

# COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION NO:</b>	DM/19/00119/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	Proposed MUGA (Multi Use Games Area) Building
<b>NAME OF APPLICANT:</b>	Teesdale Comprehensive School
<b>ADDRESS:</b>	Prospect Place, Barnard Castle, DL12 8HH
<b>ELECTORAL DIVISION:</b>	Barnard Castle East
<b>CASE OFFICER:</b>	Amy Williamson, Planning Officer, 03000 261391, amy.williamson@durham.gov.uk

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### DESCRIPTION OF THE SITE AND PROPOSALS

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1. The application site relates to existing hard surfaced tennis and basketball courts on playing fields to the northern side of the Teesdale School Complex on the eastern periphery of Barnard Castle. The courts are on a linear north-south orientation, adjacent to the western boundary of the field. They are enclosed to all sides by tall mesh fencing, with a tarmac surface containing painted white lines demarking playing areas and are not flood lit.
2. A hedgerow runs immediately adjacent to the western boundary of the courts, beyond this lies an informal, unsurfaced footpath with further hedging and trees to the west. Land then slopes away to the west and a public right of way with formal surfacing is situated at the bottom of a short slope adjacent to other flood lit Multi Use Games Areas (MUGA) associated with Teesdale Sports Centre. The public right of way continues for some distance to the north and south of the site. Existing grassed playing pitches are situated immediately to the north, south and east of the application site.
3. The primary Teesdale School buildings and residential properties at Nickleby Close are located beyond grassed pitches to the south. Industrial buildings at the GSK Plant lie beyond Teesdale Sports Centre to the north west of the site. The site is not located within the boundary of the Barnard Castle Conservation Area, which lies around 250m away to the south at the closest point, however it is within a designated area of high landscape value (AHLV).
4. Planning permission is sought for the erection of a MUGA building on the northern part of the courts and protruding outwards onto the existing grassed area by 3.6m to the east side. The building would measure 35.4m x 36.5m with a maximum height of 11.4m and would contain 2 no. playing courts demarked for a range of sports. Externally the lower part of the external walls would be ball catch fencing coloured black, with the upper section finished in timber cladding. The roof would have a mono-pitched, curved design, constructed from translucent coloured, corrugated reinforced plastic cladding. Pedestrian doors would be positioned to the north, south and west sides of the building, with the south elevation also containing a double,

vehicle access door. The building would be lit internally but would not contain any external lights.

5. Several trees have recently been felled adjacent to the western boundary of the proposed building, however these were not protected by any specific designations.
6. Other works are proposed to the remaining tennis courts to the south of the proposed building, including the installation a new 3.6m high ball catch fencing and 1m high lighting bollards and a new hard core surface to the informal footpath. However these works are considered to constitute permitted development, in accordance with Class A Part 12 (Development by Local Authorities) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
7. The application is being reported to the Planning Committee as it constitutes major development.

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## **PLANNING HISTORY**

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8. Previous planning permissions relate to minor alterations to the Teesdale School Complex including extensions, demountable classrooms, car parking, kitchen extract equipment and improved access arrangements.

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## **PLANNING POLICY**

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### **NATIONAL POLICY**

9. A revised National Planning Policy Framework (NPPF) was published in July 2018 (with updates since). The overriding message continues to be that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways.
10. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.

*NPPF Part 2 - Achieving sustainable development.* The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.

*NPPF Part 4 - Decision-making.* Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and

permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

*NPPF Part 8 – Promoting healthy and safe communities.* The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.

*NPPF Part 12 – Achieving well-designed places* The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.

*NPPF Part 14 – Meeting the challenge of climate change, flooding and coastal change* - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

*NPPF Part 15 Conserving and Enhancing the Natural Environment* - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

## **LOCAL PLAN POLICY:**

11. The development plan is the Teesdale District Local Plan saved policies:

*Policy GD1: General Development Criteria:* All new development and redevelopment within the district should contribute to the quality and built environment of the surrounding area and includes a number of criteria in respect of impact on the character and appearance of the surrounding area; avoiding conflict with adjoining uses; and highways impacts.

*Policy ENV3: Development Within or Adjacent to an Area of High Landscape Value:* Development will be permitted where it does not detract from the areas special character and pays particular attention to the landscape qualities of the area in the siting and design of buildings and the context of landscaping proposals.

*Policy ENV10: Development Affecting Trees or Hedgerows:* Development will only be permitted where it avoids unreasonable harm to or loss of: Any tree or hedgerow protected by a preservation order; or A tree within a conservation area; or Any trees, tree belts or hedgerows which do, or will when mature, contribute significantly to any of the following A. Landscape diversity B. The setting of nearby existing or proposed buildings C. A protected species habitat D. Visual amenity.

*Policy TR6: Development Affecting Open Space Provision:* Development resulting in the permanent loss of public and private open space used for recreation purposes, sports facilities and playing fields will not be permitted unless, facilities can be retained and enhanced through redevelopment of a small part of the site, alternative provision of equivalent community benefit is available or the land is not required to satisfy known local needs.

*Policy TR8: Provision of Formal Recreation Areas:* The Council will encourage the provision of formal recreation areas in or adjoining settlements.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/article/3271/Teesdale-Local-Plan>

## **RELEVANT EMERGING POLICY:**

The County Durham Plan

12. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. An 'Issues & Options' consultation was completed in 2016 on the emerging the County Durham Plan (CDP) and the 'Preferred Options' was approved for consultation at Cabinet in June 2018. However, the CDP is not sufficiently advanced to be afforded any weight in the decision-making process at the present time.

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

13. *Barnard Castle Town Council:* Support the application with reservation regarding the tree felling
14. *Highways Authority:* No objections, note that the development would not require a need for additional parking beyond existing provision
15. *Sport England:* No objections subject to a condition to agree a scheme of community use of the facility.

### **INTERNAL CONSULTEE RESPONSES:**

16. *Design and Conservation:* No objections subject to conditions to agree details of external materials.
17. *Drainage Officer:* No objections subject to condition to agree detailed drainage scheme including hydraulic calculations.
18. *Ecology:* Raise concern about the tree felling that has taken place and potential impacts of this upon protected species. Request that details of external lighting should be provided.
19. *Environmental Health Nuisance:* No objections

20. *Landscape*: Raises concern about the tree felling that has taken place. Requests that an arboricultural impact assessment and tree protection plan are provided.
21. *Public Rights of Way*: No objections, note the adjacent public footpath should remain unobstructed and available for use during construction works.
22. *Tree Officer*: Raises concern about the tree felling that has taken place. Requests that an arboricultural impact assessment and tree protection plan are provided with regards to retained trees to demonstrate how they will be protected. A landscape plan is also requested to include proposed replacement planting.

#### **PUBLIC RESPONSES:**

23. The application has been publicised by way of site notice, advertisement in the local press and individual notification letters to neighbouring residents. 1 no. letter of support has been received welcoming the provision of new sports facilities at the school.

#### **APPLICANTS STATEMENT:**

24. We are proposing to construct a new portal frame building to cover two of the existing tennis courts. The new facility is 36m by 36m and up to a maximum height of 11.5m. The new frame is a curved roof with high level timber cladding and low level black protective fencing.
25. The facility will be used primarily by the school during the day time, but the aim would be not to restrict the use to these hours as some sports will be played after school.
26. The applicant is North East Learning Trust and they are committed to providing education to a number of schools across the North of England. As part of this the trust has invested heavily into creating new facilities and staff to make the school environment better and more enjoyable.
27. The site is not located within the Conservation Area, it is located on the periphery of Barnard Castle Conservation Area, which was designated in 1969 and amended 1981.
28. The proposed site is an existing tennis court facility located within the grounds of the school. The courts are located at the furthest point on the site away from the conservation area and would not have any direct impact. As we are replacing the existing tennis courts the proposed facility will be visible from the A688, but this view will be negligible due to the distance from the road. The main impact will be from the Leisure Centre, but the facility use is succinct to the leisure centre and it would not prove detrimental to this area.
29. Barnard Castle Conservation Area is very significant to the town, but as our proposal is located within the heart of the school grounds and away from these heritage assets, We would suggest there is no impact. The new MUGA is well within the school grounds and would only be noticeable from the leisure centre, which is located away from the Conservation Area.
30. The proposed layout of the facility was developed utilising the existing tennis courts and determining a suitable amount of space for the covered section. The main focus of the structure was to create an elevational treatment that provided the height

required by Sport England, whilst minimising the impact on the surrounding area through key material selections.

31. Within the structure we are providing a black weld mesh fence around the perimeter, which makes the facility secure whilst also having the ability to take impact from ball sports. This aesthetically is very similar to what is existing, so our main focus was to review the high-level design and create the link to the existing environment. We have selected timber cladding to run at high level around the perimeter, which is a natural material and provides better connection with the playing field setting. The final point of the design was to show the roof sloping away from the roadside elevation towards the leisure centre, which again minimises the impact from the A688 as the main materials on show from outside of the site will be black weld mesh fencing and natural timber cladding.
32. The client acknowledges that the proposed development presents issues relating to accessibility and inclusion which will need to be addressed if the obligations imposed on them by the Disability Discrimination Act 1995 (DDA) are to be met.
33. The proposed facility is replacing part of an existing tennis court, so no soft landscaping will be lost as part of the development and the material selection has been important to the external vista. Through careful selection of natural materials at high level and orientation of roof projections the main view into the site will be minimised and any additional planting would create more maintenance issues for the school. In light of this we are proposing no additional landscaping.
34. The site is located adjacent to some trees and hedgerows; however the proposed development will have little impact on these areas as ground penetrations will be to a minimum as the structure is a portal frame from concrete slab foundations. There have been some felling of some non protected trees near the pedestrian walkway and this was part of the schools arboricultural management plan.
35. It is our opinion the new facility will be an asset for the area.

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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36. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues relate to the principle of development, impact on the character of the surrounding area, highway safety and residential amenity.

### Principle of Development

37. Part 8 of the NPPF identifies that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Saved policy TR8 of the Teesdale District Local Plan encourage the provision of formal recreation areas in or adjoining settlements.
38. Saved Local Plan Policy TR6 discourages development resulting in loss of public and private open space used for recreation unless certain criteria apply, one of the specified criteria relates to where sports and recreation facilities can be retained and enhanced through redevelopment of a small part of the site.

39. The proposed MUGA building would occupy part of an existing tennis and basketball court at the school, which forms part of a wider allocation of playing pitches in the County Durham Open Space Needs Assessment 2018. The development would provide improved sports facilities providing indoor games courts within the settlement of Barnard Castle. Sport England raise no objections to the application subject to a condition to agree a scheme of community use, which is considered appropriate to facilitate access to the new facilities by the local community.
40. The development would provide improved sports facilities for the benefit of both Teesdale School and the local community. Although the building would be constructed on existing games courts, these facilities would be retained and enhanced. The proposed development is considered to accord with saved policies TR6 and TR8 of the Teesdale District Local Plan and the NPPF and the principle of the development is considered acceptable in this instance.

#### Impact on the character of the surrounding area

41. Part 12 of the NPPF and saved policy GD1 of the Teesdale District Local Plan seek to ensure that new development is of good design and in keeping with the character and appearance of the surrounding area. Saved Local Plan Policy ENV3 seeks to control development within areas of high landscape value (AHLV) to that which does not detract from the special character of the area. Part 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment.
42. Saved policy ENV10 states that development must avoid unreasonable harm to: TPO trees; trees within conservation areas; any other trees or hedgerows which contribute (or will when mature) to landscape, setting of buildings, protected species habitats, visual amenity. If no other site is available for development, replacement trees will be required nearby. These policies are consistent with the NPPF and therefore carry weight in consideration of the application.
43. The proposed building would be seen in open views across the playing fields from the A688 to the east. This would be most notable to the east of the access road to the Hub, with existing trees, hedging and residential development screening the building in views to the west of the Hub access. The existing games courts is currently seen in views from the A688. The new building would be taller than existing fencing and as it comprises built form as opposed to transparent fencing, would have a greater visual impact. However it would be seen against the background of Teesdale Leisure Centre and the GSK Plant, which are of utilitarian appearance and of comparable scale to the proposed MUGA building.
44. The building would have black ball stop fencing to the lower section, with timber cladding above and a translucent corrugated roof. The timber cladding would give a more natural appearance to the most visible part of the building, helping it to blend in with the landscape. Precise details of materials and colour finish could be controlled by condition to ensure a good quality of finish. As such and given the background it would be viewed against when seen from the A688 to the east, it is considered that the building would not have a significantly adverse visual impact in these views and the development would not negatively impact on the landscape character of the AHLV.
45. Views of the building from all other directions would be limited. Levels drop across the site, being at a higher level around the Teesdale School Complex to the south and sloping away to the north towards Black Beck, with the existing games courts and surrounding school playing fields being plateaued. To the north tree belts,

adjacent to the building and behind the Hub would provide good screening of the building in views from this side. The Teesdale School buildings and existing residential development to the south and the Leisure Centre and GSK Plant to the west would largely screen the building from these directions.

46. The boundary of the Barnard Castle Conservation Area lies around 250m to the south of the site at the closest point running east-west along Bede Road. Due to the presence of existing buildings, vegetation and topography, the proposed building would not be visible from the Conservation Area.
47. The building would be visible from the public right of way running along the western boundary of the site. However this route crosses through the school site and continues past the GSK Plant to the north, as such any users of the public right of way would experience the building within the context of a series of existing large, modern buildings and any visual impacts would be negligible in this regard.
48. Several trees within the school site between the boundary of the application site and the informal footpath to the west have been felled recently around the time the planning application was submitted. The agent states this was part of wider arboricultural management of the school site. The Landscape and Tree Officer raise concern about loss of these trees, requesting that an arboricultural impact assessment, tree protection plan and replacement planting are provided as part of a landscape scheme. Barnard Castle Town Council also express reservation about the felling of the trees. Only a limited number of trees have been felled, with the majority of existing trees retained to the west side of the informal footpath. The retained trees would continue to provide screening of the Leisure Centre and GSK Plant to the west and create a visual break between these areas and the proposed building. Whilst the comments of the Tree and Landscape Officers and Town Council are noted, the felled trees were not subject to tree preservation orders or afforded any other statutory protection and are on land managed by the school, as such they could have been removed at any time without requiring consent from the Local Planning Authority. Therefore although the previous tree felling is unfortunate it is considered that the retention and protection of remaining trees is the key issue to ensure compliance with saved policy ENV10 of the Teesdale District Local Plan.
49. A tree protection plan has been submitted in support of the application showing the position and specification of protective fencing and is considered to satisfactorily demonstrate that there would not be any harm to the adjacent trees and hedging during construction of the new MUGA building. A condition is recommended to ensure retention of the trees until completion of the development and compliance with the tree protection plan during construction works. Therefore it is considered that the application demonstrates that existing trees and hedging would not be adversely affected during the works and the development would comply with saved Local Plan policy ENV10.
50. Given the limited nature of the development which relates solely to the erection of the MUGA building, it is not considered there is sufficient space within the application site to provide any landscaping features or replacement tree planting, as suggested by the Landscape and Tree Officers. The majority of trees adjacent to the application site would be retained and protected during construction works and there are other substantial tree belts in the vicinity of the site. The visual impacts of the new building are considered to be acceptable without any replacement planting. As such it is not considered that a landscaping condition is necessary or reasonable on this occasion.



51. Having regard to all of the above it is considered that the proposed MUGA building would relate acceptably in visual terms and to the landscape character of the surrounding AHLV, in accordance with saved local plan policies GD1 and ENV3 of the Teesdale District Local Plan and Parts 12 and 15 of the NPPF.

#### Residential Amenity

52. Para. 127 of the NPPF states that new development should maintain a good standard of amenity for all existing and future occupants of land and buildings. Para. 182 specifies that planning decisions should avoid, mitigate and reduce noise and other adverse impacts on health and quality of life as a result of new development and that existing businesses should not have unreasonable restrictions put on them due to changes in nearby land uses. Saved policy GD1 from the Teesdale District Local Plan advises that new development should not disturb or conflict with adjoining uses.

53. The closest residential properties to the proposed building are located on Nickleby Close around 115m to the south east. Currently outdoor games could be played on the existing courts with no restriction. The proposed building would provide an enclosed space for games where noise would be absorbed by the walls and roof. As such it would improve current arrangements resulting in a reduction in noise experienced by neighbouring residents.

54. Similarly light within the building would be contained, no external lighting is indicated on the submitted plans and a condition is recommended to agree details of any external lighting to ensure it is not excessively bright to the detriment of residential and visual amenity. Low level lighting is proposed around the resurfaced footpath, however these works are permitted development and not subject to this application.

55. The Environmental Health Officer has been consulted and raises no objections to the application. The proposal would not be detrimental to the amenity of surrounding residents and would be in accordance with saved policies GD1 from the Teesdale District Local Plan and paras. 17 and 123 of the NPPF.

#### Highway Safety

56. Para. 109 of the NPPF states that development should only be refused on transport grounds where the residual cumulative impacts of the development are severe. Saved policy GD1 from the Teesdale District Local Plan states that adequate and safe access to the site is provided and parking provision is limited to that necessary to ensure safe and efficient operation of the site.

57. Existing access and parking arrangements would remain at the site. The building would be primarily used by the school, with use by the community primarily in the evenings and weekends when the school is closed. As such there would be no conflict in terms of vehicle access and parking resulting from the community use.

58. The Highways Authority raise no objections to the application. Having regard to the above it is considered that the proposed development would have no significant adverse impacts upon highway safety. The proposal does not therefore conflict with saved policy GD1 from the Teesdale District Local Plan or Part 9 of the NPPF.

#### Other Matters

59. Part 14 of the NPPF states that new development should reduce the risk of flooding on the development site and elsewhere, through the use of sustainable drainage

systems where possible. Indicative details of surface water drainage have been submitted as part of the application showing that a soakaway would be provided to the north of the building. The Council's Drainage Engineer raises no objections to the application and considers the indicative proposals to be acceptable and confirms that the agreement of precise drainage proposals by condition is appropriate. The development is therefore considered to be acceptable in terms of its impact on flood risk and would accord with part 14 of the NPPF.

60. Part 15 of the NPPF and policy GD1 of the Local Plan require that development does not endanger or damage important national and local wildlife habitats or have a detrimental impact on local ecology. The ecologist raises concern about the tree felling that has taken place and potential impacts of this upon protected species, as set out above the tree felling works were beyond the control of the Local Planning Authority and a condition requiring tree protection measures during construction works is recommended. A further condition relating to external lighting is also recommended, which would address both amenity issues and ensure lighting is not detrimental to protected species. It is considered these measures would ensure there are no adverse impacts to protected species and their habitats and the development would accord with part 15 of the NPPF and saved policy GD1 of the Local Plan.

61. Footpath 21, a designated public right of way, runs parallel to the site around 5m to the west of the site. An informative is considered appropriate to remind the applicant that the public way should remain open and unobstructed at all times during construction works.

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## **Conclusion**

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62. The proposal is considered to be acceptable in principle and would accord with part 8 of the NPPF and saved policies TR6 and TR8 of the Teesdale District Local Plan. The development would provide enhanced sports facilities for the benefit of both Teesdale School and the local community. There would be no adverse impacts on the character and appearance of the surrounding area, residential amenity, highway safety, flooding and drainage and protected species. The proposal would accord with relevant policies from the NPPF and Teesdale District Local Plan. As such the application is recommended for approval.

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## **RECOMMENDATION**

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That the application be APPROVED subject to the following conditions;

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the approved plans listed in Part 3 - Approved Plans.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy GD1, ENV3, ENV10, TR6, and TR8 of the TDLP

3. Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to MUGA building and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport, in accordance with Part 8 of the NPPF.

4. Notwithstanding the submitted details all existing trees and hedging to the west of the site shall be retained until the development hereby approved has been completed. No construction work shall take place, nor any site cabins, materials or machinery be brought on site until protective fencing around trees and hedging to the west of the site and their root protection areas to the specification and in the position indicated on the Proposed Tree Protection Plan (Drawing No. (9-) 3) has been installed. The fencing shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar approved in accordance with BS 5837:2012.

No operations whatsoever, no alterations of ground levels, and no storage of any materials associated with the development hereby approved are to take place inside the fences and root protection area. No underground services trenches or service runs shall be laid out in root protection areas.

Reason: To ensure the works do not adversely impact on the existing mature trees and hedging and to protect the visual amenities of the surrounding area, in accordance with policies GD1 and ENV10 of the Teesdale District Local Plan and the NPPF.

5. Notwithstanding any details of materials submitted with the application prior to commencement of any works above the foundations, precise details of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policy GD1 and ENV3 of the Teesdale District Local Plan as amended by Saved and Expired Policies September 2007.

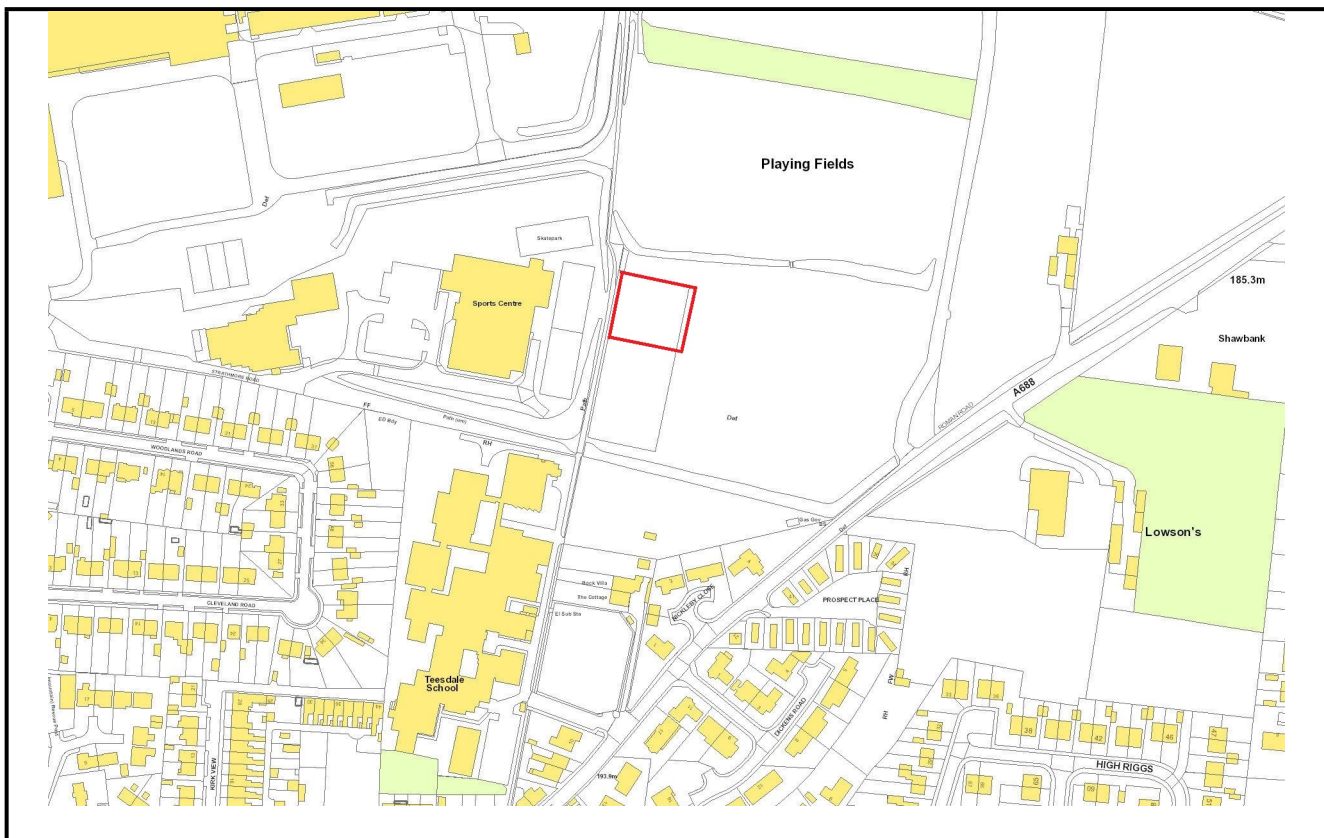
6. Notwithstanding the submitted details, precise details of the specification and position of any external lighting on the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to its installation.


Reason: To ensure external lighting is not excessive to the detriment of neighbouring residents, the character of the surrounding area and protected species, to comply with saved policies GD1 and ENV3 to the Teesdale District Local Plan and the NPPF.

The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

## BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents  
 National Planning Policy Framework  
 Teesdale District Local Plan  
 Statutory response from the Highway Authority  
 Internal consultations responses  
 External consultations responses



 <p><b>Planning Services</b></p>	<p>Proposed MUGA (Multi Use Games Area) building</p>	
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