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Gary Ridley Acting Chief Executive

21st October 2008

Dear Councillor,

I hereby give you Notice that a Meeting of the **REGENERATION COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **WEDNESDAY 29th OCTOBER 2008 at 6.00 P.M.**

AGENDA

1. Apologies for absence.
2. To consider the Minutes of the last Meeting of the Committee held on 10th September 2008 as a true record. Copies attached
3. Declarations Of Interest.

Members are invited to declare any personal and/or prejudicial interests in matters appearing on the agenda and the nature of their interest.

Members should use either of the following declarations:

Personal Interest – to be used where a Member will be remaining and participating in the debate and any vote:

I have a personal interest in agenda item (...) regarding the report on (...) because I am (...)

Personal and Prejudicial Interest – to be used where a Member will be withdrawing from the room for that item:

I have a personal and prejudicial interest in agenda item (...) regarding the report on (...) because I am (...)

Officers are also invited to declare any interest in any matters appearing on the agenda.

NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.

4. To consider a 2nd quarter monitoring update. 1 - 11

5. To consider the confirmation of a new tree preservation order at no.5 Etherley Lane, Bishop Auckland. 12 - 14
6. To consider the confirmation of a new tree preservation order at land to the north east of 1 West Road, Willington. 15 - 17
7. To consider such other items of business which, by reason of special circumstances so specified, the Chairman of the meeting is of the opinion should be considered as a matter of urgency.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Sey Rd', is written on a light blue background.

Acting Chief Executive

Members of this Committee: Councillors Bailey, Mrs Bolam, Buckham, Ferguson*, Harrison, Henry, Kay, Laurie, Mews, Mowbray, Miss Ord, Stonehouse, Taylor, Mrs Todd*, David Wilson, Yorke and Zair.

*ex-officio, non-voting capacity

Chair: Councillor Mews

Deputy Chair: Councillor Mrs Bolam

TO: All other Members of the Council for information
Management Team

DECLARATIONS OF INTEREST FORM

NAME AND DATE OF COMMITTEE	AGENDA ITEM NUMBER	NATURE OF INTEREST AND REASONS	PRINT NAME	SIGNATURE



REGENERATION COMMITTEE

29 OCTOBER 2008

**Report of the Strategic Director for Environment and Regeneration
2ND QUARTER MONITORING UPDATE**

purpose of the report

1. To provide 2nd quarter monitoring information and to update Members on activity within the department during the period July, August, September 2008 on progress against the Department Service Plan for 2008/09.

background

2. The Regeneration Committee endorsed the Service Plan on 14 May 2008. In order to inform Members a quarterly review has been undertaken on implementation of the plan in respect of the three main service areas of the department: planning and environmental policy; economic regeneration; and public protection. Summarised in Annex 1 to this report are measures of our performance against key targets and indicators.
3. The indicators show performance against target (where this can be measured) in the quarter and an indication of service improvement.
4. Attached in Annex 2 is a review of planning appeals and complaints received in the quarter.

planning and environment

development control

5. All three key performance indicators were exceeded in the quarter (1 July to 30 September 2008) of the Service Plan Period.
6. In total 159 applications were determined in the quarter.
7. The performance is as follows:-

	2006/07	2007/08	Target (set nationally)	2008/09 Q1	2008/09 Q2
Major	82%	69.5%	60% in 13 weeks	75%	83%
Minor	81%	82.5%	65% in 8 weeks	70%	76%
Other	90%	90%	80% in 8 weeks	87%	89%

8. The percentage of applications determined in Q2 through delegation to officers was 86.79%.

appeals

9. During Q2, three appeal decisions were received (see Annex 2). Two appeals were dismissed and one was allowed.

customer survey

10. A survey of applicants and agents for Q1/Q2 revealed 77% considered the development control service to be good/very good and only 13.8% considered it to be poor/very poor.

enforcement

11. During the quarter a total of 122 complaints were received. All of these complaints were responded to within 15 working days. 73 complaints were resolved (59.8%). 5 enforcement notices were served and 1 temporary stop notice.

complaints

12. Five Stage 1 complaints and one Stage 2 complaint were received in Q2. These are detailed in Annex 2.

ombudsman cases

13. In Q2 two Ombudsman cases were decided. These are detailed in annex 2.

building control

14. In Q2 the building control team determined 128 applications. 83% of the full plans applications were responded to within 3 weeks (national target 75%). However, only 35% of these applications were vetted and approved in 5 weeks (target 80%) because architects/owners were slow in returning the requested amendments/information. The percentage of inspections undertaken in one working day was 100% (target 100%).

brownfield land

15. During Q2 56 houses were completed. 80% of these were built on previously developed land (target 65%).

involving young people in planning

16. The Council is one of several local authorities in the County which, part fund Planning Aid North to deliver a "Planning and Young Persons Project!" on their behalf. A conservation area related project has been delivered across seven primary schools within the Weardale and Crook sub areas within the last quarter of this year in the form of 32 lessons, including site visits and assemblies. Each school has prepared a report which sets out the children's appraisal and views of one of four designated conservation areas: Crook; Stanhope; Wolsingham and St Johns Chapel. This work will be used to inform future conservation area related work, including preparation of the forthcoming Local Development Framework. This phase of the project follows on from previous projects rolled out in schools in the Bishop Auckland sub area last year.

public protection

contribution to council plan

17. Following on from the successful implementation the smoke free legislation, which made all workplaces smoke free, we continue to carry out educational and enforcement visits to ensure compliance, including joint visits with the police.
18. We also continue to implement environmental protection legislation thereby preventing atmospheric pollution and ensuring good standards of air quality within the district.

service plan

19. During the second quarter of the year the section has carried out its statutory duties in-line with relevant policies and in the light of Government guidance. In addition to on-going programmed work the section responded to over 1700 complaints and requests for service from the public including:

Type of Complaint or Service Request	Total
Food Complaints	8
Food Poisoning	100
Noise Complaints	106
Public Health Nuisances	99
Pest Control	690
Air Pollution	35
Licensing	569
Other Complaints	168
Total	1775

20. The section has concentrated enforcement activity in a more targeted manner to those areas where the impact will bring greater returns to the public and employees.
21. This targeted enforcement has been enhanced because staff have continued to work with other agencies particularly our colleagues in the other authorities through liaison groups but also with the Police, Health Protection Agency, HSE, Environment Agency and of course colleagues from other departments.
22. The section has instigated a study based on the recently amended noise at work regulations into noise exposure experienced by both employees and the general public in public houses and licensed clubs.
23. Promotional work in relation to various aspects dog control and of good dog ownership has taken place. From July the Council became responsible for out of hours reception of stray dogs. This was formerly the responsibility of the police. Staff have worked with colleagues from neighbouring districts to provide a service via Deerness kennels who receive all our stray dogs. The system has worked well during the first quarter of it's operation.

24. Inspections have taken place at all of our residential caravan sites to ensure compliance with license conditions. The inspections have particularly dealt with provision of appropriate fire safety measures including adequate separation of vehicles. The inspections have also monitored water quality at the sites to prevent infectious diseases. Appropriate advice has been given and minimal formal enforcement required as operators strive to ensure the safety of their residents.
25. A joint operation was undertaken with VOSA, the Benefits Agency, the Police, Customs and Excise and Licensing Enforcement staff to ensure that all taxis and drivers complied with safety and other legislation. 37 taxis were checked, 2 had deficiencies which caused them to be taken off immediately. One of these was corrected at the time and returned to the ranks, the other was corrected and returned to the ranks after the weekend (the earliest opportunity after the weekend). Only 4 were found to have minor deficiencies which did not require them to come off service and which were corrected after the weekend.

customer satisfaction

26. A survey is carried out of a random sample of customers receiving visits from pest control. The results indicate:-
 - the average score for April to September 2007 was 93%
 - the average score for April to September 2008 was 95%.
27. This demonstrates a significant increase in the customer's satisfaction with the pest control service.

economic regeneration

28. The 'starter' Incubator units at Innovation House funded through the LEGI programme are now fully operational with 2 of the 3 units already let to local businesses.
29. Planning permission for the proposed industrial estate at Beechburn Farm has been approved. Detailed work to develop the site is taking place with a focus on design of the road layout and landscaping.
30. Public realm improvement work has now been substantially completed on Hope Street. Funded by WVDC and delivered by DCC, the scheme has improved the narrow footpaths of the street. There remains outstanding a small amount of rectification work, including some tree planting and the re-surfacing of the road and this will take place early in quarter 3. Commencement of the next phase of works to North Terrace (opposite St Catherine's Church) is due to commence early in November.
31. **Bishop Auckland Renaissance** – Proposals for Auckland Castle Park were completed and this formed the basis of a bid submission to the Heritage Lottery Fund Parks for People Programme at the end of September. The total project cost is a little over £4.6million with £3.2million being sought from HLF and additional contributions from ONE NorthEast and from the local authority from the Bishop Auckland Urban

Renaissance budget. The Parks for People Programme is very competitive and over-subscribed but the submission is a strong bid and the outcome of this application will be known early in 2009. Further work is required to finalise the revised lease arrangements for the Park with the Church Commissioners, subject to a successful outcome of the funding application.

32. **LEGI** - An additional £37,000 of LEGI funding has been secured for the Enterprise Fund towards start-up businesses in Wear Valley. This financial year 70 grants have been awarded to help support people looking to start a business, to date 48 have commenced trading.
33. **WNF** - Through the Working Neighbourhood transitional funding 12 businesses have been supported this financial year creating 100 jobs opportunities across both the Workspace and Employment & Employment and Enterprise Schemes.
34. **Tourism** - A Durham Dales DVD was launched on 12 August at Bradley Burn Farm featuring the attractions of the district and the activities that are on offer to the visitor. The event also provided an opportunity for businesses to swap information and view the new look Durham Dales Website. The footage can be seen on the Wear Valley District Council website at www.wearvalley.gov.uk as well as www.durhamdales.co.uk.
35. **Stanhope Market Towns Programme** - Continued negotiations with County Durham Economic Partnership, County Durham Tourism Partnership and One NorthEast to make progress to a business case for Single Programme investment 2008-2010. Work on the destination marketing planning project for the Town is hoped to start at the end of October, following approval of funding by One NorthEast.
36. **Conservation Area Character Appraisals (CACAs)**: Work on the CACAs for Bishop Auckland, Wearhead, Westgate, and West Auckland are progressing well.
37. **Energy Efficiency Grants – Business Sector** the financial incentive to encourage local businesses to reduce their carbon footprint and take advantage of alternative energy technologies, in Partnership with Wear Valley and Teesdale Enterprise Agency, is progressing well. Ten companies, spread widely across the district, have expressed an interest. At an advanced stage is Weardale Outdoors (an outdoor education centre) looking to install a 6kW wind turbine and Solar Thermal System and Donkin Roofing, on South Church Enterprise Park, a Solar Thermal System.

RECOMMENDED 1 Members note the progress towards meeting the BVPI's.

Officer responsible for the report

Robert Hope
Strategic Director for Environment and
Regeneration
Ext 264

Author of the report

David Townsend, Head of Planning &
Environment, Ext 270
Sue Dawson, Assistant Director Economic
Regeneration, Ext 305
Tom Carver, Head of Public Protection,
Ext 377

REGENERATION COMMITTEE

29 OCTOBER 2008

Report of the Strategic Director for Environment and Regeneration

NO. 5 ETHERLEY LANE, BISHOP AUCKLAND, TREE PRESERVATION ORDER 2008

purpose of report

1. For Members to consider and agree, if appropriate, the confirmation of a new Tree Preservation Order.

background

2. The above Order was served on the owner and all interested parties on the 14th May 2008 as a response to a request for consent to fell a Copper Beech tree (T1) to the front of the host property, which is located in a conservation area. See Annex 3.

reasons for making the order

3. The reasons for making the Order are:
 - The tree is worthy of being retained as it is a mature healthy specimen with character.
 - It has a high aesthetic and amenity value.

observations

4. One letter of observation has been received from the owner, the contents of which are summarised below:
 - a) A County Council's Arboricultural Officer has stated 'under normal circumstances a tree is exempt from legislation if it is causing an actionable nuisance'.
 - b) Permission to fell the tree was granted some 5 years ago but the tree was not felled in an attempt to preserve the amenity value.
 - c) The canopy is now in full leaf and the movement of the wall has accelerated and the tree is increasingly unsafe.
 - d) Object to the Tree Preservation Order because of the continued significant actual damage to property and personal and public safety.

response to observations

5. The following comments are made in response to the above observations:
- a) From close consultation with a County Council Arboricultural Officer it has not been determined that the tree is causing any actionable nuisance.
 - b) Consent was not granted to fell the tree 5 years ago. In November 2004 permission was granted for a reduction in the crown weight and height. This was never carried out, probably resulting in the present situation. A County Council's Arboricultural Officer has recommended that the crown be reduced in weight and height to alleviate the objector's concerns over safety and size.
 - c) If the objector has significant concerns regarding the tree roots and the potential to undermine the wall and house, then he would need to have a full structural survey carried out to submit to the Council.
 - d) The objector has not submitted any evidence showing that the tree is a danger to public or private safety and a County Council Arboricultural Officer has confirmed that root firm trees do move slightly during high winds.

choices available to the committee

6. The committee has four choices in this situation:
1. To confirm the TPO.
 2. To confirm the TPO with modification.
 3. Not to conform the TPO.
 4. To convene a non-statutory Public Inquiry.

conclusion

7. The tree is worthy of a Tree Preservation Order. The objection be noted. The Order be confirmed without modification.

RECOMMENDED 1 That the Committee confirms the Tree Preservation Order.

background information

Application – TCA/2008/0008

Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

Consultation response Durham County Council Arboricultural Officer

Officer responsible for the report

Robert Hope
Strategic Director for Environment and Regeneration
Ext 264

Author of the report

Paul Martinson
Planning Officer
Ext 539

REGENERATION COMMITTEE

29 OCTOBER 2008

Report of the Strategic Director for Environment and Regeneration
**LAND TO THE NORTH EAST OF 1 WEST ROAD, WILLINGTON
TREE PRESERVATION ORDER 2008**

purpose of report

1. For Members to consider and agree, if appropriate, the confirmation of a new Tree Preservation Order.

background

2. The above Order was served on the owner and all interested parties on 10th September 2008, and is in respect of 1 tree in the rear garden of 1 West Road, Willington. The tree (T1) is a Lawson Cypress Tree. See Annex 4.

reasons for making the order

3. The tree is a specimen, mature, healthy tree, with character and high aesthetic and amenity value. The tree is worthy of being protected by a Tree Preservation Order. The serving of the Order follows the submission of a planning application for the erection of one dwelling in the garden of 1 West Road, Willington. A County Council Arboricultural Officer was consulted and recommended that a Tree Preservation Order be issued to give greater control to the Local Authority to prevent the loss of the tree.

observations

4. One letter of observation has been received from the occupier of a neighbouring property. The contents are summarised as follows:
 - a) The objector lives approximately 20 metres away from the tree and for the past 18 months she has been battling an infestation of small beetle larvae in her bedrooms, which she believes comes from the tree.
 - b) The notification states that the tree has high amenity and aesthetic value for the community. Had it been an Oak or Sycamore tree the objector would heartily agree.
 - c) In the future can the Council guarantee payment of any repairs if the tree falls on the objector's property?

response to observations

- a) This cannot be controlled through the planning process and is a civil matter.
- b) The tree is considered to be of such high aesthetic and amenity value that it is considered worthy of a Tree Preservation Order.
- c) The tree has been surveyed by a County Council Arboricultural Officer, who has confirmed that the root plate of the Lawson Cypress is stable and is not at risk from toppling.

choices available to the committee

- 5. The committee has four choices in this situation:
 - 1. To confirm the TPO.
 - 2. To confirm the TPO with modification.
 - 3. Not to conform the TPO.
 - 4. To convene a non-statutory Public Inquiry.

conclusions

- 6. That tree is worthy of a Tree Preservation Order. The objection be noted. The Order be confirmed without modification.

RECOMMENDED 1 That Members confirm the Order without modification.

Officer responsible for the report Robert Hope Strategic Director for Environment and Regeneration Ext 264	Author of the report Adam Williamson Planning Officer Ext. 495
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**PERFORMANCE AGAINST
BEST VALUE PERFORMANCE AND LOCAL INDICATORS**

Development and Building Control / Planning and Environmental Policy

Indicator	Description	Target 2008/09	Performance		Achievement 2008/09				Variance from target/ comment
			2007/8	2006/7	Q-1	Q-2	Q-3	Q-4	
NI157	Processing of planning applications:								
	• Major	60%	69.5%	82%	75%	83%			☺
	• Minor	65%	82.5%	81%	70%	76%			☺
	• Other	80%	90%	90%	87%	89%			☺
NI154	Net additional homes provided	270	560	587	100	56			•
NI155	Number of affordable homes delivered (gross)				Annually				•
NI159	Supply of ready to develop housing sites				Annually				•
NI170	Previously developed land that has been vacant or derelict for more than 5 years				Annually				•
LP2 (ex Bv106)	Percentage of new homes built on previously developed land.	60%	83.25%	67.12%	83%	80%			☺
LP-R5	Percentage of householder applications determined within 8 weeks	85%	90.67%	93%	91.74%	95%			☺
LP-R8	Percentage of industrial/economic applications determined within 8 weeks	80%	77.78%	76%	83.33%	54.54%			☺
LPI 6	Percentage of applications vetted and approved within 5 weeks	85%	59%	57%	45%	35%			☹
LPI 7	Percentage of inspections undertaken in 1 working day	100%	100%	100%	100%	100%			☺
LP-R12	Percentage of alleged breaches responded to within 15 working days	100%	83.47%	84%	98.15%	100%			☺

Public Protection

Indicator	Description	Target 2008/09	Performance		Achievement 2008/09				Variance from target/comment	
			2006/7	2007/8	Q-1	Q-2	Q-3	Q-4		
NI182	Satisfaction of businesses with local authority regulation services	Data not currently avail			Annually					1
NI183	Impact of local authority trading standards services on the fair trading environment	Data not currently avail			Annually					2
NI184	Food establishments in the area which are broadly compliant with food hygiene law	Data not currently avail			Annually					
LP-CS11	Percentage of food premises due to be inspected that were inspected		100%	100%		77%			Resources have been used in targeted programmes. Figures will show improvement in later quarters.	
LP-CS12	Percentage of health and safety premises due to be inspected that were inspected		100%	100%		42%				
LP-CS13	Percentage of authorised processes due to be inspected that were inspected	100%	100%	100%	10%	16%			Annual figure	

Economic Regeneration

Indicator	Description	Target 2008/09	Performance		Achievement 2008/09				Variance from target/comment	
			2007/8	2006/7	Q-1	Q-2	Q-3	Q-4		
NI151	Overall employment rate (Working-age)	71%	70.4%		*78.2%	*78.2%			Annual	
NI152	Working age people on out of work benefits	18.5%	18.7%		18.7%	18.5%			Annual	
NI153	Working age people claiming out of work benefits in the worst performing neighbourhoods	48.8%	49.8%		49.5%	49.8%			Annual	
NI171	New business registration rate	Data not available until 2009							Annual	
NI172	Small businesses in an area showing employment growth	Data will be calculated by Central Government on behalf of all local authorities								
NI173	Flows on to incapacity benefits from employment	Data not currently available							Annual	
EC4	a more diverse profile of employment by industrial category	9%	8.8%		8.8%	8.8%#				☹
LPI -EC1	Responded to workspace enquiries within 3 working days	100%	100%	95%	100%	100%				☺
LPI -EC2	Process grant applications within 8 weeks	100%	100%	100%	100%	100%				☺
LPI -EC3	Jobs created through business grants and other assistance	70	110	116	45	55				☺
LPI -EC4	Occupancy rates of WVDC (or jointly owned) factory units & workshops	95%	92%	85%	88%	90%				☹
LPI-EC5	Issue at least 10 press releases	20	31	29	8	9				☺
Climate Change										
NI186	Per capita CO2 emissions in the LA area		-	-		-			Annual	
NI187	Tackling fuel poverty - people receiving income based benefits living in homes with a low energy efficiency rating		-	-		-			Annual	
NI188	Planning to adapt to climate change	Level 1	-	-		-			Annual	

* Query outstanding re indicator

No recent data

QUARTER 2 PERFORMANCE MONITORING

APPEALS

Appeal	Decision	Reason
3/2007/0651 Proposed two semi-detached stone dwellings on land adjacent 6 Low Dowfold, Crook	DISMISSED	<ol style="list-style-type: none"> 1. The site is outside the development limits of Crook. The site does not fall within any of the four priority categories identified in the Council's locally adopted sequential approach to development. The development does not accord with national, regional, or local housing policies relating to sustainable development. 2. The proposal would significantly harm the character and appearance of the Crook Conservation Area. 3. The proposal would be significantly detrimental to the safety of existing highway users and future occupiers of the proposed dwellings.
3/2007/0122 Proposed residential development (outline) at Keen Replicas, Catkin Way, Bishop Auckland	ALLOWED	<ol style="list-style-type: none"> 1. The proposed development would not adversely affect employment opportunities in the district through the loss of the site for employment purposes. 2. The provision of affordable housing as part of the proposed development is a material consideration of considerable weight in favour of the proposal. In addition, the housing development would help the Council to meet its longer term RSS housing provision figures and may give some flexibility in the short and medium term in the light of factors such as demolitions and the Growth Point Bid.
3/2007/0644 Proposed two storey side extension to side of 6 Hazel Grove, Bishop Auckland	DISMISSED	<ol style="list-style-type: none"> 1. The proposal would have an adverse effect on the character and appearance of the host dwelling and the wider area. 2. The Inspector shared the highway authority's concern about the vehicle manoeuvres which would be required. He also noted concerns about the wide footway crossing required which would encourage parking on the footway and force pedestrians onto the carriageway. The Inspector concluded the proposal would give rise to dangers for users of the adjacent highway.

COMPLAINTS

Origin of Complaint	Allegation	Response
1. Stage 1 Resident	Left messages for enforcement officer to contact complainant, to no avail. Wanted to know what had been done about stopping an unauthorised business continuing to operate.	The complainant was informed, in writing, that letters had been sent to inform the parties to stop the business activities.
2. Stage 1 Resident	Left messages for enforcement officer to contact complainant, to no avail. Wanted to know what had been done about stopping an unauthorised business continuing to operate.	The complainant was informed, in writing, that letters had been sent to inform the parties to stop the business activities.
3. Stage 1/Stage 2 Resident	Complaint that Members had granted planning permission for change of use of a residential property into a business premise and not required any parking facilities to be provided. The complainant was unable to park his car. People are having to park their cars on a main footway causing problems for pedestrians.	The complainant was informed that the highway authority had been consulted when the planning application was received, and had raised no objections. A petition was reported to Committee and the complainant addressed the Committee before Members decided to grant planning permission. A refusal of the application on highway grounds could not be substantiated.
4. Stage 1 Business Operator	Complaint about the handling of a planning application for a cash machine/payphone.	Explained the role that officers had had in considering the proposal. Explained why the proposal had been approved.
5. Stage 1 Applicant	The complainants had submitted an application for planning permission which had been returned to him. He considered he had been unfairly and badly treated.	The application was not valid because not all of the necessary information had been submitted to the Council. The complainant was requested to submit the missing information.

OMBUDSMAN CASES

Origin of Complaint	Allegation	Ombudsman's Response
Neighbour	<ol style="list-style-type: none"> 1. The Council wrongly allowed an extractor fan to be installed next to the complainant's business building. 2. The Council has failed to ensure the fan meets building regulations. 3. The Council has not properly considered the environmental health implications of the fan. 	Local Settlement
Neighbour	<ol style="list-style-type: none"> 1. The Council has acted inconsistently in granting planning permission for two storey properties on a site where a previous permission had restricted development to single storey. 2. The case officer who dealt with the later applications had assured the complainant that the ridge heights of the new properties would be no higher than the ridge height of his home. 3. In a report on one of the applications (3/2006/0579), the case officer misrepresented the complainant's views, claiming that he would have no objections as long as the two houses were the same height as each other (whereas the complainant was concerned that they should be the same height as his bungalow). 4. The complainant had to make repeated requests before the Council confirmed the heights of the new/proposed dwellings, relative to his. 5. The complainant's objections were not brought to the attention of the Development Control Committee, despite his requests that they should be. 6. Letters from the Council have been inaccurate, confusing and sometimes difficult to understand. 7. The Council stated that because the complainant is employed by Dale and Valley Homes he should pursue his concerns through a consultant. 	Local Settlement

**NO. 5 ETHERLEY LANE, BISHOP AUCKLAND,
TREE PRESERVATION ORDER 2008**

**WEAR VALLEY
DISTRICT COUNCIL
5 ETHERLEY LANE,
BISHOP AUCKLAND**

**TREE PRESERVATION ORDER
2008**

This is the map referred to
in the Wear Valley District Council
5 Etherley Lane, Bishop Auckland

Tree Preservation Order 2008

Authorised Signatory
Dated
Robert M Hope, BA(Hons), B Phil, MRTPI
Director of Environment and Regeneration
Civic Centre, Crook, Co. Durham DL15 9ES



LAND TO THE NORTH EAST OF 1 WEST ROAD, WILLINGTON
TREE PRESERVATION ORDER 2008

**WEAR VALLEY
DISTRICT COUNCIL**
Land North East of 1 West
Road, Willington
**TREE PRESERVATION ORDER
2008**

2008

This is the map referred to
in the Wear Valley District Council
Land North East of 1 West road,
Willington

Tree Preservation Order 2008

17020



AD Crane

Authorised
Signatory

Dated 10th September 2008

Robert M Hope, BA(Hons), B Phil, MRTPI

Director of Regeneration

Civic Centre, Crook, Co. Durham DL15 9ES

Map Ref

