in Appendix I of the Local Plan. The proposed 17m will be apparent to any prospective purchasers and having regard to the smaller period fenestration, and that on the first floor it is a mixture of living and bedrooms facing each other the distance is further mitigated. It is not uncommon within the district to have varied the 21m between new dwellings within the District.

Children's Play and Sporting Space

Due to the compactness of the site and poor access arrangements it is not considered appropriate to provide children's play or sporting space provision on site. By reaching an agreement for off site provision more benefit can be gained for the Great Lumley local community in a preferable location. This can be served via 106 agreement as per similar agreements entered into elsewhere in the district. Members will note this is served by extra planning condition three.

Conclusion

Policy HP6 allows windfall housing development within settlement boundaries on previously developed land of which this site accords. Policy HP9 focuses on quality of design and layout. It is considered the Victorian influenced design and alterations which have taken place to the layout preserves the residential amenity of the area through separation distances and orientation while the design enhances the visual amenity. The views of the police architectural liaison officer have been taken into account where possible and the design offers good levels of natural surveillance and as the site is enclosed, safe by design principles have been upheld. The County Highway Authority is satisfied with the level of parking provision and access arrangements. The residential amenity of existing and surrounding residents has been maximised by the positioning and layouts of the blocks as well as amendments made to reduce the scale of development as such according with policy HP9 of the Local Plan.

Accordingly it is recommended that the application be approved.

RECOMMENDATION
CONDITIONS:-

Approve SUBJECT TO THE FOLLOWING

Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice and as amended drawings No's 1 to 5 amended March 2008; unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external walls, roofs and hard standings/access roads of the development have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 4.

Notwithstanding the details shown on the hereby approved plans and elevations, full details of all means of enclosure of the site (including any internal means of enclosure to sub-divide individual plots) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual and residential amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 5.

The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including species, sizes, numbers and densities), the provision of screen fences or walls, the movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP9; of the Chester-le-Street District Local Plan.

Extra 6.

Notwithstanding the information submitted with the application all parking spaces on the application site indicated on plan 2 amended March 2008 shall be 4.4m wide unless otherwise agreed in writing with the Local Planning Authority, in the interests of highway safety and acceptable, useable parking provision in accordance with policy HP9 of the Chester-le-Street Local Plan.

Extra 7.

No development approved by this permission shall be commenced until:

- a) the application site has been subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved by the LPA;
- b) should contamination be found, detailed proposals for the removal, containment or otherwise rendering harmless such contamination (the 'contamination proposals') have been submitted to and approved by the LPA;
- c) for each part of the development, contamination proposals relevant to that part (or any part that would be affected by the development) shall be carried out either before or during such development;
- d) if during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA; and

e) if during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

In accordance with the aims of Planning Policy Statement 23.

Extra 8.

The development hereby permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in Section 56(4)(a)-(d) of the Town and Country Planning Act 1990 until arrangements have been made to secure the provision of adequate public artwork provision within the locality in accordance with a detailed scheme, which has first been submitted to and approved in writing by the Local Planning Authority. In order to ensure the development makes adequate provision for recreational and open space facilities and to comply with the aims of Policy BE 2 of the Local Plan 2003.

Extra 9.

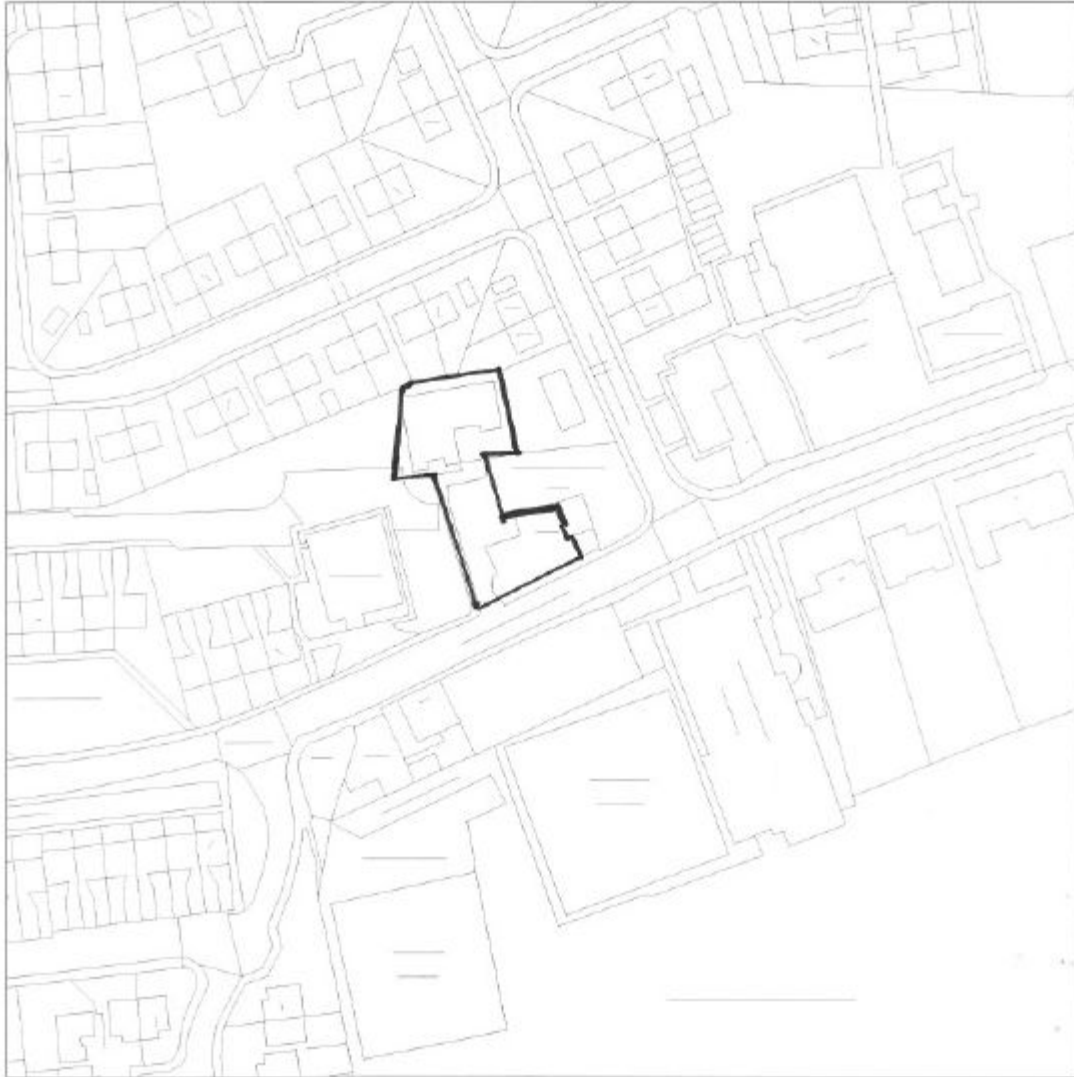
The development hereby permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in Section 56(4)(a)-(d) of the Town and Country Planning Act 1990 until arrangements have been made to secure the provision of adequate children's play and open sporting space within the locality in accordance with a detailed scheme, which has first been submitted to and approved in writing by the Local Planning Authority. In order to ensure the development makes adequate provision for children's play and recreational sporting facilities and to comply with the aims of Policies HP 9 and RL 5 of the Local Plan 2003.

Extra 10.

Prior to the commencement of development hereby approved a scheme to demonstrate compliance with the aims of the Code for Sustainable Homes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme. In order to provide for a sustainable form of development and to comply with the aims of the emerging Regional Spatial Strategy, Planning Policy Statements 1 and 3.

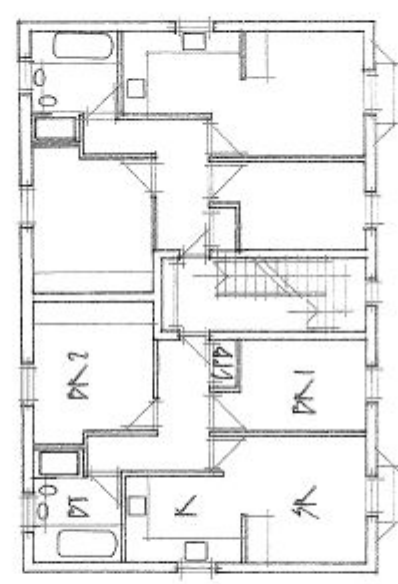
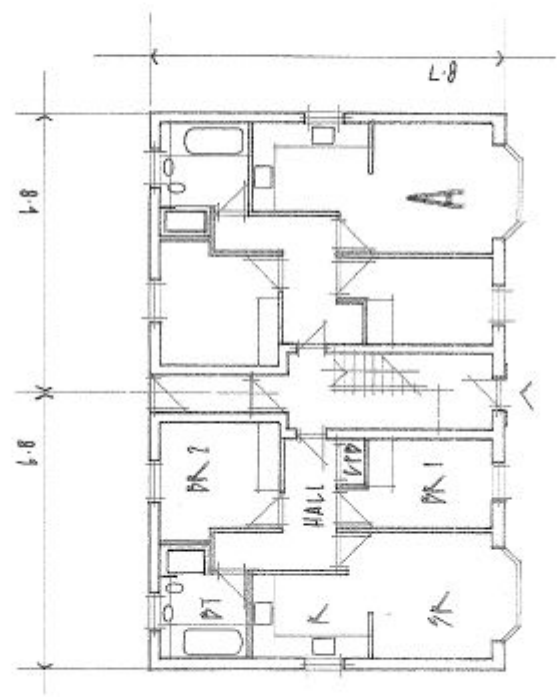
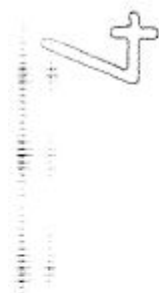
Former Dog and Gun

Front Street, Great Lumley



Scale : 1:1250

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 14 April 2008



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POST BOOK NO.	

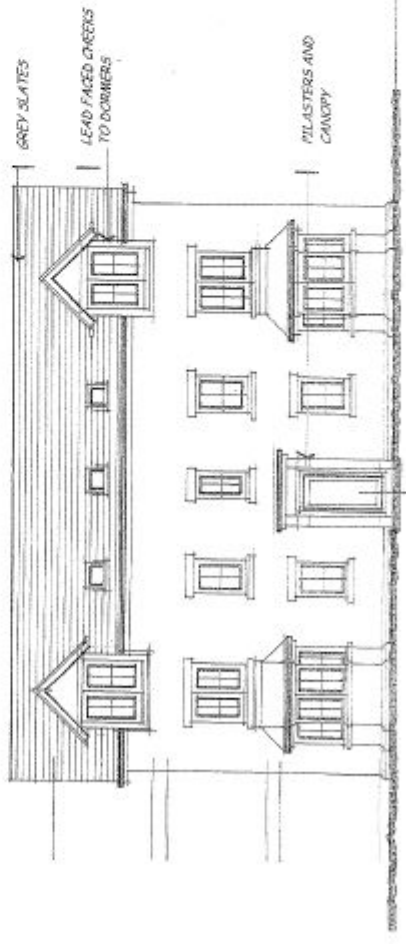
A3
Amended
SELF BUILD + DESIGN
SELF BUILD ARCHITECTS
 The Studio
 5 West View, Westgate Village, Newark, DN7 8DT
 0191 378427 07802 740150
 Fax 0191 3784302
 email selfbuild@selfbuild.co.uk

**PROPOSED ERECTION OF TEN APARTMENTS
 ON LAND AT THE DOG AND GUN INN
 LUMLEY**



PROPOSED FRONT ELEVATION SOUTH 1:100

PROPOSED GABLE ELEVATION EAST 1:100



PROPOSED ERECTION OF TEN APARTMENTS ON LAND AT THE DOG AND GUN INN LUMLEY

CHESTERFIELD STREET D.C.
 PLANNING DEPT.
 RECEIVED: 25 MAR 2008
 ACTION BY
 POST BOOK NO.
 SELF BUILD + DESIGN
 SELF BUILD ARCHITECTS
 The Studio
 105-107, Broadwalk, Newark, Notts, DN6 0DT
 0151 270427 0151 270450
 Fax 0151 270453
 Email selfbuild@selfbuild.co.uk

A3

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 14 April 2008

BLOCK B

PROPOSED REAR ELEVATION SOUTH 1:100

PROPOSED GABLE ELEVATION EAST 1:100

PROPOSED GABLE ELEVATION WEST 1:100

PROPOSED FRONT ELEVATION SOUTH 1:100

TYPICAL FIRST AND SECOND FLOOR PLANS 1:100

TYPICAL GROUND FLOOR PLAN 1:100

Amended
SELF BUILD + DESIGN
 SELF BUILD ARCHITECTS
 The Studio
 51/53 St. Margaret's Walk, Duxford, Cambs, CB9 7DT
 0131 379427 07302 740700
 Fax 0131 3790095
 Email selfbuildarchitects@btinternet.com

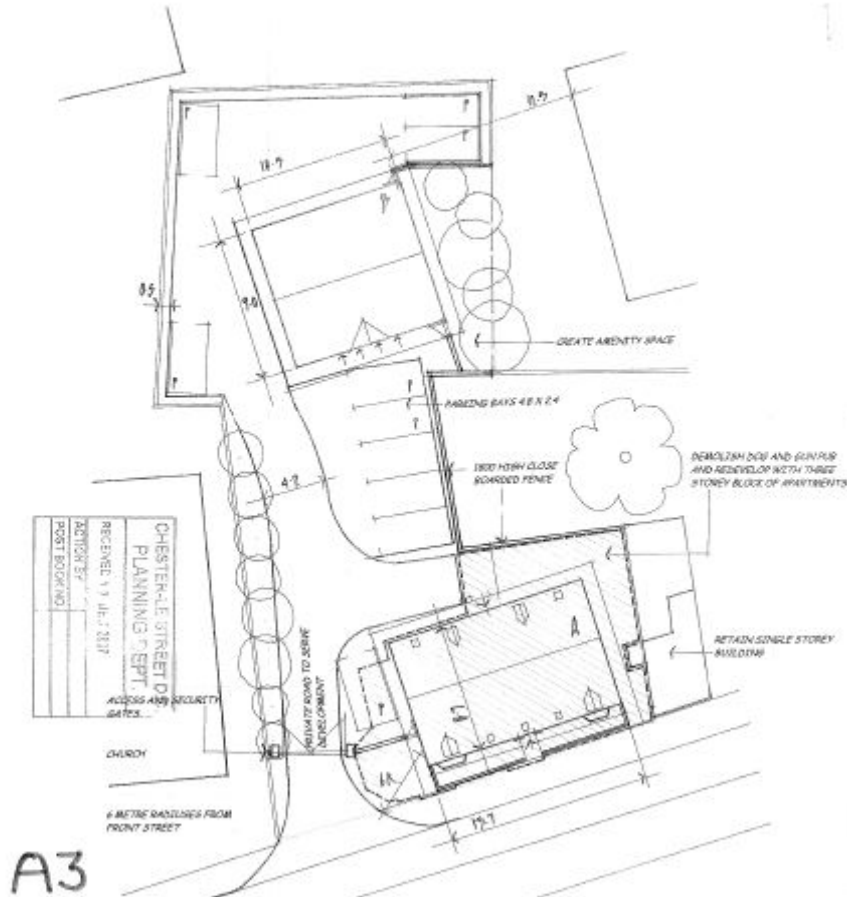
CHESTER-LE-STREET D.C.
 PLANNING DEPT.
 RECEIVED 5 APR 2008
 ACTION BY
 POST BOOK NO

PROPOSED ERECTION OF TEN APARTMENTS
 ON LAND AT THE DOG AND GUN INN
 LUMLEY

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 14 April 2008

SITE LAYOUT PLAN
1:250

2



A3

SELF BUILD + DESIGN
SELF BUILD ARCHITECTS
The Studio
Clyde Vale, Bransford Village, Durham, DA9 2BT
0191 2784757 0191 7421190
Fax 0191 3780883
Email sa@selfbuildarchitects.co.uk

**PROPOSED ERECTION OF TEN APARTMENTS
ON LAND AT THE DOG AND GUN INN
LUMLEY**

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **14 April 2008**

3.

Reference: 08/00036/FUL

Proposal Substitution of house types at plots 72-74, 81, 83-95, 102-115, 117-134, 146-162, 246 and three additional dwellings (plots 253-255)

Location Pelton Fell Regeneration Site Whitehill Crescent Pelton Fell Chester-le-Street Durham

Applicant Bellway Hones (NE) Ltd

Application Summary

Ward: Pelton Fell

Case Officer: James Taylor, Senior Planning Officer

Contact Details: 0191 387 2002

jamestaylor@chester-le-street.gov.uk

Summary of recommendation: The development hereby proposed is considered following revisions at officer's request to provide for an adequate mix of affordable housing units interspersed with privately owned homes to provide for a mixed community in accordance with planning policy statement three and the emerging regional spatial strategy policies 24 and 32. Is in accordance with the aims of the Local Plan affordable housing policy HP13 and residential design policy HP9.

Accordingly it is recommended that the application be approved.

The Proposal

Planning consent is sought to substitute some of the house types within phase 3 of the Pelton Fell Regeneration Site. This effectively changes many of the detached dwellings to semi-detached pairs and alters the grouping of the affordable housing. In addition three new dwellings are proposed on the site of plots 114 and 115 creating no's 253-255.

The site is located south of Pelton Fell Road and is accessed from phases one and two linking to the existing streets of Ruskin Avenue, Wordsworth Avenue and Tennyson Road.

Planning History

The history relevant to this application is as follows: -

04/00633/FUL – Demolition of existing houses and erection of 244 residential dwellings, community centre, roads and landscaping. This was the original consented application for the regeneration site also by Bellway North East.

Following the principle application there has been five further substitutions of house types across the other phases of development although these have not affected the affordable housing provision in phases one or two.

Consultation Responses

Durham County Council Highway Authority have not commented at the time of writing the report.

The Council's Regeneration department have made no representations.

The application has been advertised by way of site notices and through direct mailing to adjacent occupiers. One public objection has been received as a result of the consultation process, as follows: -

- That the changes to the house types and layout will alter the demographic profile of the range of potential occupiers contrary to creating a mixed community and against the regeneration benefits of the scheme.
- That the clustering of any affordable units will create a 'ghetto' and not the intended pepper potting as per the original regeneration project plans.
- The changes will go against creating an inclusive community and harm social cohesion objectives.

Relevant Planning Policies and Considerations

Regional Spatial Strategy

The (RSS) sets out a long-term planning strategy for the spatial development of the North East Region of England. The RSS is part of the statutory Development Plan. It is now at an advanced stage, prior to formal adoption, and accordingly significant weight should now be given to Policies within the RSS. The final RSS for the North East is expected for publication in late spring/summer 2008. The following policies are considered of relevance:

Policy 2 – Sustainable Development: Planning proposals should seek to promote sustainable development through social, economic and environmental objectives.

Policy 5A – Connectivity and Accessibility: Seeks to promote internal and external connectivity within the region. It specifically promotes travel by alternative means other than by private vehicles.

Policy 5B - Seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development that should be sympathetic to the surrounding area.

Policy 24 – Delivering Sustainable Communities: Planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives.

Policy 32 – Improving Inclusivity: Seeks to ensure new development allows and promotes alternatives to private vehicle use. This may include improving accessibility within a site to public services and facilities.

County Durham Structure Plan

Policy 3 of the Structure Plan advises that priority shall be given to the provision of new development on sites that are within, or well related to the main towns of County Durham, including Chester-le-Street.

Chester-le-Street Local Plan

Policy HP8 allows residential development within the settlement of Pelton Fell provided it is on previously developed land, accessible to public transport and amenities and that the scale and character of proposals are commensurate with the area in accordance with policy HP9 and Appendix I.

Policy HP9 outlines the residential design criteria applicable to new development of this type. The policy seeks to ensure new development is appropriate by design, protects the amenity of surrounding occupiers and provides adequate levels of parking and access arrangements.

Policy HP13 seeks to deliver affordable housing within the district, and states that residential planning applications over 15 units should provide 30% affordable housing units.

In addition to HP9, Appendix I in the Local Plan gives more specific guidance on residential design layout and facing distances.

In assessing the proposals against the requirements of these relevant Policies, and having regard to all material planning considerations, including representations received, it is considered that the following represent the principle material planning considerations raised;

Housing Mix / Inclusivity / Affordable Housing

Planning policy statement three aims to achieve a wide choice of homes both affordable and market housing while creating sustainable, inclusive mixed communities in both urban

and rural environments. Housing developments should provide a mix of house types as well as tenure to promote vibrant communities and designs.

Policy 32 of the Regional Spatial Strategy for the North East builds upon the national planning advice. It recommends that developments should create inclusive, mixed income communities; improve quality of life and reduce social polarisation. Policy 24 refers to delivering sustainable communities and that new development should strengthen local communities and their social cohesion. Social polarisation is a relatively recent definition for the divide between the wealthier and poorer population. According to the Experion report 2000 social polarisation in Britain is a significant and growing problem after a study of all 413 Local Authorities across Britain.

On a more local level social polarisation can occur within housing environments where wealthier people choose to live together and those less wealthy similarly, this segregation could be down to living standards, social class, education as well as wealth. What occurs in these instances is a form of social exclusion of one section of society from another.

Planning policy has an obligation to not exacerbate these inequalities or promote social exclusion. The design of housing developments should be such as to promote inclusivity within communities. One of the Key physical tools to achieving this is to mix housing types and tenure. For example: by mixing affordable and private housing to promoting social interaction between differing members of society and socio economic groups with the net aim of bridging social capital amongst residents.

This current proposal before Members is an amended scheme to that which was originally submitted. The original scheme amassed all the 32 affordable housing units administered by Nomad Housing, within one central area within Fellway central within phase three. This would have created a poor mix of tenure and instantly exclude and divide those in affordable housing from private homeowners.

This in itself is a form of social exclusion and would have been wholly against the aims of national and regional planning guidance. None of the benefits of social interaction or capital building would have resulted in the instance that the original scheme had proceeded. However, through Officer negotiations with the applicant a revised scheme was negotiated that met the needs of the housing association/developer and those of planning policy. The revised proposal intersperses the affordable housing with that of private tenure. Crucially, the amassed affordable homes that existed along Fellway have been broken up through the introduction of Brampton(2), Stanford(2) and Wilton privately owned homes. Plots 72 to 90 remain as affordable units although they interact across the street with the existing dwellings of the surrounding area. Affordable units have now also been introduced on plots 156 to 158 which are directly adjacent to private units. It is considered that while different to the original 2004 consent (04/00663/FUL) the affordable housing provision is sufficiently interspersed to encourage and allow for social interaction and cohesion to build mixed communities in line with sustainable development objectives.

Additional three units

Plots 114 and 115 of the original 2004 layout have been substituted with a terrace of four Stanford properties this has allowed an additional three dwellings to be provided. As a result of the introduction of the Stanford house type, which is new to the scheme three

terraces have been provided on this third phase, this is considered commensurate with creating a varied housing mix in accordance with national and regional housing policy. Members will note that conditions are recommended to seek agreement as to securing recreational space and public art provision as well as the affordable dwellings. Any contributions received would thereafter be retained for use in leisure/artwork projects within the Pelton Fell Ward.

Parking

The principal changes to parking are through the introduction of the aforementioned Stanford terrace properties, each of which is served by one space. This is also the same provision per dwelling as previously consented to in 2004 for all the affordable units. As the Stanford units are small two bedroom dwellings it is considered reasonable that one space per unit can serve their needs.

Conclusion

The proposal is considered to offer a good mix of affordable and privately owned dwellings interspersed amongst each other within phase three of the Pelton Fell regeneration site. The mix of house types is considered to be commensurate with the aims of Planning Policy Statement Three and the emerging Regional Spatial Strategy Policies 24 and 32 in creating mixed, inclusive communities to facilitate social cohesion. The affordable housing provision at 30% satisfies Policy HP13 of the Local Plan. The minor changes to the privately owned house types is considered commensurate with the overall development and the previous phases and accords with policies HP8 and HP9 of the Local Plan.

Accordingly it is recommended that the application be approved.

RECOMMENDATION CONDITIONS:-

Approve

SUBJECT TO THE FOLLOWING

Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice and as amended on drawing S.3681 Rev A received 28th March 2008; unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external walls, roofs and hard standings/access roads of the

development have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 4.

The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including species, sizes, numbers and densities), the movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP9; of the Chester-le-Street District Local Plan 2003.

Extra 5.

Unless otherwise agreed in writing, the submitted planting scheme shall be implemented within the first planting season following completion of the development (or of that phase of the development in the case of phased developments) and any trees, shrubs or planting which becomes dead, dying, diseased or is removed, shall be replanted to the satisfaction of the Local Planning Authority, within the first 5 years of the planting being planted, in the interests of the satisfactory appearance of the development upon completion and to ensure a successful and robust landscaping scheme.

Extra 6.

Notwithstanding the details shown on the hereby approved plans and elevations, full details of all means of enclosure of the site (including any internal means of enclosure to sub-divide individual plots) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site in order to ensure the satisfactory appearance of the development upon completion and in the interests of visual and residential amenity.

Extra 7.

Notwithstanding the information submitted on the application a parking scheme shall be submitted to and approved in writing by the Local Planning Authority for plots 134, 161 and 162 prior to works commencing and implemented in accordance with the agreed scheme thereafter in accordance with Policy HP9 of the Chester-le-Street Local Plan 2003.

Extra 8.

The development hereby permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in Section 56(4)(a)-(d) of the Town and Country Planning Act 1990 until arrangements have been made to secure the provision of the 32 units as referred to in the development hereby approved as affordable dwellings, provided for through a shared ownership scheme, in accordance with a detailed scheme, which has first been submitted to and approved in writing by the Local Planning Authority.

In order to ensure the development makes adequate provision for affordable housing and to comply with the aims of Policy HP 13 of the Chester-le-Street Local Plan 2003.

Extra 9.

The development hereby permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in Section 56(4)(a)-(d) of the Town and Country Planning Act 1990 until arrangements have been made to secure the provision of adequate open space and recreational facilities within the locality in accordance with a detailed scheme, which has first been submitted to and approved in writing by the Local Planning Authority. In order to ensure the development makes adequate provision for recreational and open space facilities and to comply with the aims of Policies HP 9 and RL 5 of the Local Plan 2003.

Extra 10.

The development hereby permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in Section 56(4)(a)-(d) of the Town and Country Planning Act 1990 until arrangements have been made to secure the provision of adequate public artwork provision within the locality in accordance with a detailed scheme, which has first been submitted to and approved in writing by the Local Planning Authority. In order to ensure the development makes adequate provision for recreational and open space facilities and to comply with the aims of Policy BE 2 of the Local Plan 2003.

Extra 11.

Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), any walls or fences forward of the elevation of a dwellinghouse fronting onto a highway shall require the benefit of planning permission, in order to ensure the satisfactory appearance of the development upon completion in the interests of visual amenity in accordance with policy HP9 of the Chester-le-Street Local Plan 2003.

Pelton Fell Regeneration Site

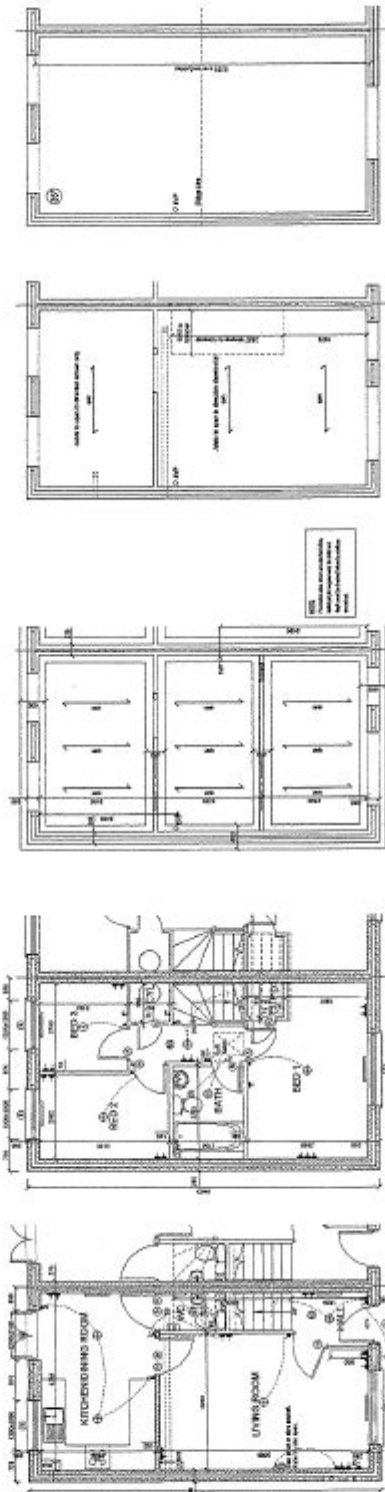
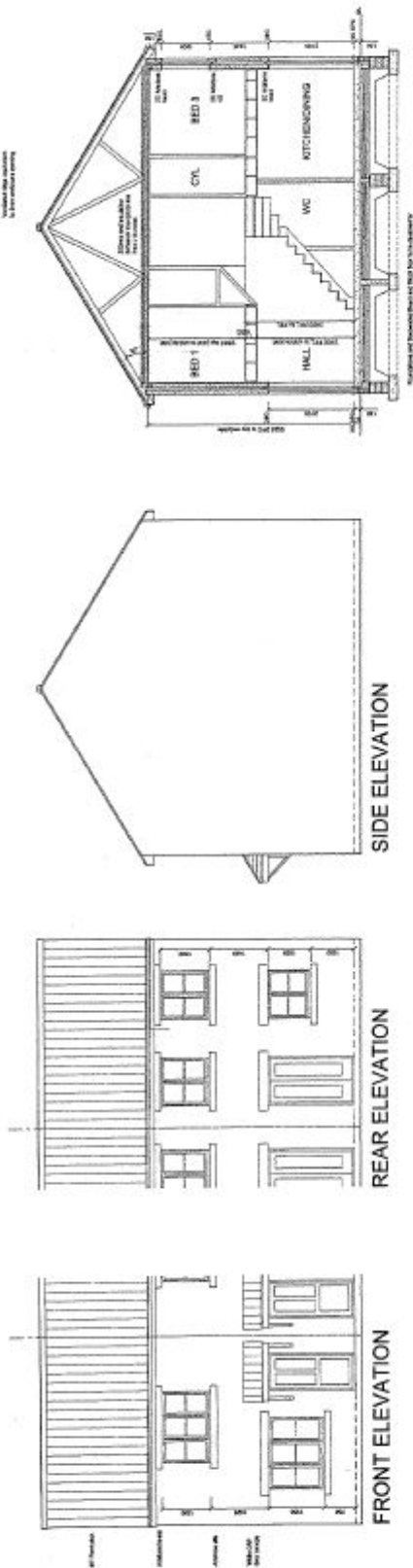
Whitchill Crescent, Pelton Fell



Scale : 1:2500

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 14 April 2008





A3

Project No	15/73
Client	Construction Plus and Elevations (PMT) Ltd
Site No	
Drawn by	
Checked by	
Scale	
Notes	
1	Check all dimensions and levels.
2	Check all materials and finishes.
3	Check all structural details.
4	Check all electrical and plumbing details.
5	Check all window and door schedules.
6	Check all floor and ceiling levels.
7	Check all roof and gutter details.
8	Check all external wall and cladding details.
9	Check all internal wall and ceiling details.
10	Check all floor and ceiling finishes.
11	Check all window and door frames.
12	Check all external wall and cladding materials.
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ROOF PLAN
(Refer to manufacturers layout)

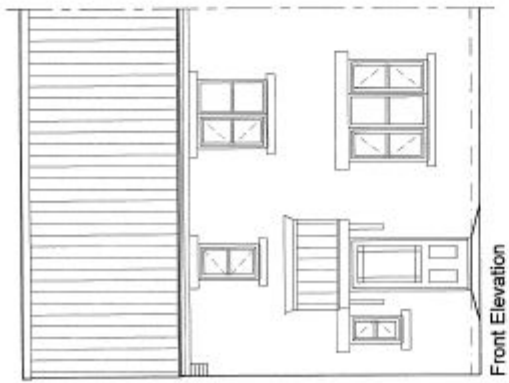
FF JOIST PLAN
(Refer to manufacturers layout)

FOUNDATION PLAN

FF PLAN
(Refer to manufacturers layout)

GF PLAN

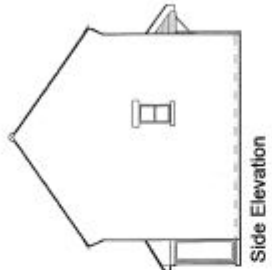
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3	CEILING	1	sqm	
4	WALLS	1	sqm	
5	ROOF	1	sqm	
6	GLAZING	1	sqm	
7	DOORS	1	unit	
8	WINDOWS	1	unit	
9	STAIRS	1	unit	
10	BATH	1	unit	
11	KITCHEN	1	unit	
12	LIVING ROOM	1	unit	
13	BEDROOM	1	unit	
14	BEDROOM	1	unit	
15	BEDROOM	1	unit	
16	HALL	1	unit	
17	MEZZANINE	1	unit	
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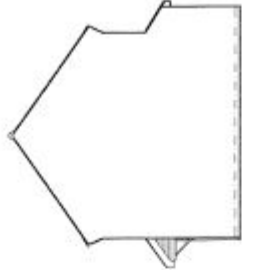
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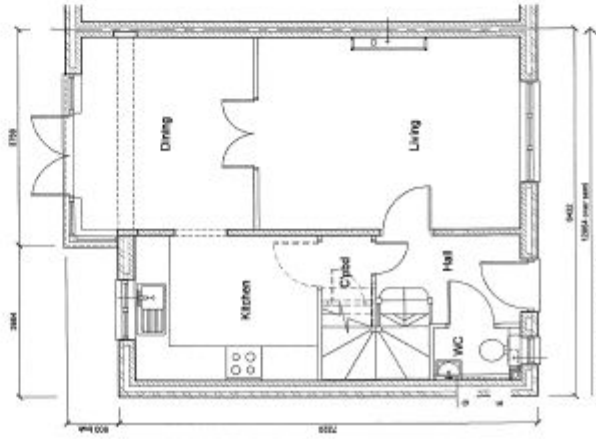
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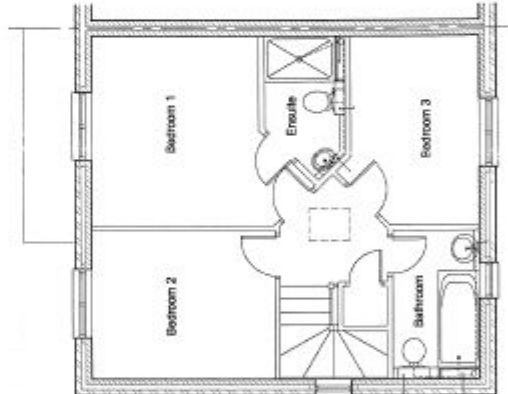
Side Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

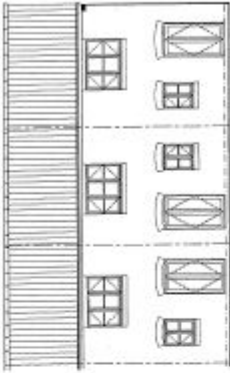
CHESTER-LE-STREET D.C.
PLANNING DEPT.
RECEIVED 25 JAN 2008
ACTION BY
POST BOOK NO

A2

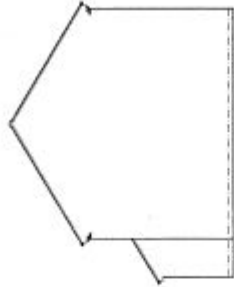
County of	Project	Plot No.	Plot Area
S3656	The Sandhurst 2		
Scale: 1:50	Drawn by:	Checked by:	Drawn by:
Approved:	A. Bedrooms 1 and 2, kitchen amended from 1200 x 1200mm to 1200 x 1200mm.		
<p>Belway Planning and Building Services Belway House, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.</p>			



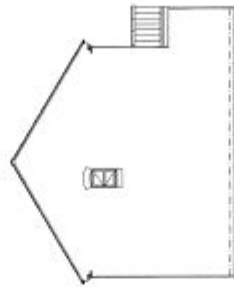
FRONT ELEVATION



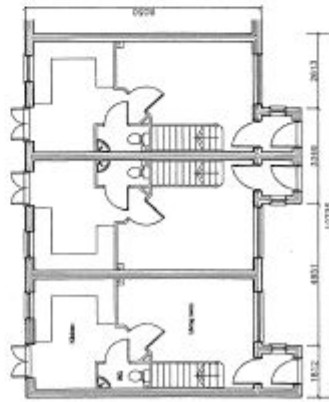
REAR ELEVATION



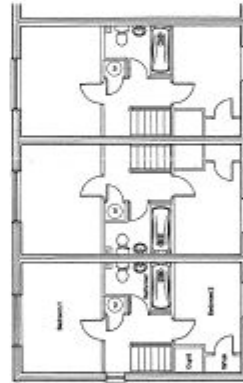
SIDE ELEVATION



SIDE ELEVATION



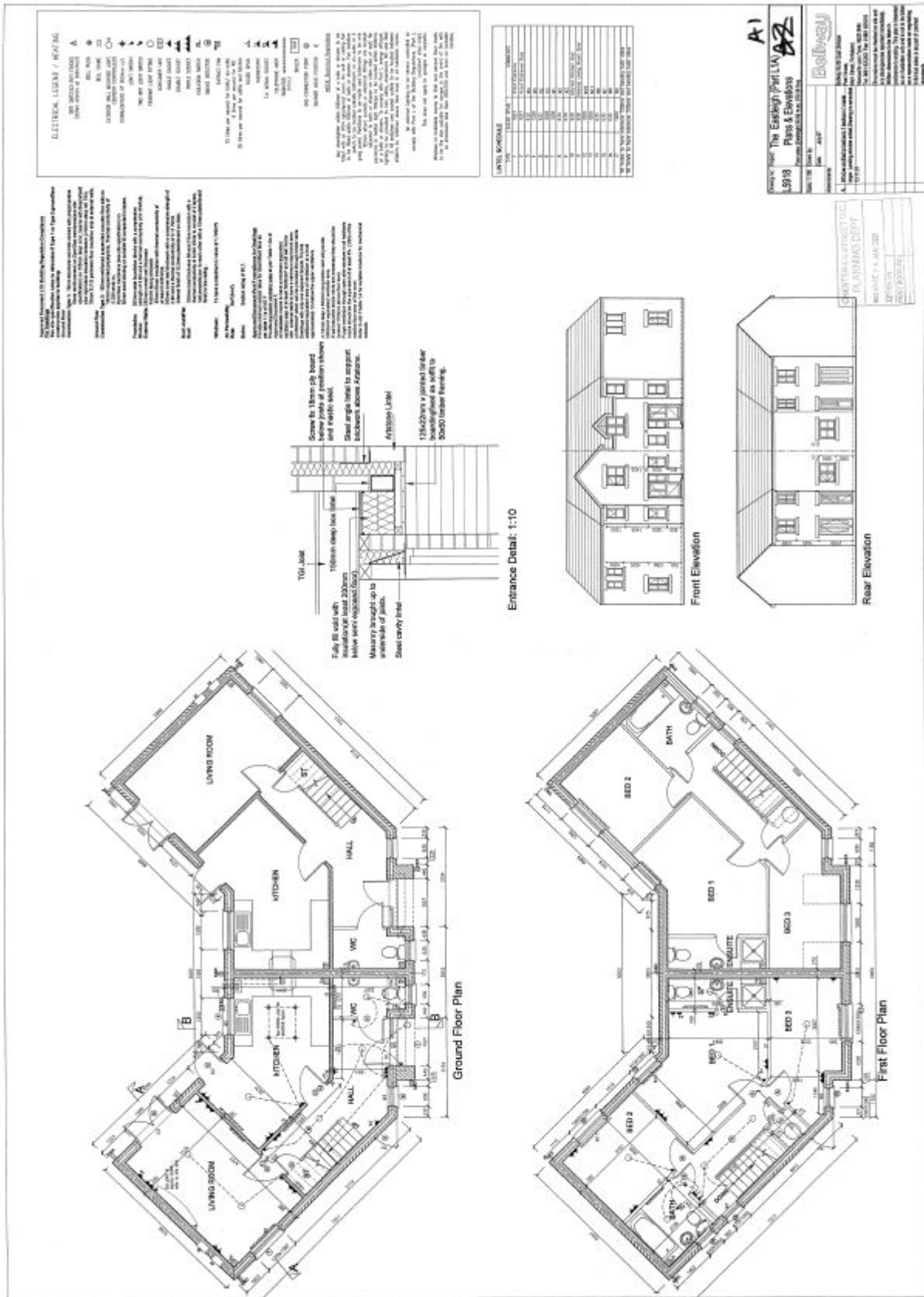
GROUND FLOOR PLAN



FIRST FLOOR PLAN

CHESTER-LE-STREET D.C.
PLANNING DEPT.
RECEIVED 28 JAN 2008
ACTION BY
POST BOOK NO

Drawn by S3527	Project Stanford 2 terrace	Sheet A2
Scale 1:50	Drawn by	Date
1:50		May 08
Approved		
Bellway		
Bellway North East Division 12th Floor, Riverside, Newcastle upon Tyne, NE2 8BN Tel: 0191 652001 Fax: 0191 652100		
Dimensions must be checked on site and checked against the approved drawings. Where dimensions do not match, the drawings must be referred to the architect for clarification and it will be the responsibility of the contractor to obtain clarification or approval of drawings.		



CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **14 April 2008**

4.

Reference: 08/00065/FUL

Proposal Resubmission of 08/00003/FUL for the erection of 1 dormer bungalow
(Amendment to provide additional dormer window at front of bungalow)

Location Land West of The Poplars Arcadia Avenue Chester-le-Street Durham

Applicant Mr J. Fletcher

Application Summary

Ward: Chester North

Case Officer: Lisa Morina

Contact Details: 0191 387 2146

lisamorina@chester-le-street.gov.uk

Summary of recommendation: The proposal would provide for an acceptable form of development within the streetscene and would not impact negatively upon the residential amenity of the neighbouring properties.

The Proposal

This proposal seeks full planning permission for the construction of a single, detached dormer bungalow on land to the West of the Poplars at Arcadia Avenue. The site comprises land, which was originally part of the garden area associated with the Poplars. The application plot has been created through the sub division of the western section of the garden.

Planning History

Prior to the submission of this application the Council had previously resolved to grant outline planning permission for the construction of 1No detached bungalow on this land at the planning committee in January 2007, Ref: 06/00538/OUT

Subsequent to the grant of outline planning permission a reserved matters application was submitted in September 2007, Ref: 07/00395/REM. The application was withdrawn on 19th November 2007 following the raising of a number of issues with the applicant.

Following the withdrawal of the above application, a full planning application was submitted for consideration on 7th November 2007, Members may recall considering this application at the Planning Committee meeting on 12th December 2007. The application was recommended for approval however, Members resolved to refuse planning permission as it was considered that the proposal would have an adverse impact upon the residential amenity of the neighbouring property, No 28 Arcadia Avenue.

Members may recall a further application which was submitted and considered at the Planning Committee on the 14 January 2007 where it was resolved to approve planning permission. Ref: 08/00003/FUL.

This application has been submitted as an amendment to the previously approved application 08/00003/FUL. The amendment is for the addition of a dormer window in the roof space at the front of the site. This was originally to be included with the previously approved application however, was not shown on all relevant elevation plans and was therefore, removed from the application prior to the matter being considered by the planning committee.

As the principle of the house has previously been approved, this report will solely be looking at the provision of the additional dormer window.

Consultation Responses

Neighbours have been notified by way of direct notification. As a result of this exercise, 5 letters of objection have been received with the following concerns:

- The proposed window would create an invasion of privacy and loss of amenity to the occupiers of 28 Arcadia Avenue
- The creation of an unacceptable elevated visual intrusion into the homes and gardens of all the surrounding single-storey bungalows.
- The design and access statement suggests the proposal has already been agreed by the Planning Department.
- The residents were not informed that the window was to be replaced with a velux window or the reason and there is no mention of this in the report or minutes of the meeting of the previous application. The validity of the design and access statement and the application as a whole is challenged.
- Why was the dormer window removed by the applicant immediately prior to consideration of the full plans by the committee?
- Some objectors contend that it was considered by the applicant to be too great a risk to the granting of planning approval for the original property to keep the dormer window in place.

- The building would overlook seven bungalows in Highfield Rise and privacy in their gardens will be lost. Not only that but the three dormer windows to the rear will look directly into the bedrooms of 17 Highfield Rise.
- The residents of Arcadia Avenue depend upon our planning department to safeguard both their amenity and streetscene and therefore, planning approval for this revised application must again be refused.

Durham County Council - No highway objection is raised.

Relevant Planning Policies and Considerations

Policy HP6, HP9 and HP11 as well as the accompanying appendix 1 of the Local Plan are of relevance to this application.

In determining this application the main issues to be considered will be the design of the proposed dormer window in relation to the host property and the streetscene and the impact the proposal may have on the residential amenity of the neighbouring properties and any other issues which are raised.

Streetscene/Impact on host property

As stated above, the position and design of the bungalow has previously been approved under planning application 08/0003/FUL and was considered acceptable in terms of its impact upon the streetscene on the grounds that it was considered to meet the aims of policy HP9 of the Local Plan requiring that new development respects the character of the surrounding area. In this respect it is considered that the proposal for a detached dormer bungalow with an additional dormer window in the front elevation is acceptable in the context of the surrounding area. Arcadia Avenue contains a mix of dwelling styles. In the immediate vicinity of the application site the predominant style is that of single storey bungalows with a variety of design detailing. As there is no apparent generic house type, it is considered that the individuality of the design of the proposed dwelling is appropriate in this location.

The addition of the dormer window to the front of the site is considered subordinate to the host. There is evidence within the streetscene of other properties with dormer windows and therefore the use of dormer windows within the development is considered acceptable and it is therefore, not considered to impact negatively on the visual amenity of the streetscene.

Privacy/Separation Distances and Impact on neighbours

Policy HP9 requires new residential development to respect the amenities of existing surrounding occupiers. This Policy is supported by Appendix 1 of the Local Plan, which provides guidelines in respect to separation distances to be achieved between existing and new development. This advises that a minimum distance of 21 metres should be preserved between existing and proposed habitable room windows when face to face.

In this respect, the proposed layout meets the minimum separation distances providing 24.5 metres to the nearest property to the rear, 17 Highfield Gardens and 35 metres to No 23 Arcadia Avenue, which is immediately opposite to the front of the site. Therefore, the addition of the dormer window to the front elevation (set into the roof slope) would still respect these separation distances which are more than the required minimum separation distances.

With regards to the relationship between the proposed dwelling and the neighbouring property, No 28 Arcadia Avenue, it is considered that the revised planning application would not have an adverse impact upon the residential amenities of this property. The building line of the new property, at its closest point to No28 Arcadia Avenue, would be in line with the North East corner of this property and this would remain with the addition of the proposed dormer window. When taking a 45 degree line from the edge of the proposed dormer window, the line of sight would not encroach onto the front elevation of this neighbour, due to this, it is considered that there would be no overlooking issues. Therefore, it is considered that the proposal would not have a negative impact upon this neighbour.

Separation distances of more than 21m will remain between the proposed dormer window and the neighbouring property at no. 27 Arcadia Avenue, therefore, it is considered that there would be no loss of light, overlooking or overshadowing to this neighbour as a result of the addition of the dormer window.

Other Issues

It was stated in objections that the dormer window had already been agreed with the planning department, that the application and design and access statement is not valid and that the applicants knew it was "of risk" to apply for a dormer window in this position as part of the original planning application. However, this is not the case.

The dormer window was not shown on all of the submitted plans previously approved under application reference 08/00003/FUL. The applicant was informed of this and also that if the correct plans were submitted, re-notification of neighbours would have to be carried out and the application would not be considered at February's Committee. The applicant wanted the application to be considered at this committee and therefore, decided to remove the dormer window from the application and replace it with a velux window. This was felt to be a reduction in the submitted scheme and therefore, neighbours would not have to be re-notified. The applicants advised officers that they would submit again at a later date to include the dormer window.

Objectors state that the dormer windows to the rear overlook the neighbouring properties in Highfield Rise. However, the principle of the dormer windows to the rear have already been considered in the prior approval of the earlier application and therefore, are not to be reconsidered as a result of this application.

Conclusion

Taking all relevant issues into account, it is considered that planning permission be granted subject to conditions as the proposed addition of the dormer window is considered

acceptable in terms of its impact on the host property as well as the surrounding streetscene.

RECOMMENDATION
CONDITIONS:-

Approve SUBJECT TO THE FOLLOWING

Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external walls and / or roofs of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 4.

Notwithstanding the details shown on the hereby approved plans and elevations, full details of all means of enclosure of the site (including any internal means of enclosure to sub-divide individual plots) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual and residential amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 5.

The hereby approved development shall be carried out in accordance with the scheme of landscaping which was submitted to the Local Planning Authority on the 20 February 2008 and approved via letter on the 6 March 2008 in accordance with plan reference LPA1 attached to planning application 08/00003/FUL. The works agreed shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) and thereafter be maintained for 5 years, in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

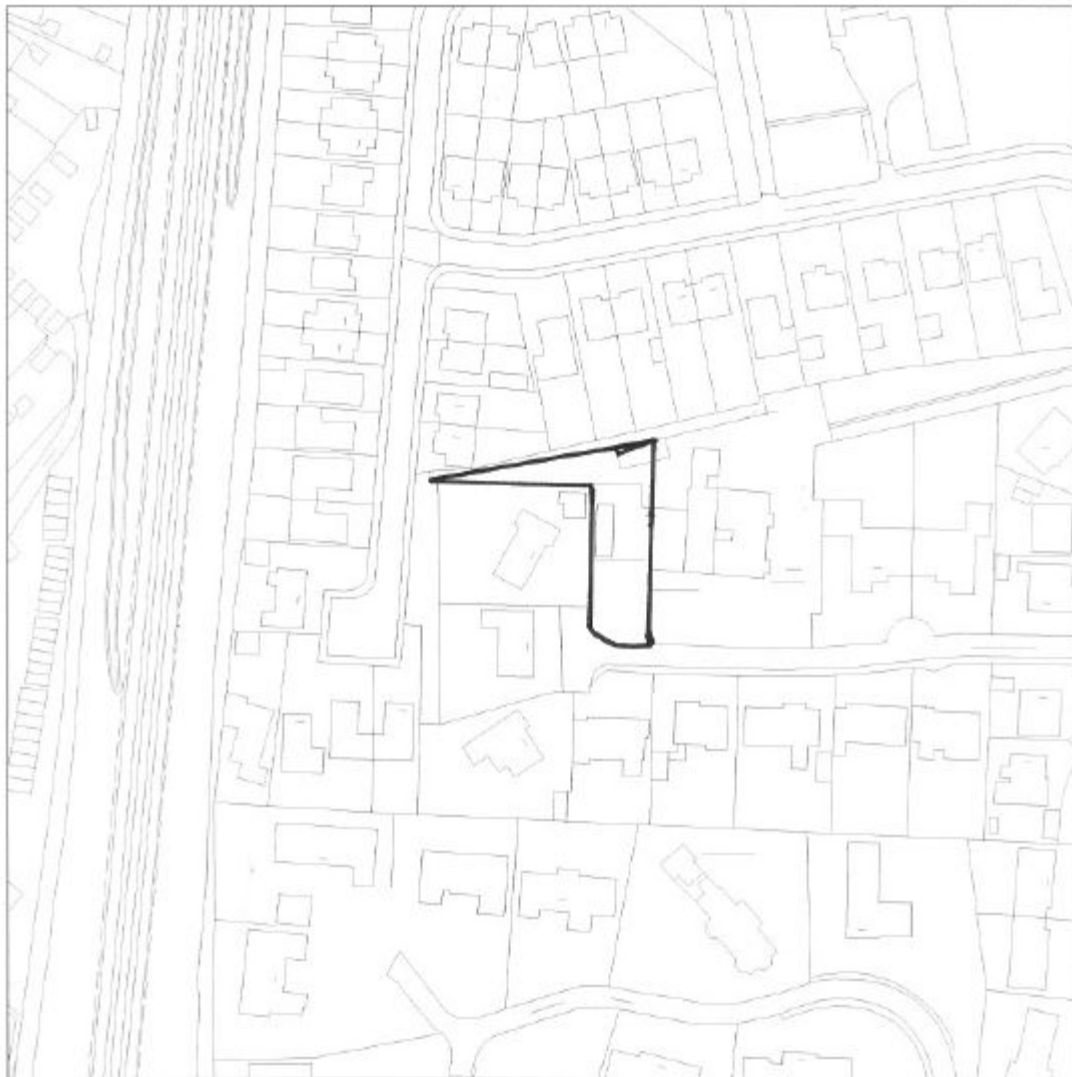
Extra 6.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or

without modification) any external alterations to the dwelling (except painting and repairs) and any development within the curtilage of the dwelling (ie development permitted under Schedule 2, Part 1(Class A-H inc.) and Part 2 (Class A) of the Town and Country Planning (General Permitted Development) Order 1995 shall require the benefit of planning permission in order to ensure the satisfactory appearance of the development upon completion and in the interests of visual and residential amenity.

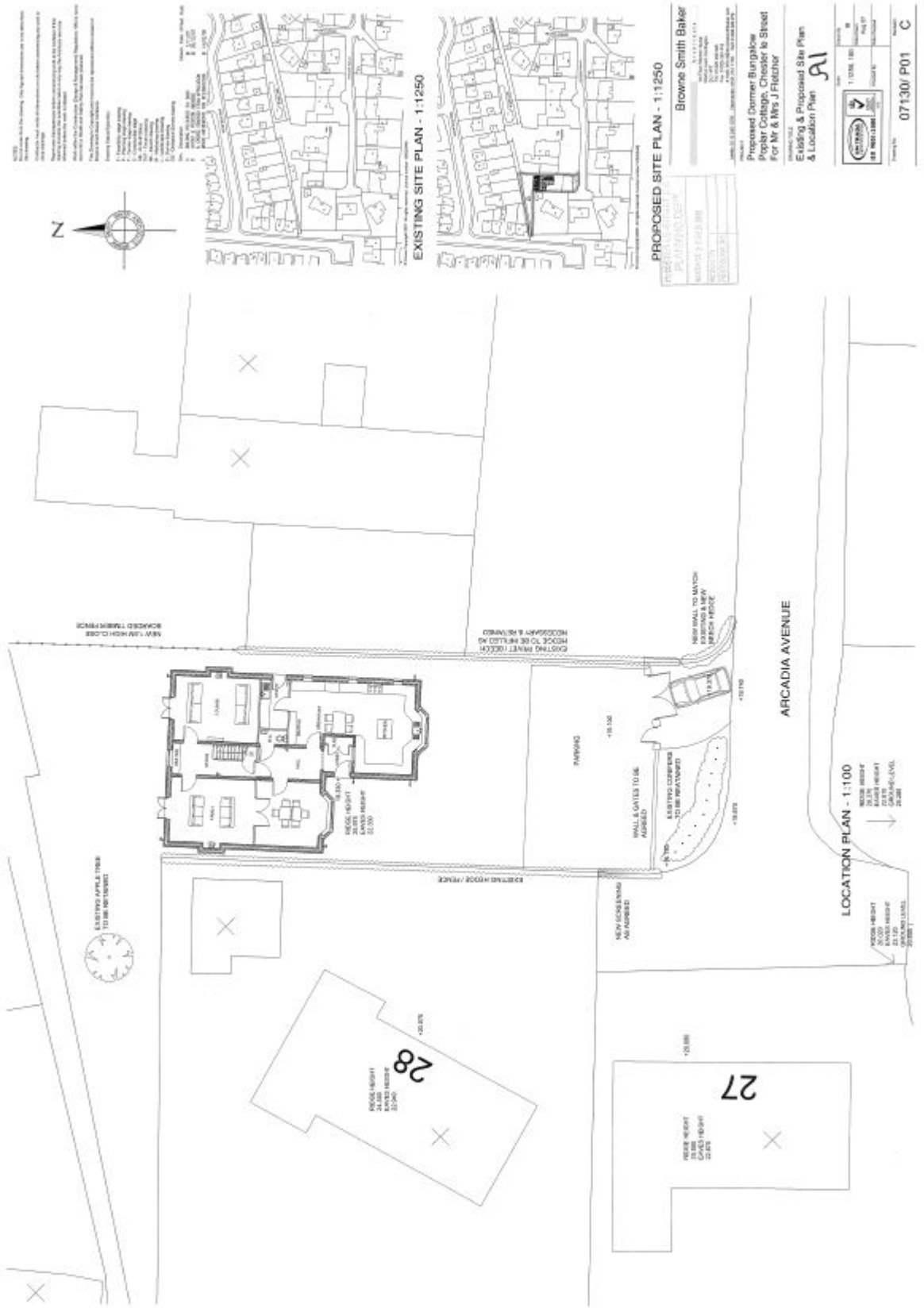
Land west of The Poplars

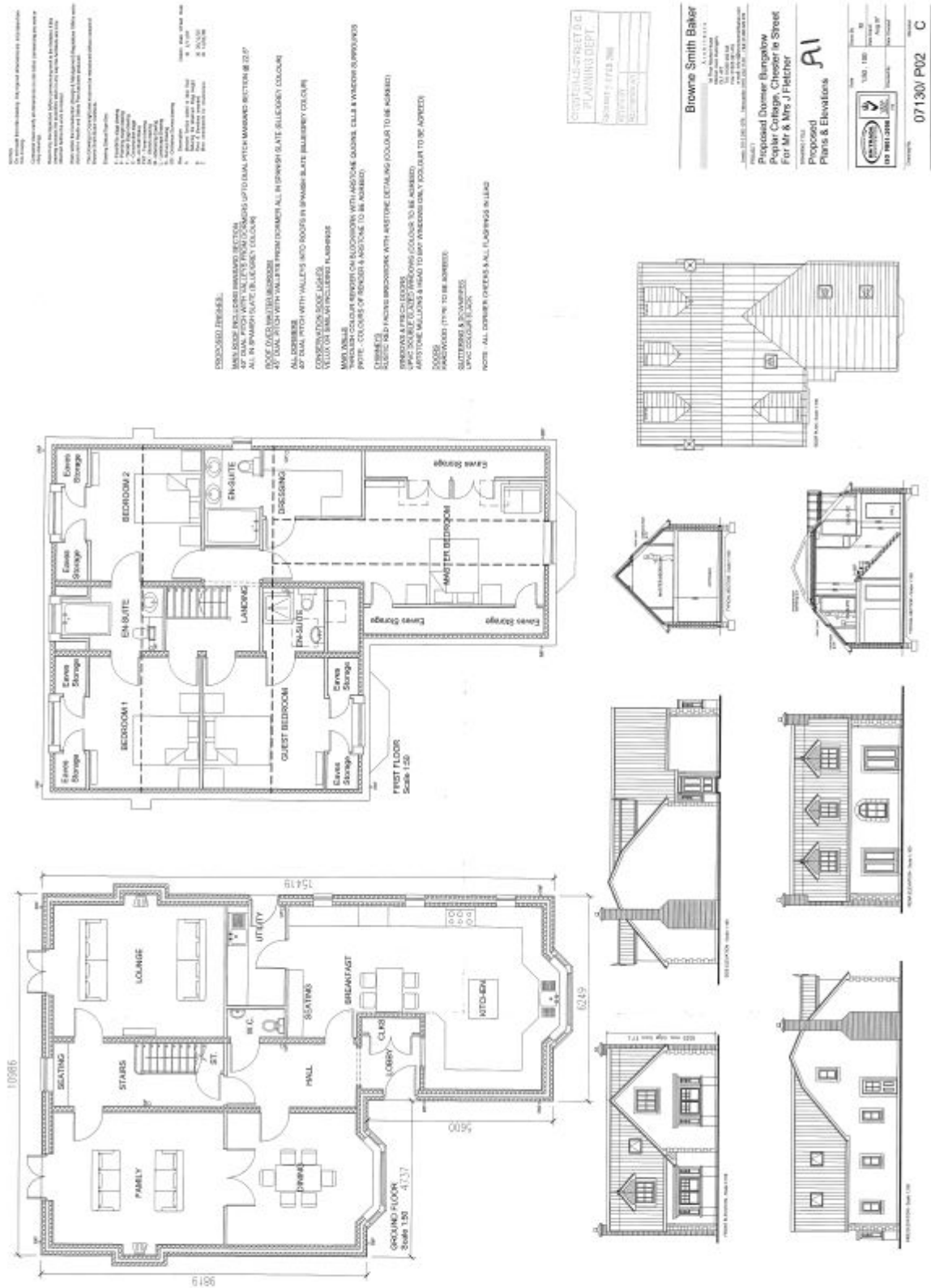
Arcadia Avenue, Chester-le-Street



Scale : 1:1250

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 14 April 2008





NOTES
 1. The proposed bungalow is to be built on the site of the existing garage.
 2. The proposed bungalow is to be built on the site of the existing garage.
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PROPOSED FINISHES.
 MAIN FLOOR: SPANISH SLATE IN THE KITCHEN, BATHROOMS AND ALL IN SPANISH SLATE IN THE REST OF THE HOUSE.
 FIRST FLOOR: SPANISH SLATE IN THE BEDROOMS AND ALL IN SPANISH SLATE IN THE REST OF THE HOUSE.
 ROOF: GLEN HEAD CASTLE ROOFING.
 WALLS: SPANISH SLATE IN THE KITCHEN, BATHROOMS AND ALL IN SPANISH SLATE IN THE REST OF THE HOUSE.
 CEILING: SPANISH SLATE IN THE KITCHEN, BATHROOMS AND ALL IN SPANISH SLATE IN THE REST OF THE HOUSE.
 FLOORS: SPANISH SLATE IN THE KITCHEN, BATHROOMS AND ALL IN SPANISH SLATE IN THE REST OF THE HOUSE.
 DOORS: SPANISH SLATE IN THE KITCHEN, BATHROOMS AND ALL IN SPANISH SLATE IN THE REST OF THE HOUSE.
 WINDOWS: SPANISH SLATE IN THE KITCHEN, BATHROOMS AND ALL IN SPANISH SLATE IN THE REST OF THE HOUSE.
 FINISHES: SPANISH SLATE IN THE KITCHEN, BATHROOMS AND ALL IN SPANISH SLATE IN THE REST OF THE HOUSE.

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Browne Smith Baker
 ARCHITECTS
 101 CHICHESTER ROAD
 BRIGHTON BN1 4LW
 TEL: 01273 506000
 FAX: 01273 506001
 EMAIL: SALES@BSB.CO.UK

Proposed Domesse Bungalow
 Poplar Colledge, Chesser W Street
 For Mr & Mrs J Fielder

PLANNING DEPT
 01273 506000

AI
 Proposed
 Plans & Elevations

07130 P02 C

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **14 April 2008**

5.

Reference: 08/00076/ADV

Proposal Erection of three illuminated fascia signs, two illuminated projecting signs and one non-illuminated wall sign

Location Kwik Save Osborne Road Chester-le-Street Durham DH3 3HE

Applicant Wilkinson Hardware Stores

Application Summary

Ward: Chester-le-Street Central

Case Officer: James Taylor, Senior Planning Officer

Contact Details: 0191 387 2002

jamestaylor@chester-le-street.gov.uk

Summary of recommendation: It is considered given the commercial nature of the building and surrounding commercial premises that the design and appearance of the advertisements will not harm the visual amenity of the area or public safety. In regard to the amenity of surrounding residents it is proposed to restrict the hours of illumination to avoid unwanted light intrusion.

The application is recommended for approval.

The Proposal

The application proposes three fascia signs which all have illuminated letters only. They are situated one above the main entrance to Osbourne Road, one facing the rear car park and the other on the north elevation. The two illuminated projecting signs are at either end of the existing fascia and in effect form the end of the shop front as existing, they do not project beyond the front fascia. One 1m x 90cm non-illuminated "goods in" direction sign is also proposed on the south elevation.

The application site is located to the west of Front Street alongside Osbourne Road/Louise Terrace and Station Road immediately next to GMD car sales.

Planning History

The history relevant to this application is as follows :-

08/00075/FUL - Alterations to existing retail unit to provide new shop front, security shutters, re-positioning of goods loading door and enclosure for air handling equipment. This is a currently pending application to make alterations to the external appearance of the shop front as well as an enclosure for the rear ventilation equipment.

06/00341/ADV - Illuminated fascia signs (part retrospective), illuminated projecting sign, non-illuminated entrance signs and post mounted signage. This part retrospective application consented to the current fascia signage for GMD car sales, illumination was restricted to 7am to 9pm.

04/00758/FUL - Proposed relocation of storage container and proposed refrigeration plant – Approved.

04/00752/ADV - Proposed non-illuminated sign on side elevation – Approved.

Consultation Responses

Durham County Council Highway Authority have raised no objection.

The Council's Regeneration department have made no representations.

The application has been advertised by way of site notices and through direct mailing to adjacent occupiers. Four public objections have been received including a fourteen signature petition as a result of the consultation process, the concerns are as follows:-

- That the signs should be switched off once the store is closed.
- That the signage will be detrimental to the residential amenity of surrounding occupiers should it not be turned off.
- Suggested termination of illumination at 9pm through to 7.30am.

Relevant Planning Policies and Considerations

National Planning Context

Town and Country Planning (Control of Advertisements) (England) Regulations 2007: Sets out the criteria from which applications for advertisement consent can be determined. Advertisements can only be considered on grounds of amenity and public safety.

Planning Policy Statement One: PPS1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. This PPS replaces Planning Policy Guidance Note 1, General Policies and Principles, published in February 1997. PPS1 significantly raises the importance of good design, stating good design is indivisible from good planning.

Regional Spatial Strategy

The (RSS) sets out a long-term planning strategy for the spatial development of the North East Region of England. The RSS is part of the statutory Development Plan. It is now at an advanced stage, prior to formal adoption, and accordingly significant weight should now be given to Policies within the RSS. The final RSS for the North East is expected for publication in late spring/summer 2008.

Policy 2 – Sustainable Development: Planning proposals should seek to promote sustainable development through social, economic and environmental objectives.

Policy 5B - Seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development and that it should be sympathetic to the surrounding area.

Chester-le-Street Local Plan

Policy R11 of the Local Plan has regard to general shop front design principles. Shop fronts should be an intrinsic part of the existing building and be sympathetic to the surroundings and not harmful to the amenity of the area. As advertisements contribute a large portion of shop front design, policy R11 is considered relevant.

The signage proposed largely replaces that of the existing Kwik Save premises and is very similar in scale. The applicant is proposing to individually illuminate the lettering, which will reduce the prominence and potential harm to the amenity of the surrounding area. However, residential properties are within close proximity to the east of the site and therefore it is deemed reasonable to limit the hours of illumination to 07.00am to 21.00pm, taking account of the public representations made and being consistent with the restrictions imposed on the adjacent GMD car sales consent.

Conclusion

The proposed signage is of a scale commensurate with the area and the commercial nature of the host building not that dissimilar in scale to that of the previous retail store. Subject to restrictions on the illumination taking account of the public objections the signage is considered to maintain residential amenity and comply with relevant national and regional policy as well as policy R11 of the Chester-le-Street Local Plan 2003.

Accordingly it is recommended that the application be approved.

RECOMMENDATION CONDITIONS:-

Approve SUBJECT TO THE FOLLOWING

Extra 1.

This permission is given for a limited period of 5 years from the date hereof, expiring on 14th April 2013 when the signs hereby permitted shall be removed to the reasonable satisfaction of this Local Planning Authority, in the interests of visual amenity. In accordance with Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Extra 2.

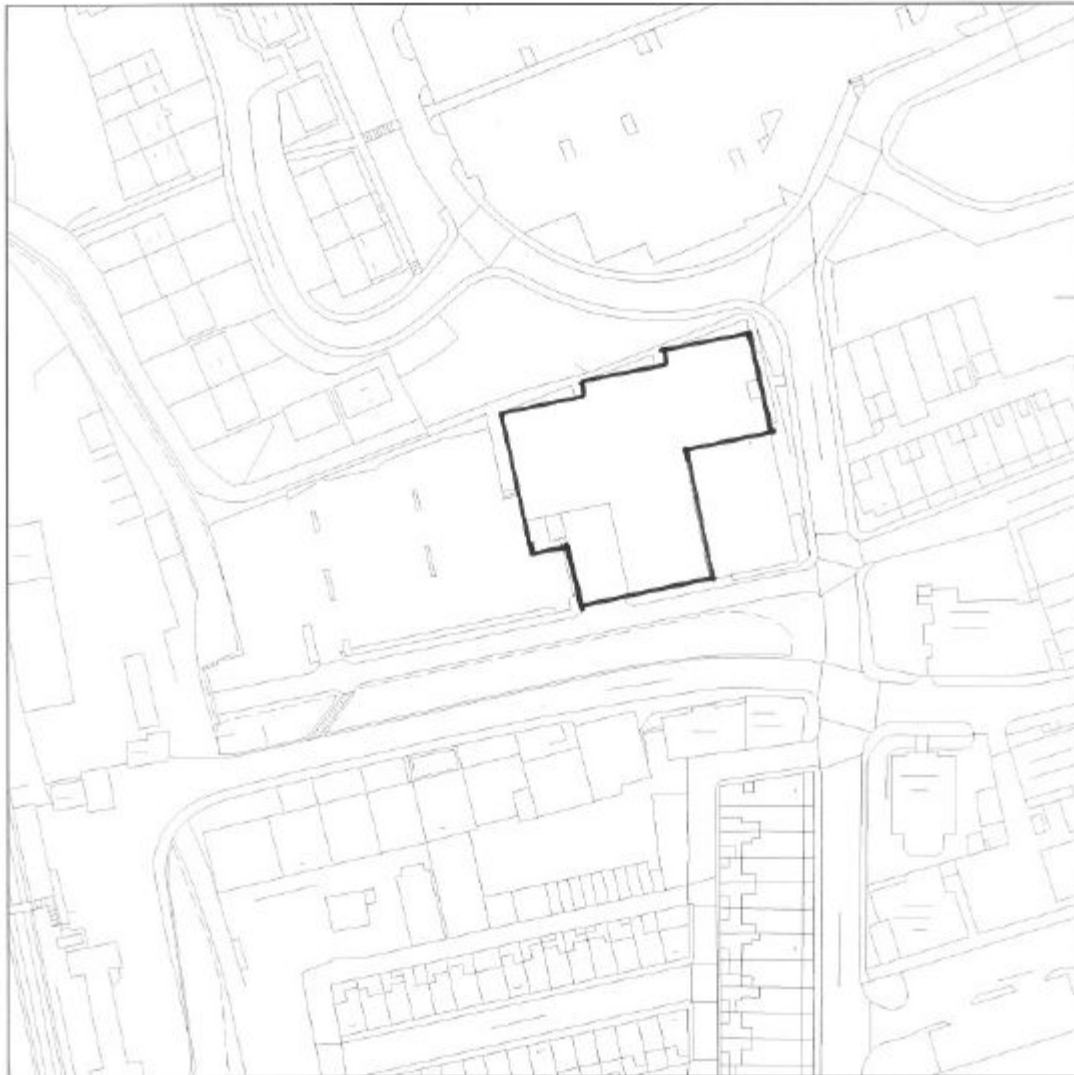
The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

Notwithstanding the information submitted with the application the illuminated signage shall cease illumination between the hours of 21.00 to 07.00 each day unless otherwise agreed in writing with the Local Planning Authority in the interests of the residential amenity of surrounding residents in accordance with policy R11 of the Chester-le-Street Local Plan 2003.

Former Kwik Save

Osborne Road, Chester-le-Street

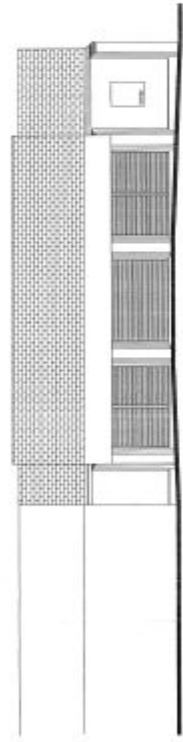


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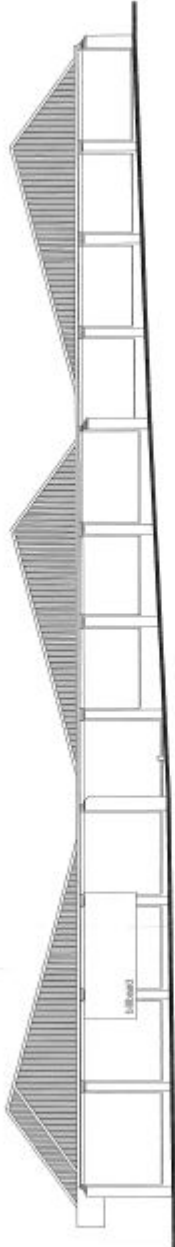
CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 14 April 2008

NOTES:
 1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE DESIGN IS SUBJECT TO APPROVAL BY THE DISTRICT COUNCIL.
 3. THE DESIGN IS SUBJECT TO APPROVAL BY THE DISTRICT COUNCIL.
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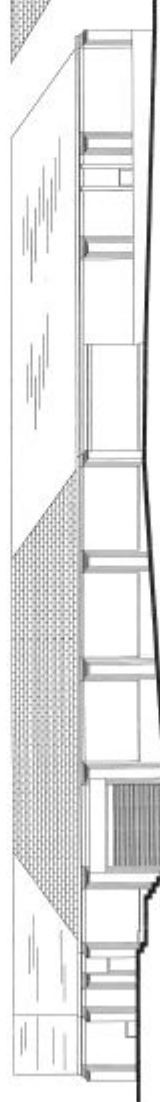
BASED ON SUPPLIED
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 MEASURED SITE DREN REQUIRED



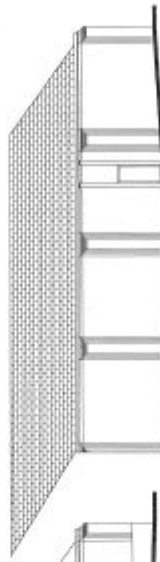
East Elevation



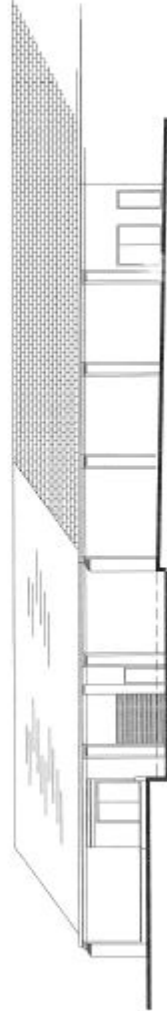
North Elevation



West Elevation



West Elevation, Service Yard



South Elevation

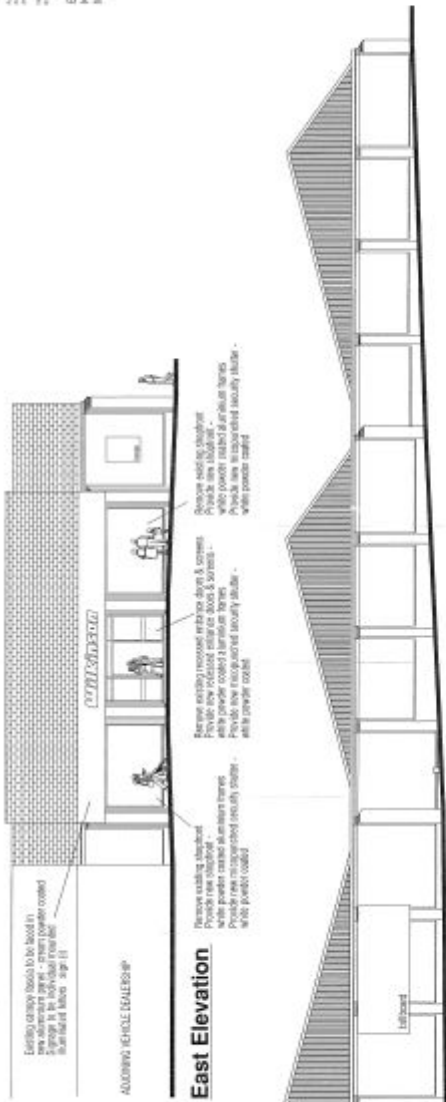
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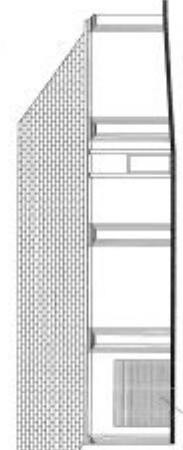
CRISP AND GREEN ARCHITECTS
 ELEVATIONS - AS DESIGNED
 14/04/08 14/04/08 14/04/08

Crisp and Green Architects
 2, 3 & 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NOTES
 All elevations are shown as proposed. All elevations are shown as proposed.
 Existing elevations are shown as existing. All elevations are shown as proposed.
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BASED ON EXISTING
WORK SHOWN, SUBJECT
MEMORANDUM SITE CHECKS REQUIRED



North Elevation

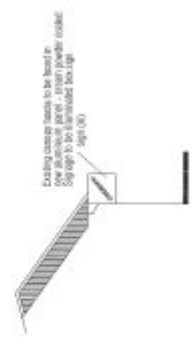


West Elevation, Service Yard



West Elevation

MEMORANDUM SITE CHECKS REQUIRED
AI
 CHERRY L. STREET
 ELEVATIONS - AS PROPOSED
 1/2" = 1'-0" (Overall)
 1/4" = 1'-0" (Detail)



South Elevation, Entrance



South Elevation

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **14 April 2008**

6.

Reference: 08/00078/FUL

Proposal Erection of new residential dwelling to side of existing property

Location 2 George Street Chester-le-Street Durham DH3 3NE

Applicant Mr & Mrs McGee

Application Summary

Ward: Chester East

Case Officer: James Taylor, Senior Planning Officer

Contact Details: 0191 387 2002

jamestaylor@chester-le-street.gov.uk

Summary of recommendation: The development hereby proposed is considered to not harm the visual amenity of the area to be in keeping with the character and existing street pattern. The residential amenity to surrounding occupiers is not harmed as the facing distances are directly comparable to the existing relationships in the street. In regard to parking provision it is not considered that the potential for additional vehicles is any less than currently exists at the host property or elsewhere in the street. In addition two spaces have been provided by the applicant for the new dwelling.

Accordingly it is recommended that the application be approved.

The Proposal

Planning consent is sought to demolish an existing two storey side extension and garage and replace with a single three bedroom end of terrace dwelling of proportions to match others in the street. The applicant proposes three additional off street parking spaces to serve the existing and proposed dwellings.

The site is located to the rear of Red Rose Terrace between York and Wilson Terrace heading south of the main town centre.

Planning History

83/00300/FUL – Erection of the domestic garage as existing on site - Approved.

There is no further planning history available associated with the application site. It is clear that the property has been extended in addition to the garage and from external appearance would appear to have been carried out in the 1970s.

In the rest of the terrace there have been various domestic planning applications not relevant to this application.

Consultation Responses

Durham County Council Highway Authority has raised no objection to the proposed changes to the scheme.

The Council's Regeneration department have made no representations.

The application has been advertised through direct mailing to adjacent occupiers. Six public representations have been received as a result of the consultation and one sixteen signature petition all opposing the development, the issues raised are as follows: -

- That an additional dwelling will exacerbate the parking problem that exists in the street leading to obstructions of the pavements and congestion to road users.
- Request that the site is visited during peak times such as school drop off and pick up as well as evenings.
- That the traffic movements associated with the proposed new dwelling will pose a hazard for children walking to the nearby school.
- That the dwelling may be used as a business as oppose to private residential to the detriment of the community spirit.
- That the applicant has no legal access over the back lane to the rear of the property and that the proposed new parking space cannot be used.
- That the dwelling will remove light from 23 Red Rose Terrace.
- The gable end window will remove privacy.
- That a covenant on the land prevents building operations.

Relevant Planning Policies and Considerations

Regional Spatial Strategy

The (RSS) sets out a long-term planning strategy for the spatial development of the North East Region of England. The RSS is part of the statutory Development Plan. It is now at an advanced stage, prior to formal adoption, and accordingly significant weight should now be given to Policies within the RSS. The final RSS for the North East is expected for publication in late spring/summer 2008.

Policy 2 – Sustainable Development: Planning proposals should seek to promote sustainable development through social, economic and environmental objectives.

Policy 5A – Connectivity and Accessibility: Seeks to promote internal and external connectivity within the region. It specifically promotes travel by alternative means other than by private vehicles and the need to focus development near to existing centres with good links to public transport and local facilities.

Policy 5B - Seeks to protect and enhance the environment. This in part should be achieved through promoting high quality design in all development and that it should be sympathetic to the surrounding area.

Policy 24 – Delivering Sustainable Communities: Planning proposals should seek through design to promote social cohesion, reduce inequalities as well as meeting sustainable development objectives.

Policy 32 – Improving Inclusivity: Seeks to ensure new development allows and promotes alternatives to private vehicle use. This may include improving accessibility within a site to public services and facilities.

County Durham Structure Plan

Policy 3 of the Structure Plan advises that priority shall be given to the provision of new development on sites that are within, or well related to the main towns of County Durham, including Chester-le-Street.

Chester-le-Street Local Plan

Policy HP6 allows residential development within the settlement of Chester-le-Street provided it is on previously developed land and complies with policy HP9.

Policy HP9 outlines the residential design criteria applicable to new development of this type. The policy seeks to ensure that new development is appropriate by design, protects the amenity of surrounding occupiers and provides adequate levels of parking and access arrangements.

In addition to HP9, Appendix I in the Local Plan gives more specific guidance on residential design layout and facing distances.

Policies T15 and T17 seek to deliver safe and accessible access arrangements to all highway users and reduce the reliance on the private vehicle.

In assessing the proposals against the requirements of these relevant policies, and having regard to all material planning considerations, including representations received, it is considered that the following represent the principle material planning considerations raised;

Visual Amenity

Examining the ordnance survey plans the surrounding street pattern can be clearly observed. With Weldon, George and York terraces all parallel to each other running east to west. They all share a common highway which forms the back lane to Red Rose Terrace. The properties of Weldon and York terrace all end with their gables abutting this back lane with the exception of George Street. As there is ample space in this location to erect such a dwelling there would appear to be no explanation why this was never carried out at the time the terrace was built. The deeds supplied by one of the objectors may shed some light on the issue that the land to the side of no.2 was tied to no.2 during its sale, as it remained unsold. There also appears to be a civil covenant restricting any noisy uses on the site.

The external appearance of the dwelling is commensurate in design, scale and massing with surrounding properties and shares a similar opening to void ratio.

In conclusion it is considered the proposed erection of a dwelling in this location is commensurate with the existing street pattern and in character with the surrounding area in accordance with policy HP9.

Residential Amenity

Concerns have been raised to loss of privacy and light to surrounding occupiers. The properties directly to the rear are no's 1 and 2 York Terrace who currently face the rear ensuite bedroom of the existing extension. In the proposed dwelling one bedroom and bathroom will face to the rear. The distance to these properties will be twenty metres and is exactly comparable to all the other inter-relationships between the two terraces along the street. Therefore, with this pattern of development in existence for some period of time and that this has been used to influence the design, it is not considered the minor shortfall in one metre to the policy standard, is material to whether privacy is harmed or unharmed in this instance.

Concern has been raised as to the impact on light and privacy to Red Rose Terrace and specifically property 23. As this property and others are west of the application site any sunlight deprivation is likely to be minimal and in the morning with the sun in the east. The applicant has hipped the gable roof to maximise light passage to this property. However, at twenty metres distance and with many externalities in the area effecting light passage, such as high boundary walls it is not considered loss of light material to refusal in this instance.

The one window in the gable of the proposed new dwelling serves a first floor landing and as such has a secondary light function. As such and bearing in mind the separation distances no loss of privacy will result.

Parking

Parking is the principal objection raised and as such has been given careful consideration. Parking would be served by the road edge and lowered curb currently in existence. This is the same as every other property along George Street some of which have gained additional space by hard surfacing their front gardens.

The objectors concern regarding protruding vehicles on to the pavement is acknowledged. This proposal however, will not overcome the existing issues or number of cars per dwelling which currently exists in the street. All that can be ensured is that adequate provision is made for the proposed dwelling. In this case two spaces have been provided, that is half a space more than required. Both these spaces go out on to the wider Red Rose Terrace back lane and do not conflict with road users of George Street. The issue of pedestrian vehicle conflict and blind junctions is common throughout the area and clearly warrants a degree of mutual cooperation from all road users. It is known that when drivers are faced with restricted layouts they generally drive slower and carefully keeping vehicle speeds low to the benefit of the area. Whilst the walking of school children is clearly a concern for objectors (and presumably is a concern at present given the current road layout) it is not considered one additional dwelling will change this significantly, as due care and attention will still be required by road users if the proposed dwelling was erected or not.

Land ownership

The two objection letters from 1 and 2 York terrace indicate that the applicant has no right of access to cross the small rear back lane to get to their proposed new parking space for the existing property. Land ownership is not a concern of the planning system and rather is a private civil legal matter between the applicant and the landowners. In either case the one space to the front of the dwelling and on street parking in the surrounding area can satisfy the demand for this dwelling in a sustainable central location such as this and is no different to any other property in the terrace.

Amenity Space

The site is centrally located within close proximity to the town centre amenities including large expanses of open space. Having regard to this and the overall poor provision of garden space to the rear of the existing terrace dwellings in the area it is considered the level of amenity space provided is acceptable in this instance.

Conclusion

The proposed new dwelling is considered commensurate in layout and appearance with the existing street pattern and character of the surrounding area in accordance with policy HP9 of the Chester-le-Street Local Plan.

The proposal has comparable separation distances to surrounding dwellings that currently exist in the terrace and the inter relationships are thus not considered harmful to residential amenity in accordance with policy HP9 of the Chester-le-Street local Plan.

The parking and access arrangements are similar to existing in the street and surrounding area and the introduction of a new dwelling will offer two parking spaces to alleviate

parking concerns and therefore it is considered the proposal accords with policy HP9, T15, and T17 of the Chester-le-Street Local Plan.

Accordingly it is recommended that the application be approved.

RECOMMENDATION

Approve

SUBJECT TO THE FOLLOWING

CONDITIONS:-

01A

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 1.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 2.

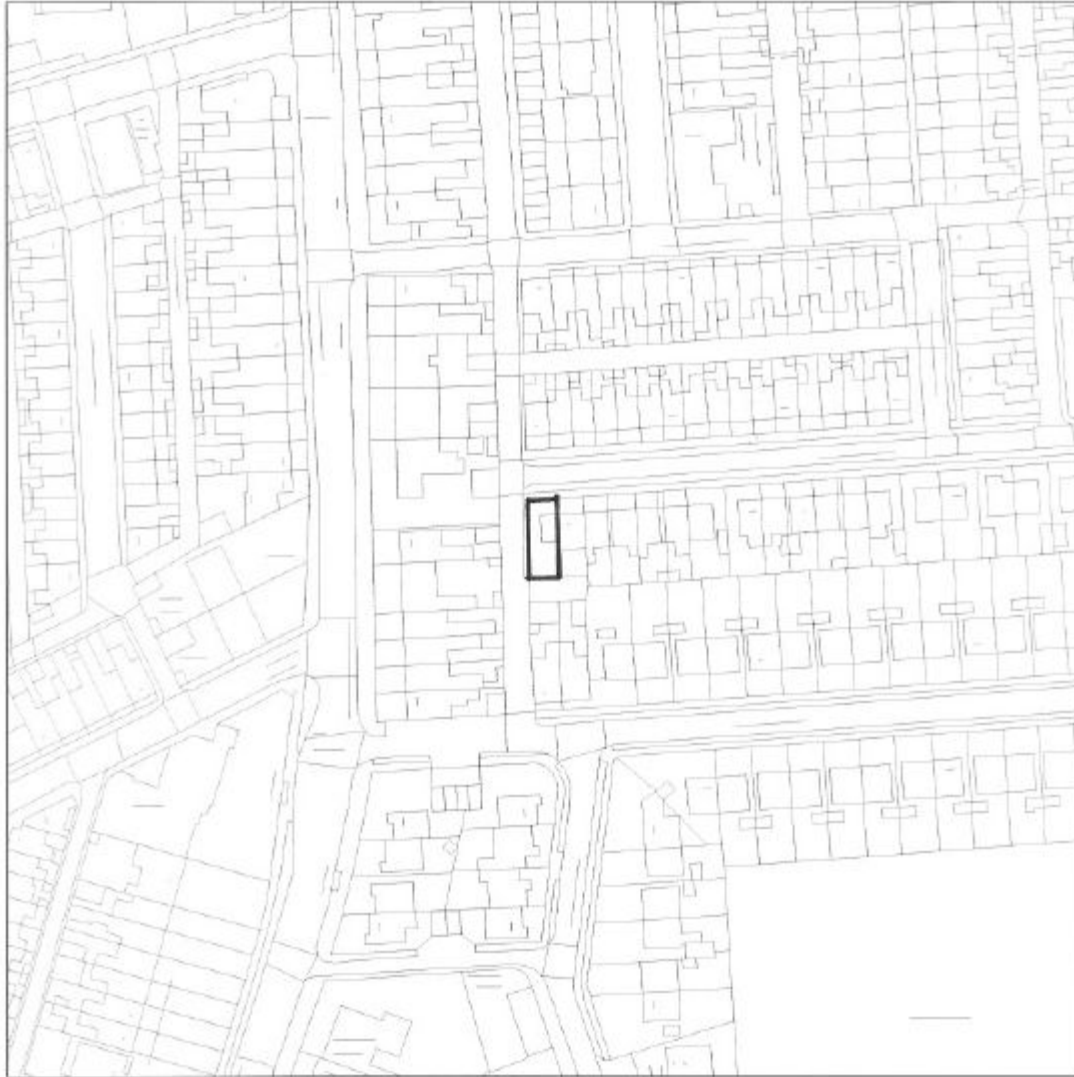
Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external walls, roofs and hard standings/access roads of the development have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

Extra 3.

Notwithstanding the details shown on the hereby approved plans and elevations, full details of all means of enclosure of the site (including any internal means of enclosure to sub-divide individual plots) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site in order to ensure the satisfactory appearance of the development upon completion and in the interests of visual and residential amenity in accordance with policy HP9 of the Chester-le-Street Local Plan 2003.

2 George Street

Chester-le-Street



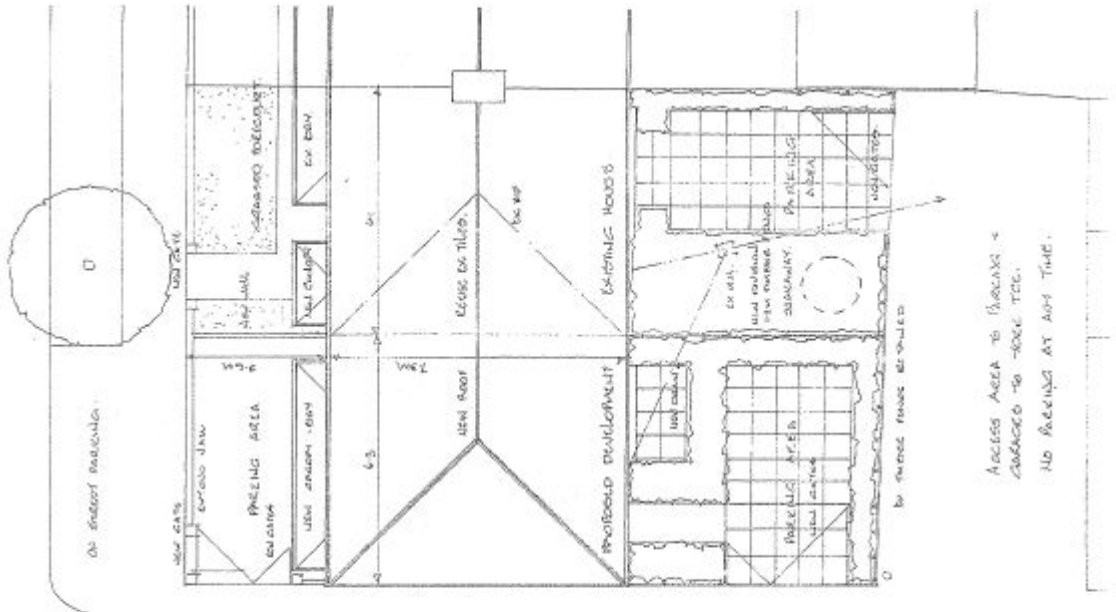
Scale : 1:1250

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

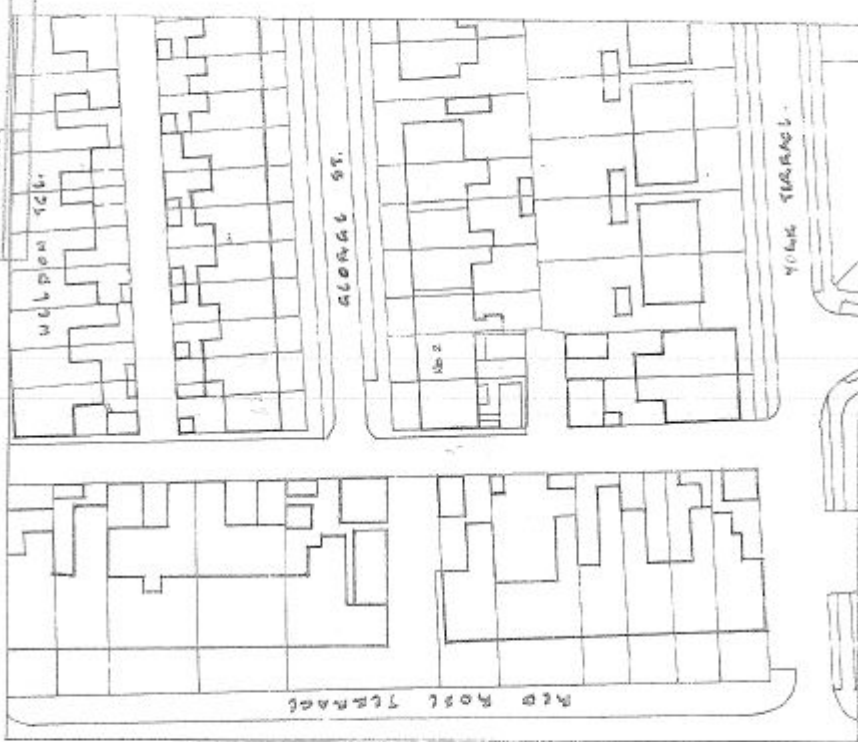
PLANNING COMMITTEE 14 April 2008

ADOP PLAN & SITE LAYOUT - Scale 1:500



CHESTER-LE-STREET P.C.
PLANNING DEPT.
RECEIVED 2 FEB 2008
ACTION BY
POST BOOK NO.

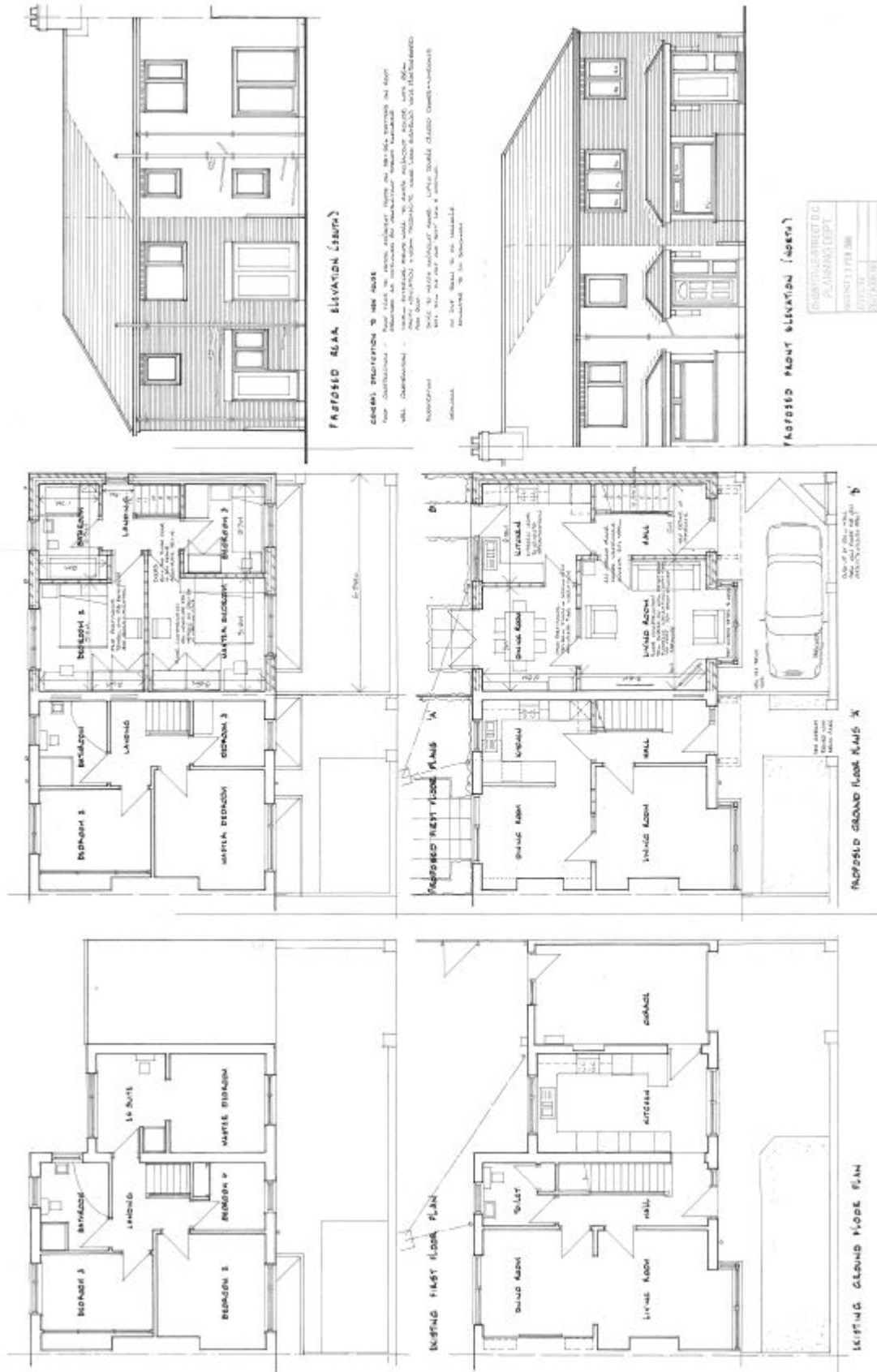
SITE PLAN 1-500.
A3



PROPOSED ALTERATIONS & DEVELOPMENT OF GROVE STREET,
CHESTER-LE-STREET.
DRAWN BY: [unclear]

DATE: 11.11.07
SCALE: 1:500

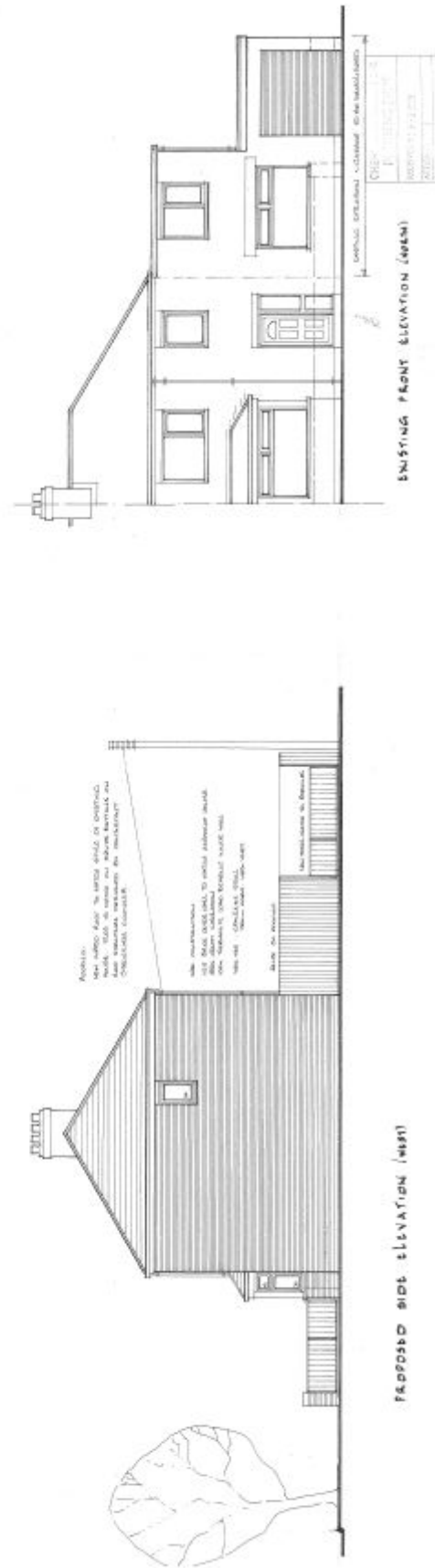
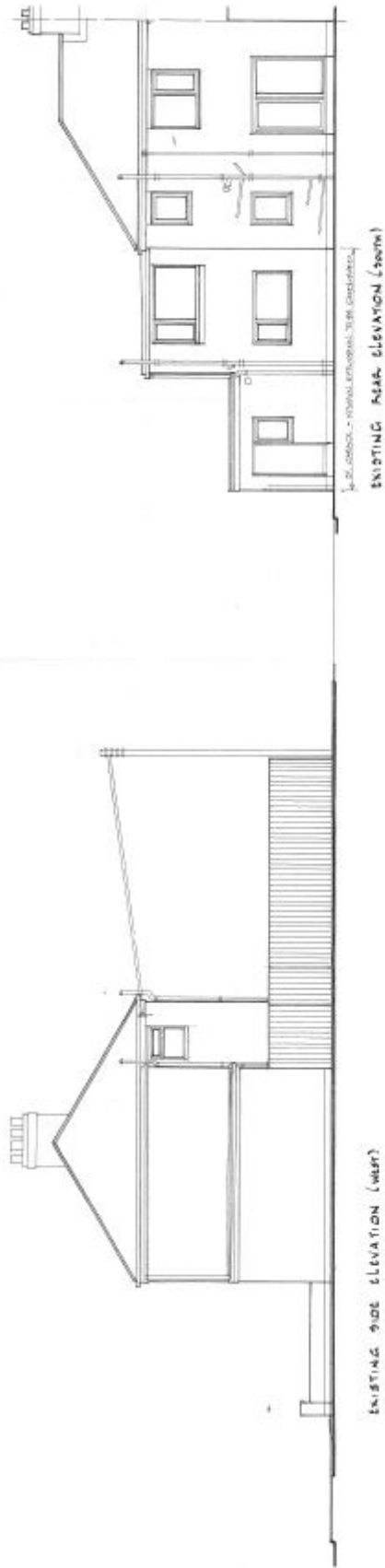
PLAN ACCESS ROAD TO RHP LOGS TOL



PROPOSED ALTERATIONS & DEVELOPMENT OF NO 2 GEORGE STREET, CHESTER, LEICESTERSHIRE, CO. DURHAM DN8 3JL
 For Mr. Mike S. MacCabe
 SCALE 1/50
 DATE 14th APR 2008
 DRAWING NO. 01/04/08.1

ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE PLANNING ACT 1990.
 Mr. J.M. DEANE

AI



PROPOSED ALTERATIONS & DEVELOPMENT @ No. 2 GEORGE STREET, CHESTER-LE-STRREET CO. DURHAM DIST 24E
 Apr MA 5 NBS 5, NCCSL
 2008 139
 PNC 10 31/07/08
 PNC 10 31/07/08

3100 TARRANT
 25 PARK ROAD, CHESTER
 CHESTER, LE15 1JG
 01274 214111
 01274 214111
 01274 214111

AI

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **14 April 2008**

7.

Reference: 08/00096/COU

Proposal Erection of two storey extension to side & rear elevations & enclosure, and change of use of land adjacent to side elevation from open amenity space to domestic garden (Revised scheme of 07/00376/COU)

Location 100 Queen Street Grange Villa Chester-le-Street Durham DH2 3LT

Applicant Mr R.H. Robson

Application Summary

Ward: Grange Villa and West Pelton

Case Officer: David Chong, Planning Enforcement Officer

Contact Details: 0191 3872155

davidchong@chester-le-street.gov.uk

Summary of recommendation: The proposal is considered to accord with the provisions of Policies HP11 and HP16 of the Chester-le-Street Local Plan, and is considered to represent an acceptable form of development that would not be harmful to the visual amenity and character of the locality.

The Proposal

Detailed planning permission is sought for the erection of a two storey extension to the side and rear elevations, and enclosure/change of use of land adjacent to side elevation from open amenity space to domestic garden.

The property is an end of terrace house situated to the Northern end of Queen Street, adjacent to public playing fields. The style, design and character of the property is typical of other terraced properties found in and around the village of Grange Villa, although the footprint is quite unique in that it resembles a trapezium shape.

The current proposal is a re-submission of an original application following revisions suggested by Officers in relation to the design of the two-storey extension.

The land that the applicant is proposing to enclose and change the use of would appear to be unregistered, however the applicant has carried out the requisite statutory procedure(s) and has signed a certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995, and also published Notice of the application in the Local Press.

Relevant Planning History

07/00376/COU Erection of two storey extension to side and rear elevations, and enclosure/ change of use of land adjacent to side elevation from open amenity space to domestic garden - Application withdrawn

Consultation Responses

Durham County Council Highways have advised that they have no objections, provided that the 0.5m width area between the carriageway and new fence at the Eastern elevation of the enclosure is hard paved.

The Council's Regeneration Dept. have advised that the proposal may affect sewers and therefore Northumbrian Water should be contacted.

The Council's Environmental Health Dept. have advised that a condition should be attached to the proposal, should it be approved, to request that a contaminated land survey be carried out prior to commencement of the development.

The planning application was advertised through direct notification to local householders and by the display of a site notice. As a result of this exercise, a petition containing 20 signatures and one objection letter were received.

Below is a summary of all of the comments received: -

- This land has been fenced off and claimed by a resident of Queen Street without planning permission.
- The Council has maintained this land for as far back as any village resident can remember.
- The land being fenced off deficits the layout of the street and takes away the feel of the countryside and village atmosphere.
- The Council has spent thousands of pounds regenerating the local area to improve the village.
- The fence would cause public inconvenience when the adjacent football field is in use.
- The presence of the fence would encourage spectators of football matches to stand on the footpath and as a result, children wishing to access the local playing park would have to speak to strangers to gain access to the park.

- The above would put local children in a potentially dangerous position and encourage them to talk to strangers.
- The fence would cause obstruction and inconvenience for other village residents with wheelchairs and pushchairs that use the footpath regularly. These users will not be able to get past during a match when spectators are on the footpath, without having to leave the path, resulting in young children and disabled person(s) having to go on the road to reach the North path. This road is always parked full of vehicles and if pedestrians have to leave the East path to get to the North path then this could be placing innocent victims in potential danger.
- We feel that the design, layout and position of the fence would encourage youths to congregate at the North end of the Street, drinking etc, which will lead to nuisance and noise pollution.
- The fence could place members of the public in danger, as it is adjacent to a large, dark open space, which at present is overlooked.
- Three letters of support were received from residents at Queen Street and Albert Street, below is a summary of the comments received: -
- Residents in support of application highlighted their full understanding of the proposal.
- Confirmation that planning drawings related to the proposal were shown to them by the applicant prior to the submission of the formal application to the Local Planning Authority (LPA).
- Provided that the same drawings were submitted to the Local Planning Authority for consideration, they would not raise any objections to the proposal.

Relevant Planning Policies and Considerations

This planning application should be considered within the Policy context of HP11 and HP16 of Chester-le-Street District Council's Local Plan. Policy HP11 sets out various design criteria to which residential extensions should be considered. This Policy states extensions will not be acceptable where they are unable to meet the following criteria: -

- 'they would not adversely affect the scale, form or character of the existing building or the locality in general'
- 'they would not cause an unacceptable loss of light or privacy for adjacent properties'.
- 'in the case of side extensions, they would not alter the character of the street by linking adjacent properties'

Policy HP16 states that proposals for the change of use or enclosure of public open spaces, landscaping and amenity strips of land for private residential purposes should have regard to the following: -

- 'the effect upon the residential amenity and character of the area and the use and location of the land in question'
- 'the effect upon highway safety'
- 'the design and style of the means of enclosure'

Planning Policy Statement 23: PPS23 sets out the planning approach to pollution control, the location of polluting development and where possible ensuring new development is not affected by pollution. The statement also sets out the planning approach to contaminated land.

Having regard to the above, it is considered the following comprise the principle planning considerations raised.

Impact on design/visual amenity

In general terms, the scale and design of the proposed two storey extension is considered to be acceptable and in keeping with the style and character of the existing house. The property is quite unique in that the footprint resembles the shape of a trapezium and not the conventional square/rectangular footprint normally associated with an end of terrace property.

In recognition of the unique form of the property and to ensure minimal visual impact on the street scene, the applicant was advised by Officers to re-address the design of the proposed two-storey extension. This has resulted in this revised scheme and is reflected in the continuation of the existing building lines of the gable end, thus retaining the shape of the original property.

The proposed enclosure and change of use of the parcel of land adjacent to the gable end is also considered to be acceptable in terms of design and style. The applicant has advised that historically this piece of amenity land has remained largely unused and over the passage of time has become more of a 'dog toilet' used by dog walkers. The means of enclosure is to consist of the demolition of the existing retaining wall, which effectively removes the applicant's current garden/yard area. A 1.2m high 'hooped' metal fence is to be erected to the Northern and Southern elevations and a 1.8m high palisade fence to the Western elevation.

A suitable planting scheme, to be agreed with Local Planning Authority, as a recommended condition of approval, is to be implemented to the Western elevation in order to fully screen the whole of the fence in order to eliminate any erosion of the visual amenity of the surrounding area.

As a result of the above, the view is taken that the proposal will not cause any undue harm to the visual amenity of the area.

Residential Amenity

It is not considered the proposals will cause any harm to the amenity of existing residents. The proposed extension complies with the separation distances detailed in the Local Plan.

In addition the proposed change of use of the amenity land will not give rise to any adverse impact on residential amenity. This view is formed on the grounds that the strip of land in question is not of high amenity value, and also on the ground that it will not lead to any form of overlooking into neighbouring residential property.

Other issues raised

The applicant has carried out requisite street lighting cabling works at the rear verge and works to the highway verges to the satisfaction of Durham County Council engineers and as such DCC colleagues have lodged no objections to this proposal. The use of the footpath adjacent to the proposed enclosure is unaffected.

Members are advised that the applicant's current garden/yard area has been the subject of complaints in the past regarding its untidy condition. Members should also note that similar enclosures/change of use of land can be found at nearby end of terrace properties.

Conclusion

In conclusion, it is considered the proposal represents an acceptable form of development that is compliant with the provisions of Policies HP11 and HP16 of Chester-le-Street District Council's Local Plan, and therefore it is recommended that planning permission be granted.

RECOMMENDATION CONDITIONS:-

Approve SUBJECT TO THE FOLLOWING

Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

Extra 3.

That the facing materials to be used for the external walls and roofs of the development hereby approved shall match in colour and texture those materials used on the existing dwelling house to the satisfaction of this Local Planning Authority, and where such matching materials are not available samples of the materials which it is proposed to use on the development shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site. Reason - In order to

ensure that the proposal does not have an adverse impact upon the scale, form, character or appearance of the building upon completion, as required by Policy HP11 of the Chester-le-Street District Local Plan.

Extra 4.

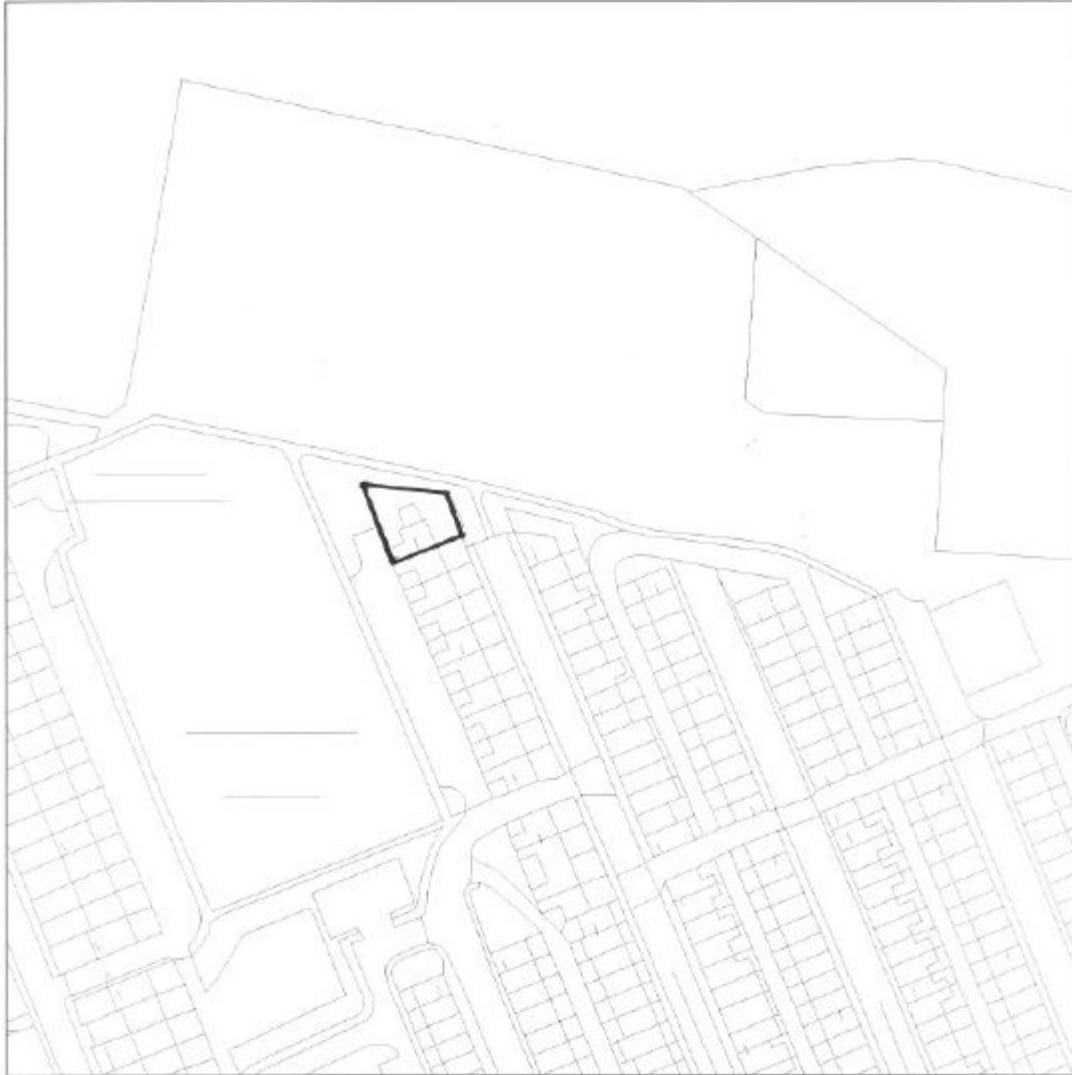
Notwithstanding the details shown on the submitted plans, a detailed planting scheme along the Western elevation of the enclosure be submitted and agreed in writing by the Local Planning Authority, prior to commencement of the development, in the interests of the satisfactory appearance of the development upon completion.

Extra 5.

A contaminated land survey be carried out and submitted to the Local Planning Authority for approval prior to commencement of any work(s) on site. Thereafter any works recommended by the said survey shall be undertaken in accordance with details to be first agreed in writing with the Council; in order to ensure the safe development of the site and to accord with the aims of Planning Policy Statement 23 and Policy 24 of the Regional Spatial Strategy.

100 Queen Street

Grange Villa



Scale : 1:1250

IF IN DOUBT - ASK

ALL DIMENSIONS ARE IN MILLIMETRES

ANYTHING NOT SHOWN TO BE EXISTING SHOULD BE ASSUMED TO BE EXISTING UNLESS SPECIFICALLY NOTED OTHERWISE.

EXISTING FRONT ELEVATION
EXISTING REAR ELEVATION
EXISTING FRONT ELEVATION
PROPOSED REAR ELEVATION
PROPOSED FRONT ELEVATION
EXISTING GROUND FLOOR PLAN
PROPOSED GROUND FLOOR PLAN
EXISTING FIRST FLOOR PLAN
PROPOSED FIRST FLOOR PLAN
ROOF PLAN (EXISTING)
PROPOSED ROOF PLAN

NOTES:
 1. THE PROPOSED WORK IS SHOWN WITH LIGHT DASHED LINES.
 2. ALL DIMENSIONS ARE IN MILLIMETRES.
 3. ANYTHING NOT SHOWN TO BE EXISTING SHOULD BE ASSUMED TO BE EXISTING UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. THE PROPOSED WORK IS SHOWN WITH LIGHT DASHED LINES.
 5. THE PROPOSED WORK IS SHOWN WITH LIGHT DASHED LINES.

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. ANYTHING NOT SHOWN TO BE EXISTING SHOULD BE ASSUMED TO BE EXISTING UNLESS SPECIFICALLY NOTED OTHERWISE.
 3. THE PROPOSED WORK IS SHOWN WITH LIGHT DASHED LINES.

EXISTING GROUND FLOOR PLAN:
 ROOMS: HALL, PORCH, OFFICE, STUDY, LIVING, BEDROOM, BATH.

PROPOSED GROUND FLOOR PLAN:
 ROOMS: HALL, PORCH, OFFICE, STUDY, LIVING, BEDROOM, BATH, GARAGE, TERRACE.

EXISTING FIRST FLOOR PLAN:
 ROOMS: HALL, BEDROOM, BATH, OFFICE, STUDY, LIVING.

PROPOSED FIRST FLOOR PLAN:
 ROOMS: HALL, BEDROOM, BATH, OFFICE, STUDY, LIVING, TERRACE.

ROOF PLAN (EXISTING):
 SHOWS EXISTING ROOF STRUCTURE AND RISES.

PROPOSED ROOF PLAN:
 SHOWS PROPOSED ROOF STRUCTURE AND RISES.

SECTION 1-1 (TYP.)
 SECTION 2-2 (TYP.)

PROPOSED SITE PLAN (EXISTING)
 PROPOSED SITE PLAN (PROPOSED)

PLANNING DEPT. RECEIVED 2008/04/15

REVISIONS:
 1. REVISED TO SHOW PROPOSED WORK WITH LIGHT DASHED LINES.

PLEASE REFER TO ATTACHED TOPICAL CONDITIONS

OWNER: MR & MRS ROSEMON, 100 QUEEN STREET, GLENVIEW VILLAGE, GLENVIEW, QUEENSLAND.

DATE: 2008/04/15

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

PAPER: 1:100

PROJECT: 100 QUEEN STREET

REVISED TO SHOW PROPOSED WORK WITH LIGHT DASHED LINES.

PROPOSED ROOF PLAN:
 SHOWS PROPOSED ROOF STRUCTURE AND RISES.

IF IN DOUBT - ASK

ALL DIMENSIONS ARE IN MILLIMETRES

ANYTHING NOT SHOWN TO BE EXISTING SHOULD BE ASSUMED TO BE EXISTING UNLESS SPECIFICALLY NOTED OTHERWISE.

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION

EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

ROOF PLAN (EXISTING)

PROPOSED ROOF PLAN

SECTION 1-1 (TYP.)

SECTION 2-2 (TYP.)

PROPOSED SITE PLAN (EXISTING)

PROPOSED SITE PLAN (PROPOSED)

PLANNING DEPT. RECEIVED 2008/04/15

REVISIONS:

PLEASE REFER TO ATTACHED TOPICAL CONDITIONS

OWNER: MR & MRS ROSEMON, 100 QUEEN STREET, GLENVIEW VILLAGE, GLENVIEW, QUEENSLAND.

DATE: 2008/04/15

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: AS SHOWN

PAPER: 1:100

PROJECT: 100 QUEEN STREET

REVISED TO SHOW PROPOSED WORK WITH LIGHT DASHED LINES.

PROPOSED ROOF PLAN:

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **14 April 2008**

8.

Reference: 08/00109/COU

Proposal Change of use and conversion of existing commercial property to residential dwelling (Use Class C3)

Location 8 Red Rose Terrace Chester-le-Street Durham DH3 3LN

Applicant Mr I. Cross Smith & Ms M. Fenwick

Application Summary

Ward: Chester East

Case Officer: Lisa Morina

Contact Details: 0191 387 2146

lisamorina@chester-le-street.gov.uk

Summary of recommendation: The proposal would provide for an acceptable use of the existing property and for an acceptable form of development within the streetscene and would not impact upon the residential amenity of the neighbouring properties.

The Proposal

This report relates to the change of use of an existing commercial property to a residential dwelling (use class C3).

The property is situated on Red Rose Terrace which is a terraced property situated near to Chester-le-Street Town Centre. There are both residential and commercial properties within the street.

Planning History

There is no previous planning history on this site.

Consultation Responses

Regeneration Team - No comments

Durham County Council Highways Department - No highway objection is received.

Environmental Health - A desk top study for contamination would be required.

Neighbours have been notified by way of direct notification. As a result of this exercise, 2 letters of objection have been received with the following concerns raised:

- If the building was to be used for any other purpose in the future, it could lead to anti-social behaviour and noise.

Relevant Planning Policies and Considerations

Policy HP6 and HP9 of the Chester-le-Street Local Plan are of relevance to this application.

Policy HP6 of the Local Plan provides relevant advice on the subject of residential development within boundaries of settlements including Chester-le-Street. The Policy advises that proposals will be considered acceptable in principle provided the site comprises previously developed land and that the detailed criteria contained in Policy HP9 are met.

Policy HP9 of the Local Plan requires residential development to meet a number of detailed design criteria. Of particular relevance to this proposal are the requirements that the proposals must relate well to the character of the surrounding area respecting its predominant character, street pattern and density; provide adequate privacy to both proposed and existing adjacent residents, provide convenient and safe access, and, incorporate as far as possible existing landscape features.

In determining this application, the main issues to be considered are the principal of the use, the impact the proposal may have on the streetscene and the residential amenity of neighbouring properties.

Principle of Use / Impact on Streetscene

The proposal is to change the use of a commercial property to a residential dwelling. There are various properties within the existing terrace and surrounding area which are currently residential properties. It is considered therefore, that the use of the premises is appropriate as it is in keeping with the surrounding properties/area. There are no external changes to the appearance of the building therefore, the proposal is not considered to impact negatively on the visual amenity of the streetscene.

The property although in close proximity to the town centre is not within the Town Centre Boundary and therefore, there is no policy relating to the retention of properties for commercial use.

Residential Amenity

The proposal is not considered to provide for any loss of residential amenity to the neighbouring properties. Objections have been raised that if the property was used for

anything else in the future, that there could be issues with regards to noise and anti-social behaviour. It is considered that the proposal as a dwelling (which in planning terms can be up to six residents living together and classed as living as a 'single household') would not create additional noise or result in anti-social behaviour. If in this instance the property appeared to be used as any other use at a future date, this would be investigated through the Enforcement Complaint Procedure and action taken accordingly if it was found that the premises was being operated under any other use.

Other Issues

Members will note the comments received from the Environmental Health Section as listed above. However, it is not considered that a desk top study is required in this instance as there is no garden area to both the front and rear of the site, rather it is hard standing. In this instance, it is not considered that it would be likely to introduce a more sensitive receptor than existing as no garden work, i.e., planting or shrubs / growing products could take place.

Conclusion

Taking all relevant issues into account, it is considered that planning permission be granted subject to conditions, as it is considered that the proposal would provide an acceptable use within the area and cause no adverse impact upon the residential amenity or the visual amenity of the streetscene.

RECOMMENDATION CONDITIONS:-

Approve SUBJECT TO THE FOLLOWING

Extra 1.

The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

Extra 2.

The development hereby approved shall be carried out wholly in accordance with the details contained in the application as submitted to the Council on the date specified in Part 1 of this decision notice unless otherwise firstly approved in writing with the Local Planning Authority; in order to ensure the development is carried out in complete accordance with the approved plans.

8 Red Rose Terrace

Chester-le-Street



Scale : 1:1250

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 14 April 2008

SPECIFICATION
 Details to be submitted for authority of permission of 04/08
 refer to drawings only.
 Plan for planning purposes only.

CHESTER-LE-STREET DISTRICT COUNCIL
PLANNING DEPT
 REF: 04/08/0001
 DATE: 14/04/08

PETER GASS
 Architects
 10 The Green, Chester, Cheshire
 Chester, Cheshire, CH1 1JH
 Telephone: 01244 214100
 Fax: 01244 214101
 Website: www.petergass.co.uk

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

Scale: 1:50
 Elevations
 PBR2

Refer to specification
 Revision

Existing and proposed elevations
 8 Redrose Terrace
 Chester-le-Street
 County Durham

EXISTING SECOND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

EXISTING GROUND FLOOR PLAN

ALTERED SECOND FLOOR PLAN

ALTERED FIRST FLOOR PLAN

ALTERED GROUND FLOOR PLAN

SPECIFICATION

Client: ...
 Date: ...
 Plan for parking ...

PROJECT NO.	...
DATE	...
...	...

PETER GASS
 Building Design Consultants
 15 The Arcade, 2nd Floor, 1000
 Newcastle, NSW 1500
 Australia 0027 312350

Existing and proposed plans
 8 Redrose Terrace
 Chester-le-Street
 County Durham

Plans of existing & proposed
 1:100
 PBR1

ITEM 3 LIST OF PLANNING APPEALS



Chester-le-Street District Council

Civic Centre, Newcastle Road, Chester-le-Street, Co. Durham DH3 3UT
Tel: 0191 387 1919 Fax: 0191 387 1583
Directorate of Development Services

3 April 2008

List of Planning Appeals and Current Status

The Planning Applications listed below have been, or are currently, the subject of appeals against the decision reached by the Planning Committee. Planning Appeals are considered by a Planning Inspector from the Planning Inspectorate, a body which is independent of Chester-le-Street District Council.

Key to Appeal Type Code

- W - Written Representations
- I - Hearing
- P - Public Inquiry

If you wish to view a copy of an Inspector's decision letter regarding any one of the appeals listed below please contact the Planning Division on 0191 387 2172 or 0191 387 2173 in order to arrange this.

Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
06/00570/COU /	Sightdirect Ltd	Unit 2e Drum Road Chester-le-Street Durham DH2 1AG	Proposed change of use from B2 to mixed use B2 and A1 (retrospective)	I / 15.05.2007	E:426472 N:552961	Appeal Dismissed / 21.09.2007
07/00006/FUL /	Mr & Mrs Sutherland	20 Dunstanburgh Court Woodstone Village Houghton-le-Spring DH4 6TU	Two storey rear extension to existing dwelling to form larger kitchen and additional bedroom.	W / 23.04.2007	E:430944 N:550323	Appeal Allowed / 13.09.2007
07/00051/TEL /	O2 (UK) Ltd	Telecommunications Mast Waldrige Road Chester-le-Street Durham	Erection of 12.5 metre high street works telecommunications column with ancillary equipment.	I / 03.05.2007	E:425581 N:550412	Appeal In Progress /
07/00115/FUL /	Mr A.J. Laverick	4 Station Lane Pelton Fell Chester-le-Street Durham DH2 2RL	Single storey ground floor extension to kitchen and replacement sun lounge for conservatory	W / 29.10.2007	E:425239 N:552103	Appeal Withdrawn /

Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
07/00276/FUL /	Mr Thomas	New Dwelling Adjacent to Willowbrook Woodburn Close Bournmoor Chester-le-Street Durham DH4 6DH	Erection of conservatory to rear, creation of new window opening to side elevation and installation of additional roof light to rear	W / 24.01.2008	E:431238 N:550971	Appeal In Progress /
07/00285/FUL /	Mr D. Kumar	53 Longdean Park Chester-le-Street Durham DH3 4DG	Conversion of garage to office, single storey extension to rear to provide sun lounge and extension above garage to provide additional bedroom and extended kitchen area plus widening of driveway.	W / 14.02.2008	E:427588 N:552791	Appeal In Progress /
07/00495/FUL /	Mr J. Johnson	Johnsons Garage 3 Newcastle Road Chester-le-Street Durham DH3 3TJ	Demolition of car showroom & workshop and erection of 10 no apartments & associated works (Amended description)	W / 05.03.2008	E:427405 N:551809	Appeal In Progress /

Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
07/00497/FUL /	Mr & Mrs Fletcher	Land to The West of The Poplars Arcadia Avenue Chester-le-Street Durham	Proposed erection of 1 no dormer bungalow and detached garage	W / 25.01.2008	E:427290 N:552194	Appeal Withdrawn /
07/00502/ADV /	JC Decaux	AP Developments 28 - 29 Front Street Pelton Chester-le-Street Durham DH2 1LU	Display of externally illuminated free-standing 48 sheet advertisement hoarding, size 3.048 metres x 6.096 metres, along east elevation of front of site (retrospective application).	W / 01.02.2008	E:424956 N:553078	Appeal In Progress /

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 14 April 2008

ITEM 4

PROPOSED PLANNING VALIDATION CHECKLIST

Report Summary

Ward: All

Case Officer: Stephen Reed, Development & Building Control Manager

Contact Details: 0191 387 2212

stephenreed@chester-le-street.gov.uk

Purpose of Report

The purpose of this report is to seek Members agreement to endorse the adoption of a planning application validation checklist for the Council. This would be operational from April 2008.

Background

As part of its drive to provide a quicker, more predictable and efficient planning service, the Government intends to introduce two legislative changes to present practices from April 2008.

The first change involves introducing a new standard electronic application form for applications for planning permission made under the Town and Country Planning system and Listed Building and Conservation Area consent regimes. Under the present legislation Local Authorities largely design their own planning application forms, leading to a degree of variation of style and content between Authorities. The proposed new standard application form ('1APP' as it is being marketed) will introduce a single form which customers can use across all Local Authority areas in England and Wales.

The new 1APP forms will also allow multiple applications to be lodged on the same, single form. For example under the present regime customers wishing to seek approval from the local Authority for proposals which may require two separate forms of consent (for example Advertisement Consent as well as Planning Permission) have to complete two separate application forms. The proposed 1APP form will do away with this requirement as both forms of consent can be applied for on the same single form.

Alongside the new standard form, and to support its use, the Government is also introducing new legislation in relation to the level of information Local Authorities can require developers to submit in order for planning applications to be classed as valid. This

will lead to a system whereby a Local Authority will be empowered to adopt their own Planning Validation Checklists.

Introduction to Validation Checklists

'Validation' is the process by which Officers determine whether or not a planning application has been correctly made and as such contains the necessary information required for the Council to be able to make a decision on the proposal. At present it is largely an administrative task associated with the 'front end' work of dealing with planning applications. Officers presently aim to validate applications within 3 days of receipt in the office.

Where applications are deemed to be invalid on receipt (for example on the grounds that the incorrect forms have been completed or the required types of drawings have not been submitted), they will not be processed and thereafter determined.

Presently letters are sent out to people who have lodged an invalid application to explain what steps are required to be taken (e.g. prepare further plans, ensure payment of fee) in order for the application to be classed as valid. Customers are given 28 days to carry out these steps, and to compile the necessary information in order for the application to be classed as valid. If they do not the application is simply returned as invalid.

Presently, for the vast majority of cases, the minimum requirements for an application to be classed as valid are relatively straightforward. They include

- The correct number of existing and proposed plans
- Payment of the correct fee
- Completion of the correct forms, duly signed
- A Design and Access Statement

However, as from April 2008, the Government is introducing new legislation that will enable Council's to widen the amount of information they can require in order for a planning application to be classed as valid. This can include requiring the submission, at the validation stage, of any further technical reports (e.g. ecology report; flood risk assessment; ground contamination report) or supporting information (e.g. visual assessments / photo montages) which Officers consider will be required before a decision could be taken on the application.

Central Government sees several advantages to this proposed approach. These include;

- Speedier decision making on planning applications (as all information required to make an assessment on a proposal will be submitted 'up front' at the time an application is lodged)
- Increased community understanding of what the implications of a proposed development will be (as all the relevant technical reports will be required to be submitted 'up front' before Officers go out to consultation on an application).
- Improved service for applicants (who will be able to find out in advance of making an application what the particular requirements of a Local Authority will be).

However a Local Authority can only require this additional information to be submitted at the validation stage if they have included these potential requirements as part of their published validation checklist. This checklist has to be produced in accordance with

requirements recommended in advice that was published by Central Government in December 2007.

Following the publication by Government of the December 2007 guidance Officers have liaised with their colleagues in the other Durham Districts and the County Council, to prepare a validation checklist for County Durham which complies with statutory requirements and is consistent with the aims of the aforementioned Central Government advice. The intention behind this inter Authority liaison is to aim to ensure that there will be consistency between the Durham authorities, for ease of customer understanding, and in preparation for likely Local Government Review in April 2009.

The draft checklist which has been agreed between Officers (and subject to detailed consultation - see further comment below) is attached to this report. Whilst the list is relatively lengthy, this is largely unavoidable due to the level of information it must contain.

If Members are minded to approved the adoption of the draft list Officers recognise that it will be important, as part of striving to maintain high customer satisfaction levels, that they continue to provide thorough (and speedy) pre-application advice to developers, in order for them to be provided with advice as to the likely requirements of the Authority for varying types of applications. Clearly if this was not happen then customers looking to submit an application under the new regime would be largely 'in the dark' as to whether or not the application would be accepted a valid by the Council. Members can be assured that as part of the Planning Services Team's commitment to customer care Officers are confident that they will be in a position to be able to offer such advice as and when requested to do so.

Furthermore, Members should be aware that the various documents referred to in the draft list will not be required in every instance, and rather that the information requested by Officers will be proportionate to the scale of the application.

Consultation

In accordance with the requirements laid out in the relevant Central Government advice a 6 week period of consultation on the draft list has been carried out with the following bodies;

- Direct mailing to known service users (people who have previously made applications to the Council)
- Direct mailing to all Parish Council's and Residents Associations
- Direct Mailing to relevant statutory consultees
- Briefing members of the Planning Services Developer Forum

In addition the draft list has been available for viewing at the Civic Centre, and on line through the web site.

In response to this consultation the following comments have been received;

English Heritage

- Point out that full details of a developments impact on the historic environment is required before they can comment on planning applications
- Make reference to their published charter as providing guidance as to what range of information will be required in order for them to be able to comment on a planning application. The Council should adopt this guidance to assist developers in preparing their applications
- Applications should take account of 'impact on' as well as the 'setting of' the historic environment. These issues should be addressed in any appraisal.
- Design and Access Statements should fully reflect English Heritage's checklist, and PPG 15 advice. They should also reflect CABE advice in regard to a developments impact on historic assets.
- Site Appraisals should also include 'contextual appraisals' to determine the context of the application site.
- Some concerns are raised that the draft list advises that some reports *may* only be required in some cases. English Heritage feels this is vague and gives the impression that certain reports may not be necessary in some cases.
- Clarity of what is required as part of the proposed Heritage Statement is requested; in particular if this covers archaeological issues.
- Design and Access Statements should review the wider location of an application site for all devolvement proposals, regardless of whether or not they are considered 'large scale'.

Officer Appraisal of Comments:

The comments of English Heritage are largely accepted. In particular their published charter will be used to inform Heritage Statements and Design and Access Statements required to accompany planning applications. However whilst the concerns about some of the phraseology used in the draft list is noted it should be bourn in mind the list has been drawn form National Recommended Requirements. As such the Authority has no scope to amend some aspects of the draft as requested

One North East

- Point out that One NorthEast provides regional leadership in its role as the Regional Development Agency for the North East, with the aim if encouraging regional economic growth and regeneration.
- Advise that when an Economic Statement is required that this should be compiled to make reference to how a particular development contributed to economic growth as well as merely regeneration benefits
- Economic Statements should describe how a development would meet the aims of the Regional Economic Strategy. One NorthEast suggest amendments to the draft list to reflect this.

Officer Appraisal of Comments

The comments of One NorthEast accepted. In particular their recommended advice for compilation of Economic Statements will be used by Officers to advise applicants of their requirements.

The Highway Agency

- Advise that for developments likely to have significant transport implications, Transport Assessments, or where appropriate Transport Statements should be submitted alongside planning applications. These should, where appropriate, be submitted alongside Travel Plans to show clear and measurable targets, monitoring arrangements and means of enforcement.
- The published Department for Transport Guidance offers direction and advice to applicants on the preparation of TA's and TS's. However the Highways Agency advise it would assist the planning process if developers provided confirmation that the HA had agreed the scope and detail of these documents prior to submission.

Officer Appraisal of Comments

The comments from the Highways Agency are accepted. Officers will require the submission of the relevant travel documents as part of the local list for appropriate developments. They will also direct applicants, at the pre-application stage to the HA to ensure any travel documents which are submitted meet their requirements

Corporate Plan and Priorities

The adoption of the protocol has strong links to Corporate Plan priorities including Customer Excellence and Regeneration of the District.

Financial Implications

There are no financial implications arising from the adoption of the Validation list.

Legal Implications

There are no legal implications arising from the adoption of the validation list.

Personnel

There are no personnel implications arising from the adoption of the validation list.

Local Government Review

There are no adverse implications arising from the adoption of the validation list in terms of LGR. However, and as discussed above, the draft list has been prepared in a common manner by Officers from all the present County Durham Local Planning Authorities. It is considered this will reduce the need for additional work to be undertaken, and also reduce the propensity for customer dissatisfaction, in the event of a new Authority being formed.

Other Services

There are no implications for other services arising from the adoption of the Validation list.

Diversity

There are no implications on diversity issues arising from the adoption of the Validation list.

Risk

It is considered that the adoption of the validation list is consistent with the aims of reducing risks to the Authority. Specifically if the validation list was not adopted then the Authority would have to rely on the existing national minimum requirements for validating planning application. This may delay the time taken to process some planning applications, which in turn would lead to an adverse impact on the Authorities return for performance indicator BVPI 109 – time taken to determine planning applications. This in turn would lead to a reduced standard of service delivery.

Crime and Disorder

There are no implications on crime and disorder issues arising from the adoption of the Validation list.

Conclusions

In conclusion it is recommended that Members approve the adoption of the validation checklist as appended to this report. It is considered that the list is fully consistent with the aims of relevant Central Government advice, and in addition is consistent with this Council's key corporate aim of customer excellence. Officers are also satisfied that all material comments received as part of the consultation process have been duly taken into account as part of the preparation of this report.

Recommendation

It is recommended that Members approve the draft validation checklist



Chester-le-Street
District Council

Validation of Planning Application Checklist

The following represents a list of documentation that the Council may require in order for an application for planning permission (and other forms of similar consents as governed by the relevant Planning Acts) to be accepted as valid.

The 'National Requirements' relate to documents which are mandatory and as such will be required in all cases.

The 'Local Requirements' are a list of documents which the Council considers may be required for a particular development proposal. These requirements will be triggered depending upon the nature of a particular development proposal, and taking into account the locational characteristics of the site.

The Council understands that customers who are looking to lodge an application will be keen to receive early advice as to when the various documents prescribed in the 'Local Requirements' will be triggered. In this respect it is recommended that early contact is made with Planning Officers in order for advice to be provided.

List of information by type of application

1) Householder application for planning permission for works or extension to a dwelling

National requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)

- Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
- Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements

These may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Land Contamination assessment
- Noise impact assessment
- Parking Provision
- Planning Statement
- Site Waste Management Plan
- Tree survey/Arboricultural implications

2) Householder Application for planning permission for works or extension to a dwelling and Conservation Area consent for demolition in a Conservation Area

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)

- Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100) Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/ or published in accordance with this Article and this Regulation

Local Requirements

These may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landscaping details
- Noise impact assessment
- Parking Provision
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

3) Householder Application for planning permission for works or extension to a dwelling and Listed Building consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:

- Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
- Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
- Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
- Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/ or published in accordance with this Article and this Regulation

Local Requirements

These may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Foul sewage and utilities assessment
- Land Contamination assessment
- Landscaping details
- Noise impact assessment
- Parking Provision
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

4) Application for Planning Permission

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)

- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements

These may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan

- Statement of Community Involvement
- Structural Survey
- Telecommunication Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

5) Application for Outline Planning Permission with some matters reserved

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements

These may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment

- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Parking Provision
- Open Space assessment
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunications Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

6) Application for Outline Planning Permission with all matters reserved

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements

These may include some or all of the following:

- Affordable housing statement
- Air quality assessment

- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
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- Statement of Community Involvement
- Structural Survey
- Telecommunications Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

7) Application for Planning Permission and Conservation Area consent for demolition

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)

- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 • Design and Access Statement, if required
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Local Requirements

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- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

8) Application for Planning Permission and Listed Building consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Plans to a scale of not less than 1:20 to show all new doors, windows, shop fronts, panelling, fireplaces, plaster moulding and other decorative details Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Article and this Regulation

Local Requirements

These may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment

- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunication Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

9) Application for Planning Permission and Advertisement consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100) Roof plans (e.g. at a scale of 1:50 or 1:100) Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required

- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

Local Requirements

These may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs and Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

10) Conservation Area Consent for Demolition in a Conservation Area

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)

- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

Local Requirements

These may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Photographs/photomontages showing the whole building and its setting and/ or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

11) Listed Building consent for alterations, extension or demolition of a listed building

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100) Plans to a scale of not less than 1:20 to show all new doors,

windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details

- Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Design and Access Statement
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

Local Requirements

These may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Photographs/photomontages showing the whole building and its setting and/ or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

12) Application for Advertisement consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the location of the site by reference to at least two named roads, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100) – Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The appropriate fee

Local Requirements

These may include some or all of the following:

- Lighting assessment (where illuminated advertisements are proposed)
- Photographs and Photomontages
- Planning Statement

13) Listed Building consent for alterations, extension or demolition of a listed building and advertisement consent

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the location of the site by reference to at least two named roads, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Plans to a scale of not less than 1:20 to show all new doors, windows, shop fronts, panelling, fireplaces, plaster moulding and other decorative details Roof plans (e.g. at a scale of 1:50 or 1:100)
 - Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Design and Access Statement
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

Local Requirements

These may include some or all of the following:

- Air quality assessment

- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Lighting assessment (where illuminated advertisements are proposed)
- Photographs and photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

14) Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan identifying the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- Such evidence verifying the information included in the application as can be provided
- Such other information as is considered to be relevant to the application • The appropriate fee

Local Requirements

These may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically).
 - Existing elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing site survey plan (e.g. at a scale of 1:50 or 1:100)
- Lawful Development Certificate supporting information (e.g. sworn affidavit(s) from people with personal knowledge of the existing use)
- Photographs/Photomontages
- Planning Statement

15) Application for a Lawful Development Certificate for a proposed use or development

National Requirements

- Completed form (3 copies to be supplied unless the application is submitted electronically)

- A plan identifying the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- Such evidence verifying the information included in the application as can be provided
- Such other information as is considered to be relevant to the application
- The appropriate fee

Local requirements

These may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically).
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Site survey plan (e.g. at a scale of 1:50 or 1:100)
- Planning Statement

16) Application for prior notification of proposed agricultural development – proposed building

National Requirements

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

Local Requirements

These may include some or all of the following:

- Landscaping details
- Plans (3 copies to be supplied unless the application is submitted electronically).
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
- Photographs/Photomontages
- Planning Statement

17) Application for prior notification of proposed agricultural development – proposed road

National Requirements

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

Local Requirements

These may include some or all of the following:

- Landscaping details
- Planning Statement

18) Application for prior notification of proposed agricultural development – proposed excavation/deposit of waste material from the farm

National Requirements

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

Local Requirements

These may include some or all of the following:

- Landscaping details
- Planning Statement

19) Application for prior notification of proposed agricultural development – proposed fish tank

National Requirements

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

Local Requirements

These may include some or all of the following:

- Planning Statement

20) Application for prior notification of proposed development in respect of permitted development by electronic communications code operators

National Requirements

- A completed form or written description of the proposed development
- A plan indicating the proposed location
- The appropriate fee
 - Evidence that the developer has given notice of the proposed development in accordance with A.3(1) of Part 24 of Schedule 2 to the General Permitted Development Order 1995
 - Where the proposed development consists of the installation of a mast within three kilometres of the perimeter of an aerodrome evidence that the developer has notified the Civil Aviation Authority, the Secretary of State for Defence or the Aerodrome operator in accordance with A.3(2) of Part 24 of Schedule 2 to the General Permitted Development Order 1995

Local Requirements

These may include some or all of the following:

- Acoustic report where relevant
- Any other relevant additional information
- Supplementary Information Template (as set out in Annex F of the Code of Best Practice on Mobile Phone Network Development)

21) Application for Hedgerow Removal Notice

National Requirements

- A completed form or the form set out in Schedule 4 to the Hedgerow Regulations 1997
- A plan which clearly shows the location and length of the hedgerow(s) to be removed (if possible, please provide a plan to a scale of 1:2500. A different scale can be used so long as it shows clearly the location and length of the hedgerow or hedgerows that you wish to remove)
- Evidence of the date of planting

Local Requirements

These may include some or all of the following:

- Arboricultural implications
- Biodiversity survey and report
- Landscaping details

22) Application for prior notification – proposed demolition

National Requirements

- A completed form or written description of the proposed development
- A statement that the applicant has displayed a site notice in accordance with A.2 (b) (iii) of Part 31 of Schedule 2 to the General Permitted Development Order 1995
- The appropriate fee

Local Requirements

These may include some or all of the following:

- Biodiversity survey and report
- Landscaping details
- Photographs/Photomontages
- Planning Statement
- Structural Survey
- Tree survey/Arboricultural implications

23) Application for Approval of Reserved Matters following outline approval

National Requirements

- Completed form or application in writing containing sufficient information to enable the authority to identify the outline planning permission in respect of which it is made
- Such particulars as are necessary to deal with the matters reserved in the outline planning permission
- Such plans and drawings as are necessary to deal with the matters reserved in the outline planning permission including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- Three copies of the application and three copies of the plans and drawings submitted with it (unless the local planning authority indicate that a lesser number is required or the application is submitted electronically)
- The appropriate fee

Local Requirements

These may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Design and Access Statement
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications for town centre uses • Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Photographs/Photomontages
- Planning obligations/Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

24) Application for removal or variation of a condition following grant of planning permission (Section 73 of the Town and Country Planning Act 1990)

National Requirements

- Completed form
- The completed Ownership Certificate (A, B, C or D – as applicable) as required under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required

- The appropriate fee

Local Requirements

These may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically)
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Affordable housing statement
 - Air quality assessment
 - Biodiversity survey and report
 - Daylight/Sunlight assessment
 - Economic statement
 - Environmental Statement
 - Town Centre Uses – Evidence to accompany applications
 - Flood risk assessment
 - Foul sewage and utilities assessment
 - Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
 - Land Contamination assessment
 - Landfill statement
 - Landscaping details
 - Lighting assessment
 - Noise impact assessment
 - Parking Provision
 - Open Space assessment
 - Photographs/Photomontages
 - Planning obligations – Draft Head(s) of Terms
 - Planning Statement
 - Site Waste Management Plan
 - Statement of Community Involvement
 - Structural Survey
 - Transport assessment
 - Travel Plan
 - Tree survey/Arboricultural implications
 - Ventilation/Extraction statement
-

Useful Supporting Information (not part of the checklist)

Application for Approval of Details Reserved by Condition

There are NO NATIONAL REQUIREMENTS for applications for the approval of details reserved by condition except that they should be made in writing.

However, you may submit the following:

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically)

LOCAL REQUIREMENTS – may include some or all of the following:

- Photographs/Photomontages
- Planning Statement

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) or Notification of Proposed Works to Trees in Conservation Areas (CA)

Please use this checklist to ensure that the form has been completed correctly and that all relevant information is submitted. For works to trees protected by a Tree Preservation Order, failure to supply sufficiently precise and detailed information may result in your application being rejected or delay in dealing with it.

In particular, you **MUST** provide the following:

- Completed and dated application form, with all [mandatory] questions answered; • sketch plan showing the location of all tree(s);
- A full and clear specification of the works to be carried out;
- Statement of reasons for the proposed work; and
- Evidence in support of statement of reasons, where required by the standard application form.

For works to trees in conservation areas, it is important to supply precise and detailed information on your proposal.

You may, therefore, wish to provide the following:

- Completed and dated form, with all questions answered;
- Sketch plan showing the precise location of all tree(s); and
- A full and clear specification of the works to be carried out. Whether the trees are protected by a TPO or in a conservation area, please indicate which of the following types of additional information you are submitting:
 - Photographs.
 - Report by a tree professional (arboriculturist) or other.
 - Details of any assistance or advice sought from a Local Planning Authority officer prior to submitting this form.

ITEM 5 CHANGES TO PLANNING PERFORMANCE INDICATORS FOR 2008-09

Report Summary

Ward: All

Case Officer: Stephen Reed, Development & Building Control Manager

Contact Details: 0191 387 2212

stephenreed@chester-le-street.gov.uk

Purpose of Report

The purpose of this report is to advise Members of changes to the Government's published list of performance indicators for Local Authority planning services, to be implemented from 1 April 2008.

Background

Members will be aware that for the last 4 years the established set of Central Government performance indicators (known as Best Value Performance Indicators – BVPI's) for a planning service have comprised the following;

BVPI 106	Percentage of New Houses Built on Previously Developed Land
BVPI 109	Speed of Decision Making on Planning Applications
BVPI 111	Customer Satisfaction (carried out every 3 years)
BVPI 200	Compliance with LDF Targets and Timescales
BVPI 204	Percentage of Planning Appeals Allowed
BVPI 205	Quality of Planning Service Checklist

Planning Committee Members have received quarterly reports on BVPI's 109,111, 204 and 205 for some time now (reports on the 106 and 200 have not historically been reported as the responsibility for reporting on these falls to Officers in the Regeneration Services Team; who do not ordinarily report their work to Planning Committee).

However as from 1 April 2009 the Government has decided to implement a series of changes to this existing performance indicator regime.

In particular the term BVPI is to be deleted from the Government's vocabulary and is to be replaced by the term National Indicators (NI's).

The NI's have been developed to meet the aims of the Government's new priorities as detailed in the white paper 'Strong and Prosperous Communities' published in early 2007.

The NI's are intended to focus on a more 'outcome approach' to services, in terms of monitoring how public sector activity helps the Government meet their key aspiration for community development.

This marks a change in direction from the old BVPI set, which often focussed more on the processes applied by public sector bodies to reach particular outcomes.

The work undertaken to inform the NI's has also led to a significant reduction in the number of indicators to be measured in comparison to the earlier BVPI set. Across the public sector activity at large the 1,200 existing BVPI's are to be streamlined into 198 NI's. At the District Council level previously the number of BVPI's reported on stood at 44. However the new NI set for District Council's requires reporting on only 23 indicators.

The move towards a reduced number of more 'outcome' focused indicators has been reflected in the new NI set for planning services. Specifically the changes the new NI set will lead to;

The deletion of the following BVPI's;

BVPI 106	Percentage of New Houses Built on Previously Developed Land
BVPI 111	Customer Satisfaction (carried out every 3 years)
BVPI 200	Compliance with LDF Targets and Timescales
BVPI 204	Percentage of Planning Appeals Allowed
BVPI 205	Quality of Planning Service Checklist

To be replaced by a new suite of NI, which relate to planning activity, including;

NI 154	Net additional new homes provided
NI 155	Number of affordable homes delivered
NI 159	Supply of ready to develop housing sites
NI 170	Previously developed land vacant for more than 5 years

The existing BVPI 109 (speed of decision making on planning applications) is also to be retained, in the form of new indicator NI 157

Implications

The implications of the review of the existing BVPI set for the Planning Services is not considered to be significant. Officers consider that the move to more 'outcome focussed' Indicators is understandable, and reflects present Central Government aims to improve the delivery of housing supply in general, with particular emphasis on the delivery of affordable housing units. This policy is clearly reflected in the new NI's 154 and 155.

In addition new NI's 159 and 170 reflect present Government policy of seeking to promote the use of previously developed land for housing (and other forms) of development.

Officers consider however, that the Authorities performance in terms of appeal success is still an important area of the planning service. As such it is proposed to introduce a new Local Performance Indicator for 2008/09 to ensure this performance is still monitored.

Members of the Planning Committee are likely to receive their first report, detailing the Council's performance against the new NI set, at their meeting in July 2008.

Recommendation

That Members note the contents of this report.

Stephen Reed
Development and Building Control Manager
3 April 2008

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