

Public Document Pack

28 August 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, 8th September, 2008 at 6.00 pm**

Yours sincerely

A handwritten signature in black ink, appearing to read 'Roy Templeman', written over a light grey rectangular background.

R TEMPLEMAN

Chief Executive

AGENDA:

1. Apologies for Absence
2. Minutes of Meeting held 11 August 2008 (Pages 1 - 18)
3. To Receive Declarations of Interest from Members
4. Confirmation of Speakers
5. Planning Matters (Pages 19 - 106)
Report Of Development and Building Control Manager

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

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, 11 August 2008 at 6.00 pm

PRESENT:

Councillor Ralph Harrison (Chairman)

Councillors:

L E W Brown	J Shiell
G K Davidson	D Thompson
L Ebbatson	A Turner
P Ellis	F Wilkinson
W Laverick	

Officers:

S Reed (Development and Building Control Manager), C Potter (Head of Legal and Democratic Services), D Chong (Planning Enforcement Officer), J Taylor (Senior Planning Officer), S Pilkington (Planning Officer), L Morina (Planning Assistant) and M Fell (Democratic Services Assistant)

Also in attendance: There were 30 members of the public in attendance.

13. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors G Armstrong, L Armstrong, S Barr, S Greatwich, A Humes, M D May, P H May, K Potts, M Potts, D L Robson, M Sekowski and T J Smith.

14. MINUTES OF PREVIOUS MEETING HELD 14TH JULY 2008

RESOLVED: "That the Minutes of the proceedings of the Meeting of the Committee held 14 July 2008, copies of which had previously been circulated to each Member, be confirmed as being a correct record."

The Chairman proceeded to sign the minutes.

15. TO RECEIVE DECLARATIONS OF INTEREST FROM MEMBERS

Councillor Sheill declared a personal and prejudicial interest in Item No. 1 of the Planning Matters report, as he was a Member of the North End Residents Association and would be speaking as an objector to this application. He proposed to leave the meeting and return once a decision had been made.

16. CONFIRMATION OF SPEAKERS

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

17. PLANNING MATTERS

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

(A) District Matters Recommended Approval

- (1) **Proposal: Proposed erection of an 88 bed residential care home including access details, car parking, surfacing, landscaping and boundary treatment**

**Location: Site of Former County Council Depot Picktree Lane
Chester-le-Street Co Durham DH3 3RW**

Applicant: Mr J Oates – Premier Developments Ltd

Reference: 08/00194/FUL

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

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

He advised that the applicant had submitted amended plans on the 31st July, as the original plans had omitted a number of small side windows, which were proposed on the projecting bay to the southeast elevation of the site. He stated that the amendments ensured that the plans complied with the original floor plans, which were submitted in support of the application. He therefore proposed that extra condition 2 be amended to recommend that the development be carried out in accordance with the plans received on the 4th July and 31st July.

He advised that further discussions had taken place with the Highways Department at Durham County Council who had expressed concerns in relation to extra condition 11 and HGV's not being able to use the secondary access along Hopgarth Gardens. The Development and Building Control Manager therefore proposed to amend condition 11 to allow HGV's delivery vehicles to use the secondary access along Hopgarth Gardens.

He stated that since the report had been produced, one objector had raised concern with a statement made by Officers in the report in relation to a single

crack appearing in the wall of the Northern Bus depot. The objector has requested that Officers advise Members that in his opinion there is more than one crack in the bus depot wall.

The Development and Building Control Manager advised that the applicant's agent had requested that Officers reconsider the phrasing of extra condition 3, which requires a scheme to be submitted to minimise energy consumption prior to the commencement of development. He confirmed that Officers had considered this request and agreed to amend extra condition 3 to require such a report to be submitted within 3 months of the commencement of development.

He also advised that the applicant's agent felt that the ground levels in the application site were approximately half a metre lower than some of the levels in the surrounding land and requested that this be brought to Members attention. The Development and Building Control Manger commented that he had since looked at the plans submitted in support of the application in detail and agreed that there is a slight drop in land levels on the application site in comparison to those adjacent.

Due to the number of speakers wishing to address the Committee 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.

Councillor Shiell, Mr Smith, Mr Howd, Mr Knight, and Mr Morgan (the objectors) spoke in relation to the application.

Councillor Shiell left the Meeting, once he had spoke in relation to the application.

The Development and Building Control Manager spoke in relation to the issues raised by the objectors and clarified the following points:

In relation to the comments made concerning the stability of the land, the Development and Building Control Manager stated that Page 24 of the Planning Matters Report addressed the issues raised in relation to contamination, vibration and instability of land and advised Members that these issues were not material planning considerations applicable to this permission. He also advised Members that if permission were granted, the applicant would be required to apply for Building Control approval, which would examine any issues in relation to the stability and condition of the land and advised that these issues will be thoroughly assessed before development could proceed on site.

In relation to the comments made regarding the alleged cracks in the Northern Bus Depot wall, the Development and Building Control Manager advised that the Building Control team were actively investigating the issue and stated that there is no definitive proof that the crack has arisen as a result of any work being carried on this site. He therefore advised that the Building Control team had reported that currently there was no known reason to prohibit the development of this site at the present time and informed Members that this issue should be disregarded, as it would not be a material planning consideration for this application.

In relation to the comments made with regards to the site access and the highway safety concerns, the Development and Building Control Manager advised that a high percentage of objections received had been concerned about the access to the site. He informed Members that Durham County Council as a highways authority were satisfied that the widths and alignments of the roads were perfectly acceptable to handle the increased level of traffic. He also advised that as the previous application for a residential home, with a greater number of bedrooms, had not been refused on highway safety grounds then it would be difficult to refuse the current application on these grounds, especially if the application should go to appeal.

In relation to the comments made with regard to the design of the proposal, the Development and Building Control Manager advised that Officers felt the design had improved significantly since the previous applications referenced in the planning history section of the Planning Matters report. He also clarified that the Design Officer at Durham County Council had considered the plans and felt that the proposal would fit comfortably within the context of the surrounding area.

In relation to the comments made regarding the possible increased risk of flooding within the site, the Development and Building Control Manager advised that the site is not a recognised flood plain, as identified in the Environment Agency's flood maps. He informed Members that national planning advice on flood risk (PPS25) advised that a Local Authority should primarily consider flooding issues, if the development is within a known flood zone. This was not the case with this site. He also felt that it was relevant to point out to Members that as this was a previously developed site, there was no reason to believe that the proposed development would significantly increase the risk of flooding within the area.

In relation to the comments made with regards to the impact the development would have on surrounding residents, the Development and Building Control Manager advised of the comments made in relation to the 21-metre rule and how the layout of the proposal fits with the separation standards as laid out in the Local Plan. He advised that these issues were all valid planning considerations and could be taken into account by Members. He informed Members that the application had changed significantly since the outline consent was approved several years ago, as at that time there were no habitable windows in that side elevation. He felt that the residents of Sandringham Court would not experience any degree of overlooking, as there

were no habitable windows in the gable ends facing those properties. However he did agree that Mr Howd's garden would be overlooked to a certain degree, and felt that it would be difficult to establish whether the windows of his property would be overlooked in any material way.

Mr Self (the applicant's agent) and Mr Oates (the applicant) spoke in relation to the application.

In relation to a query raised by Councillor Turner, the Development and Building Control Manager clarified that a mix of two, three and four storey residential and commercial properties surrounded the proposed site.

In relation to comments raised by the Leader, the Development and Building Control Manager advised that the over-looking of a garden area is a material planning consideration and that there have been cases where the Planning Inspectorate have accepted the refusal of applications on these grounds.

He advised that since the proposal for a 104 bedroomed residential care home had been refused earlier in the year, Officers had been able to secure an adequate reduction in the amount of glazing featured in the side elevation that overlooks Mr Howd's property. This has reduced the overbearing impact the proposal will have, making it more difficult to justify the refusal of the application on overlooking grounds.

Councillor Ellis expressed concern in relation to the current road system being unable to cope with the increase in traffic the proposal may bring and felt that the surrounding residents' quality of life would suffer as a result of this. He therefore suggested that an additional access be included in the proposal, which would remove the increase traffic away from the surrounding residents.

The Chairman confirmed that Durham County Council as Highways Authority were happy with the infrastructure proposed for vehicles and felt the roads were adequate for this development.

Councillor Turner sought clarification from the Development and Building Control Manager as to the separation distance between the proposed care home and the surrounding residents' properties.

Councillor Brown commented that he was satisfied with the increased number of parking spaces for the development and that the use of the access at Hopgarth Gardens had been agreed with Durham County Council and the gates on this access would be controlled electronically from the office, within the residential home. He expressed concerns in relation to the height of eaves and ridges in the proposed application and sought clarification from the Development and Building Control Manager as to the difference between the previous design of this development, which the Council had approved in April 2001 and the current application.

Councillor Davidson felt that the main issue Members needed to address would be the overlooking aspect of the development, as this was a material planning consideration, and whether the application should be refused on these grounds.

Councillor Laverick was of the opinion that there was a demand for nursing care of this nature within the community and he felt that the development would of benefit to the area.

Councillor Wilkinson was in agreement with Councillor Davidson's comments in relation to the residents being overlooked and in addition felt that the proposal would also have an overbearing impact on the surrounding residents.

The Development and Building Control Manager clarified the points raised by Councillor Brown in relation to the height of eaves and ridges in the proposed application and advised Members that all measurements in relation to the current planning application and previous applications, as detailed in the table on Page 21 of the Planning Matters Report, were accurate.

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 on the grounds that it would have an overbearing impact on the surrounding residents, then this would be a valid material planning consideration for the refusal of this application, however he stated that refusal on any other grounds would difficult to defend at appeal.

Therefore the proposal to approve the application in line with the Officer's recommendations was carried by Members.

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.

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 plans received 4th and 31st July 2008 including the heads and terms of the submitted undertaking pursuant to Section 106 of the Town And Country Planning Act 1990 unless otherwise agreed 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.

Within three months of the commencement of the development hereby approved or as agreed in writing by the Local Planning Authority a scheme to minimise energy consumption shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include at least 10% decentralised and renewable energy or low carbon sources unless otherwise agreed in writing with the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme. In order to minimise energy consumption and to comply with the aims of the Regional Spatial Strategy North East Policy 38 and Planning Policy Statements 1 and 3.

Extra 4.

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 Policies HP9 and HP17 of the Chester-le-Street District Local Plan.

Extra 5.

The boundary enclosures shall be carried out in accordance with plan 08_018 017 A received 4th July 2008 with the exception of the 2 metre architectural boundary fence of which the length and design shall be agreed in writing with the Local Planning Authority prior to occupation of the development and implemented in accordance with this agreement thereafter, in accordance with policy HP9 of the Chester-le-Street Local Plan.

Extra 6.

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 provision of public art to comply with the aims of Policy BE 2 of the Chester-le-Street Local Plan.

Extra 7.

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) and shall thereafter be maintained for a period of 5 yrs following planting; in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP 9 and HP 17; of the Chester-le-Street District Local Plan.

Extra 8.

No operations associated with the construction phase of the development hereby approved shall be carried out outside the hours of;

Monday to Friday - 08:00 to 1800

Saturdays - 0800 to 1300

Sundays - None

Bank Holidays – None

In the interests of residential amenity and the avoidance of any potential disturbance or disruption to adjoining residents which may have arisen through working outside these hours, in order to protect the amenities of local residents and to accord with the aims of Policy HP 9 of the Chester-le-Street Local Plan.

Extra 9.

Prior to works commencing a construction methodology to include all potentially noisy operations and details of plant and heavy equipment shall be submitted to and agreed in writing with the Local Planning Authority and implemented on site in accordance with this agreement for the duration of the building works in order to protect the amenities of local residents and to accord with the aims of Policy HP 9 of the Chester-le-Street Local Plan.

Extra 10.

No construction related traffic of any kind associated with the development hereby approved, including vehicles transporting materials to and from the site and carrying people involved with the development, shall at any time access the site via the secondary access route shown on the approved plans along Hopgarth Gardens; in order to protect the amenities of local residents and to accord with the aims of Policy HP 9 of the Chester-le-Street Local Plan.

Extra 11.

No vehicular traffic of any kind associated with the development hereby approved, shall at any time access the site via the secondary access route shown on the approved plans along Hopgarth Gardens, unless associated with heavy goods vehicle deliveries to the premises or the event of an emergency incident in accordance with the letter from Wardhadaway dated 3rd July 2008 and email received 21st July 2008; in order to protect the amenities of local residents and to accord with the aims of Policy HP 9 of the Chester-le-Street Local Plan.

Extra 12.

Within six months of the occupation of the development hereby approved the developer shall submit a Travel Plan to demonstrate proposed measures to reduce the reliance on the use of the private motor car to access the development to the satisfaction of the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the agreed travel plan, unless otherwise first agreed in writing with the Local Planning Authority. To ensure the development meets the aims of sustainable transport and to accord with the aims of policies 2 and 54 of the Regional Spatial Strategy and policies T6 and T15 of the Chester-le-Street Local Plan.”

Councillor J Shiell returned to the Meeting.

(2) Proposal: Erection of conservatory at rear of public house.

**Location: The Dun Cow PH Primrose Hill Bournmoor
Houghton-le-Spring Tyne and Wear DH4 6DY**

Applicant: Mr R. Dale – Reference: 08/00204/FUL

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

The Development and Building Control Manager advised the since the report had been produced the Environmental Health Team had requested the following additional conditions be included in the approval to:

- Prevent live music from being played in the conservatory.
- Ensure that the windows and doors be kept closed, if regulated entertainment is taking place which involves live or recorded music being played.
- Ensure that the doors and windows be kept closed at all times except for access or emergency use.

He proposed to amend extra conditions 4 and 6 of the Officer’s recommendation to include the comments made by the Environmental Health Team. The Development and Building Control Manager also advised that an additional condition had been omitted from the Planning Matters report, which would require that the side elevation of the conservatory, which faces the neighbouring properties be fitted with obscure glazing.

Councillor Davidson commented that he was happy with the additional conditions put forward by Officers and proposed to move the Officer’s recommendation.

In relation to a query raised by Councillor Thompson, the Planning Enforcement Officer advised that the proposed conservatory would replace the marquee, currently used to protect customers whilst dining outside.

The Development and Building Control Manager advised that complaints in relation to the increase in noise from the marquee have been received. Officers hoped that by imposing the additional conditions, as proposed by Environmental Health Team, the complaints would cease.

The Head of Legal and Democratic Services advised Members that they should disregard any comments made in relation to the possible enforcement action-taking place in connection with the marquee, as they were to consider the application without prejudice.

Councillor Davidson therefore proposed to move the Officer's recommendation, which was seconded by Councillor Wilkinson. 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 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

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 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, 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 R19 of the Chester-le-Street District Local Plan.

Extra 4

The proposed conservatory doors and windows shall remain closed at all time except for ingress and egress and in emergencies, in order to protect the residential amenity of neighbouring properties in accordance with the aims of policy R19 of the Chester-le-Street Local Plan.

Extra 5

No regulated entertainment shall be carried out in the hereby approved conservatory at any time unless details of such regulated entertainment (including sound levels) are submitted to and approved in writing with the Local Planning Authority, in order to protect the residential amenity of neighbouring properties in accordance with the aims of policy R19 of the Chester-le-Street Local Plan.

Extra 6

All windows and doors of the hereby approved conservatory shall be kept closed (except in emergencies) when regulated entertainment is being carried out in the main area of the pub, in order to protect the residential amenity of neighbouring properties in accordance with the aims of policy R19 of the Chester-le-Street Local Plan.

Extra 7

Notwithstanding the details shown on the submitted plans, the conservatory glazing panels on the east facing elevation of the hereby approved extension facing Casamor shall be fitted with obscure glazing to the satisfaction of the Local Planning Authority, and such obscure glazing shall be retained in perpetuity in the interests of residential amenity, the avoidance of any potential overlooking and in accordance with the provisions of Policy R19 of the Chester-le-Street District Local Plan.”

- (3) Proposal: Erection of single storey extension at side and rear of shop to provide enlarged shop and storage area (amended plans received 14/07/08 and 30/07/08).**

**Location: 14 Primrose Gardens Ouston Chester-le-Street
Durham DH2 1RL**

Applicant: Mr A. Ahmed – Reference: 08/00212/FUL

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

In relation to comments raised by the Leader, the Development and Building Control Manager advised that the applicant may be required to alter their proposal in order to comply with the comments made by the Environmental Health Team and stated that any decisions made by Members, in relation to the application, would not be affected by these changes. He informed Members that the existing proposal could be amended to include a lobby door between the proposed toilets and shop area, as any such internal alterations would not require further planning permission.

Councillor Brown therefore proposed to move the Officer's recommendation, which was seconded by Councillor Davidson. 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 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 14 July 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.

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 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, 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 R16 of the Chester-le-Street District Local Plan."

(4) Proposal: Resubmission of previously withdrawn application 07/00358/FUL, for the proposed erection of first-floor extension above existing ground floor extension at rear.

**Location: Gainford Care Homes 25 Front Street Perkinsville
Chester-le-Street Durham DH2 1QW**

Applicant: Gainford Care Homes – Reference: 08/00243/FUL

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

Councillor Laverick spoke in relation to the application and felt disappointed that no objections had been received from the Highways Department at Durham County Council. He informed Members that he had received several complaints from local residents in relation to vehicles being parked on the footpath outside No. 25 Front Street and he felt that approval of the

application would create further parking problems, as well as safety concerns for both elderly residents and children, living in the area.

Councillor Turner proposed to move the Officer's recommendation, which was seconded by Councillor Brown. 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

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 property 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 IN8 of the Chester-le-Street District Local Plan."

(5) Proposal: Change of use from newsagent to takeaway

Location: 37 Front Street Sacriston Durham DH7 6JS

Applicant: Mrs K. Anand – D.P. News – Reference: 08/00282/COU

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

The Development and Building Control Manager advised the since the report had been produced two additional letters of objection had been received in

relation to the impact the development would have on existing hot food business within the area and also concern that an additional takeaway facility is not required in this area.

In relation to a query raised by the Leader, the Planning Case Officer advised that the structure to the rear of the premises had previously been used for storage, however plans submitted in support of the application proposed that the customer toilets would be located in this area.

The Development and Building Control Manager spoke in relation to comment raised by Councillor Brown and clarified that the proposed extension would not extend as far as the existing extension. He also stated that the applicant would be required to obtain building regulation approval, should the application be approved.

In relation to comments made by Councillor Turner, the Development and Building Control Manager advised that Policy R15 of the Local Plan specifies that new developments for non-retail use would only be permitted, if the current total of non-retail properties in the existing retail centre did not exceed a total of 60 percent. He therefore informed Members that if any future applications for this type of development were submitted and the current circumstances remain unchanged, the application would be eligible for refusal.

The Leader was of the opinion that the application should be approved, as it would be a welcome investment for the area.

The Leader therefore proposed to move the Officer's recommendation, which was seconded by Councillor Davidson. 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

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. 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 to comply with policy R11 (Shop front design) of the Chester-le-Street Local Plan.

Extra 4

Prior to the commencement of the development a detailed report for a scheme of odour suppression and ventilation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed scheme shall be installed prior to the development/use being implemented. The apparatus shall thereafter be operational at all times while the building is in use and shall be maintained in working order to the satisfaction of the Local Planning Authority. To achieve a satisfactory form of development to ensure that occupants of nearby properties are not adversely affected by the development and to comply with policy R19 (Food and Drink) of the Chester-le-Street Local Plan.

Extra 5

Notwithstanding the submitted information, no external roller shutters shall be installed at the premises without prior approval of the Local Planning Authority. To control the external appearance of the building, in the interests of the visual amenity of the Front Street

Extra 6

Notwithstanding the submitted information, no development shall commence until details of external screening to the proposed extraction flue to the rear of the premises has been submitted to and thereafter approved by the Local Planning Authority. To protect the visual amenity of the surrounding area and to comply with policy R11 (Shop front design) of the Chester-le-Street Local Plan.

Extra 7

That premises shall not be open for business outside the hours of 09:00 to 23:30 on any given day, in order to ensure that adjoining properties are not adversely affected by the development and to accord with the aims of Policy R19 of the Chester-le-Street Local Plan.”

(B) Planning General

(1) List of Planning Appeals and Current Status

The Chairman referred to the list of Planning Appeals, which were included in the report for information.

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

(2) Notification of Planning Appeal Decisions

2.1 DEMOLITION OF CAR SHOWROOM AND WORKSHOP AND ERECTION OF 10 NO. APARTMENTS AND ASSOCIATED WORK FOR LAND AT JOHNSON'S GARAGE, NEWCASTLE ROAD, CHESTER-LE-STREET, DH3 3TT.

RESOLVED: "That the decision of the Planning Inspectorate to overturn the Council's decision and allow the appeal, be noted."

2.2 SINGLE STOREY EXTENSION TO REAR TO PROVIDE SUN LOUNGE AND ENLARGED DINING AND SITTING ROOM. EXTENSION ABOVE EXISTING GARAGE TO PROVIDE 2 NO. BEDROOMS AT 53 LONGDEAN PARK, CHESTER-LE-STREET, DURHAM, DH3 4DG.

RESOLVED: "That the decision of the Planning Inspectorate to overturn the Council's decision and allow the appeal, be noted."

(3) Development Control Performance Update for Quarter One 2008/09

Consideration was given to a detailed update on the Development Control Team's performance during the first quarter of 2008/09.

The Development and Building Control Manager spoke in relation to the report and advised Members of the improvement in the performance, as a result of the team being fully staffed for most of the first quarter.

Both the Chairman and the Leader congratulated the Planning team on their performance.

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

18. 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 it involves the likely disclosure of exempt information

as defined in paragraphs 6(a), 6(b) and 7 of Part 1 of Schedule 12A of the Act.”

19. 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 Development and Building Control Manager spoke in relation to the report and advised Members that performance had improved since the team became fully staffed last year. He advised that if Members did have queries in relation to planning enforcement or any other issues in the report they should contact David Chong, the Enforcement Officer.

RESOLVED: “That the contents of the report be noted.”

The meeting terminated at 8.12 pm

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CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 8 September 2008

REPORT OF THE DEVELOPMENT & BUILDING CONTROL MANAGER

ITEM 1 District Matters Recommended Approval

ITEM 2 Appeals List

**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 Approval

1.

Reference: 08/00170/FUL

Proposal Erection of 1 no detached dwelling
Location Land to rear of 9 - 12 Station Road / 4 - 7 Woodside Beamish Stanley
Durham
Applicant G. Mitchenson

Application Summary

Ward: Urpeth
Case Officer: Steven Pilkington, Planning Officer
Contact Details: 0191 387 2145
stevenpilkington@chester-le-street.gov.uk

Summary of recommendation:

The dwelling hereby proposed will provide for an acceptable form of development which would not impact negatively on the visual amenity of the street scene or the residential amenity of neighbouring properties and as such complies with the relevant policies of the Development Plan.

Accordingly the application is recommended for approval.

The Proposal

Planning permission is sought for the erection of 1 no. dwellinghouse on land to the rear of 9 – 12 Station Road / 4 –7 Woodside, Beamish, which is currently occupied by a number of detached garages.

The dwelling will be a dormer bungalow, measuring a maximum height of 6.2m, and 15m in width by 15.7m in length. The footprint of the dwelling will be approximately 159m² located centrally to the site. A garden and driveway area is also proposed.

Residential dwellings surround the site; however a highway (where access will be taken) separates the site from the dwellings of Woodside. Currently a number of detached

garages are located on the application site, which is enclosed by a 2m high close-boarded boundary fence.

Relevant Planning History

06/00331/FUL - Erection of 2no. semi detached dwellings, Refused 2006. (It was deemed that the proposals would be out of character with the area, lead to unacceptable vehicle and pedestrian movements, lead to a loss of privacy and amenity for neighbouring residents and would constitute an over development of the site.)

Consultation Responses

Neighbouring residents have been notified of the development by individual notification letters and by site notice. To date ten letters of objection have been received.

The objections can be summarised to the issues below:-

- Inappropriate scale, bulk and massing,
- Over development of the site,
- Inappropriate to the character of the area
- Over bearing impact
- Loss of privacy and amenity
- Increased levels of pedestrian and vehicle movement
- Highway safety issues
- Unacceptable access for emergency services
- Safety of children
- Loss of a green area
- Residents of the new dwelling will be overlooked
- Increase in Noise especially from construction
- Question demand for a 4 bedroom property
- The proposal will set a precedent to develop other green areas
- A legal covenant prevents development of the site
- Land Ownership Issues
- Utility Supplies

Durham County Council Highways – No Objections, subject to the ‘squaring off’ of the proposed passing bay

Environmental Health - No Objections

Economic Development – No Response received

Northumbrian Water – No Objections

Relevant Planning Policies and Considerations

Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the Development Plan(s) for

the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the adopted Chester-le-Street District Local Plan. The following policies contained in the Local Plan are considered to be relevant to the consideration of this application:-

HP8 – Limited infill development within settlement boundaries. This Policy permits small-scale residential development within the settlement boundaries of Beamish, providing the land is previously developed, accessible, is appropriate in character and scale while also fulfilling the requirements of policies HP9 and appendix 1

HP9 – Residential Design Criteria – Sets out the criteria that all residential development must accord to, including of particular relevance to this proposal, protecting privacy and amenity of neighbouring residents and protecting the character of the area

T15 – Access and Safety Considerations in Design – Sets out criteria to which development proposals will be required to conform to in relation to highway safety, including ensuring appropriate levels of traffic generated, acceptable access to the site and adequate links to public transport facilities.

In addition to the Local Plan polices National Planning Policy Statement 3 (PPS3) - Housing, is considered relevant. This sets out the Government's strategic policy objectives for housing, promoting development in existing settlements, on brownfield sites, close to public transport networks.

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

Principle of Development

The application site is located within the village of Beamish. As set out in policy HP8 of the Local Plan residential development is permitted in principle within the settlement boundaries of the village, providing the site is classed as previously developed (brownfield) land.

Brownfield or previously developed land is defined within PPS 3 as 'land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'. Due to the presence of existing and previously detached garages, the site is considered previously developed land.

Policy HP8 and PPS 3 require that residential development sites are accessible by a range of transport methods to employment, educational and retail facilities. The application site is considered to perform well against these criteria due to regular bus links to surrounding settlements and due to the extensive cycle network within the vicinity. This site is located approximately 100m from the nearest bus stop,

Overall it is considered that in principle the location of the proposed residential development is acceptable following appraisal against relevant national and local policies. Issues regarding the detailed impact of the development are set out as follows.

Character of the Area / Visual Amenity

The application site is surrounded by residential properties, predominately two storey brick built; semi detached dwellings and terraced properties. No distinct architectural style is prevalent in the area primarily due to the modification of the existing dwellings and their different construction periods. However, objections have been raised regarding the appearance of the dwelling.

After assessing the appearance of the dwelling, it is considered that the proposed dwelling would not significantly affect the character of the area, due to the mixture of different architectural styles. In addition the dwelling will not be particularly visible from any public vantage point or from the more aesthetically pleasing buildings, facing the Front Street.

Objections have been raised regarding the loss of a 'Green Area'. However the site constitutes previously development land (as discussed above) and contributes little to the area, in terms of visual amenity and recreation provision. Overall it is considered that the proposed development would not create an incongruous feature within the locality.

Privacy of Neighbouring Land Users

Objections have been raised regarding a potential loss of privacy. However in the elevation facing the rear of Station Road, only one cloakroom window is proposed on the ground floor, with a velux window in the roof. As these windows do not serve habitable rooms it is considered that no loss of privacy will arise.

To the eastern elevation of the dwelling, dining room, kitchen and bedroom windows will overlook several detached garages. As such views may be achievable to the dwellings to the rear of Station Road. However these will be at obscure angles and given the level change (the application site is lower than Station Road) the potential for a loss of privacy will be minimal.

Windows from a lounge and sitting room on the ground floor southern elevation will face the dwellings of Woodside, however a minimum separation distance of 21m will be evident, separated by a highway.

To the western elevation of the proposal, windows serving a lounge and a bedroom will face the side elevation of no.7 Station Road. However given a separation distance of approximately 21m, again conforming to Appendix 1 of the Local Plan guidelines, a loss of privacy is not expected to arise.

Overall it is considered that a loss of privacy will not arise for surrounding residents, due to the location of the windows in the dwelling and the separation distances provided, which conform to Appendix 1 guidelines.

Amenity of Neighbouring Land Users

A number of objections have been raised from neighbouring residents regarding an over bearing impact and a loss of amenity. However it is considered that due to the design of the proposal with its modest height, along with a significant level change on the site (where the dwellings of Station road are approximately 1m higher than the application site)

a loss of amenity will not arise. The existing rear boundary treatments of no. 9-11 Station Road will also help screen the development, meaning that only a small proportion of brickwork to eave height and a hipped roof will be visible reducing any potential overbearing impact or loss of light.

Given the close proximity of the application site to neighbouring residential dwellings it is considered expedient to attach a condition limiting the construction working hours on the site.

Amenity of future residents

The proposed dwelling will accommodate approximately 33% of the site. The remaining space serves as garden areas and driveway. It is considered this will provide sufficient amenity space for future residents and does not constitute an over development of the site. Concerns have been raised that future residents will experience inadequate privacy levels. However as set out above the proposal can achieve satisfactory separation distances from adjacent habitable room windows. In addition due to the shape of the dwelling sufficient private areas of amenity space will be provided.

Highway Safety

Objections have also been raised regarding highway safety issues, including the increased, vehicular and pedestrian movements from the site, increased parking problems and the suitability of the highway to facilitate Emergency Vehicles.

However Durham County Council, as the Highway Authority, have advised that the proposal will not lead to any concerns regarding highway safety. This is based on the previous use of the site (for garaging), and the limited vehicular and pedestrian movements that would be associated with the dwelling. In addition to this it is considered that existing access arrangements will not significantly change and therefore emergency vehicle will still be able to gain access as existing.

Other Issues Raised

A number of objections have been raised regarding the legal ownership of the land and the presence of restrictive covenants, however as defined by case law these are not material planning considerations.

Other issues such as the need, for the dwelling and implications of the electricity supply are also not considered relevant material planning considerations.

Conclusion

The proposed scheme has been considered against the policies identified above, It is considered that the proposal conforms to these policies as the scheme does not impact on the character of the surrounding area, the amenity of neighbouring land users or highway safety. There are no material planning considerations that indicate a decision should be otherwise and therefore the application is recommended for approval.

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 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 (i.e. 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 and to comply with Policy HP9 of the Chester-le-Street District Local Plan.

Extra 5.

No development, including demolition of buildings and structures, site clearance, engineering operations and construction shall commence until detailed drawings showing the existing and proposed site levels and the finished floor levels of the proposed new buildings and those (if any) neighbouring properties shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed entirely in accordance with these approved details. To ensure the existing ground and landscape conditions are protected from undue disturbance and to safeguard the amenity of neighbouring occupiers and to comply with Policy HP9 of the Chester-le-Street District Local Plan.

Extra 6.

Notwithstanding the details shown on the submitted drawings no development shall commence until revised drawings showing an increased width and altered design of the passing area have been submitted to and agreed in writing by the Local Planning

Authority, in order to maintain highway safety and to comply with Policy T15 of the Chester-le-Street District Local Plan.

Extra 7.

Notwithstanding the submitted information, site works (including deliveries and temporary site generators) shall only be carried out during the following hours:

- Monday - Friday (08:00 to 18:00 hours)
- Saturday (09:00 to 14:00 hours)

In order to safeguard the amenity of neighbouring occupiers and to comply with Policy HP9 of the Chester-le-Street District Local Plan.

Extra 8.

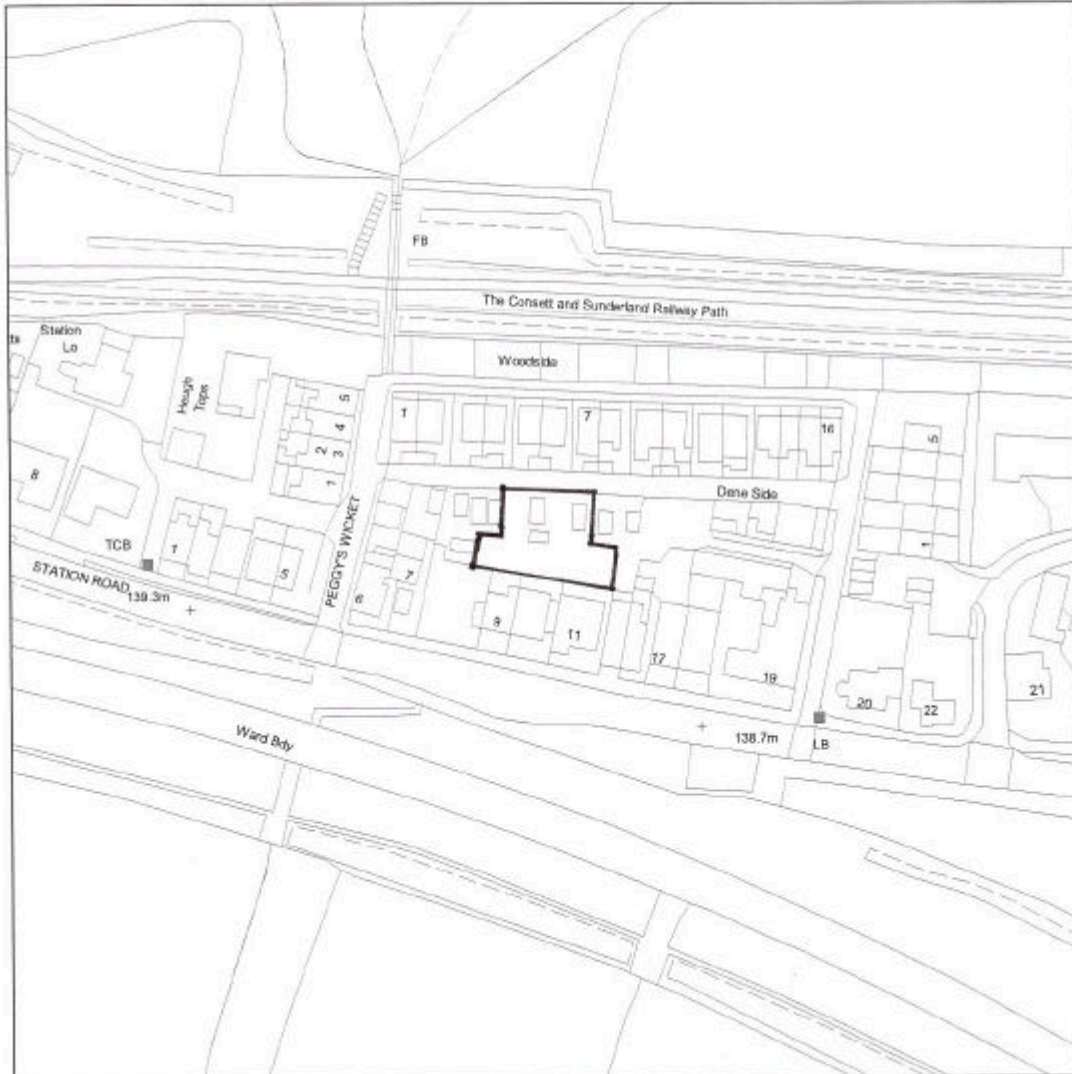
The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including 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 9.

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) 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.

Land to rear of 9-12 Station Road/4-7 Woodside

Beamish

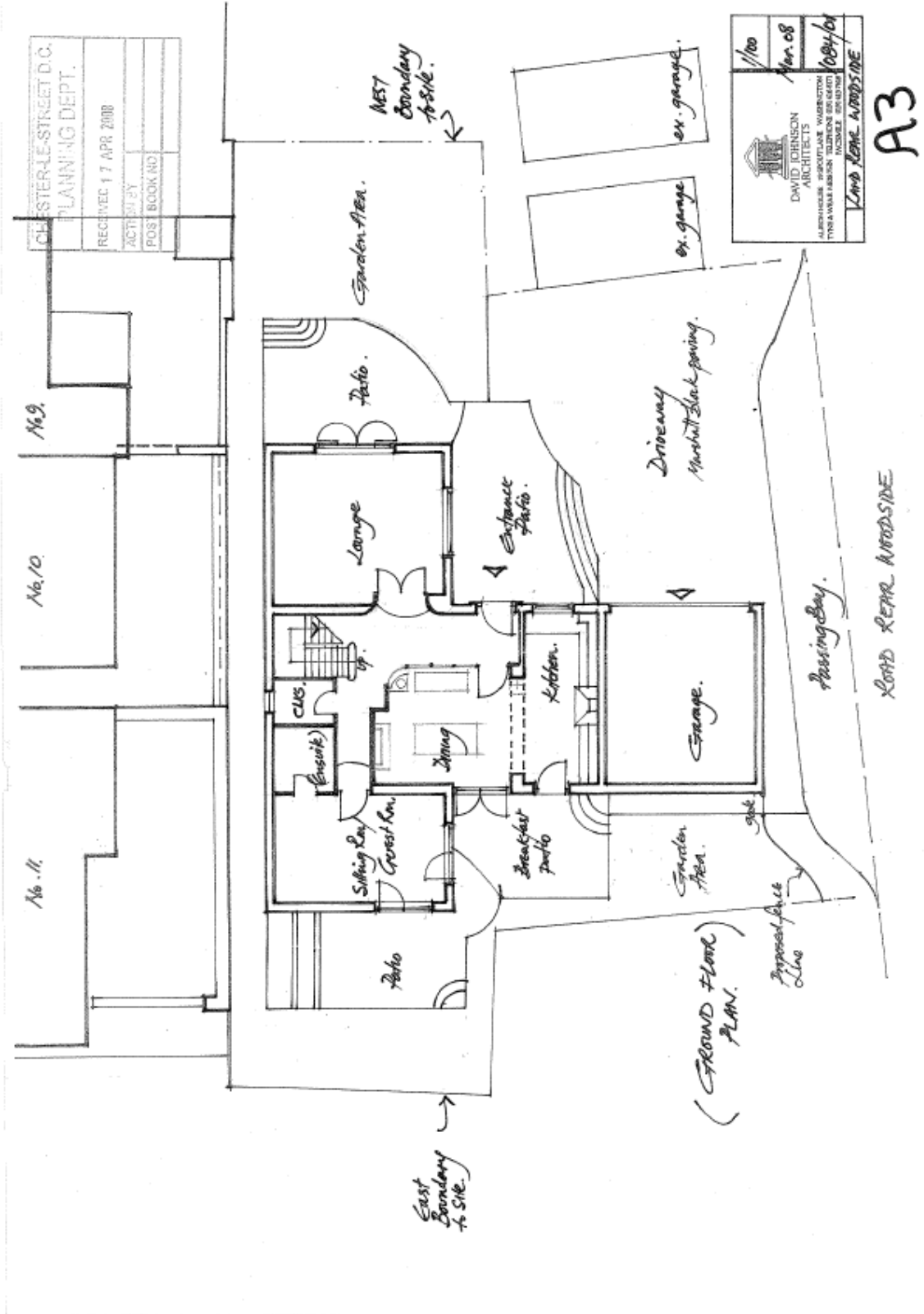


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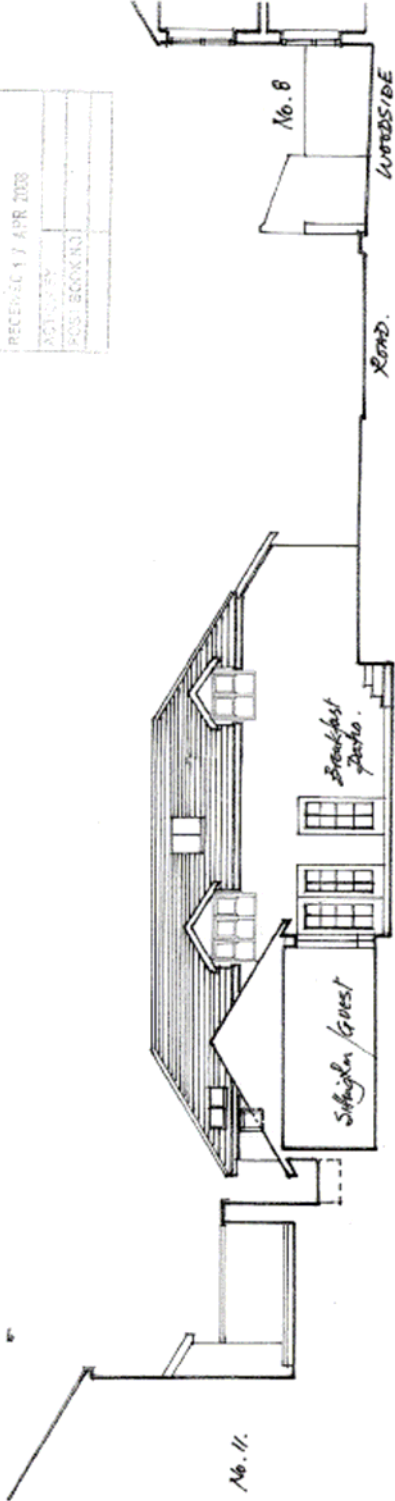
CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

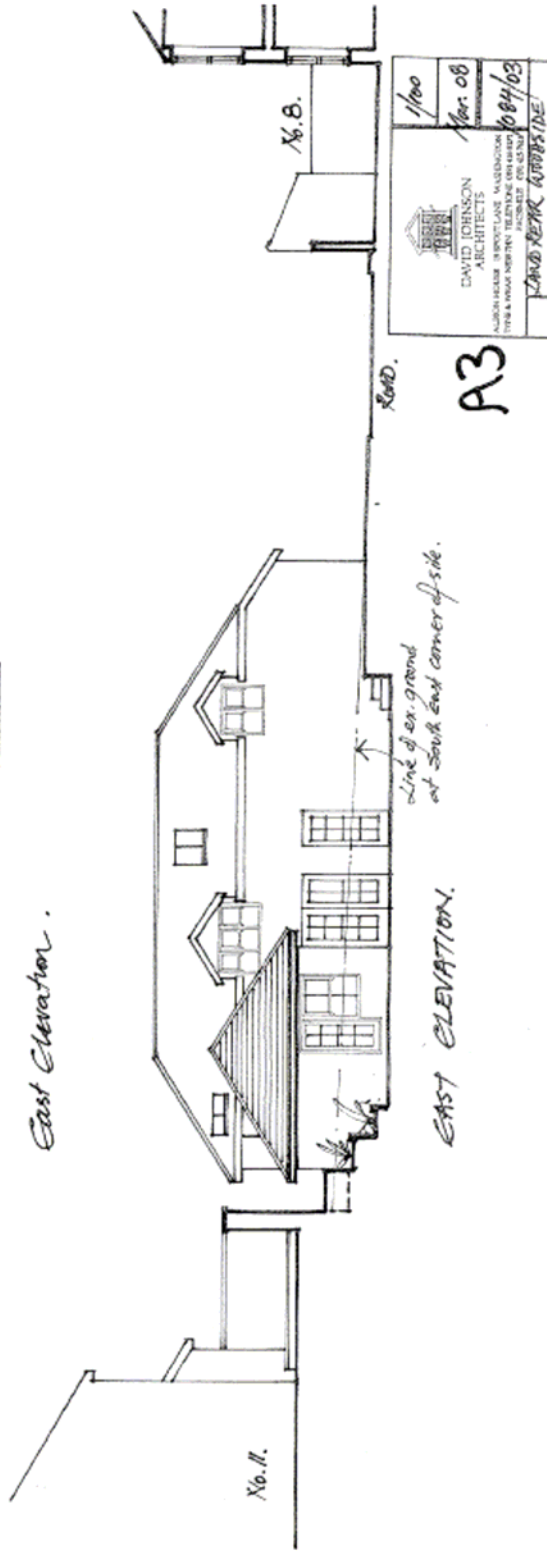
PLANNING COMMITTEE 8 September 2008



CHESTERLE STREET U.C.
 PLANNING DEPT.
 RECEIVED 7 APR 2008
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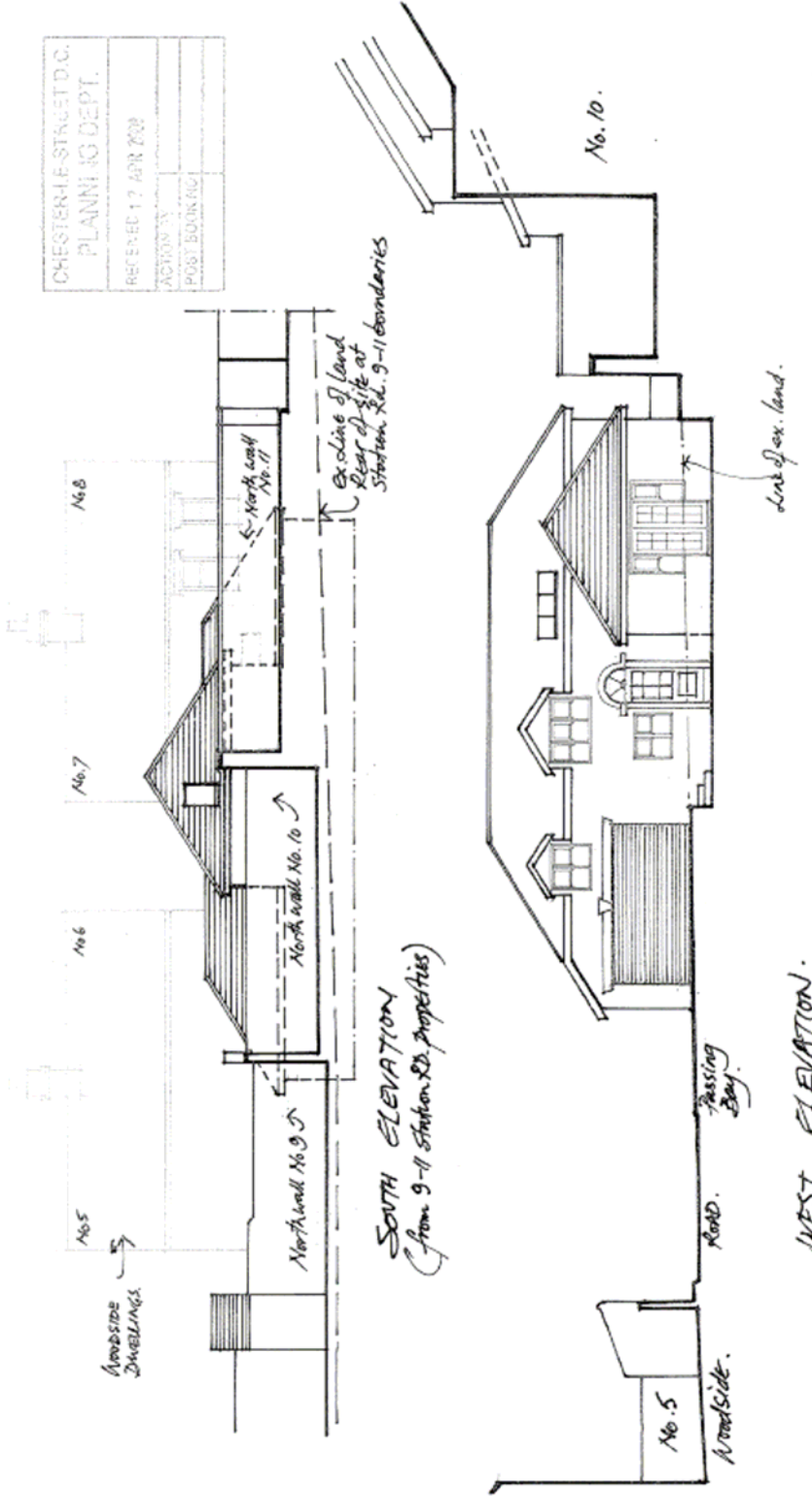
East Elevation.



EAST ELEVATION.

1/100
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 LAND REPAIR ARCHITECTS

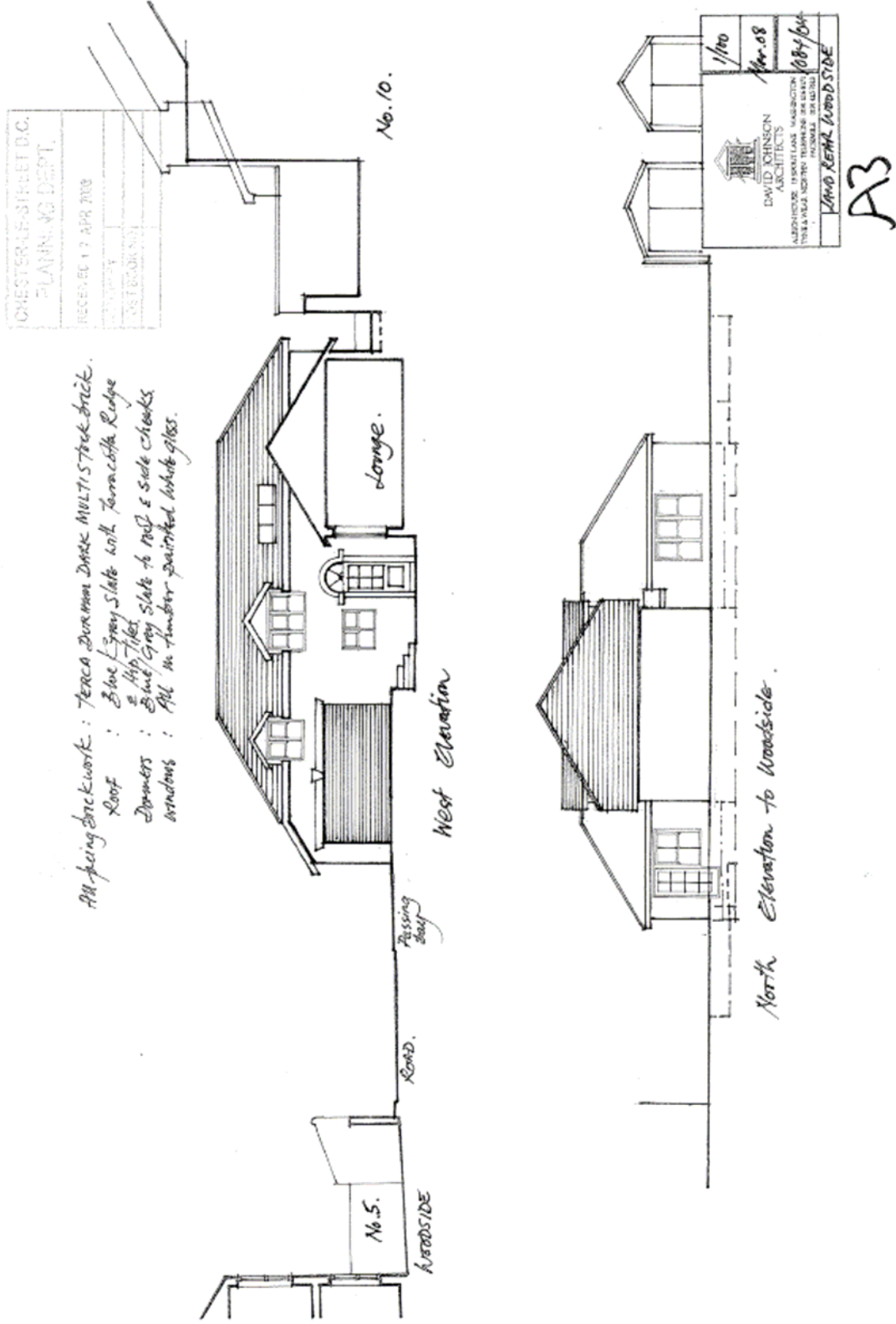
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CHESTER-LE-STREET D.C.
PLANNING DEPT.
RECEIVED 17 APR 2008
ACTION IN
POST BOX 862

1/100	Mar. 08	1604/08
 DAVID JOHNSON ARCHITECTS ARCHITECTS, INTERIORS, RESTORATION 17, 18 & 19, STATION ROAD, CHESTER, CH1 1HT		
LAND KEIR WATTS/RE		

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CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **8 September 2008**

2.

Reference: 08/00227/FUL

Proposal Proposed erection of 14 no. houses with associated access road, driveways and landscaping

Location West Farm, Waldrige Lane, Waldrige, Chester-le-Street.

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 be of a high design standard that preserves the visual amenity of the area and does not cause harm to the amenities of surrounding occupiers. The proposal has had regard to biodiversity and arboricultural constraints in the interest of preserving protected species and enhancing habitats. It is considered on balance that the development is acceptable on issues of scale, design, massing, access, landscaping and amenities.

Accordingly it is recommended that the application be approved.

The Proposal

Planning consent is sought for the erection of 14no. dwelling houses. The proposal is for four different house types to include five at 2.5 storeys and two at three storeys. No affordable housing is proposed as the site is not above the 15 unit threshold which would trigger this requirement in the Local Plan under policy HP13.

The dwellings are arranged around a proposed access road from the neighbouring Heathfield estate. Interspersed around the properties is open space provision along with landscaping and a compact children'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 site is that of private garden in connection with the dwelling of West Farm. Beyond and associated with the dwelling to the west are some low storey farm buildings and a concrete yard formerly used in connection with the storage and distribution of fencing products by Charleton 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.

05/00440/REN – Renewal of outline application 02/00430/OUT for 10 no. residential dwellings, Approved.

07/00545/FUL – Application for 29 no. houses Refused at Planning Committee in April 2008. Refused on three grounds of no desk top contaminated land survey provided, incomplete ecology assessment, no provision of pedestrian link to Waldrige Lane and under provision of affordable housing.

08/00228/REM – Application for the reserved matters pursuant to outline application 05/00440/REN is running concurrently with this application and is referenced elsewhere on this agenda.

Consultation Responses

Durham County Council Highway Authority have commented that the proposed access through Heathfield is acceptable for the anticipated rise in traffic resulting from the development. They have required improvements in the internal road layout to provide: -

- Adoptable standard footway required on both sides of adoptable carriageway, not just southern.
- Extend turning head stub south west (substandard at present)

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 and advises these should be removed.

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

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 Council's Environmental Health, Contaminated Land Officer has assessed the desktop site contamination study and found this to be acceptable for the purpose of the planning application. Recommendations are made for a further site investigation, which will be set out under condition. The Council's Environmental Health Team have made no further comments regarding the proposal.

Durham Constabulary Architectural Liaison have advised that secure and safe by design principles be employed on the site.

Northumbrian Water have raised no objection to the proposed development.

Natural England raise no objection and have commented that in regard to the bat survey, the proposal is unlikely to have an adverse effect in respect of species, especially protected by law.

In regard to the ecological walkover study Natural England also raise no objection, as the proposal is unlikely to have an adverse effect in respect of species, especially protected by law.

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

In response 97 objections have been received from members of the public, their main points 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 approximately 50 trips.
- That the construction phases will cause significant disruption to surrounding residents by virtue of noise, dirt, hours of operation and traffic through the estate.
- Existing cars park along the estate roads and cause traffic congestion that will be further exacerbated by an additional 14 units.
- That local schools and services will not be able to support the additional resident's.
- That the existing mature trees on the site should be retained on visual amenity grounds.
- That the existing access of 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.
- That there should be 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 surrounding properties.

- That insufficient consultation has been undertaken on the planning application.
- That not all the application site is within control of the applicant.
- That the proposal does not provide any affordable housing.
- That the amount and therefore density of dwellings is not in character with the area.
- That the proposal does not incorporate enough open amenity space.

In addition to the responses above received through direct mailing a public meeting was held on 15th July 2008 at Waldrige Parish Rooms. The meeting took the format of an informal presentation of the application, with comment sheets for any resulting representations.

Twenty-eight comment sheets were received and the main issues are summarised below:

- Absence of street lighting on Waldrige Lane
- Localised surface water flooding will result from the development.
- Additional traffic through Heathfield and Poppyfields will impact on the safety and amenity of existing residents.
- That the footpath link through to Waldrige Lane will lead to an increase in crime endangering existing residents.
- Construction Traffic through Poppyfields Estate will spread dirt and cause general disruption to existing residents.
- That trees and wildlife in the area will suffer as a result of the development.
- That the whole development should use Waldrige Lane.
- That the development should not be for dwellings higher than two storeys.
- Children's Play Area will attract anti social behaviour to the detriment of the area.
- Reduced desirability and value of existing surrounding properties as a result of the development.
- Objection to removal of Leyland Cypress trees on site boundary.

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 Guidance 17: PPG17 sets out the Government's objectives to provide for recreation and sporting open space. Within new development proposals should seek to

provide for open space and where necessary planning obligations should seek to address local deficiencies in the quantity and quality of open space, sporting and recreational land.

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.

Planning Policy Statement 25: PPS25 sets out the planning approach to reducing and managing flood risk. The disposal of surface water is a material consideration in the determination of planning proposals and as such should be taken account of in the development process.

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. The Regional Spatial Strategy was adopted in July 2008.

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

Policy 7 – 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 8 - 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 30 – 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 33 – Promotes the protection and enhancement of protected species and the creation of habitats in the interests of biodiversity and geodiversity.

Policy 38 – Promotes the use of sustainable construction techniques and renewable energy in new development proposals.

Chester-le-Street Local Plan

Policy HP6 permits residential development within the settlement of Chester-le-Street provided it is on previously developed land within a settlement boundary 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 estate layout and facing distances.

Policy BE2 requires where development costs exceed £500,000 1% should be used to provide public art projects in the ward area.

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;

Principle of Residential Development

The application site is classed as previously developed land as it is the garden and residential curtilage of West Farm house, which is also associated with the former Charleton Fencing business. As previously developed land and within the settlement boundary of Chester-le-Street it is considered that the application site complies with policy HP6 of the Local Plan.

In regard to sustainability the site is located in close proximity to local services with bus stops and a health centre within 400m of the site.

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. However no evidence has been received to substantiate this claim. Considering the modest scale of the development it is considered this eventuality will not arise.

The proposal does provide for a pedestrian footpath link to Waldrige Lane (in conjunction with application 08/00228/FUL) to allow easier access to local bus services and the countryside for recreational use.

In conclusion for the reasons mentioned above the development is consistent with Policy HP6 of the Local Plan and having regard to their being an extant outline permission on the site for residential development the proposal is acceptable in principle.

Parking and Access

The proposed access road from Heathfield is of a simple curved design running into shared access driveways. The widths and pavement provisions are in accordance with the County Highway Authority requirements.

The overwhelming objections to the proposal are on the access to the development rather than the development itself. The Meadow Drive estate is approximately twenty years old and has been constructed to modern highway standards to allow acceptable visibility splays and provision for pedestrians. The County Highway Authority are fully supportive of the proposed 14 dwellings using the Heathfield access to serve the development. As aforementioned they consider the existing road layout entirely capable of accommodating the additional traffic by virtue of it being constructed to modern highway standards. This stance mirrors that given on application 07/00545/FUL for 29 no. dwellings.

The Highway Authority draws reference to its comments on the previous application 07/00545/FUL that were as follows: -

'Heathfield has been constructed with footways and carriageway of a standard suitable for accommodating traffic likely to arise from an additional 14 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'.

Examining Chester West and South there are very similar numbers of houses of equally similar estate layouts and numbers 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.

In regard to construction traffic the Highway Authority have commented that they would support construction traffic utilising Waldrige Lane to enter the site as opposed to through the main estate. Despite the application site not abutting Waldrige Lane the intervening land subject to application 08/00228/REM is in the ownership of the applicant. As such it is considered that legally a condition could be imposed on this land and it is proposed to impose a condition to ensure construction traffic uses Waldrige Lane, only unless otherwise agreed in writing.

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 many existing streets across the District and this is an inherent risk on its own and cannot be reasonably controlled solely through highway design.

Members should note that in comparison with application 07/00545/FUL for 29 units this application represents a 15 dwelling reduction using the Heathfield access. The traffic assessment for 07/545 estimated vehicular usage on average at two cars per minute emerging from the estate, which is now likely to be reduced further.

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. Planning Policy Statement One states good design is indivisible from good planning. The layout and house sizes have been amended during the application in order to better assimilate the proposal with surrounding properties.

The overall layout comprises six two storey (7.5m & 7.7m high) four bedroom dwellings comparable to the wider estate to the north and south. Five 2.5 storey properties (9.5m high) and two three-storey dwellings at a ridge height of 10.1m.

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.

The properties in the existing Meadow/Longburn Drive estate are generally 7.5 to 8m to the ridge and are comparable in scale being three and four bedroom dwellings. On the periphery of the scheme five of the dwellings are 7.5m in height and therefore compliment the existing stock. Five of the dwellings are 9.5m in height and these serve to break up the massing of the neighbouring dwellings and create a natural step up to plots 6 and 7 at 10.1m in the centre of the site.

In regard to density the development site is consistent with the density of dwellings in the surrounding area at approximately 29 units per hectare. National guidance in PPS3 advises a minimum density of 30 dwellings per hectare but having regard to the awkward shape of the site, provision of leisure space, surrounding housing mix and the road network the maximum density of development has been ensured.

The other minor changes to layout were alterations to the fencing and fence lines as well as the repositioning of plots 2 & 3. In light of the differing ground levels between the properties on Foxglove and that plots 2 & 3 have a ridge height of 9.5m it has been necessary to set plots 2 & 3 1m further into the site. This will result in a reduction in perception of scale when viewed from outside the development site.

Residential Amenity

In regard to facing distances and the impact on privacy, the distances to the existing properties and those proposed observes the 21m Local Plan requirement, between opposing first floor windows. Consideration has been given to the change in ground levels between the application site and the properties of Foxglove. It is considered that as the development complies with the facing distance requirements of Policy HP9 that no harmful overlooking will occur.

Internal facing distances are acceptable with 12 to 12.5m between main windows and gable ends. The half a metre short fall of the 12.5m as stated in the Local Plan between plots 8 and 10 is considered so marginal that it would not cause substantive harm to the outlook of the potential occupier to warrant refusal on this ground. Moving plot 10 east any further would intrude into the open space provision to the detriment of its amenity value.

The development has been designed with openness in mind with the majority of houses facing green amenity areas. This accords with safe by design principles employing natural surveillance while also creating a sense of place.

Affordable Housing

Members will recall application 07/00545/FUL proposed 8 of the 29 units to be affordable. One of the refusal reasons for this application was on under provision of affordable housing as the 30% threshold had not been met.

Under policy HP13 the affordable housing requirement at 30% of net units refers to developments over 15 units as this proposal is for 14 units it does not trigger the need for affordable housing provision.

Ecology

The applicant has provided an ecology report that has not highlighted any ecology/biodiversity issues on site. Recommendations have been made to providing nesting boxes and to introduce native species of planting which will be incorporated in the landscaping proposals.

Natural England was consulted on the Bat/Ecology report and have subsequently raised no objections as they do not consider the proposal will result in harm to species protected by law.

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.

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

One Silver Birch has been indicated of some amenity value and as such this has been retained as part of the landscaping within the main amenity space in the south of the site. Consideration was given to placing a Tree Preservation Order on the specimen; however following further visual assessment with the Council's arborist it was considered that the tree was not of high enough amenity value, to warrant such action.

Public Artwork

Policy BE2 of the Local Plan seeks a developer contribution of 1% of their construction costs for development over £500,000 to provide for public artwork. It is proposed to facilitate this contribution under a planning condition and subsequent Section 106 agreement.

Sporting/Recreational Land

Policy RL5 of the Local Plan requires where on site sporting land cannot be provided on site that the developer should seek an agreement to provide off site provision. Leisure services have verbally supported off site provision to contribute towards sporting land in the area. The children's play space and open amenity land is in accordance with the provisions of Policy RL5. Due to the relatively small size of the development it is not possible to require a larger children's play area than has been provided in accordance with Policy RL5. However, as per discussion on the artwork issue above, a planning condition to require a Section 106 Agreement will also be applied to secure off site sporting improvements.

Flooding

Some local residents have raised concerns regarding localised flooding issues. The area is not in a statutory flood zone but in order to prevent localised surface water flooding a suitable planning condition to require further details of a surface water drainage scheme has been recommended. This is necessary as the majority of the site is not developed at present and therefore necessary steps will need to be taken to ensure adequate provision of surface water discharge in light of the proposal.

Land Ownership

The application site is not in the ownership of the applicant but the applicant has served notice on the owner of the land and signed the relevant declarations on the application form.

The red line site boundary has been amended in order to reflect the pedestrian footpath so should the adjoining development for 10 dwellings not go ahead a pedestrian footpath to Waldrige Lane will still be provided.

Fear of Crime

As previously discussed the development has been designed so that the properties overlook each other and offer natural surveillance to the paths and open spaces. In addition an anti-motorcycle gate is proposed to prevent any such anti social behaviour. It is considered that all reasonable steps have been taken to design the layout to reduce the fear of crime to the surrounding and proposed occupiers.

Contaminated Land

The desktop contaminated land study has been assessed by the Council's Contaminated Land Officer and has found to be sound in regard to the determination of this application. A planning condition is imposed to require an additional site investigation and mitigation should unplanned contamination arise.

Conclusion

The proposal is considered consistent with policy HP6 of the Local Plan as it is development on previously developed land within the settlement boundary of Chester-le-Street.

In regard to policy HP9 the development hereby proposed is considered to be of a good design standard creating a sense of place and introducing a diverse housing mix. The scale and massing is consistent with the existing, surrounding dwellings and as such the character and appearance of the area is preserved in accordance with policy HP9.

In regard to residential amenity the development proposed safeguards the amenities of surrounding and future occupiers through adequate separation distances in accordance with policy HP9.

In regard to access the County Highway Authority consider the access off Heathfield as a safe and acceptable means for the development hereby proposed.

Natural England considers the development will not result in harm to protected species subject to the mitigation contained within the ecological reports.

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 19th August 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 hard standings, walls and / or roofs of the buildings 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) and shall thereafter be maintained for a period of 5 yrs following planting; in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP 9 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 in accordance with Policy HP9 of the Chester-le-Street District Local Plan.

Extra 7.

Notwithstanding the information submitted with the application for the duration of all construction works access shall be taken from Waldrige Lane unless otherwise agreed in

writing with Local Planning Authority in accordance with policies HP9 and T15 of the Chester-le-Street District Local Plan.

Extra 8.

No development approved by this permission shall be commenced until:

a) the application site has been subjected to a detailed site investigation report for the investigation and recording of contamination and 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 Planning Policy Statement 23: 2004.

Extra 9.

The works to trees indicated on site plan (p)09 received 2nd June 2008 for retention and pruning shall be undertaken prior to works commencing in accordance with the recommendations of the Arboricultural Report dated March 2008 pages 10 and 11 section 5.0, Appendix 2A, 4 and 5 unless otherwise agreed in writing with the Local Planning Authority, in the interests of avoiding compaction of the roots for the long term health and well-being of the trees and in the interests of visual amenity to accord with the aims of Policy HP9 of the Chester-le-Street Local Plan.

Extra 10.

Prior to occupation of the dwellings hereby approved, Schwegler woodcrete bat boxes shall be installed around the site in accordance with the recommendations in section 4.4 of the White Young Green Bat Survey unless otherwise agreed in writing with the Local Planning Authority in the interests of enhancing biodiversity and conservation interests in accordance with Planning Policy Statement 9 and policy 33 of the Regional Spatial Strategy.

Extra 11.

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 12.

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 public artwork provision to comply with the aims of Policy BE 2 of the Local Plan 2003.

Extra 13.

Prior to development commencing a scheme to provide an anti motorcycle access facility and associated fencing/railings along the central footpath linking to Waldrige Lane shall be submitted to and approved in writing by The Local Planning Authority and thereafter implemented in accordance with the approved scheme prior to the occupation of the dwellings unless otherwise agreed in writing. In the interest of residential amenity and crime prevention in accordance with Policy HP9 of the Local Plan, Policy 2 of the RSS and the Crime and Disorder Act 1998 (as amended).

Extra 14.

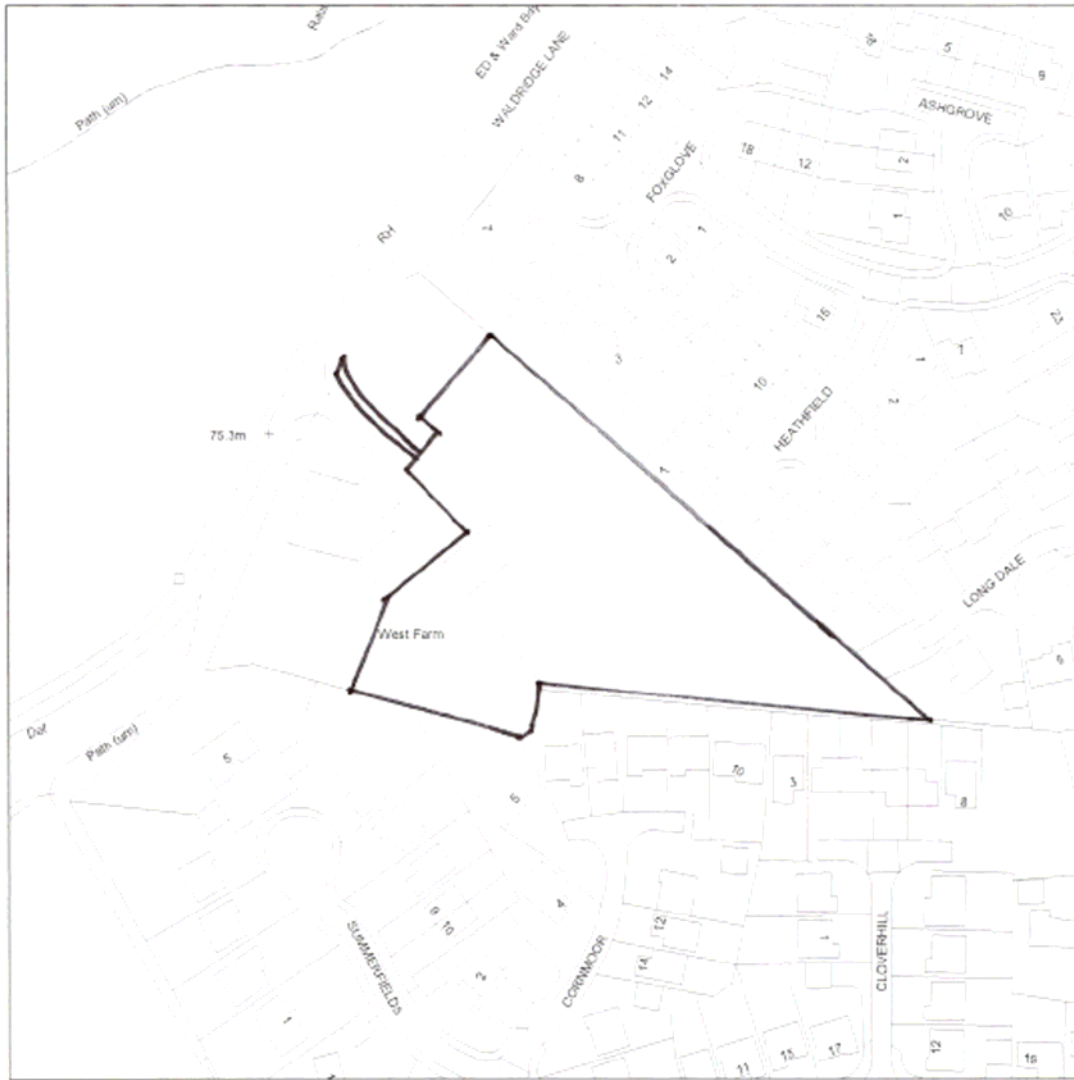
Prior to the commencement of the development hereby approved a scheme to minimise energy consumption shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include at least 10% decentralised and renewable energy or low carbon sources unless otherwise agreed in writing with the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme. In order to minimise energy consumption and to comply with the aims of the Regional Spatial Strategy North East Policy 38 and Planning Policy Statements 1 and 3.

Extra 15.

Prior to the commencement of development a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority in the interest of the adequate disposal of surface water and thereafter implemented in accordance with this approved scheme in accordance with Planning Policy Statement 25 and Policy 24 of the RSS.

West Farm

Waldridge Lane, Waldridge

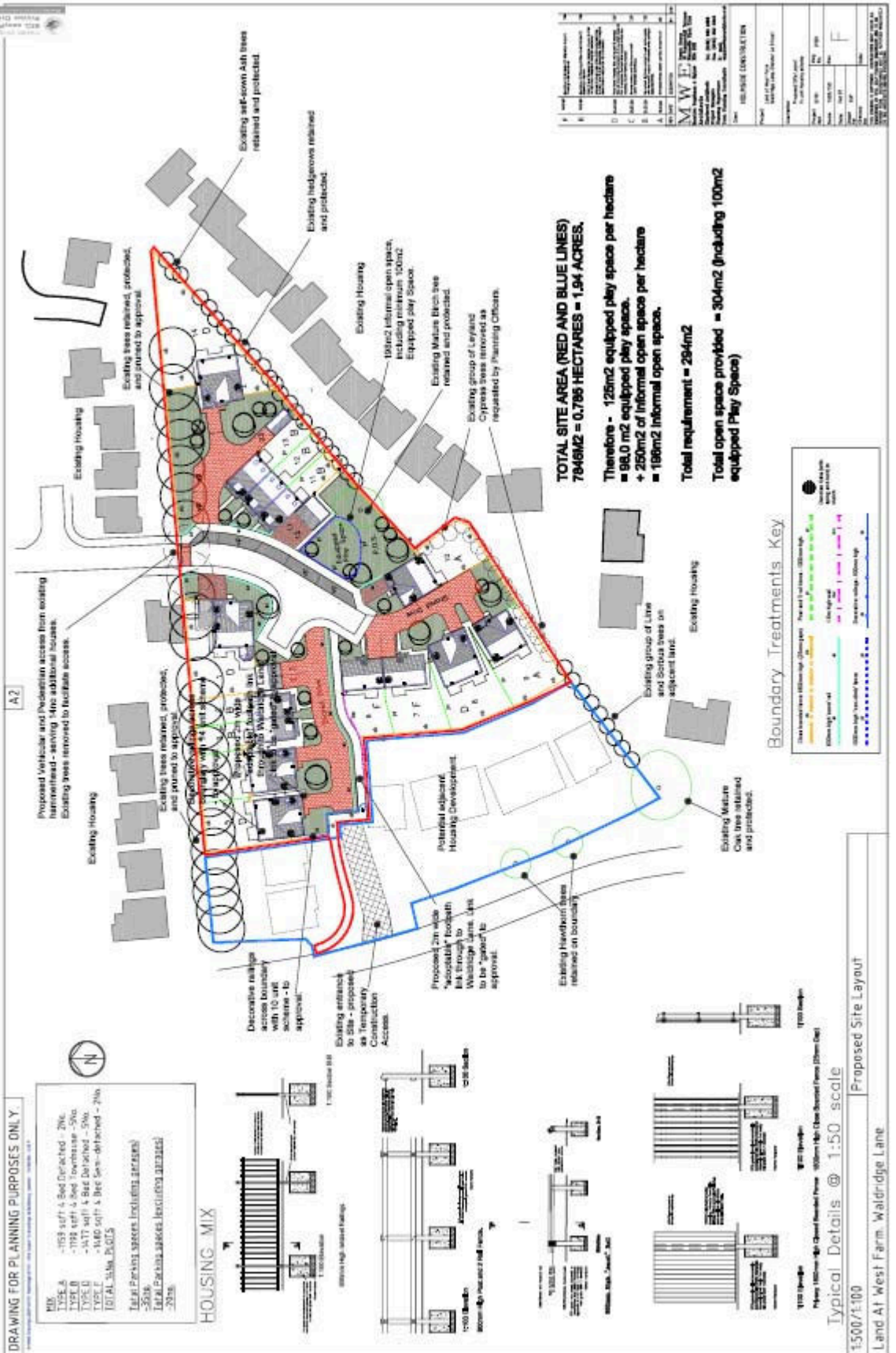


Scale : 1:1250

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 8 September 2008



CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **8 September 2008**

DRAWING FOR PLANNING PURPOSES ONLY.

A1

NOT APPLICABLE
to 08/002071/Full

PART FRONT ELEVATION ONTO WALDRIDGE LANE

CHRISTIANE STACEY LTD
PLANNING DEPT.
REDWOOD 7 BURN 2ND
PO BOX 107
LEEDS LS18 7JF

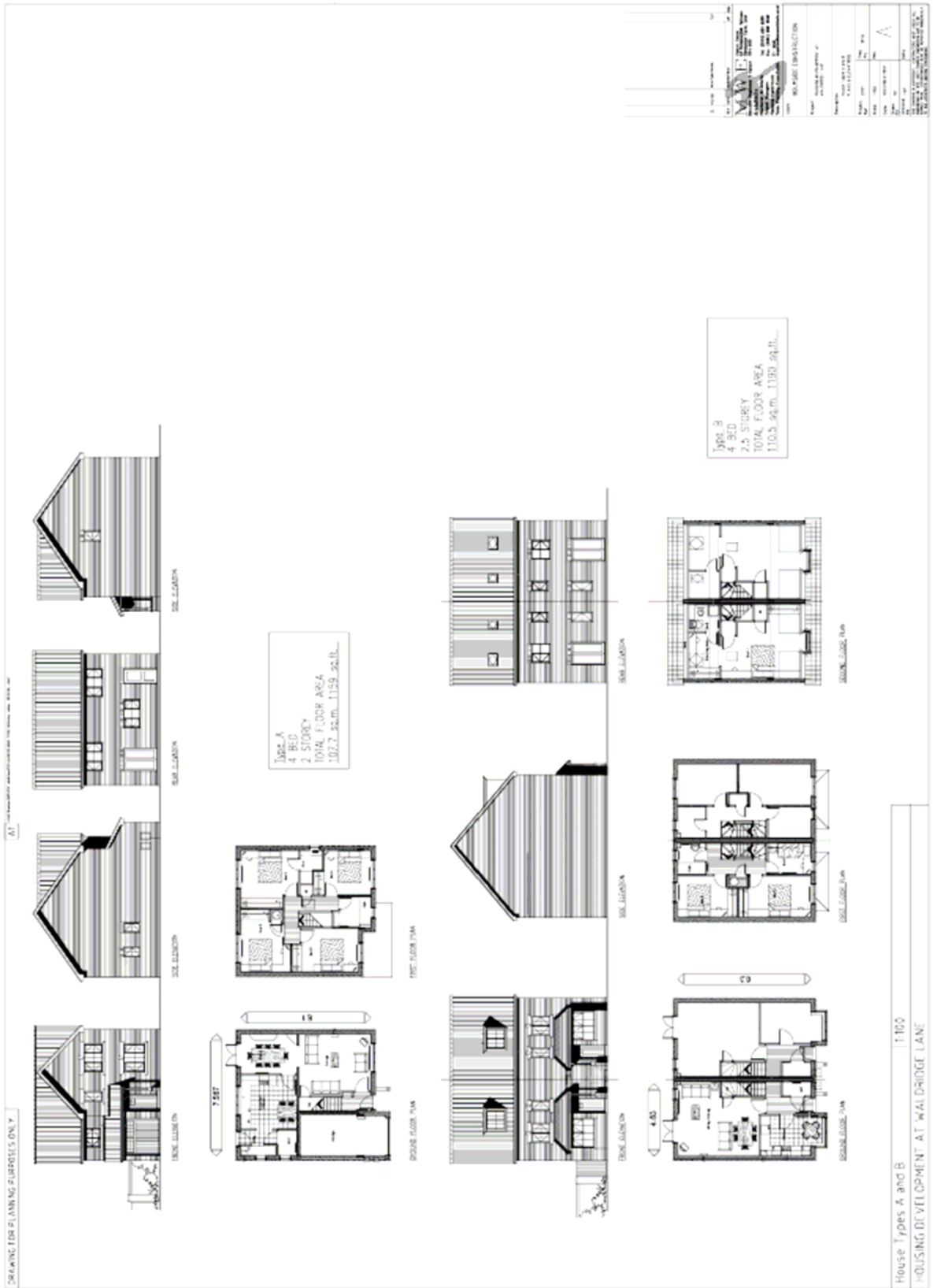
Client: WALDRIDGE CONSULTANTS
Project: WALDRIDGE LANE
Drawing No: 08/002071/Full
Scale: 1:100
Date: 08/09/08
Author: C.S.
Check: B

HOUSE TYPE F
HOUSING DEVELOPMENT AT WALDRIDGE LANE

1:100

Type F
4 BED
2.5 STOREY
TOTAL FLOOR AREA
135.8sq.m. 1960 sq.ft.

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 8 September 2008



CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 8 September 2008

NOT USED

HOUSE TYPE C
 3 STOREY
 4 BED
 TOTAL FLOOR AREA
 120.4 sq.m. 1297 sq.ft.

HOUSE TYPE D
 2 STOREY
 4 BED
 TOTAL FLOOR AREA
 137.2 sq.m. 1477 sq.ft.

HOUSE TYPES C AND D
 HOUSING DEVELOPMENT AT WALDRIDGE LANE

REVISIONS

No.	Description	Date
1	Issue for Planning	15/09/08
2	Issue for Planning	15/09/08
3	Issue for Planning	15/09/08
4	Issue for Planning	15/09/08
5	Issue for Planning	15/09/08
6	Issue for Planning	15/09/08
7	Issue for Planning	15/09/08
8	Issue for Planning	15/09/08
9	Issue for Planning	15/09/08
10	Issue for Planning	15/09/08
11	Issue for Planning	15/09/08
12	Issue for Planning	15/09/08
13	Issue for Planning	15/09/08
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48	Issue for Planning	15/09/08
49	Issue for Planning	15/09/08
50	Issue for Planning	15/09/08

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **8 September 2008**

3.

Reference: 08/00228/REM

Proposal Reserved matters application for the access, appearance, landscaping and scale for the erection of 10 no residential dwellings, pursuant to application 05/00440/REN

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

Applicant Mr T. McGiven - Holmside Construction

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 be of acceptable design, scale and massing in regard to the context of the surrounding area and will not harm the amenities of surrounding occupiers.

Accordingly it is recommended that the application be approved.

The Proposal

Planning consent is sought for the erection of 10no. dwelling houses following outline application 02/00430/OUT that was renewed under application 05/00440/REN. This application is for the reserved matters of access, appearance, landscaping and scale as a follow up to the extant outline permission. The expiry date for the submission of reserved matters is the 16th January 2009.

The proposal includes three different house types to include two at a ridge height of 7.7m, six at 10.1m and two at 7.5m, arranged around a proposed access road off Waldrige Lane.

The application site is sandwiched between Waldrige Lane to the west and the rear properties of Heathfield and Cornmoor as part of the Meadow Drive estate to the north and south. 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 in the same site are some low storey farm buildings and a concrete yard formerly used by Charlton Fencing for storage and distribution.

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.

05/00440/REN – Renewal of outline application 02/00430/OUT for 10 no. residential dwellings, approved.

07/00545/FUL – Application for 29 no. houses Refused at planning committee in April 2008. Refused on three grounds of no desk top contaminated land survey provided, incomplete ecology assessment, no provision of pedestrian link to Waldrige Lane and under provision of affordable housing.

08/00227/FUL – This Application for 14 houses is running concurrently with this application and is referenced elsewhere on this agenda.

Consultation Responses

Durham County Council Highway Authority have commented that the proposed access on to Waldrige Lane is acceptable following the extant outline consent for 10 no. dwellings. They consider that Waldrige Lane is a suitable access for 10 units having previously considered the impact on the previous outline application.

They have requested provision of footways and alterations to drive depth. The applicant has introduced these changes during the application.

The Council's Arboricultural Officer has commented on the need for management and protection of trees during construction.

Leisure Services have verbally advised that a planning agreement should be reached for offsite provision of open sporting land.

Durham Constabulary Architectural Liaison advise that secure and safe by design principles be employed on the site.

The application has been advertised by way of site notices a press notice and through extensive direct mailing to surrounding occupiers.

In response 17 objections have been received from members of the public, their main points 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 and be prejudicial to their families' safety.
- That the construction phases will cause significant disruption to surrounding residents by virtue of noise, dirt, hours of operation and traffic through the estate.
- As existing cars are parking on Waldrige Lane and will be further exacerbated by the proposal.
- That the existing mature trees on the site should be retained on visual amenity grounds.
- The use of a legal agreement to secure off site highway improvements to Waldrige Lane to bring it up to an acceptable standard for the volume of traffic.
- That three storey properties would be incongruous with the scale of surrounding properties.
- That the proposal does not incorporate sufficient open amenity space.

In addition to the responses above a public meeting was held on 15th July 2008 at Waldrige Parish Rooms. The meeting took the format of an informal presentation of the application with comment sheets for any resulting representations.

Twenty-two comment sheets were received as a result of the meeting and their main issues are summarised below: -

- Additional traffic on Waldrige Lane will pose a safety hazard to walkers.
- Absence of lighting on Waldrige Lane will be potentially hazardous for increased users resulting from the development.
- Dwelling's higher than two storeys are not in character with the area.
- The proposal will erode the rural character of Waldrige Lane.
- The footpath link will increase crime and anti social behaviour in the surrounding area.
- That Waldrige Lane is not fit for purpose to carry additional vehicles and construction traffic.
- That consideration should be given to how construction traffic along Waldrige Lane will be managed.

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. The RSS has now been formally adopted as a development plan for the North East and was published on the 15th July 2008.

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

Policy 7 – 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 8 - 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 30 – Improving Inclusivity and Affordability: 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 33 – Promotes the protection and enhancement of protected species and the creation of habitats in the interests of biodiversity and geodiversity.

Policy 38 – Promotes the use of sustainable construction techniques and the use of renewable energy in major new development.

Chester-le-Street Local Plan

Policy HP6 allows residential development within the settlement of Chester-le-Street provided it is on previously developed land within a settlement boundary 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 BE2 requires where development costs exceed £500,000 1% should be used to provide public art projects in the ward area.

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;

Principle of Residential Development

The application is to consider the reserved matters following the renewed outline application 05/00440/REN.

The principle of residential development has already been established in the extant outline application 05/00440/REN and as such the site is considered suitable for residential development. As a result of this existing position the only matters for consideration with this application pertain to the details covered by the reserved matters.

Sustainability

The site is sustainably located in close proximity to local bus stops and a health centre within 400m and easy walking distance.

The proposal does provide for a pedestrian footpath link to Waldrige Lane where residents will be able to access the local services and facilities. In conjunction with application 08/227 it is proposed that the path will link through to the Meadow Drive estate.

Parking and Access

The proposed access from Waldrige Road is of a simple two-pronged layout running into shared access drives.

The overwhelming objection to the development is on the grounds of the intensification of traffic along Waldrige Lane. The primary concern is that the Lane has an essentially rural character with attractive open countryside to the north and as such is not considered suitable for an increase in traffic volume. In 1994, on appeal, a Planning Inspector noted that for 16 houses Waldrige Lane was not suitable for development generating significant quantities of traffic. The reasoning was the poor alignment and substandard junctions. The Inspector also considered that pressure would result from the development to widen and provide footways along the Lane and this would be to the detriment of its rural character.

The current proposal is for 10 not 16 dwellings and therefore represents a six dwelling reduction in traffic over the 1994 proposal. Having regard to the extant outline, which was renewed and approved in 2005. The Highway Authority considered that for 10 residential dwellings vehicle movement would be more enduring and static as opposed to the existing erratic movements associated with a commercial use.

As the application is for reserved matters and although access is reserved in regard to the point of entry to the site, it is important to note that the principle for access off Waldrige Lane was considered in both the outline and the renewal. On neither the outline nor its renewal were conditions imposed to improve Waldrige Lane or its junction's as a result of the development and therefore it is accepted that for 10 dwellings the principle to use Waldrige Lane as is now proposed, has been established. This view is supported by Durham County Council Highway Authority.

Access through Heathfield

Some objectors have expressed a view that access should be taken from Heathfield. However the outline approved application site covered the entire West Farm property and whilst an assumption was made in regard to access off Waldrige Lane, equally it was possible to revise the access at a later date from Heathfield.

The applicant has, however chosen to divide the site and submit the reserved matters for 10 dwellings at the north of the site and utilise access off Waldrige Lane. As aforementioned the principle of utilising access off Waldrige Lane was established under the outline consent. Therefore there is no requirement to use the access from Heathfield.

Closure of Waldrige Lane

Some objectors have asked that consideration be given to closing off a section of Waldrige Lane as part of the development.

The County Highway Authority comment as follows on this issue, (which remains unchanged from their position taken on the previous application for 29 dwellings (07/00545/FUL);

“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.

Construction Traffic

Many local residents have objected to the disruption caused by construction traffic moving through the Meadow/Longburn Drive estate. Equally there are residents of Waldrige Lane concerned about construction traffic near to their properties.

It is clear that such is the way vehicles are parked and the domestic scale to the Meadow/Longburn Drive roads that construction traffic through the estate could cause a nuisance to existing residents.

In light of this and Waldrige Lane being available, it would be reasonable in the event of approval, to condition construction traffic to use this lane as their only access.

The County Highway Authority consider that for the relatively short construction phase it is acceptable to use Waldrige Lane as the access point having regard to the road currently being in vehicular use and previously for commercial purposes. The County Council Highways Area Team will be responsible for the traffic management of Waldrige Lane during the construction phase.

Scale, Design and Massing

National and local planning policy promotes mixed housing of a high quality and design that should look to create a sense of place. Planning Policy Statement One states good design is indivisible from good planning.

The overall layout comprises four two-storey (7.7m & 7.5m) four-bedroom dwellings comparable to the wider estate to the north and south. Six three-storey dwellings at 10.1m high accompany these in the centre of the site.

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 in lower schemes.

The contemporary approach to urban design of housing estates does not wish to create a homogenous range of dwellings with marginal differentiation leading to uninspiring environments. The design layout in regard to massing has taken a logical approach with the 7.5m properties on the periphery stepping up higher in the centre at plots 4-9. To mitigate the step up from plots 3 and 10 to 4 and 9, units 4 and 9 have been lowered at Officer request. There is now a gradual step up which further assimilates the scale of dwellings into the wider context of the development.

The other minor changes to layout were alterations to the fencing and landscaped area to further enhance the visual amenity and prevent vehicle parking on amenity land which may detract from the sense of place.

The site adjacent being determined concurrently for 14 dwellings is physically separated from this application other than for pedestrians to ensure no additional vehicles use Waldrige Lane.

Residential Amenity

In regard to privacy plots 1 & 2 are separated from 'Foxglove' to the north by 21m and 12.5m is met to the gable end of the nearest property on 'Summerfields' to the south. Internally facing distances have also been designed in accordance with the Local Plan guidelines to protect future occupiers.

The development has been designed with openness in mind with the majority of houses facing landscaped areas and formally addressing Waldrige Lane to give distinctiveness to the development and a sense of place.

Affordable Housing

Members will recall application 07/00545/FUL proposed 8 of the 29 proposed units to be affordable. One of the refusal reasons was on under provision of affordable housing as only eight dwellings equated to 27% meaning the 30% threshold had not been met.

Under policy HP13 30% affordable housing is required on all major housing developments over 15 units. As one site, as proposed with the earlier application, the previous application for 29 units triggered this threshold.

However, on this reserved matters application the preceding outline approval had no requirement for affordable housing. As such there is no requirement to provide affordable housing within this application.

Ecology

The applicant has provided an ecology report that has not highlighted any ecology/biodiversity issues. The possibility of Great Crested Newts was raised on application 07/00545/FUL but no such evidence has been found with the nearest watercourse 200m north, in the base of the steep sided Cong Burn Wood.

In regard to bats no evidence from the surveys within the bat report have found evidence of bats roosting on the site and therefore it is considered the site does not pose a threat to these protected species.

Natural England were consulted on the Bat and Ecology report and have made no comments, as they do not have any record of commenting on the outline application. However, the same reports were passed to Natural England for the adjacent site for 14 dwellings and a recommendation was made to an informative for contractors. As such it is recommended this be placed on this decision also. The installation of Schwegler bat boxes was recommended by Durham Bat Group, as was a scheme for contractor's during construction.

Recommendations have been made to introduce native species of planting which will be incorporated in the landscaping proposals reserved for later submission.

The recommended bat mitigation by the ecologist was to site 9 bat boxes around the site in the interests of promoting biodiversity and enhancing conservation interests this will be conditioned accordingly.

Landscaping

While the majority of landscaping detail in terms of types of trees and shrubs is reserved for later consideration the arborist's assessment 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.

Enclosure detail has been amended with the agent that all proposed enclosures as indicated on the submitted drawings are considered acceptable negating the need for further consideration under planning condition unless otherwise agreed in writing.

Leisure Space

In regard to the provision of amenity space some objector's have expressed a view that not enough has been provided. There was no requirement for a specific amount of open space on the outline application and it is considered that the proposed dwellings have adequate garden areas while the structural landscaped areas contribute to the setting of the development.

Public Artwork

There was no requirement under the outline consent to provide for public artwork and as such it is unreasonable to require public artwork at this stage during the determination of the reserved matters.

Contaminated Land

The previous application for 29 units was refused on lack of a contaminated land desktop study. This has been provided as part of this application and considered by the Council's Contaminated Land Officer. The study has found to be acceptable and a condition imposed for a further more detailed follow up ground investigation.

Other Issues Raised

Lastly, in regard to the remaining issue of property devaluation, this is not a material planning issue and cannot be considered in the determination of this application.

Conclusion

The development hereby proposed is considered to be of a good design standard creating a sense of place and introducing a diverse housing mix. The scale and massing is consistent with existing dwellings, the logical increase in ridge height will help create local distinctiveness within the area, and not be to the detriment of its visual amenity in

accordance with policy HP9 of the Local Plan and policy 8 of the Regional Spatial Strategy.

In regard to residential amenity the direct separation distances to properties within and outside the site are in accordance with Appendix 1 of the Local Plan at 21m first floor primary window to primary window and 12.5m from primary window to gable end.

In regard to access, acceptance was given in the Officer's report for the outline that Waldrige Lane would be used and therefore it is considered this principle has been established for 10 dwellings. In light of this the County Highway Authority have not raised any objection to Waldrige Lane being used as the access for this proposal.

Natural England has raised no objection to the bat or ecology report and no threat from the development to protected species has been established. The mitigation as recommended by the ecologist will be conditioned accordingly.

It is therefore considered that the details as part of this reserved matters submission are acceptable having regard to all material planning considerations, including the outline consent.

Accordingly it is recommended that the application be approved.

RECOMMENDATION Approve SUBJECT TO THE FOLLOWING
CONDITIONS:-

Extra 1.

The development must be begun not later than the expiration of two years from the final approval of the reserved matters. In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004).

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 drawings received 19th August 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 hard standings, walls and / or roofs of the buildings 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 Policy HP9 of the Chester-le-Street District Local Plan and Policy 8 of the Regional Spatial Strategy.

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 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) and shall thereafter be maintained for a period of 5 yrs following planting; in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP 9 and HP 17; of the Chester-le-Street District Local Plan.

Extra 5.

Notwithstanding the information submitted with the application for the duration of all construction works access shall be taken from Waldrige Lane only unless otherwise agreed in writing with the Local Planning Authority in the interests of highway safety and residential amenity in accordance with policies HP9 and T15 of the Chester-le-Street District Local Plan.

Extra 6.

No development approved by this permission shall be commenced until:

a) the application site has been subjected to a detailed site investigation 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 Planning Policy Statement 23: 2004.

Extra 7.

The works to trees indicated on site plan (p)14 received 2nd June 2008 for retention and pruning shall be undertaken prior to works commencing in accordance with the recommendations of the Arboricultural Report dated March 2008 pages 10 and 11 section 5.0, Appendix 2A, 4 and 5 unless otherwise agreed in writing with the Local Planning Authority, in the interests of avoiding compaction of the roots for the long term health and

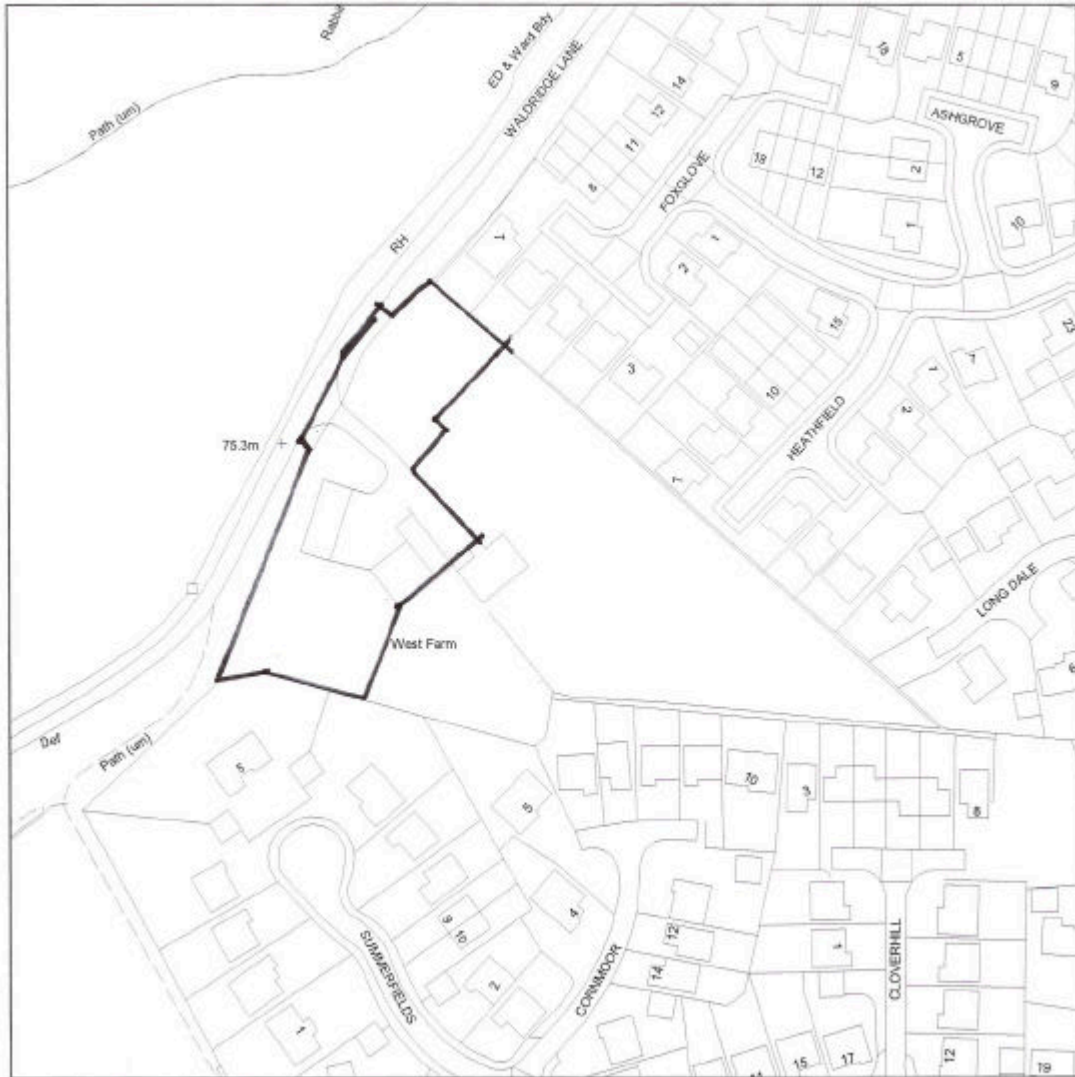
well-being of the tree and in the interests of visual amenity to accord with the aims of Policy HP9 of the Chester-le-Street Local Plan.

Extra 8.

Post development but prior to occupation Schwegler woodcrete bat boxes shall be installed around the site in accordance with the recommendations in section 4.4 of the White Young Green Bat Survey unless otherwise agreed in writing with the Local Planning Authority in the interests of enhancing biodiversity and conservation interests in accordance with Planning Policy Statement 9 and policy 33 of the Regional Spatial Strategy.

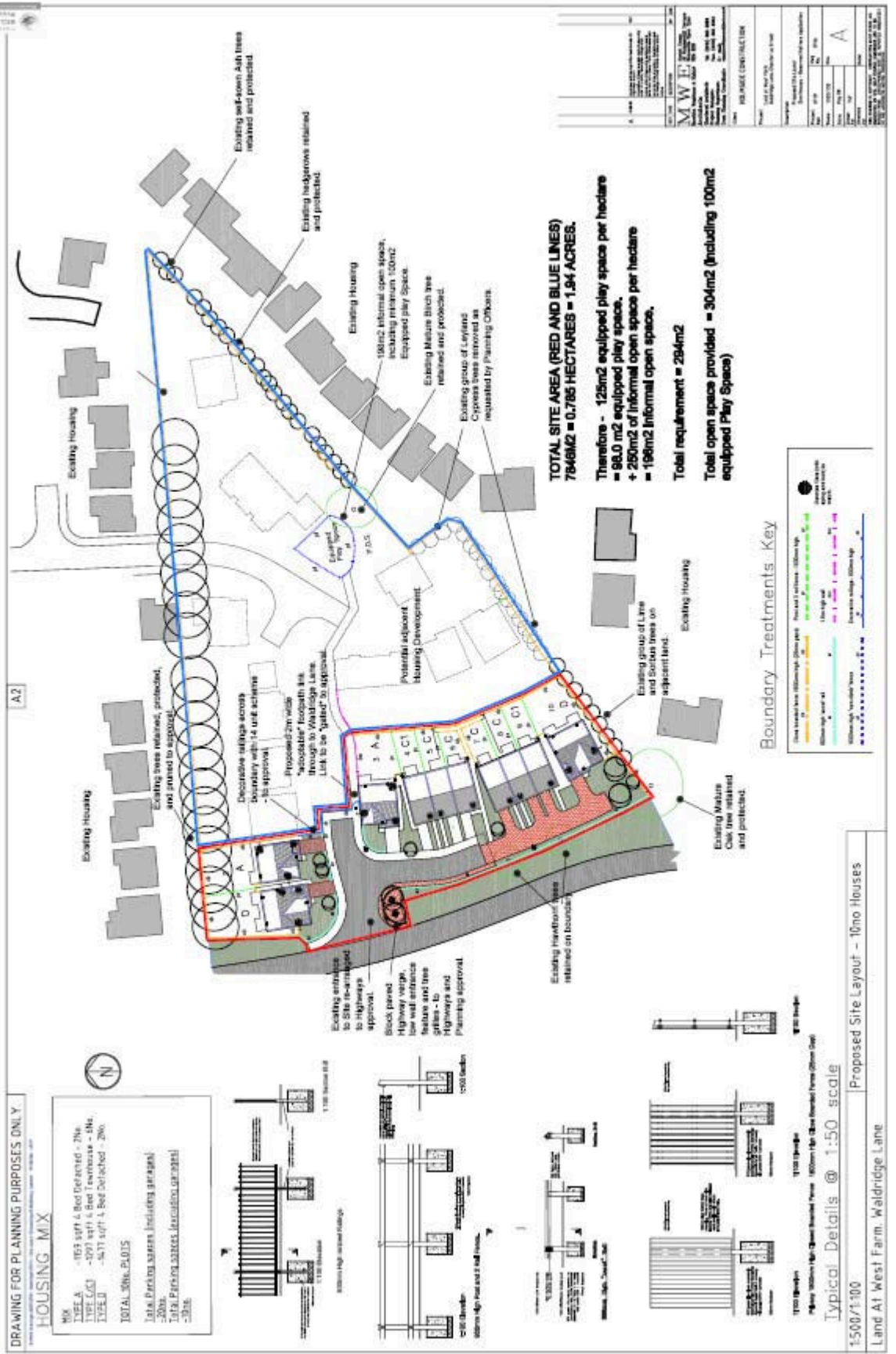
West Farm

Waldrige Lane, Waldrige

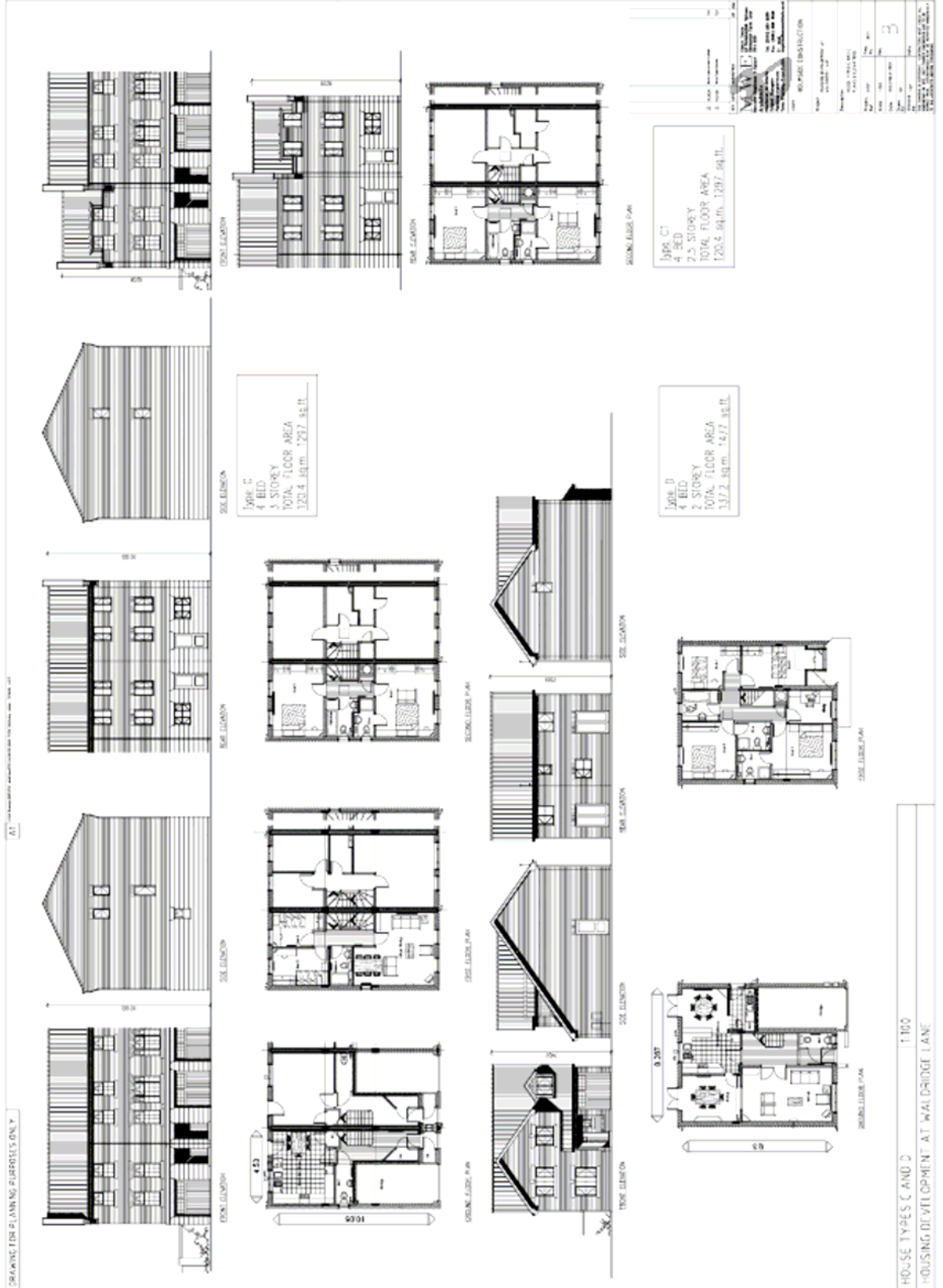


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CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 8 September 2008



CHESTER-LE-STREET DISTRICT COUNCIL
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CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 8 September 2008

PLANNING COMMITTEE
PLANNING DEPARTMENT
CITY OF CHESTER
CITY COLLEGE

Ground Floor

PART FRONT ELEVATION ONTO WALDRIDGE LANE

NOT APPLICABLE TO REVISION 08/00228/KEM

HOUSE TYPE F
2.5 STOREY
TOTAL FLOOR AREA
135.8sq.m. 1490 sq.ft.

1. Name	2. Address	3. Date	4. Scale
5. Drawing No.	6. Drawing Title	7. Drawing Date	8. Drawing Scale
9. Drawing No.	10. Drawing Title	11. Drawing Date	12. Drawing Scale
13. Drawing No.	14. Drawing Title	15. Drawing Date	16. Drawing Scale
17. Drawing No.	18. Drawing Title	19. Drawing Date	20. Drawing Scale
21. Drawing No.	22. Drawing Title	23. Drawing Date	24. Drawing Scale
25. Drawing No.	26. Drawing Title	27. Drawing Date	28. Drawing Scale
29. Drawing No.	30. Drawing Title	31. Drawing Date	32. Drawing Scale
33. Drawing No.	34. Drawing Title	35. Drawing Date	36. Drawing Scale
37. Drawing No.	38. Drawing Title	39. Drawing Date	40. Drawing Scale
41. Drawing No.	42. Drawing Title	43. Drawing Date	44. Drawing Scale
45. Drawing No.	46. Drawing Title	47. Drawing Date	48. Drawing Scale
49. Drawing No.	50. Drawing Title	51. Drawing Date	52. Drawing Scale
53. Drawing No.	54. Drawing Title	55. Drawing Date	56. Drawing Scale
57. Drawing No.	58. Drawing Title	59. Drawing Date	60. Drawing Scale
61. Drawing No.	62. Drawing Title	63. Drawing Date	64. Drawing Scale
65. Drawing No.	66. Drawing Title	67. Drawing Date	68. Drawing Scale
69. Drawing No.	70. Drawing Title	71. Drawing Date	72. Drawing Scale
73. Drawing No.	74. Drawing Title	75. Drawing Date	76. Drawing Scale
77. Drawing No.	78. Drawing Title	79. Drawing Date	80. Drawing Scale
81. Drawing No.	82. Drawing Title	83. Drawing Date	84. Drawing Scale
85. Drawing No.	86. Drawing Title	87. Drawing Date	88. Drawing Scale
89. Drawing No.	90. Drawing Title	91. Drawing Date	92. Drawing Scale
93. Drawing No.	94. Drawing Title	95. Drawing Date	96. Drawing Scale
97. Drawing No.	98. Drawing Title	99. Drawing Date	100. Drawing Scale

DRAWING FOR PLANNING PURPOSES ONLY

HOUSE TYPE F
HOUSING DEVELOPMENT AT WALDRIDGE LANE

1:100

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 8 September 2008

DRAWING FOR PLANNING PURPOSES ONLY

41

The drawing contains architectural plans for two house types. On the left, there are four elevations labeled 'SIDE ELEVATION' and 'FRONT ELEVATION'. In the center, there are two floor plans labeled 'GROUND FLOOR PLAN' and 'FIRST FLOOR PLAN'. On the right, there are two more elevations labeled 'FRONT ELEVATION' and 'SIDE ELEVATION', and two floor plans labeled 'GROUND FLOOR PLAN' and 'FIRST FLOOR PLAN'. A large diagonal stamp reading 'NOT USED' is placed over the right-side floor plans. Two information boxes are present: one for 'Type A' (4 BED, 2 STOREY, 107.7 sq.m., 1159 sq.ft.) and one for 'Type B' (4 BED, 2.5 STOREY, 110.5 sq.m., 1190 sq.ft.). A title block in the top right corner includes the name 'M.W.E. ARCHITECTS', the address '100, WILSON ROAD, WALSLEY, WEST MICHESHER, STAFFORDSHIRE, ST9 4LQ', and the name 'HELMER CONSTRUCTION'. A scale bar at the bottom right indicates '1:100'.

Type A
4 BED
2 STOREY
TOTAL FLOOR AREA
107.7 sq.m. 1159 sq.ft.

Type B
4 BED
2.5 STOREY
TOTAL FLOOR AREA
110.5 sq.m. 1190 sq.ft.

NOT USED

M.W.E. ARCHITECTS
100, WILSON ROAD, WALSLEY, WEST MICHESHER, STAFFORDSHIRE, ST9 4LQ
HELMER CONSTRUCTION
100, WILSON ROAD, WALSLEY, WEST MICHESHER, STAFFORDSHIRE, ST9 4LQ

1:100

House Types A and B
HOUSING DEVELOPMENT AT WALDRIDGE LANE

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE 8 September 2008

4.

Reference: 08/00314/COU

Proposal Proposed change of use from dwelling to restaurant incorporating a two storey side extension and a single storey rear extension

Location Mayville Picktree Lane Chester-le-Street Durham DH3 3SR

Applicant Mr N. U. Khan

Application Summary

Ward: Chester North

Case Officer: Steven Pilkington, Planning Officer

Contact Details: 0191 387 2145

stevenpilkington@chester-le-street.gov.uk

Summary of recommendation:

The development is considered to be acceptable in terms of its impact on the vitality and viability of the of the Town Centre, while not significantly impacting on the amenity of neighbouring residents or highway safety due to the attached conditions.

The application is therefore recommended for approval.

The Proposal

Planning permission is sought for the change of use of a dwellinghouse known as Mayville at Picktree Lane, Chester-le-Street to a Restaurant.

In addition to the change of use, a number of external alterations are proposed. These include the erection of a two-storey extension, increasing the width of the property by 3.4m and a rear extension at maximum projection of 4m along with the erection of a two storey front extension at a maximum projection of 1.2m

Planning History

07/00012/COU - Proposed change of use from dwelling to offices for security company – Approved March 2007.

08/00260/COU - Change of use from dwelling house to restaurant – Withdrawn July 2008.

Consultation Responses

Neighbouring residents have been notified of the development by individual notification letters and by site notice. To date seventeen letters of objection have been received.

The objections can be summarised to the issues below:-

- Issues regarding smells generated
- Noise levels created
- The possible increase of vermin
- Increase in late night drinking activities
- Highway safety issues, including access and parking
- Location of the proposed development
- Anti social behaviour problems
- Loss of a residential property in the front street
- Empty units on the front street should be utilised.

Durham County Council Highways – No Objections.

Environmental Health - Recommend that a condition requiring full details of the means of extraction is supplied before operation and a further condition requiring that all doors and windows are closed except for access and emergencies.

Regeneration Team – No Response received.

Durham Constabulary – Have not responded at the time of writing this report.

Relevant Planning Policies and Considerations

Where an adopted or approved Development Plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the adopted Chester-le-Street District Local Plan and the Regional Spatial Strategy for the North East (RSS). The following policies are considered relevant:-

Regional Spatial Strategy

Policy 8 of the RSS - Protecting and Enhancing the Environment –sets out that planning proposals should seek to promote a high quality of design and promote development that is sympathetic to its surroundings.

Chester-le-Street Local Plan

R19 – Food and Drink – Sets out that food and drink uses will be considered appropriate in principle within existing retailing centres where the development would not impact on the amenity of the occupants of residential properties from noise, fumes, smell, lighting and activity levels at the site, including highway issues and waste management issues.

R7 – Non Retail uses in Secondary Shopping Frontages - Identifies that development for non retail uses will only be permitted in Secondary Shopping Frontages provided that:-

- The proportion of non retail uses does not exceed 40% of the respective street frontage, and the proposal complies with other relevant policies.

T15 – Access and Safety Considerations in Design – Sets out criteria to which development proposals will be required to conform to in relation to highway safety, including ensuring appropriate levels of traffic generated, acceptable access to the site and adequate links to public transport facilities.

In addition National Planning Policy Statement 6 –Town Centres –set out the Government’s objectives for town centres by promoting vitality and viability through focusing developments in such centres.

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

Vitality of Chester-le-Street Town Centre

The application site is located outside of the defined retailing centre of Chester-le-Street Front Street. As identified in policy R19 of the Chester-le-Street Local Plan food uses are encouraged to be located in existing Local retailing centres, to protect the amenity of residential areas and the vitality of the retail centres. Issues regarding the amenity of neighbouring properties will be addressed below, however the vitality of the Town Centre remains a principle policy consideration.

Planning Policy Statement 6 (Town Centres) and policy R19 of the Local plan identifies that a restaurant is a town centre use. However when assessing the proposal against the criteria of PPS6 the proposal performs well.

Need for development

PPS6 identifies that Local Authorities should encourage a range of complementary evening and night time economy uses which appeal to a wide range of social groups. At present there are a number of restaurants and cafes in and around the town centre. It is considered that the creation of an additional facility will strengthen and complement the town centre’s appeal as a leisure use without creating a significant cumulative impact.

Location of development

Policy R19 of the Local Plan encourages new food and drink uses to the Town Centre secondary frontage. However Policy R7 of the local plan seeks to ensure that non-retail

uses do not exceed 40% of the respective street level secondary frontage. Following a recent town centre survey non-retail uses in the secondary shopping frontage account for approximately 54% of the total frontage (including currently vacant properties). Any further loss of a retail unit to accommodate an A3 use (including vacant properties) would therefore not receive policy support.

It is therefore considered, given the surrounding mixed uses, and the sites edge of centre position, and the lack of suitable sites within the Town Centre primary and secondary frontages the location of the restaurant is acceptable. In addition to this the footfall generated by the proposal is expected to be low, concentrated at evenings and weekends and will therefore not significantly detract from the number of people using existing town centre uses.

Amenity of neighbouring land users

The nearest property is currently located approximately 7.5m away from the existing building. The proposal will reduce this distance down to a minimum of 4.6m. The impact of the proposal on the amenity of the occupants of the adjacent properties is therefore of particular importance, as set out below.

Noise and disturbance

As identified above the site is located in a mixed residential and commercial area. To the eastern elevation of the site the Green Bank Social club is present, to the western and southern elevation lies the residential development of Picktree Mews is located. To the northern elevation the highway Picktree Lane and the Territorial Army Centre are present.

A number of objections have been raised regarding the potential noise produced from the establishment. However it is considered that the noise generated from the comings and goings of people using the facility along with operational noise generated will be acceptable. This is based on the buildings location to the edge of the town centre and the relatively high level of existing background noise, including that of traffic of Picktree Lane and the Green Bank Social Club. However it is recommended to attach a condition restricting the operational hours of the premises. This will ensure that the development does not operate longer than the adjacent social club.

It is considered that anti-social behaviour will not significantly increase because of the proposal given the nature of the proposals (a restaurant).

Odours

General details of the flue extraction system have been submitted by the applicant, however the precise specifications of the system are still under consideration. Based on the advice of the Environmental Health Officer a satisfactory system could be installed to adequately remove the odour and fumes generated from the cooking of food to protect residential amenity. It is therefore considered that a conditional approach requiring the full details of the extraction system to be submitted and agreed prior to the use being brought into use, is followed.

The proposed flue will be located to the north eastern elevation of the building, approximately 17m away from the nearest residential window. It is considered that this distance will be sufficient to prevent significant noise nuisance.

Impact of extensions

As identified above the proposed extensions will increase the mass of the property and therefore could impact on the amenity of the nearest residential properties due to the proximity of habitable room windows. However the neighbouring residents currently experience a significant degree of enclosure by overgrown vegetation, located approximately 1m away from a habitable room window. It is considered that the proposed scheme, together with the partial removal and planting of new vegetation, would significantly improve the residents out look. Due to the design of the extension an unduly overbearing effect will not be created and due to the pathways of the sun no additional shading will occur.

Impact on character of the area

The property is presently vacant and is in a state of disrepair. In addition to this the building poorly relates to the architectural character of the surrounding area. It is considered that the proposed alterations will improve the appearance of the building, while also providing screening for the proposed extraction flue. Other improvement works are proposed, including the re-landscaping of the site.

Highway Safety

The site is located across a main road from the town centre and therefore is served by good transport links and is accessible by a range of transport methods. A number of objections have been raised in relation to highway safety issues, particularly the possibility of users of the restaurant utilising the private parking of Picktree Mews. However Durham County Council Highway Officers have offered no objection to the scheme on highway safety grounds. In addition given the proximity of public parking spaces it is considered unlikely that private parking spaces will be utilised.

Accordingly it is also considered that the proposal should not be resisted on highway safety grounds.

Other Issues Raised

Further objections have been raised regarding potential problems for rubbish disposal and the attraction of vermin. However it is considered that issues regarding pest control and correct disposal of rubbish are concerns for the Environmental Health Team to control and as such do not constitute material planning considerations in this instance.

Conclusion

The proposed scheme has been considered against the policies identified above. It is considered that the proposal conforms to these policies as the scheme does not impact on the vitality of the Town Centre, the character of the surrounding area, the amenity of neighbouring land users or highway safety. There are no material planning considerations,

which indicate a decision, should be otherwise and therefore the application is recommended for approval.

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, 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 19 of the Chester-le-Street District Local Plan.

Extra 4.

Prior to the commencement of the development a detailed report for a scheme of odour suppression and ventilation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the agreed scheme shall be installed prior to the development/use being implemented. The apparatus shall thereafter be operational at all times while the building is in use and shall be maintained in working order to the satisfaction of the Local Planning Authority. To achieve a satisfactory form of development to ensure that occupants of nearby properties are not adversely affected by the development and to comply with policy R19 (Food and Drink) of the Chester-le-Street Local Plan.

Extra 5.

The external doors and windows of the restaurant hereby approved shall remain closed (except in and for emergencies and access) as the times the development is in use unless otherwise agreed in writing, in order to protect the residential amenity of Neighbouring properties in accordance with the aims of policy R19 of the Chester-le-Street Local Plan.

Extra 6.

That premises shall not be open for business outside the hours of 10:00 to 23:30 on any given day. In order to ensure that adjoining properties are not adversely affected by the development and to accord with the aims of Policy R19 of the Chester-le-Street Local Plan.

Extra 7.

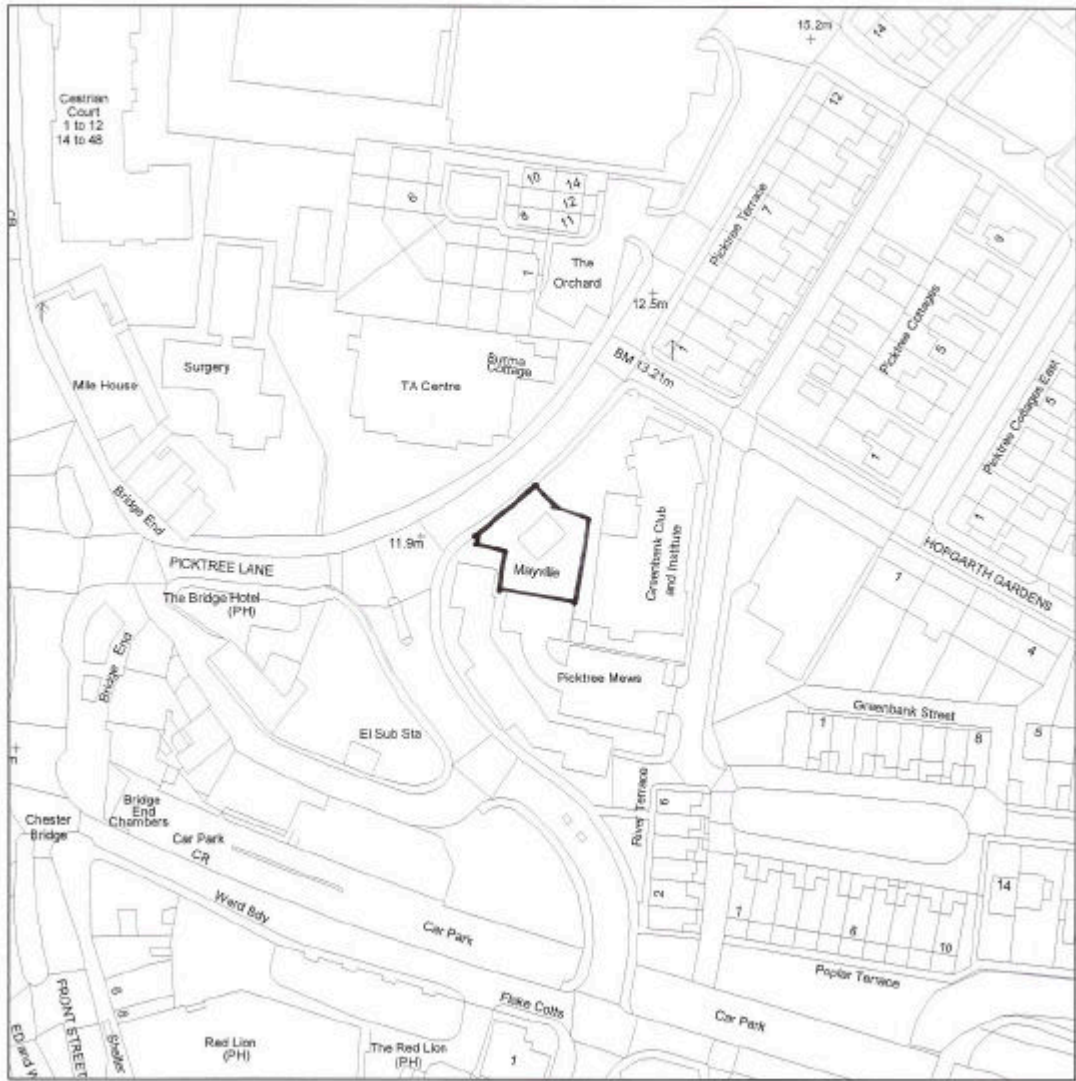
The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including 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 R19 of the Chester-le-Street District Local Plan.

Extra 8.

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.

Mayville

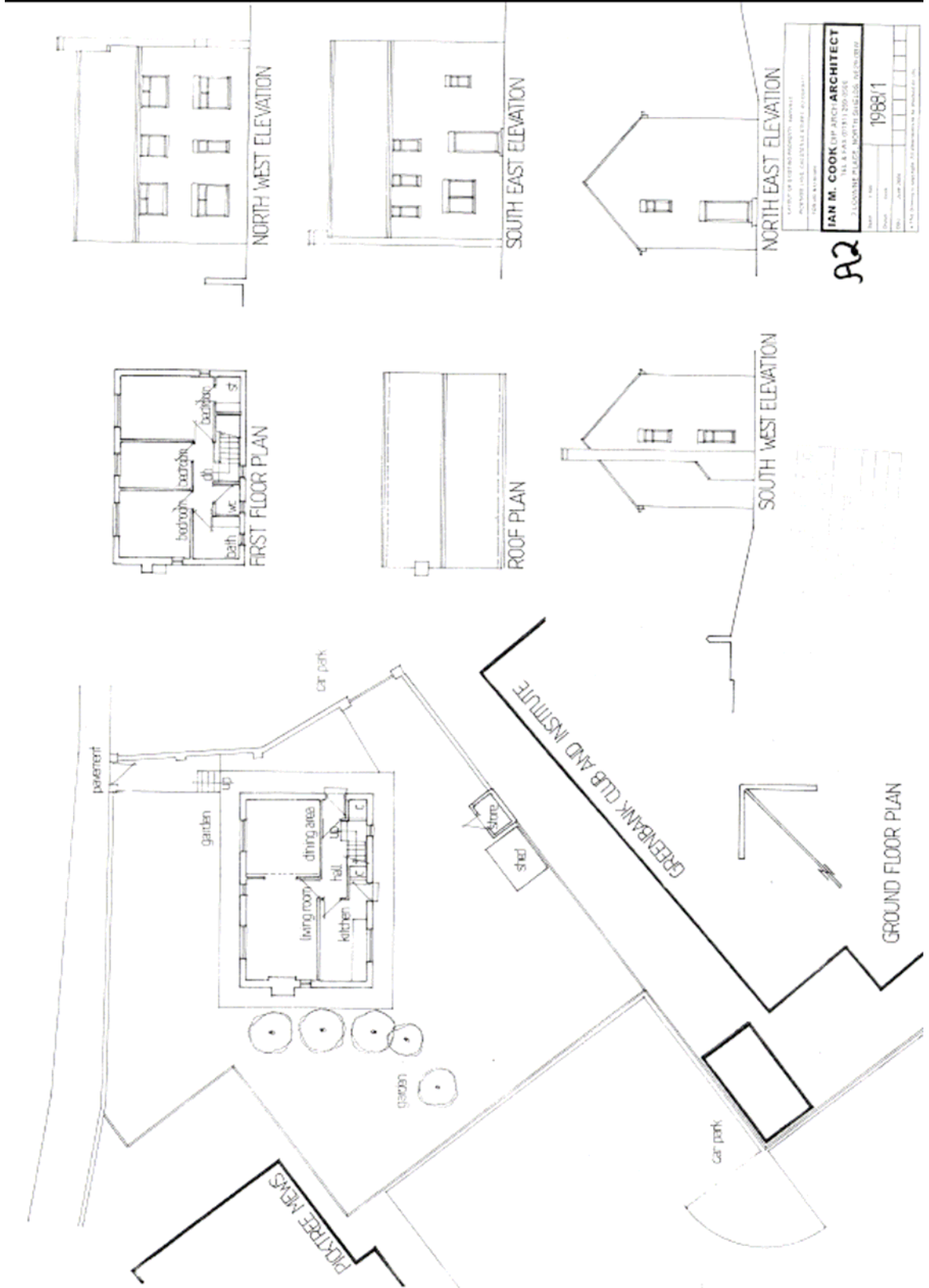
Picktree Lane, Chester-le-Street



CHESTER-LE-STREET DISTRICT COUNCIL

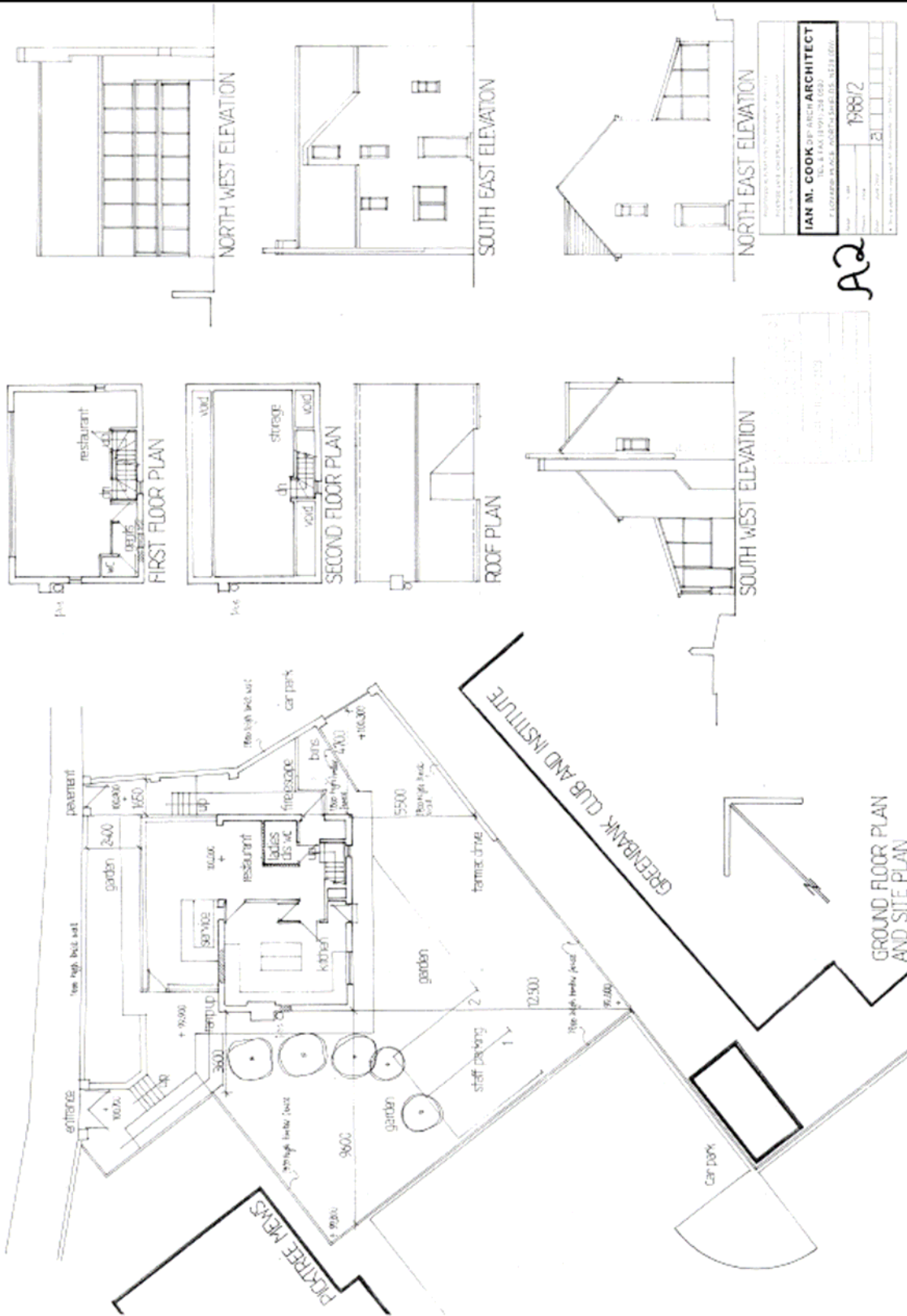
DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 8 September 2008



IAN M. COOK (CIPR ARCHITECT)	
114 & 115 (117) 200 PUSE	
2, GLOAMING PLACE, NORTH GARDENS, WILMINGTON	
DATE:	1988/1
SCALE:	
PROJECT NO.:	
CLIENT:	
NO. OF SHEETS:	
SHEET NO.:	

A2



A2

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **8 September 2008**

5.

Reference: 08/00328/ADV

Proposal Erection of various illuminated and non-illuminated signs
Location G M D Car Sales Osborne Road Chester-le-Street Durham DH3 3HE
Applicant GMD Car Sales

Application Summary

Ward: Chester Central
Case Officer: Steven Pilkington, Planning Officer
Contact Details: 0191 387 2145

 stevenpilkington@chester-le-street.gov.uk

Summary of recommendation:

The signage hereby proposed will provide for an acceptable form of development which would not impact negatively on the visual amenity of the street scene or the residential amenity of neighbouring properties while maintaining highway safety thereby complying with the relevant policies of the Development Plan

Accordingly the application is recommended for approval.

The Proposal

Advertisement Consent is sought for the erection of various illuminated and non-illuminated signs on the fascia and within the curtilage of G M D Car Sales.

The proposed signage consists of 6 fascia signs, and two free-standing signs measuring 1.2m in width by 0.27m in depth at a maximum height of 2.380m. These are proposed to be erected in the existing parking area.

The application site is located adjacent a mix of residential and commercial properties. To the front and southern side elevation, the highway Louise Terrace and Station Road is present.

The site is located within the Town Centre boundary as defined by the Chester-Le-Street Local Plan, immediately adjacent the Chester-le-Street Town Centre Conservation Area.

Planning History

08/00247/ADV – Erection of various illuminated and non-illuminated signage – Withdrawn July 2008

06/00341/ADV – Various illuminated signage – Approved September 2006

04/00714/ADV – Application for advertising signage – Refused February 2005

98/00158/ADV – Erection of signage – Approved June 1998

Consultation Responses

Neighbouring residents have been notified of the development by individual notification letters and by site notice. To date ten letters of objection have been received:

The objections can be summarised to the issues below:-

- The free standing signs are an unwanted spread and constitute a proliferation of advertising which is not keeping in the surrounding area
- Signs will be safety hazard and will distract drivers
- Signs are not appropriate to the surrounding area
- Loss of amenity of neighbouring residents
- Light pollution
- Out of character with the residential area.
- Impact on Conservation Area
- Impact on Climate Change

Durham County Council Highways – No Objections, as signage will provide sufficient visibility. However part of the signage is to be located upon adopted highway, the applicant will therefore need to ‘stop’ up the highway.

Environmental Health - No Objections, subject to limiting the luminance of the signage and ensuring the signage is switched off outside hours of business.

Regeneration Development – No response received at the time of writing this report.

Durham County Council Conservation Team – No response received at the time of writing this report.

Relevant Planning Policies and Considerations

As set out in the Town and Country Planning (Control of Advertisements) (England 2007) Regulations the determination of applications for advertisement consent shall be based on the interests of amenity and public safety, while taking into account the provisions of the development plan (so far as they are material).

In this case the relevant Development Plan is the adopted Chester-le-Street District Local Plan and the Regional Spatial Strategy of the North East. The following policies are considered relevant:-

Regional Spatial Strategy

Policy 8 of the RSS - Protecting and Enhancing the Environment –sets out that planning proposals should seek to promote a high quality of design and promote development that is sympathetic to its surroundings.

Local Plan

BE4 – Development in Conservation Areas – identifies that proposals which adversely affect the setting of a Conservation Area or views in or out of the area will not be permitted.

T15 – Access and Safety Considerations in Design – Sets out criteria to which development proposals will be required to conform to in relation to highway safety, including ensuring appropriate levels of traffic generated, acceptable access to the site and adequate links to public transport facilities.

In addition advice contained in National Planning Policy Guidance 19 – Outdoor Advertisement, and Planning Circular 03/07: Town and Country Planning (Control of Advertisements) (England) Regulations 2007 is also relevant. This advice seeks to ensure that that outdoor advertising contributes positively to the appearance of an attractive environment in cities and towns. The documents also sets out that advertisements can only be controlled in the interests of "amenity" and "public safety"

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

Impact on the visual amenity of the surrounding area

The application site is surrounded by residential and commercial properties of varying scale and design. In addition the site is located adjacent the Chester-le-Street Town Centre Conservation Area. The impact of the proposal on the setting of the Conservation Area and the visual amenity of the surrounding area is therefore of particular importance. Further to this a number of objections have been raised regarding the appearance of the advertisements.

After assessing the proposals, it is considered that the proposed fascia signs will not have an unduly adverse impact on the character of the surrounding area given the existing fascia and that of the adjoining property of 'Wilkinsons'.

With regard to the two free standing signs, one will give directional information and will be located largely internally to the site and therefore will not be particularly visible. The second sign will be set back approximately 1.5m from the pedestrian footpath to the eastern boundary of the site and will be visible from the Conservation Area. However

given the signs modest height (2.38m) and as the illumination is limited to a 'halo' effect it is considered that an unduly obtrusive feature will not be created. The presence of motor vehicles for sale will also help screen and reduce the prominence of the signs.

A previous application was refused in 2004 for the erection of 3 plastic fascia signs proposed to be erected on the barriers adjacent the footpath. This application was refused as it was deemed that the signage would adversely impact on the visual amenity of the area. However it is considered that the proposed signage is more appropriate, due to its more formal design, modest size and being set back within the site.

Overall, on balance, it is considered that the proposed advertisements are not excessive and strike a balance between the need for the business to advertise itself while not creating a particularly incongruous feature in the surrounding mixed use area.

Impact on amenity of neighbouring residents

The nearest residential dwelling is located approximately 13m away from the signage and therefore the impact of proposal on the amenity of the neighbouring residents is of particular importance.

After appraising the proposal it is considered that the proposed signage will not create a significant nuisance given the town centre nature of the surrounding area and the inherent associated disturbances. However to ensure that there is no loss of amenity to neighbouring residents it is considered appropriate to attach a condition limiting the hours the lights can be operational and controlling the luminance of the signage as recommended by The Environmental Health Department.

Impact on public Safety

As set out in Circular 03/07 (Outdoor Advertisements) particular consideration should be given to the location of proposals in relation to both pedestrian and vehicular movements. Objections have also been raised regarding the impact of the proposal on vehicular movements and visibility.

As stated above both pedestrian and vehicular highways encompass the site. However given the presence of an existing fascia to the building and the degree of illumination proposed by the oval fascia signs it is considered that the proposals will not impact on vehicle and pedestrian safety. In addition to this as the free standing signs are set back from the pedestrian foot way there will be no loss of visibility for motorist and therefore they will be unlikely to affect highway safety. It should be noted that this view is supported by Durham County Council Highways Officers.

Conclusion

The proposed scheme has been considered against the policies identified above, It is considered that the proposal conforms to these policies as the scheme does not impact on the character of the surrounding area, the amenity of neighbouring land users or highway safety. There are no material planning considerations which indicate a decision should be otherwise and therefore the application is recommended for approval.

RECOMMENDATION
CONDITIONS:-

Approve

SUBJECT TO THE FOLLOWING

Extra 1.

The consent to display the advertisements hereby permitted is limited for a period of five years from the date of this permission. To meet the requirements of the Town and Country Planning Act 1990 and to comply with PPG19 (Outdoor Planning Control) and Schedule 2 of circular 03/2007.

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 and as amended on the 14th August 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.

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Extra 4.

No advertisement shall be sited or displayed so as to—

- (a) endanger persons using any highway,
- (b) obscure, or hinder the ready interpretation of, any traffic sign, or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Extra 5.

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Extra 6.

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Extra 7.

Notwithstanding the submitted information the luminance of the signage hereby permitted shall not exceed 600 cd/m unless otherwise agreeing in writing with the Local Planning Authority. In the interest of residential amenity and to satisfy the requirements of national Planning Policy Guidance Note 19.

Extra 8.

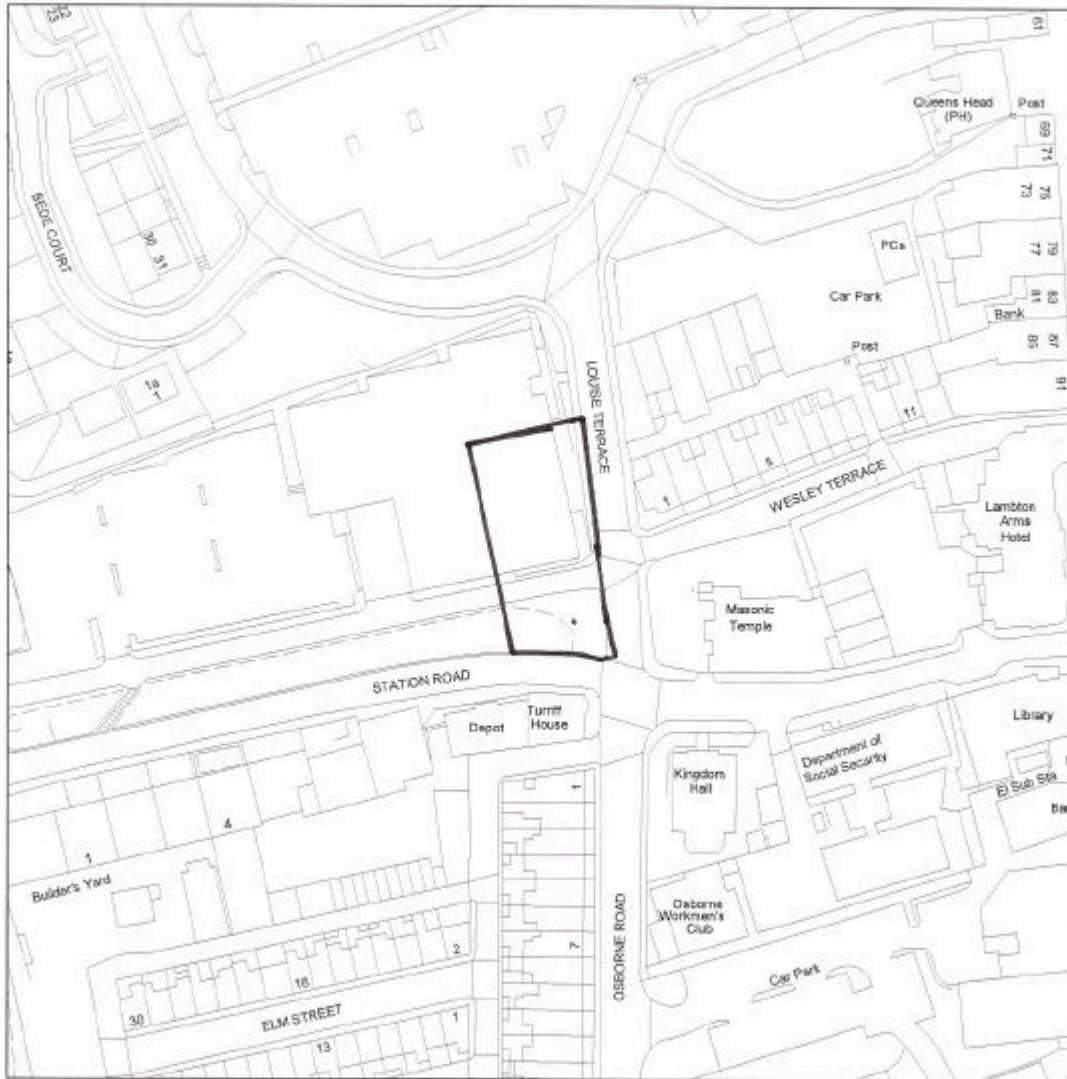
Notwithstanding the submitted information the signage hereby approved shall not be illuminated outside the hours 7am-10pm unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interest of residential amenity and to satisfy the requirements of national Planning Policy Guidance Note 19.

Extra 9.

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

GMD Car Sales

Osborne Road, Chester-le-Street

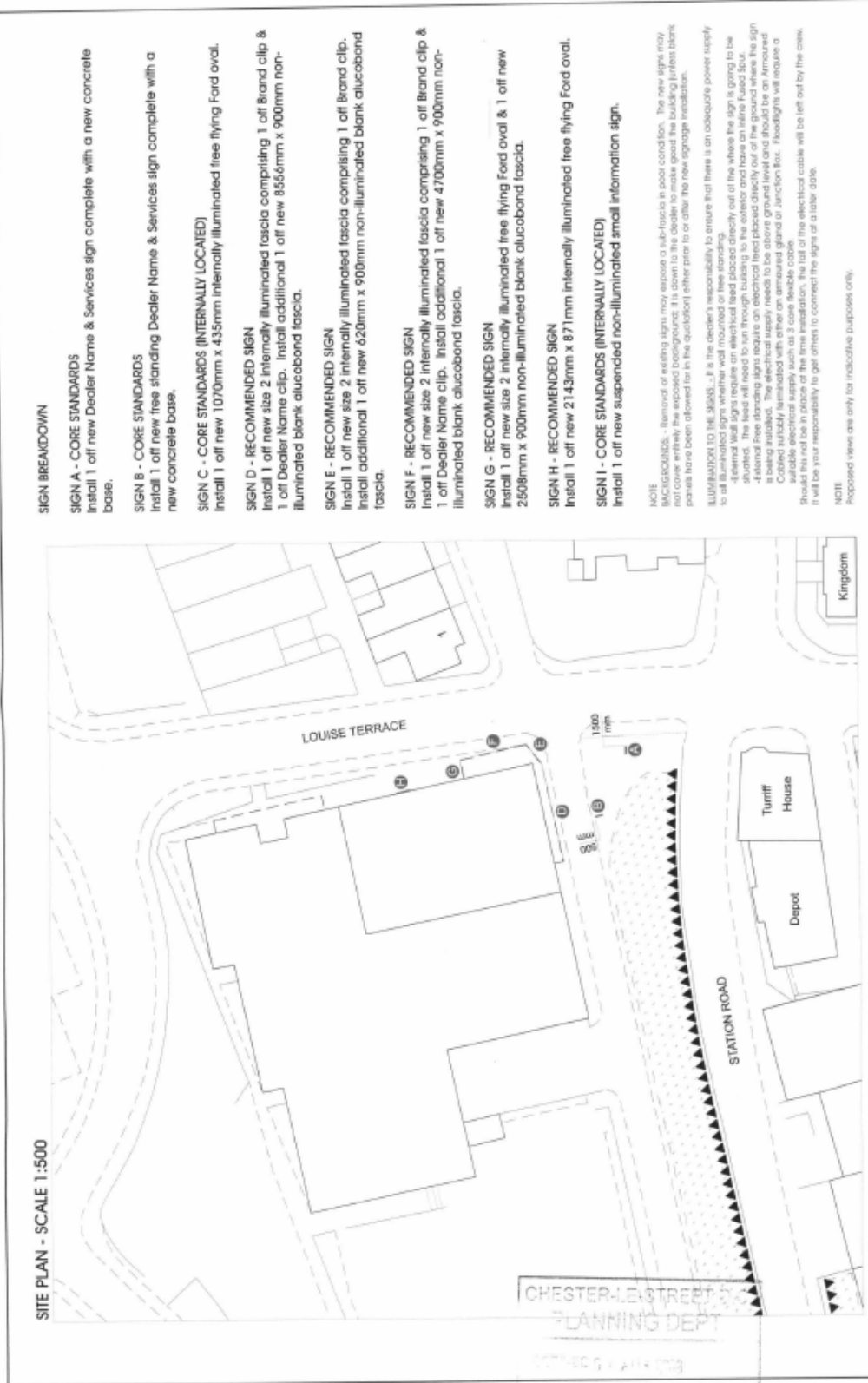


Scale : 1:1250

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 8 September 2008



SIGN BREAKDOWN

- SIGN A - CORE STANDARDS**
Install 1 off new Dealer Name & Services sign complete with a new concrete base.
- SIGN B - CORE STANDARDS**
Install 1 off new free standing Dealer Name & Services sign complete with a new concrete base.
- SIGN C - CORE STANDARDS (INTERNALLY LOCATED)**
Install 1 off new 1070mm x 435mm internally illuminated free flying Ford oval.
- SIGN D - RECOMMENDED SIGN**
Install 1 off new size 2 internally illuminated fascia comprising 1 off brand clip & 1 off Dealer Name clip. Install additional 1 off new 8550mm x 900mm non-illuminated blank aluminium fascia.
- SIGN E - RECOMMENDED SIGN**
Install 1 off new size 2 internally illuminated fascia comprising 1 off brand clip. Install additional 1 off new 620mm x 900mm non-illuminated blank aluminium fascia.
- SIGN F - RECOMMENDED SIGN**
Install 1 off new size 2 internally illuminated fascia comprising 1 off brand clip & 1 off Dealer Name clip. Install additional 1 off new 4700mm x 900mm non-illuminated blank aluminium fascia.
- SIGN G - RECOMMENDED SIGN**
Install 1 off new size 2 internally illuminated free flying Ford oval & 1 off new 2508mm x 900mm non-illuminated blank aluminium fascia.
- SIGN H - RECOMMENDED SIGN**
Install 1 off new 2143mm x 871mm internally illuminated free flying Ford oval.
- SIGN I - CORE STANDARDS (INTERNALLY LOCATED)**
Install 1 off new suspended non-illuminated small information sign.

NOTE
BASIC REQUIREMENTS - Removal of existing signs may require a safe fascia in some conditions. The new signs may not come entirely free depending on the condition of the fascia. The order to make good the building fabric and fascia panels have been obtained for the quotation either prior to or after the new signage installation.

ILLUMINATION TO THE SIGNS - It is the dealer's responsibility to ensure that there is an adequate power supply to all illuminated signs whether wall mounted or free standing.

External wall signs require an electrical lead placed directly out of the wall where the sign is going to be attached. The electrical supply must be connected to the consumer unit and have an inline fused stopcock. For suspended signs require an electrical lead placed directly out of the ground where the sign is being attached. The electrical supply needs to be above ground level and should be an Armoured Cabled suitably terminated with either an armoured gland or Junction Box. Floodlights will require a suitable electrical supply such as 3 core flexible cable.

Should this not be in place at the time of installation, the task of this electrical cable will be left out by the crew. It will be your responsibility to get others to connect the signs at a later date.

NOTE
Proposed views are only for indicative purposes only.

SPECIALISTS IN CORPORATE DESIGN		CLIENT		JOB NUMBER		DRAUGHTSMAN		DATE		REVISION	
Reg. No.	Prof. No.	NAME	ADDRESS	NO	DATE	NAME	DATE	NO	DATE	NO	DATE
FOA/801/942/01		GND Cor Sales, Osborne Road, Chester-Le-Street, Duffam, DHS 3HE		801940	27/05/2008	A.J.E	27/05/2008	D	27/05/2008	Rev B - views for signs G & H added	23.7.08
				53852	1:500	01566 AB	1:500			Rev D - Signs A & B relocated.	

**SIGN A
CORE STANDARD**

PROPOSED SIGN

EXISTING VIEW

PROPOSED VIEW

SIGN A
Install 1 off new Dealer Name & Services sign complete with new concrete base. Tarmac to be made good.
O/A size of sign 1200mm x 2380mm
O/A weight of sign 150kg
O/A height of Dealer text 120mm

CONSTRUCTION
The sign is constructed from SMC material panels sprayed silver grey (RAL 9006) fixed over a 80mm x 40mm x 4mm steel box section framework with 40mm x 40mm x 2mm steel box section crossbraces. The pith of the base of the panels is formed from 2mm aluminium panels sprayed Ford blue (RAL 270 30 35) and fixed to the bottom return panel above. The top panel is aperture cut to accept a 3mm blue acrylic size 5 oval button logo with text in white acrylic with a chrome outline. Text is applied directly to the face of the panels using 3M matt black self adhesive vinyl.

ILLUMINATION
Button oval is internally illuminated with banks of fluorescent tubing and are designed to produce a halo illumination effect.
TOTAL ELECTRICAL LOADING: - 2 amps

NOTE
TARMAC FORECOURT TO BE MADE GOOD. SIGN A TO BE SET BACK AT LEAST 1.5 METRES FROM REAR OF THE FOOTWAY.

	SPECIALISTS IN CORPORATE DESIGN	CLIENT	Job Number	Date	Revision	Remarks
	Draw No. FOR/0114/002	FORD MOTOR COMPANY	801940	27/05/2008	D	Rev B - views for signs G & H added
		GMAD Car Sales, Osborne Road, Chester-Up-Street, Durnall, DH3 3HE	507 Number	Scale		Rev C - sign A altered - 23.7.08
			03152	1:30		Rev D - Signs A & B relocated.
						C: THE DRAWING IS COPYRIGHT AND IS THE PROPERTY OF A&S DESIGN AND IS TO BE USED BETWEEN THEM AND THE CLIENT.

PROPOSED SIGN

FRONT VIEW

1200
600

SIDE VIEW

270
2380

REAR VIEW

**SIGN B
CORE STANDARD**

EXISTING VIEW

PROPOSED VIEW

SIGN B
Install 1 off new Dealer Name & Services sign complete with new concrete base.
O/A size of sign 1200mm x 2380mm
O/A weight of sign 150kg
O/A height of Dealer text 120mm
O/A height of Sub text 80mm

CONSTRUCTION
The sign is constructed from SMC material panels sprayed silver grey (RAL 9006) fixed over a 80mm x 40mm x 4mm steel box section framework with 40mm x 40mm x 4mm steel box section crossbraces. The plinth at the base of the panels is formed from 2mm aluminium panels sprayed Ford blue (RAL 270 30 35) and fixed to the bottom return panel above. The top panel is aperture cut to accept a 3mm blue acrylic size 5 oval bullion logo with text in white acrylic with a chrome outline. Text is applied directly to the face of the panels using 3M matt black self adhesive vinyl.

ILLUMINATION
Bullion ovals are internally illuminated with banks of fluorescent tubing and are designed to produce a halo illumination effect.
TOTAL ELECTRICAL LOADING: - 2 amps

NOTE
TARMAC FORECOURT TO BE MADE GOOD. SIGN B TO BE SET BACK FROM ROADSIDE AT LEAST 500mm.

CHESTER LE STREET D.C.
PLANNING DEPT. 001

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ACTION BY

POST BOOK NO.

SPECIALISTS IN CLIENT

Job Number

Draughtsman

Date

Revision

Drawings

SIGN C
CORE STANDARD

PROPOSED SIGN



SIGN C
Install to existing background 1 off new size 4 free flying oval.
C/A size of sign 1070mm x 435mm
C/A weight of sign 9kg
HTUS below 4.2 metres

CONSTRUCTION
The oval is formed from 3mm blue opal acrylic face panel with text and details formed from white opal acrylic with a chrome outline. Face panels are fixed to a 3mm blue opal casing using screws around the rim. The casing contains an aluminium supporting frame to which lamps and gear trays are attached.

ILLUMINATION
The button logo is internally illuminated using banks of fluorescent tubes and is designed to produce a halo illumination effect.
TOTAL ELECTRICAL LOADING:- 1 amp

EXISTING VIEW

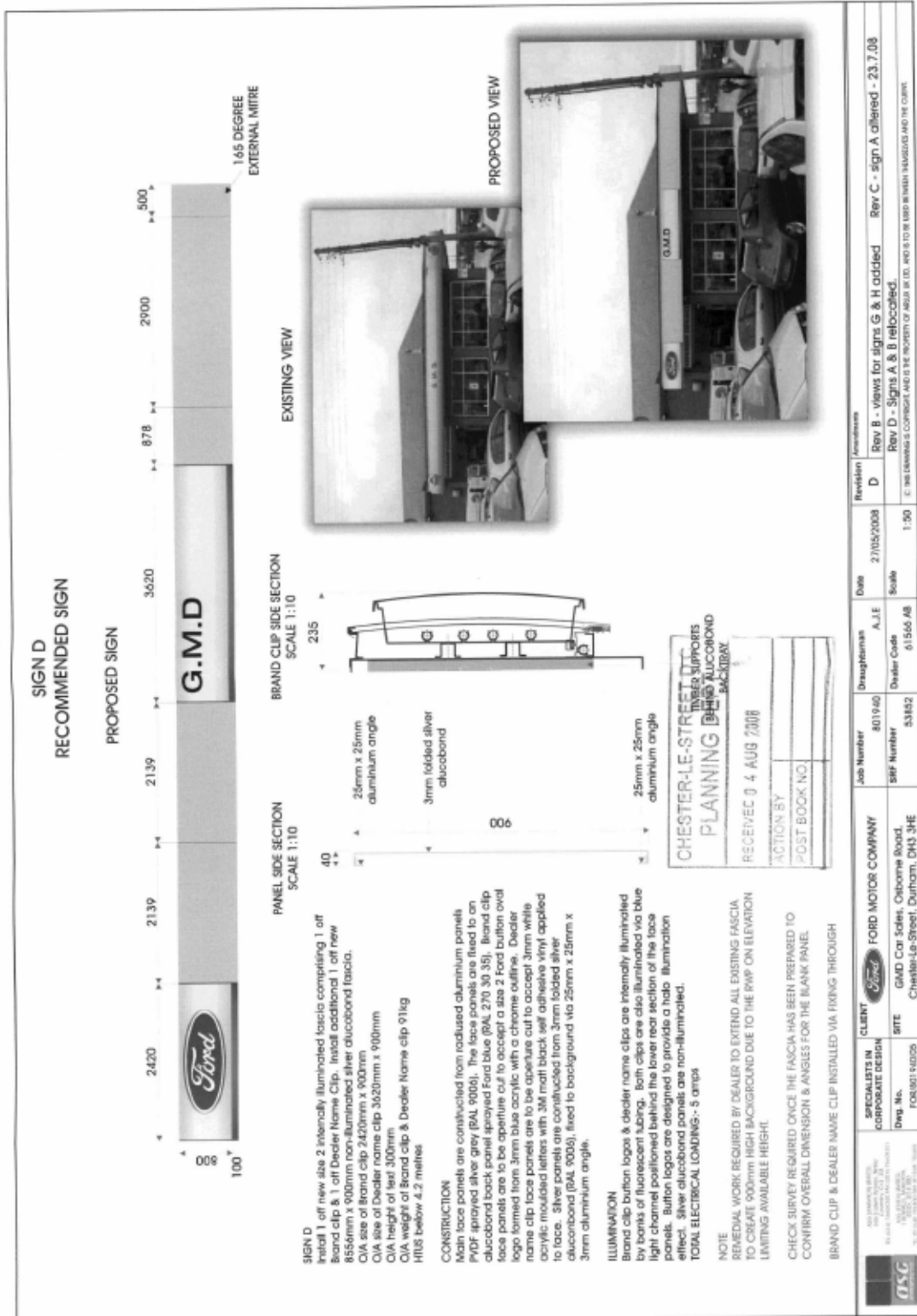


PROPOSED VIEW



CHESTER-LE-STREET D.C.
PLANNING DEPT.
RECEIVED 6 4 AUG 2008
ACTION BY
POST BOOK NO.

SPECIALISTS IN CORPORATE DESIGN		CLIENT	JOB NUMBER	DRAWINGMAN	DATE	REVISION	REMARKS
Dwg No.	FOR10014004	FORD	801940	A.J.E	27/05/2008	D	Rev B - Views for signs G & H added Rev C - sign A altered - 23.7.08
SITE	FOR10014004	FORD MOTOR COMPANY	SNF Number	Drafter Code	Scale		Rev D - Signs A & B relocated.
		GND Car Sales, Choborne Road, Chester Le Street, Durham, DH3 3HE	53852	01565 AB	1:10		(C) THE DRAWING IS COPYRIGHT AND IS THE PROPERTY OF JAGUAR LTD. AND IS TO BE USED BETWEEN FORD/ORS AND THE CLIENT.



PROPOSED SIGN

SIGN E RECOMMENDED SIGN

EXISTING VIEW

PROPOSED VIEW

PANEL SIDE SECTION SCALE 1:10

BRAND CLIP SIDE SECTION SCALE 1:10

TIMBER SUPPORTS BEHIND ALUCOBOND BACKTRAY

SIGN E

Initial 1 off new site 2 internally illuminated fascia comprising 1 off brand clip. Install additional 1 off new 620mm x 900mm non-illuminated silver alucobond fascia.

Q/A size of Brand clip 2420mm x 900mm

Q/A weight of Brand clip 36.5kg

HTUS below 4.2 metres

CONSTRUCTION

Main face panels are constructed from radiused aluminium panels PVDF sprayed silver grey (RAL 9006). The face panels are fixed to an alucobond back panel sprayed Ford blue (RAL 270 30 35). Brand clip face panels are to be aperture cut to accept a size 2 Ford button oval logo formed from 3mm blue acrylic with a chrome outline. Silver panels are constructed from 3mm folded silver alucobond (RAL 9006), fixed to background via 25mm x 25mm x 3mm aluminium angle.

ILLUMINATION

Brand clip button logos are internally illuminated by banks of fluorescent tubing. Clips are also illuminated via blue light channel positioned behind the lower rear section of the face panels. Button logos are designed to provide a halo illumination effect. Silver alucobond panels are non-illuminated.

TOTAL ELECTRICAL LOADING:- 1 amp

NOTE

REMEDIAL WORK REQUIRED BY DEALER TO EXTEND ALL EXISTING FASCIA TO CREATE 800mm HIGH BACKGROUND DUE TO THE RWP ON ELEVATION LIMITING AVAILABLE HEIGHT.

CHECK SURVEY REQUIRED ONCE THE FASCIA HAS BEEN PERMITTED TO CONFIRM OVERALL DIMENSION & ANGLES FOR THE BLANK PANEL

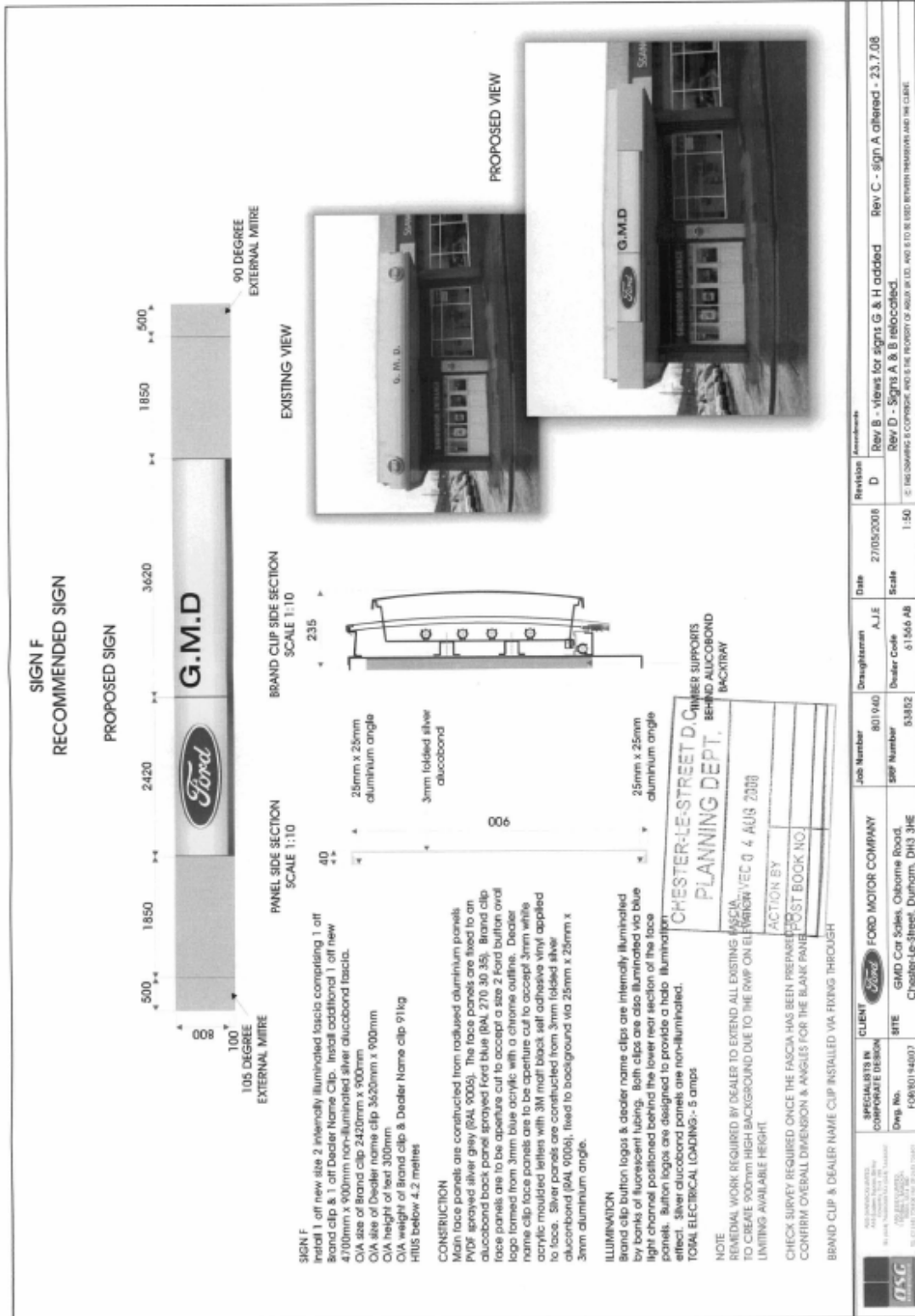
BRAND CLIP CLIP INSTALLED VIA FIXING THROUGH BACKTRAY INTO VERTICAL

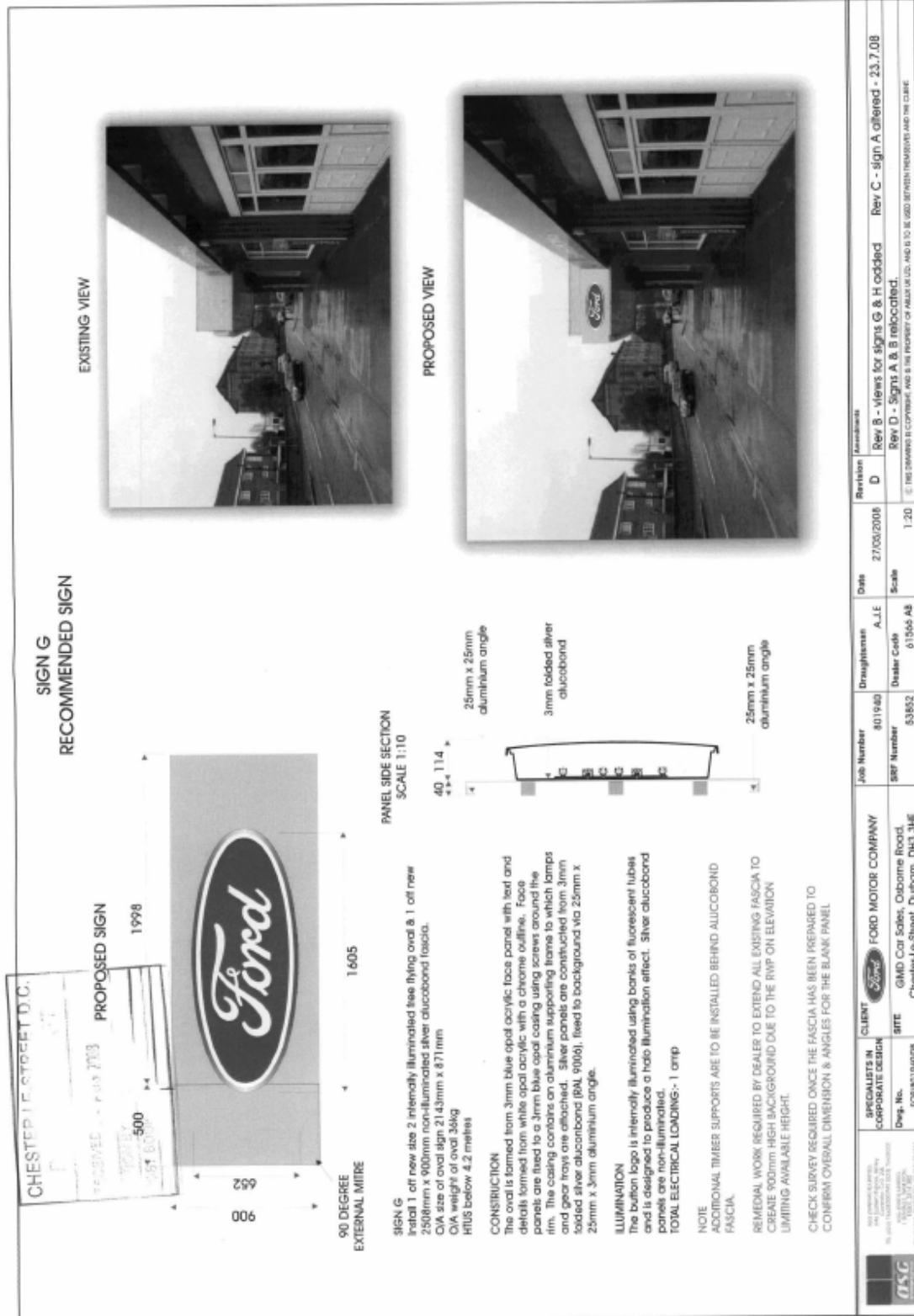
RECEIVED J. H. AND J. W. 2008

ACTION BY POST BOX 101 008

Job Number	Drawn/Checked	Date	Revision	Amendments
801940	A.J.E.	27/05/2008	D	Rev B - views for signs G & H added
SRF Number 53652	Dealer Code 01566 AB	Scale 1:25		Rev C - sign A altered - 23.7.08
				Rev D - Signs A & B relocated
© The Designer is Copyright and is the holder of patent of this work. All rights reserved and the client.				









SIGN II
 Dealer to remove existing SS&G fascia. Install 1 off new internally illuminated size 1 free flying oval. Install on additional 3150mm x 1000mm black silver alucobond fascia.
 OVA size of sign 2143mm x 871mm
 OVA weight of oval 30kg
 HHS below 4.2 metres

CONSTRUCTION
 The oval is formed from 3mm blue opal acrylic face panel with text and details formed from white opal acrylic with a chrome outline. Face panels are fixed to a 3mm blue opal casing using screws around the rim. The casing contains an aluminium supporting frame to which lamps and gear trays are attached. Silver panels are constructed from 3mm folded silver alucobond (RAL 9000), fixed to background via 25mm x 25mm x 3mm aluminium angle.

ILLUMINATION
 The button logo is internally illuminated using banks of fluorescent tubes and is designed to produce a halo illumination effect. Silver alucobond fascia is non-illuminated.
 TOTAL ELECTRICAL LOADINGS:- 1 amp

NOTE
 ADDITIONAL TIMBER SUPPORTS ARE TO BE INSTALLED BEHIND ALUCOBOND FASCIA.

NOTE
 BACKGROUND DISPLAYED WITH A RED MATCH MARKING. IS TO BE MADE GOLD BY OPERATOR.

		SPECIALISTS IN CORPORATE DESIGN DRG No. FC/06/148/09 10, J. J. Hill, 100, West Street, Dunham, DH3 3HE	CLIENT FORD MOTOR COMPANY GVD Car Sales, Osborne Road, Chester-Up-Street, Dunham, DH3 3HE	Job Number: 801910 Date: 27/05/2008 Scale: 1:20	Designer: A.J.E. Dealer Code: 01560 AB Revision: E Date: 27/05/2008 Scale: 1:20	Rev. C - sign A altered - 23.7.08 Rev. B - views for signs G & H added Rev. D - Signs A & B relocated Rev. E - Sign H blank panels added © The information contained on this sheet is the property of FORD MOTOR CO. LTD. AND IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR REUSE.
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**SIGN I
CORE STANDARDS**

EXISTING VIEW

PROPOSED VIEW

PROPOSED SIGN

SIGN I

Install 1 off new suspended non-illuminated small information sign

O/A size of sign 1070 x 237mm

O/A panel area 1068mm x 200mm

O/A weight of sign 5kg

O/A height of sign 60mm

CONSTRUCTION

The sign is made from 2 pre formed panels fixed around an interior 20mm aluminium box section & aluminium extrusion carcass with a machined beechwood timber decorative trim fixed to the bottom. The rear panel is formed from 3mm aluminium pre-coated silver grey to the exterior face and glass white on the interior. The front panel is formed from 3mm clear polycarbonate with stencil cut silver vinyl to the internal face backed up with white vinyl. Text is applied in two layers: the first layer to be mirror silver vinyl (Avery 710 C) and a second layer to be permanent black self adhesive vinyl. Steel endcaps sprayed dark grey BAL 9023 are used to close off the sign. The wall mounted sign is fixed through the rear panel and 4 off tubular aluminium spacers into the required location using suitable screws and washers. The suspended sign is fixed using Ormiston wire suspension systems (length of wire drop to suit site requirements).

ILLUMINATION

The sign is non-illuminated.

NOTE

INTERNALLY LOCATED, POSITION TO BE CONFIRMED.

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ACTION BY

POST BOOK NO.

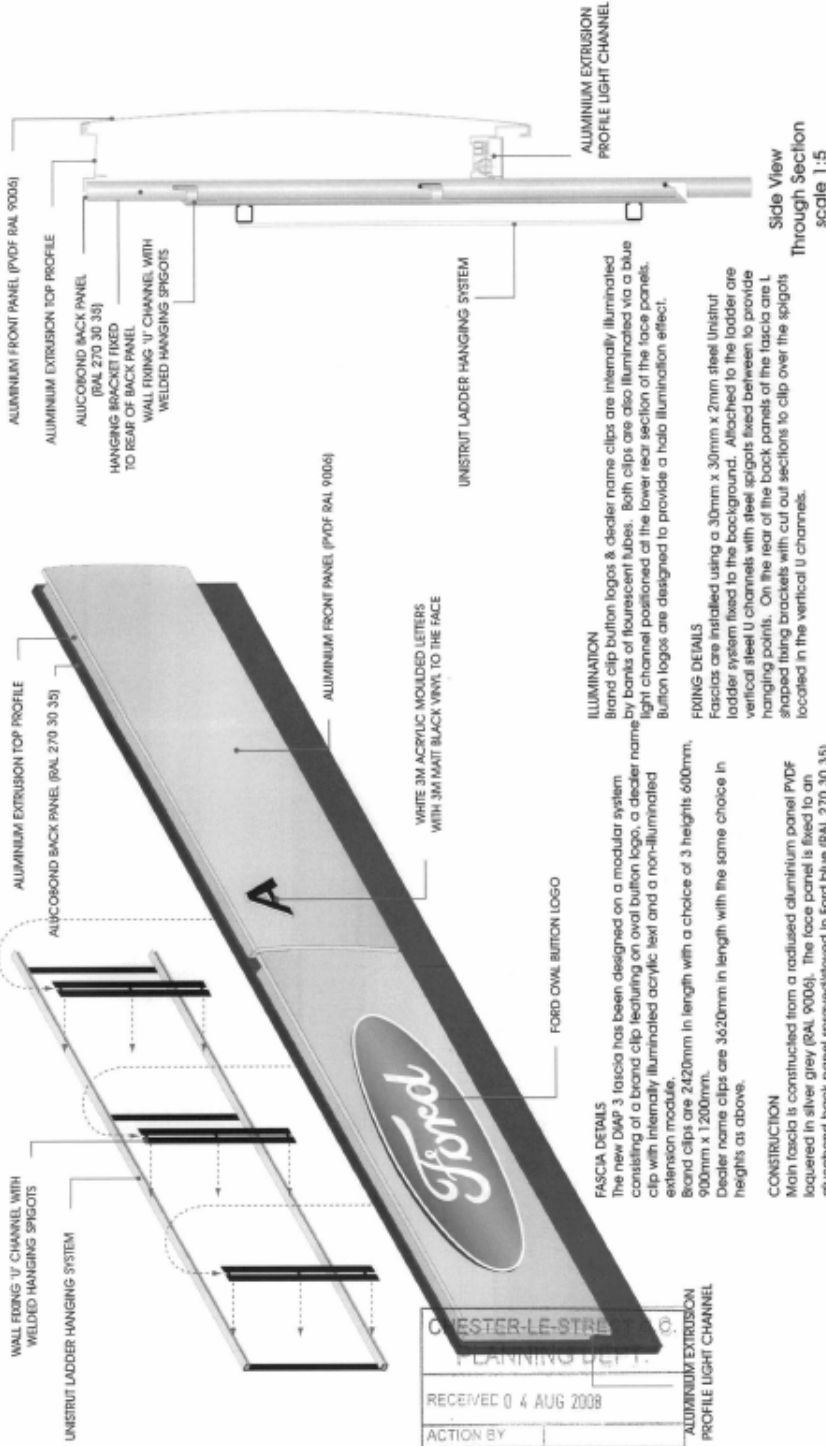
CHESTER-LE-STREET D.C.

PLANNING DEPT.

Job Number 801940	Drawn/Checked A.J.E	Date 27/05/2008	Revision	Comments
SW Number 33832	Dealer Code 615616 AB	Scale 1:8		

SPECIALISTS IN CORPORATE DESIGN	CLIENT	JOB	DATE
Dep. No. F08830148/10	FORD MOTOR COMPANY	GM D Car Sales, Osborne Road, Chester Le-Street, Durham, DH3 3HE	

FASCIA CONSTRUCTION AND FIXING DETAILS



ILLUMINATION
Brand clip button logos & dealer name clips are internally illuminated by bars of fluorescent tubes. Both clips are also illuminated via a blue light channel positioned at the lower rear section of the fascia panels. Button logos are designed to provide a halo illumination effect.

FIXING DETAILS
Fascias are installed using a 30mm x 30mm x 2mm steel Unistrut ladder system fixed to the background. Attached to the ladder are vertical steel U channels with steel spigots fixed between to provide hanging points. On the rear of the back panels of the fascia are L shaped using brackets with cut out sections to clip over the spigots located in the vertical U channels.

FASCIA DETAILS
The new DMAP 3 fascia has been designed on a modular system consisting of a brand clip featuring oval button logo, a dealer name clip with internally illuminated acrylic text and a non-illuminated extension module.
Brand clips are 2420mm in length with a choice of 3 heights 600mm, 900mm x 1200mm.
Dealer name clips are 3620mm in length with the same choice in heights as above.

CONSTRUCTION
Main fascia is constructed from a radiused aluminium panel PVDF laquered in silver grey (RAL 9006). The face panel is fixed to an aluminium back panel sprayed/sloved in Ford blue (RAL 270 30 35). Brand clips are to be aperture cut to accept with acrylic moulded letters with 3M matt black self adhesive vinyl applied to face.

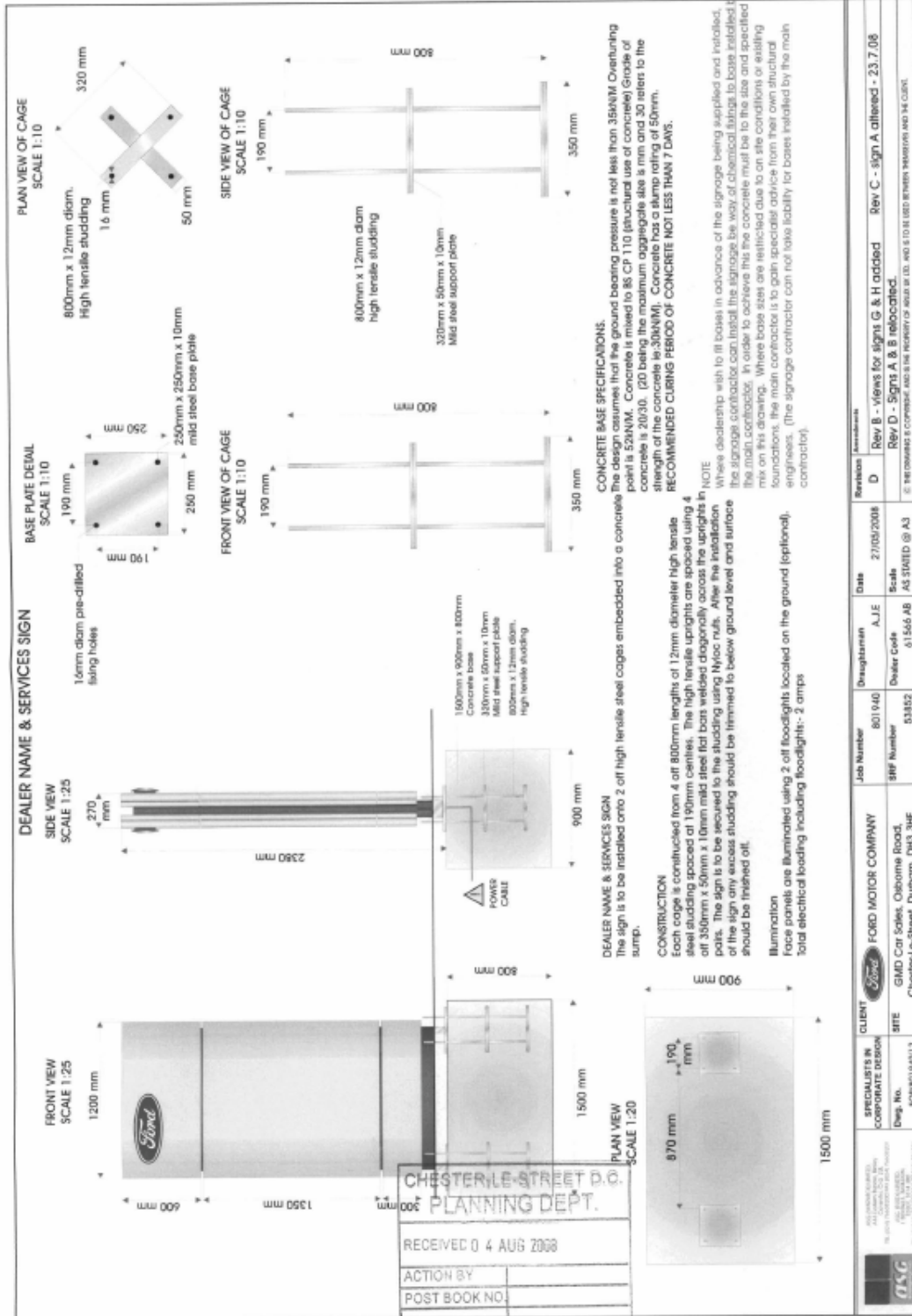
Side View Through Section
scale 1:5

RECEIVED 0 4 AUG 2008

ACTION BY

POST BOOK NO.

<p>SPECIALISTS IN CORPORATE DESIGN</p> <p>DRS No. FOR301942/13</p>	<p>CLIENT</p> <p>FORD MOTOR COMPANY</p> <p>Glad Cop Sales, Osborne Road, Chester-le-Street, Durham, DH3 3HE</p>	<p>Job Number</p> <p>801940</p>	<p>Drawn/Team</p> <p>A.L.E</p>	<p>Date</p> <p>27/05/2008</p>	<p>Revision</p> <p>D</p>	<p>Requirements</p> <p>Rev B - views for signs G & H added Rev C - sign A altered - 23.7.08 Rev D - Signs A & B relocated.</p>
<p>OSG</p> <p>OSG GROUP LIMITED 100, SOUTH BRIDGE STREET, LEEDS LS1 1PT</p>	<p>Scale</p> <p>61/566 AB</p>	<p>Scale</p> <p>N.L.S</p>	<p>Scale</p> <p>N.L.S</p>	<p>Scale</p> <p>N.L.S</p>	<p>Scale</p> <p>N.L.S</p>	<p>Scale</p> <p>N.L.S</p>



CHESTER LE STREET P.O.
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ACTION BY
POST BOOK NO.

CHESTER-LE-STREET DISTRICT COUNCIL
DIRECTORATE OF DEVELOPMENT SERVICES
PLANNING COMMITTEE **8 September 2008**

6.

Reference: 08/00342/FUL

Proposal Erection of first floor extension at side of dwelling above existing garage, conversion of garage to habitable room and construction of pitched roof over existing flat roof at front of dwelling (amended description 14.8.08).

Location 41 Elmway Chester-le-Street Durham DH2 2LE

Applicant Mr M. Briscoe

Application Summary

Ward: Chester North

Case Officer: Lisa Morina, Planning Assistant

Contact Details: 0191 387 2146

lisamorina@chester-le-street.gov.uk

Summary of recommendation: The development hereby proposed will provide for an acceptable form of development which is not considered to have a negative impact on the visual amenity of the streetscene or be detrimental to the residential amenity of neighbouring properties.

Accordingly it is recommended that the application be approved.

The Proposal

This report relates to proposals for the erection of a first floor extension at the side of the dwelling above an existing garage. The proposal also includes the conversion of this garage to a habitable room including the construction of a pitched roof over an existing flat roofed single-storey projection at the front of the dwelling.

Members will note that an amendment to the description has been carried out, which was a result of the omission of the construction of the pitched roof over the existing single-storey projection at the front of the site from the original description. No amended plans have been submitted.

This application is being presented before the committee as the applicant is a member of staff of the Council.

Site History

There is no relevant planning history on this site.

Consultation Responses

The application has been advertised by way of direct mailing to adjacent occupiers. As a result of this exercise, no letters of public objection have been received to date.

Regeneration Team - No comments received at the time of writing the report.

Durham County Council Highways Department - have no objections subject to the following condition being attached to any approval.

The hard standing area to the front of the property shall continue to be made available to accommodate two car parking spaces throughout the period that the hereby approved development is in use.

Reason: In the interests of ensuring adequate off-street parking provision is maintained.

Relevant Planning Policies and Considerations

Policies HP11 and T15 as well as the accompanying appendix 1 of the Chester-le-Street Local Plan are of relevance to this application.

In determining this application the main issues to be considered are the design of the proposed first floor extension above an existing garage and pitched roof at front of the site in relation to the host property and the streetscene, the impact the proposal may have on the residential amenity of the neighbouring properties, as well as any highway safety issues which may arise.

Streetscene/Visual amenity

As there are other properties within Elmway which benefit from the addition of a first floor extension at the side of the dwelling, the conversion of the existing garage to a habitable room and the construction of a pitched roof at the front of the site, thereby setting the character of the area, it is considered that the visual amenity of the streetscene would not be adversely affected with the addition of the proposal.

The scale and style of the proposal is considered appropriate to the host dwelling. A set back from the front building line and a set down from the host ridge line is not considered necessary as the proposal would not create a terraced style effect due to the difference in house types, with the host property also being set further forward than the neighbour.

Residential Amenity

Given the location of the proposal, it would not create any loss of light, overlooking or overshadowing to the adjoining neighbour no. 39 Elmway. It is considered therefore, that the residential amenity of this neighbour would not be compromised.

Separation distances of well over 21m will remain as a result of the proposal between the habitable windows in the extension and the habitable windows at first floor level in the rear elevation of the neighbouring property to the rear (no. 57 Elmway). It is considered therefore, that this neighbour would also be unaffected by this proposal.

With regards to the neighbour to the south (no. 43 Elmway), this neighbour is set back from the front of the host property by approximately 2.6m and contains two windows in the side elevation both of which are obscurely glazed and appear to serve bathroom and landing windows. Although the 45 degree rules as stated in appendix 1 relates to rear extensions only, it is considered that the principle of this can be applied, as a guideline, to front/side extensions also. In this instance therefore, as the proposal will only be visible from two side windows which are of non habitable room windows and would essentially accord with the 45 degree rule with regards to the nearest habitable window in the front elevation, it would not create a loss of light or overshadowing issue to this neighbour. Also, as there are no windows proposed in the side elevation of this extension, there would be no overlooking issues raised. A condition will be placed on the application for no further windows/doors to be added to this elevation.

It is considered therefore, having regard to the above, that the residential amenity of this neighbour would not be adversely affected.

Highway Safety Issues

The host property as a result of this proposal would still have provision for two off-street parking spaces at the front of the site. These are currently in place and will be unaffected by this proposal. It is considered therefore, that the safety of highway users would not be compromised with the addition of this proposal therefore, the proposal would be in accordance with policy T15 of the Chester-le-Street Local Plan. A condition will also be placed on the application so that the existing two off-street parking spaces will be available for use for so long as the development remains in existence which is in accordance with the comments received from the Durham County Council Highways Officer.

Conclusion

Taking all relevant issues into account, it is considered that the proposal be recommended for approval as it forms an acceptable form of development which is not considered to have a negative impact on the visual amenity of the streetscene or be detrimental to the residential amenity of neighbouring properties.

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.

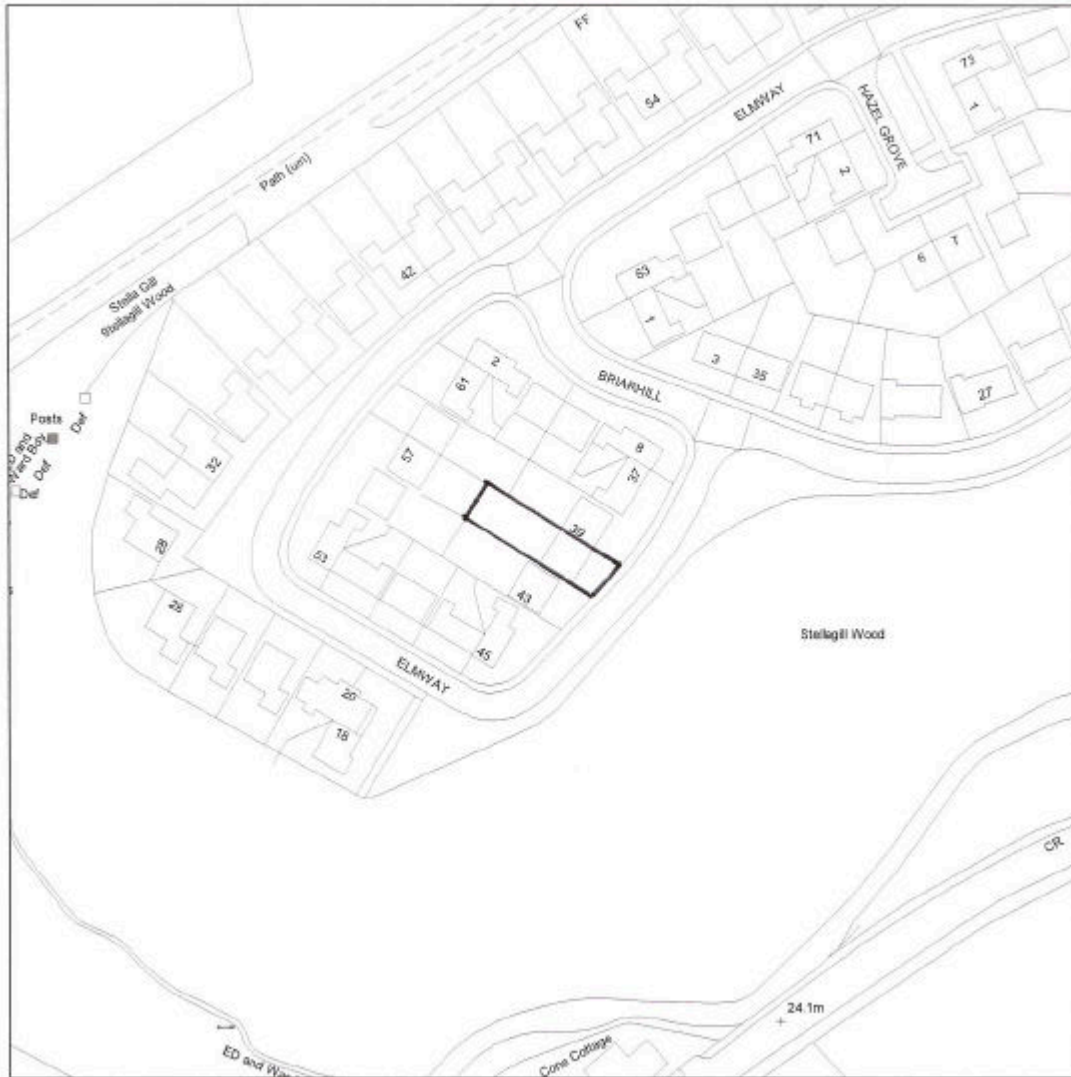
Extra 4.

Notwithstanding the details shown on the submitted plans, no additional doors or windows should be added to the south facing elevation of the hereby approved extension facing no. 43 Elmway for so long as the development remains in existence. In the interests of residential amenity, the avoidance of any potential overlooking and in accordance with the provisions of Policy HP11 of the Chester-le-Street District Local Plan.

Extra 5.

The existing hard standing at the front of the property shall remain in existence with the ability to accommodate two car parking spaces for so long as the development hereby approved remains in existence unless details of an alternative scheme are submitted to and approved in writing by the Local Planning Authority in order to ensure adequate off-street parking is maintained in the interests of highway safety in accordance with policy T15 of the Chester-le-Street Local Plan.

41 Elmway
Chester-le-Street



Scale : 1:1250

CHESTER-LE-STREET DISTRICT COUNCIL

DIRECTORATE OF DEVELOPMENT SERVICES

PLANNING COMMITTEE 8 September 2008

Architectural Drawings:

- Architectural Elevation (North):** Shows the front facade of the building with a gabled roof and multiple windows.
- Architectural Elevation (South):** Shows the rear facade of the building.
- Architectural Elevation (East):** Shows the side facade of the building.
- Architectural Elevation (West):** Shows the side facade of the building.
- Floor Plans:** Includes a ground floor plan, a first floor plan, and a second floor plan, showing room layouts and structural elements.
- Sections:** Shows vertical cross-sections of the building, including the roof structure and internal levels.

Notes:

1. All work to be carried out by contractor in accordance with the Building Regulations and the relevant Approved Documents.
2. The proposed work is to be carried out in accordance with the Building Regulations and the relevant Approved Documents.
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Stamp: Irr AO

Professional Details:

ARCHITECT: I.R. BROWN
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ITEM 2

Appeals List



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

28 August 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
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Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
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 / 11.01.2008
07/00276/FUL /	Mr Thomas	New Dwelling Adjacent to Willowbrook Woodburn Close Bourmoor 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 Allowed / 01.05.2008
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 Allowed / 15.07.2008

Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
07/00438/FUL /	McCarrick Construction	1 - 4 Chalmers View Newcastle Road Chester-le-Street Durham DH3 3TE	Retrospective application to allow glass panels between bay windows instead of previously approved timber panels in application 06/00016/FUL	W / 30.05.2008	E:427422 N:551915	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 Allowed / 20.06.2008
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 /

Application Number / ODPM reference number	Applicant	Appeal Site	Proposal	Appeal Type / Appeal Start Date	OS Grid Reference	Status / Date of Appeal Decision
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 Dismissed / 06.05.2008
07/00544/FUL /	Mr & Mrs Cree	3 Kingsmere Chester-le-Street Durham DH3 4DB	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).	W / 11.06.2008	E:427309 N:553411	Appeal In Progress /
08/00089/FUL /	Mr P. Blaydon	Land at Entrance to Valley View Sacriston Durham	Erection of one detached bungalow and means of access	W / 09.07.2008	E:423797 N:546791	Appeal In Progress /

Stephen Reed
Development and Building Control Manager
28 August 2008

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