

# COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION No:</b>	DM/20/02195/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	Demolition of agricultural building and construction of 7no. holiday let units with associated car parking and landscaping.
<b>NAME OF APPLICANT:</b>	Mr John Oliver
<b>ADDRESS:</b>	Land North East Of Grange Farm Old Cassop DH6 4QA
<b>ELECTORAL DIVISION:</b>	Coxhoe
<b>CASE OFFICER:</b>	Paul Hopper Senior Planning Officer Telephone: 03000 263 946 <a href="mailto:paul.hopper@durham.gov.uk">paul.hopper@durham.gov.uk</a>

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### DESCRIPTION OF THE SITE AND PROPOSALS

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#### The Site

1. The application site comprises land to the north of East Grange Farm, Old Cassop which is a small hamlet of several properties set within Old Cassop Conservation Area and an area of High Landscape Value to the east of Durham City.
2. The site presently comprises two large agricultural barns/buildings which are of functional construction finished in a mix of corrugated sheeting with a mix of breeze block to the walls with corrugated sheeting to the roof. It is presently framed by tree and hedgerow planting to the north and western boundaries, agricultural fields to the east and a single residential dwelling to the south.
3. Access is taken from the west via an unclassified unnumbered road and a public right of way crosses the south of the site (Bridleway No. 34).

#### The Proposal

4. Planning permission is sought for the demolition of two existing barns and the redevelopment of the site through the construction of 7 holiday lets on Land to the North of East Grange Farm, Old Cassop. The development would comprise two buildings which would broadly occupy the footprint of the existing barns with an area for car parking provided to the south and east. Access would be gained via the existing arrangement from the unclassified road to the west.

5. The two proposed buildings would broadly occupy the position of the existing barns with the first representing a 'U' in terms of its layout set around a central courtyard and incorporating three two storey elements physically connected at ground floor level via single storey links. Each element of the building would be approximately 9.9 metres by 17 metres, 8.7 metres by 16 metres and 26 metres by 8.7 metres and all would be of 2 storey height with a traditional dual pitched roof.
6. The second building would be set to the west of this and be approximately 8.7 metres by 23 metres with an overall height of 7.7 metres to the ridge of a dual pitched roof.
7. External materials would comprise of a mix of natural stone and facing brick to the walls with a mix of pantile and slate to the roof. Soft landscaping is proposed to the north and east of the buildings and also to the south within the proposed courtyard. Hedgerow planting is proposed to the northern, eastern and western boundaries which would be supplemented by some tree planting. Hard landscaping would be concentrated to the south and east of the buildings with surface finish comprising of gravel.
8. The application is referred to the Committee at the request of Cllrs J Blakey, M McKewon and S Dunn who consider the proposal raises issues in relation to highway safety which should be appropriately considered by committee.

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## **PLANNING HISTORY**

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9. There is no relevant planning history on this site.

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## **PLANNING POLICY**

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### **NATIONAL POLICY**

10. The following elements of the National Planning Policy Framework (NPPF) are considered relevant to this proposal:
11. 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.
12. 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.

13. 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.
14. NPPF Part 9 – Promoting sustainable transport. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
15. NPPF Part 11 Making Effective Use of Land - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
16. 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.
17. 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.
18. 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.
19. NPPF Part 16 Conserving and Enhancing the Historic Environment - Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

## **NATIONAL PLANNING PRACTICE GUIDANCE:**

20. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regards to; conserving and enhancing the historic environment; design; and use of planning conditions.

<https://www.gov.uk/government/collections/planning-practice-guidance>

## **LOCAL PLAN POLICY:**

The following policies of the County Durham Plan are considered relevant to the determination of this planning application;

21. Policy 6 Development on unallocated Sites states that the development of sites within the built up area that are not allocated in the plan or in a neighbourhood plan will be permitted provided they accord with all relevant development plan policies and meet specific criteria in relation to existing permitted uses, coalescence of settlements, loss of land with identified value such as in relation to ecology or recreation, is appropriate, is not prejudicial to highway safety, has good access to sustainable modes of transport to relevant services and facilities, does not result in the loss of the settlements last community building, minimises vulnerability and provides resilience to impacts resulting from climate change, maximises the effective use of previously developed land and where appropriate reflects priorities for urban regeneration.
22. Policy 8 Visitor Accommodation states that all new visitor accommodation will be supported where it is appropriate to the scale and character of the area and it is not used for permanent residential occupation. Proposals for visitor accommodation in the countryside will be supported where they are also necessary to need identified visitor need, it is an extension to existing visitor accommodation and helps to support future business viability or is conversion of an existing building and it respects the character of the countryside and it demonstrates clear opportunities to make its location more sustainable.
23. Policy 10 Development in the Countryside states that development in the countryside will not be permitted unless allowed for by specific policies in the Plan, relevant policies within an adopted neighbourhood plan relating to the application site or where the proposal relates to stated exceptions.
24. Policy 21 Delivering Sustainable Transport states that all development shall deliver sustainable transport by (in part) ensuring that any vehicular traffic generated by new development, following the implementation of sustainable transport measures, can be safely accommodated on the local and strategic highway network and does not cause an unacceptable increase in congestions or air pollution and that severe congestion can be overcome by appropriate transport improvements.
25. Policy 25 Developer Contributions states that new development will be approved where any mitigation necessary to make the development acceptable in planning terms is secured through appropriate planning conditions or planning obligations. Such mitigation will relate to the provision, and/or improvement, of physical, social and environmental infrastructure taking into account the nature of the proposal and identified local or strategic needs.

26. Policy 26 Green Infrastructure states that development will be expected to maintain or improve the permeability of the built environment and access to the countryside for pedestrians, cyclists and horse riders. Proposals that would result in the loss of, or deterioration in the quality of, existing Public Rights of Way (PROWs) will not be permitted unless equivalent alternative provision of a suitable standard is made.
27. Policy 29 Sustainable Design details general design principles for all development stating that new development should contribute positively to an area's character, identity, heritage significance, townscape and landscape features, helping to create and reinforce locally distinctive and sustainable communities.
28. Policy 31 Amenity and Pollution states that new development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and should be integrated effectively with any existing business and community facilities.
29. Policy 35 Water Management states that all new development should adopt the hierarchy of preference in relation to surface water disposal.
30. Policy 36 Disposal of Foul Water states that all new development should adopt the hierarchy of preference.
31. Policy 39 Landscape states that proposals for new development will be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views and that development affecting valued landscapes will only be permitted where it conserves, and where appropriate enhances, the special qualities of the landscape, unless the benefits of the development in that location clearly outweigh the harm.
32. Policy 40 Trees, Woodlands and Hedges states that proposals will be expected to retain existing trees where they can make a positive contribution to the locality or to the development, maintain adequate standoff distances between them and new land-uses, including root protection areas where necessary, to avoid future conflicts, and integrate them fully into the design having regard to their future management requirements and growth potential.
33. Policy 41 Biodiversity and Geodiversity states that proposal for new development will not be permitted if significant harm to biodiversity or geodiversity resulting from the development cannot be avoided, or appropriately mitigated, or as a last resort, compensated for.

*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.cartoplus.co.uk/durham/text/00cont.htm>*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

34. Highways raises no objection to the application subject to the submission, inclusion and implementation of 2 No. passing places along unclassified road to the west of the site prior to the commencement of development.
35. DCC Coastal and Drainage Protection Section confirms the application is not one which requires consultation with the LLFA.
36. NWL has not commented on the application.
37. Environment Agency has not commented.
38. Cassop-cum-Quarrington Parish Council object to the application citing concerns that the development is inappropriate for a countryside location and would result in increased traffic which would have a detrimental impact on highway safety.

### **INTERNAL CONSULTEE RESPONSES:**

39. Landscape Section raises no objection to the application after further details of soft landscaping to the north and west of the development was provided which identified replacement tree planting and a native species hedgerow along the site's western boundary.
40. Arborist raises no objection to the application after further details of soft landscaping to the north and west of the development was provided which identified replacement tree planting and a native species hedgerow along the sites eastern boundary. Appropriate means of tree protection should be installed prior to the commencement of development.
41. Environment, Health and Consumer Protection (Nuisance Action Team) offers no objection to the application subject to the inclusion of a planning condition which requires adherence to the mitigation measures set out in the noise management plan submitted in support of the application.
42. Contaminated Land Section raises no objection to the application subject to the inclusion of a planning condition which requires the submission, agreement and implementation of a scheme of intrusive site investigations, remediation and verification reports where need is identified.
43. Design and Conservation raises no objection to the application noting that the development would result in a beneficial impact on the significance of the designated and non-designated heritage assets (in this case the conservation area and Grange Farm and The Hemmel – both located to the east of the application site). Conditions are suggested in relation to the submission and agreement of external materials, sample panel, window detail (including heads and cills), rainwater goods and boundary treatment and external hard surface material.
44. Ecology has no objections to the application subject to the mitigation proposed in the supporting Barn Owl survey to be secured through planning condition and that this include the provision of new bird boxes within the development.

45. Public Rights of Way Section raises no objection to the application but highlights some concern regarding an increased amount of vehicular traffic using the part of the track within the development and as such request that advisory speed limit signs are placed accordingly to deter vehicles from driving too fast on the PROW. They also note that the LPA is only required to maintain the PROW to a standard suitable for pedestrians, cyclists and equestrians. A number of points are noted in relation to requirements to keep the PROW free from obstruction during the construction phase should planning permission be granted.

#### **NON-STATUTORY CONSULTees:**

46. Visit County Durham offers support for the application.

47. Campaign for the Protection of Rural England note their interpretation of the policy position with regard to the application and go on to raise objection to the application citing concerns that; the development would have a detrimental impact on the scale and characteristic of the Conservation Area.

#### **PUBLIC RESPONSES:**

48. The application has been advertised by means of site notice, press notice and notification letter to adjacent residents. To date, 10 letters of objection have been received the reasons for objection are summarised as:

- Adverse impact on the character and appearance of the Conservation Area given unsympathetic design and that the conversion of the building does not appear to have been explored.
- Adverse impact on highway safety of the surrounding road network with respondents citing several near misses on the unclassified road and the also the junction with the A181 to the north of the site. They also note that there would be an adverse impact on pedestrian safety given there is no speed limit and no footpaths or streetlighting.
- The application proposes residential development within the countryside contrary to National and Local Planning Policy.
- Adverse impact to a public right of way from increased vehicle movements and construction traffic.
- Adverse impact from noise particularly from the use of outdoor areas which would impact on residential amenity, particularly children.
- Cumulative impact from this and other existing similar development undertaken by the applicant previously.
- The development will not promote healthy communities as short-term holiday tenants will have no interest in the local community.
- Adverse impact on the existing natural environment and biodiversity.
- No detail is provided as to how the land will be farmed after the buildings have been converted. The concern is that the applicant will require replacement agricultural buildings in order to continue farm the remaining agricultural land that surrounds the site.
- Adverse impact on the tenure balance of the hamlet which would increase transient occupation. Specifically, that the renters will change every few days or weeks and will not contribute to the community of Old Cassop in any positive way but in fact are more likely to cause litter, noise and lack of care for the environment.

## APPLICANT'S STATEMENT:

49. The development of luxury holiday accommodation in Old Cassop is ideally located to support the Visitor Attractions of County Durham, with fantastic views of Durham Cathedral and adjacent to the new 'Way of Love' route. We are grateful for the support from Visit Durham in developing these proposals.
50. High quality design has been integral to the proposals, which have been landscape and heritage-led. The proposal has used both the current built form and the historic plan form to evolve the scheme to ensure that the proposal reflects the existing historic context in terms of scale, massing and materials. We welcome the comments from the Design and Conservation Officer that the proposals would result in a beneficial impact and net gain to the character, appearance and significance of Old Cassop. During the application additional landscaping has been proposed as part of the scheme to address comments from the Landscape Officer.
51. The concerns from neighbouring residents in relation to highway impact have been addressed from the outset, with additional passing places proposed as part of the application. We have proposed that these additional passing places are in place prior to commencement of development, which can be controlled by appropriately worded condition. This will mitigate both the impact of the holiday accommodation and address some of the existing issues that residents experience.
52. There is huge demand for more holiday accommodation in the County. This development accords with local and national policy and will help support the Visitor Economy in County Durham and will have a beneficial impact on Old Cassop."

*The above is not intended to list every point made and represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P8X9C0GDL8J00>*

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## PLANNING CONSIDERATIONS AND ASSESSMENT

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53. 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 in this instance relate to the principle of the development, impact upon highway safety, the character and appearance of the Old Cassop Conservation Area, visual amenity and landscape character, residential amenity, ecology, drainage and land contamination.

### Principle of the Development

54. The County Durham Plan represents the up to date local plan for the area and was adopted in October 2020. Policy 8 of the plan states that proposals for visitor accommodation that are in the countryside will be supported where they are appropriate to the scale and character of the area and are not used for permanent residential accommodation. In addition, it states that proposal will also only be supported where they are necessary to meet identified visitor needs; or is an extension to existing visitor accommodation and helps to support future business viability or is a conversion of an existing building; and it respects the character of the countryside; and it demonstrates clear opportunity to make its location more sustainable.

55. Policy 10 is also relevant and relates to development in the countryside, it states that development in such locations will not be permitted unless allowed for by specific policies in the Plan (such as policy 8 relating to visitor accommodation), relevant policies within an adopted neighbourhood plan relating to the application site or where the proposal relates to stated exceptions.
56. The approach contained within policy 8 is considered to display a broad level of accordance with paragraph 83 of the NPPF which states that decisions should enable; the sustainable growth and expansion of business in rural areas, the development and diversification of agricultural and other land-based rural business; and sustainable rural tourism and leisure developments which respect the character of the countryside.
57. The development proposes the demolition of two existing barns and the erection of 7 holiday lets with associated soft and hard landscaping.
58. Policy 8 of the CDP notes that development for visitor accommodation in the countryside will be supported where it is necessary to meet identified visitor needs. In this regard Visit Durham have been consulted and offer support for the proposals noting that the development is consistent with current market and visitor intelligence which identifies a need for overnight accommodation in the County, detailing the associated benefits that this would have on the County's tourist economy.
59. Some residents have raised objection to the application citing concerns that it would result in unacceptable residential development within the countryside and in doing so cite policies H4 and H5 of the City of Durham Local Plan. Whilst the City of Durham Local Plan no longer forms part of the development plan for the area and as such these policies are not relevant, it is nevertheless noted that the development proposes holiday accommodation and not permanent residential accommodation and as such, had the CofDLP still formed part of the development plan for the area these policies would still not have been considered relevant to the determination of this application.
60. Policies 8 and 10 of the CDP and paragraph 83 of the NPPF provide a policy framework that provides in principle support for new visitor accommodation at the site provided the stated criteria are met, the proposal accords with other relevant national and local plan policies and material planning considerations do not indicate that planning permission should be refused.
61. As such the principle of development is considered acceptable although it is considered appropriate to include a planning condition which prohibits occupation of the units as permanent residential accommodation.

#### Parking, Access and Highway Safety and impact on PROW

62. Policy 21 of the County Durham Plan states that all development shall deliver sustainable transport by (in part) ensuring that any vehicular traffic generated by new development, following the implementation of sustainable transport measures, can be safely accommodated on the local and strategic highway network and does not cause an unacceptable increase in congestions or air pollution and that severe congestion can be overcome by appropriate transport improvements.

63. This approach displays broad accordance with the aims of paragraph 108 of the NPPF which requires planning decisions to take account of whether safe and suitable access to the site can be achieved for all.
64. The application proposes the use of the existing access from the unclassified road to the west which also forms part of an existing public right of way which crosses the southern part of the site (Bridleway No. 34). The submission was originally supported by highway statement which has since been amended to include the provision of 2 No. passing places and the upgrade to 5 existing passing places along the unclassified road to the west of the site. In addition it is noted that an additional passing place is also proposed to the north of the site.
65. In terms of onsite parking this would comprise 15 on site spaces positioned to the south and east of the proposed holiday lets.
66. Residents have raised objection to the application citing serious concerns in relation to highway safety for users of the unclassified road that bisects Old Cassop and connects the UNC 20.16 to the A181. Those concerns relate both to vehicular and pedestrian safety and note previous accidents and near misses along this route. Comments also cite use by non-residents of the hamlet to navigate a route around the city and also antisocial use for fly tipping and to discard stolen vehicles. In summary, there is a well-established concern from residents that the road is presently unsafe.
67. The three local Councillors for the ward have also all raised significant concerns in this regard, as have Cassop-cum Quarrington Parish Council. In doing so they reference a condition attached to previous planning permission (also made by the applicant) which related to the property to the south of the application site and its conversion to a dwelling). This condition required the installation of new passing places along the existing unclassified road to the west of the site. The concern is that the passing places were not installed as per the requirements of the condition. On this point it is noted that the condition required the submission of a scheme for passing places to be submitted to and agreed by the LPA and that these be subsequently installed prior to first occupation of the development. This matter was subject to investigation by the Council's Planning Enforcement Section and whilst it would appear that the previous development was occupied prior to this condition being fully discharged, one additional passing place was subsequently installed, and the remaining spaces upgraded to the satisfaction of the LPA. There are no outstanding planning enforcement issues remaining in this regard.
68. With regard to the current application the applicant acknowledges the need to improve access arrangements along the lane and has proposed the installation of 3 new passing places and the upgrade to the remaining places to be completed prior to the commencement of development. The Highway Authority has commented on these proposals noting that the means of access to the UNC. 27.10 is considered acceptable and that the additional passing places proposed, along with the upgrade of existing spaces, would ensure that there would not be any unacceptable impact upon highway safety. On site parking is also understood to comply with the Council's current parking standards. The implementation of the new passing places and the upgrade to 5 existing passing places prior to the commencement of development should be secured through appropriate planning condition.

69. Subject to the inclusion of a planning condition in this regard the development is considered to accord with the aims of policy 21 of the CDP and paragraph 108 of the NPPF.
70. Bridleway No.34 crosses the site to the south and as such policy 26 of the CDP is relevant which states that new development that would result in the loss of, or deterioration in the quality of, existing PRoW will not be permitted unless equivalent alternative provision of a suitable standard is made. This displays a broad level of accord with paragraph 98 of the NPPF which states that planning decisions should protect and enhance public rights of way and access.
71. Residents have raised objection to the application noting that the proposal would have a detrimental impact upon the users of the Bridleway from an increase in vehicle movements along the section of the route which crosses the application site. In addition, the extent to which the applicant has the legal right to use the bridleway has also been questioned.
72. With regard to the latter it is understood that the Road Traffic Act 1988 states that driving a mechanically propelled vehicle on a PRoW is an offence unless it can be shown that there is a private right in place to use the accessway to gain vehicular access to their property. In this case there is clear evidence that the applicant has established vehicular rights through the farm entrance. However, the extent to which the applicant enjoys private vehicular rights of access and the interaction with other legislation in this regard is outside of the scope of this application.
73. In relation to the impact upon the PRoW itself, it is noted that the route of the Bridleway would be unaffected by the development and the scheme has been amended to improve the visual amenity of the site on approach from the south via the PROW. Whilst landscape and visual impacts of the proposal are considered elsewhere in this report the Council's PRoW Section raise no objection to the application subject to advisory speed limit signs to be placed along the route to deter vehicles from driving too fast on the PRoW and notes that the Council is only responsible for maintaining the existing surface to the standard suitable for pedestrians, cyclists and equestrians.
74. Subject to the inclusion of a planning informative which reminds the applicant for the need to place signage at the entrance of the development to remind users that it forms part of ProW, the development is considered to accord with the aims of policy 26 of the CDP and paragraph 98 of the NPPF.

#### Design and Impact upon Old Cassop Conservation Area

75. The site is positioned with Old Cassop Conservation Area and the setting of non-designated heritage assets. Consequently, paragraph 193 of the NPPF is relevant which states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be.
76. Policy 44 of the CDP displays a broad level of accord with the aims of Part 16 of the NPPF (and paragraph 193) in that it requires new development to contribute positively to the built and historic environment and seek opportunities to enhance, and where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate.

77. The aforementioned policies and guidance require the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area and this would be entirely in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
78. The application proposes the demolition of existing barns and the construction of two buildings to provide a total of 7 holiday lets which will have a positive impact on Old Cassop Conservation Area and involve works within the setting of a non-designated heritage asset. As such the application is supported by a Heritage Statement which assesses the impact of the proposal upon the significance of the surrounding conservation area.
79. Several local residents and the CPRE have raised objection to the application citing concerns regarding the suitability of a development of this type in this location, and consider that it will have a detrimental impact on the special historic character and appearance of Old Cassop Conservation Area contrary to national and local planning policies. They also raise concerns that the conversion of the buildings does not appear to have been explored as an alternative.
80. The significance of the Old Cassop Conservation Area lies in the survival of its form as a medieval agricultural hamlet and the strong relationship it has with the surrounding landscape. Its character is heavily influenced by farming practices, with built, archaeological and natural heritage entwining to create a strong sense of agricultural tradition. Grange farm makes a strong impression in the Conservation Area and whilst its precise age is unknown it is shown on the 1<sup>st</sup> edition OS map c.1856-60. However, the existing buildings which occupy the application site do not make a particularly positive contribution to the surrounding conservation area and these would be removed as part of the proposals.
81. The Council's Design and Conservation Section has commented on the application and notes that in terms of site layout the proposed footprint, plan and form reflect the existing buildings which occupy the site and that shown on the OS plan c.1950. The proposal does not represent over development and are not unduly urban which was a criticism of previous proposals for this site. With regards to design the size, scale and massing of the development is considered reflective of the surrounding built form and as such acceptable and elevations reflect the agricultural character of the site and its surroundings.
82. Therefore, in terms of its impact upon the significance of Old Cassop Conservation Area the Council's Design and Conservation Section considers that the proposal would have a beneficial impact and net gain to the character, appearance and significance of the conservation area through the demolition of the existing large nondescript barns and replacing them with a higher quality redevelopment designed with a purposeful sympathetic agricultural approach. In succession this would present an enhancement to the setting of nearby non-designated heritage assets of Grange Farmhouse and The Hemmel. Whilst the application does not include any assessment of the buildings in terms of their suitability for conversion it is noted that the Council's Design and Conservation Section considers that they do not currently make any positive contribution to the conservation area.

83. However, the inclusion of several planning conditions is advised which would include the submission and agreement of sample materials for the roof, brick sample, the construction of a 1 metre sample panel of stone work, precise details of heads and cills, roof lights, rainwater goods and boundary treatment.
84. In agreement with the views of the Design and Conservation Officer it is considered that the demolition of the existing buildings and high quality replacement buildings will enhance the appearance of the Conservation Area and nearby Heritage Assets and subject to the inclusion of planning conditions in this regard the development is considered to accord with the aims of policy 44 of the CDP and paragraphs 193 and 197 of the NPPF. In relation to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### Landscape and Visual Impact upon the Area of High Landscape Value

85. The application site lies within an area designated as being of High Landscape Value (AHLV) by the County Durham Plan. The current built environment and surrounding landscape combine to provide special qualities resulting in protective designations such as AHLV and the Conservation Area as already discussed. Policy 39 of the County Durham Plan is therefore relevant and states that development affecting valued landscapes will only be permitted where it conserves, and where appropriate enhances, the special qualities of the landscape, unless the benefits of the development in that location clearly outweigh the harm. Policy 8 is also relevant in this regard as it states that planning decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
86. This displays a broad level of accord with the aims of paragraph 170 of the NPPF which states that planning decisions should contribute to and enhance the natural and local environment [in part] by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identifying quality in the development plan).
87. The site is visible in local views from public vantage points within Old Cassop including the Bridleway to the south and also in more distant views from the A181 (Silent Bank) to the north. Existing mature trees to the north and west provide some screening both in localised views and also in the wider landscape context.
88. Several residents and the CPRE have raised concerns regarding the visual impact of the development and that it would have an adverse impact on the surrounding locality and AHLV.
89. Whilst the development proposes the removal of some existing trees to accommodate the removal of the existing buildings and their proposed holiday accommodation the main thrust of planting to the north and west of the site would be retained post development.
90. It is noted that the application is supported by a Landscape Plan and Arboricultural Impact Assessment which identifies the position of replacement and supplementary planting along with general soft landscaping provision across the remainder of the development. Key elements in this regard are the provision of additional planting along the western boundary, provision of native species mix hedgerow along this boundary and continued around the perimeter of the site to its northern and eastern boundaries. In addition, larger blocks of hedgerow planting are also proposed to the south of the buildings which would soften the development in views on approach from the Bridleway.

91. Whilst the submitted landscape plan comprises a scheme which is well considered and would deliver a development that would assimilate satisfactorily into the existing AHLV, both in terms of the wider landscape and more localised views from within Old Cassop, details such as the species mix remain outstanding and pivotal to the successful delivery of the landscape solution. Consequently, it is considered appropriate to include a planning condition which requires the submission and agreement of precise detail in this regard along with the submission and agreement of a Tree Protection Plan in order to ensure that existing trees are adequately protected prior to the commencement of development. The standard planning condition to ensure implementation of the landscape scheme within the first available planting season following completion of the development is also required.
92. As the passing place to the north of the site would be located partially within the root protection area of one of the trees identified for retention, sensitive construction methods would need to be employed in order to ensure that the tree survives the works. Whilst no precise detail is supplied with the application in this regard it is understood there are several techniques which could be appropriately employed. A condition should therefore be included to require the submission and agreement of precise detail in this regard prior to the commencement of development.
93. Subject to the inclusion of appropriate planning conditions in this regard the development is considered to accord with the aims of policies 8 and 39 of the CDP and paragraphs 83 and 170 of the NPPF.

#### Residential Amenity

94. The application site is located to the eastern edge of Old Cassop and as such is framed by residential development to the south and at greater distance to the west. Policy 31 of the County Durham Plan is therefore relevant and states that new development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and should be integrated effectively with any existing business and community facilities.
95. Local residents have raised objection to the application and consider that the proposal would result in unacceptable levels of noise and disturbance as a result of the proposed use, which is likely to involve outdoor noise generating use, and also during the construction phase of development. In doing so residents note the quiet nature of the hamlet and that the development would have an adverse impact on residential amenity in terms of increase in noise, particularly during unsociable hours which would affect families with young children.
96. The application is supported by a Noise Management Plan which acknowledges that the main potential noise sources are likely to be guests whilst using the outdoor space, particularly during the late evening and night time periods, and for guests to play amplified music both internally and externally which may impact on the amenity of nearby residents. Whilst the plan advises that the building has been designed in such a way as to position the outdoor amenity space to the north and east of the buildings away from properties to the south and west and utilising the lodges themselves as acoustic barriers it also proposes additional mitigation measures such as actively managing operations on site, (including control over the use of external amenity areas to between 07:00 and 23:00), corrective action by site managers where required and detail of these controls to be included in guests welcome information and via signage throughout the site.

97. The Council's Environmental Health Section has commented and offers no objection to the application subject to the inclusion of a planning condition which requires the implementation and adherence to the mitigation measures detailed in the Noise Management Plan. Given the proximity of the nearest residential dwellings it is inevitable that there will be an element of disturbance throughout the construction stage of the development however this would not be considered unreasonable subject to the agreement of an adherence to a construction management plan to be secured through planning condition.
98. In terms of the impact of the buildings themselves it is considered that sufficient separation distances could be achieved to ensure that there would be no unacceptable adverse impact in terms of loss of privacy, overbearing or overshadowing.
99. Local residents have also raised concern at the cumulative impact that this, and other similar development would have on the tenure of the village. They consider that subsequent increase in number of transient occupants within the village would detract from the sense of community of Old Cassop, as temporary residents would not contribute in any positive way to the village, being more likely to cause litter, noise and display a lack of care for the environment.
100. Paragraph 91 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
101. Whilst resident's concerns are noted, there is no evidence to suggest that visitors to the area would be any more likely to display antisocial behaviour or other detrimental impact upon the existing communities. Areas which depend heavily upon the tourist economy elsewhere are also able to maintain a strong sense of local community and as such remain attractive places to live. In terms of those concerns cited in objection; noise has been discussed elsewhere in this report and in relation to litter the applicant has confirmed that sufficient waste storage facilities would be provided on site to reduce the likelihood that this would be a notable issue. In general terms the applicant has noted that welcome packs would include information about the local area and reinforce the need to be respectful of the existing community. Such steps to actively manage visitor behaviour are considered to appropriately mitigate any potential impact of the development in this regard, which in any event is considered limited.
102. Therefore, subject to the condition in relation to adherence to the Noise Management Plan and the submission of a Construction Management Plan the development is considered to accord with the aims of policy 31 of the CDP and paragraph 180 of the NPPF.

## Ecology

103. The application proposes the demolition of two large barns and as such is supported by a Barn Owl Survey which also included risk assessment in relation to bats and breeding birds.
104. Local residents have raised concerns regarding the impact of the development on local wildlife, particularly birds through the loss of the existing buildings.

105. Part 15 of the NPPF seeks to ensure that developments protect and mitigate harm to biodiversity interests, and where possible, improve them. In particular paragraph 174 requires the planning system to achieve net gains for biodiversity. Policy 41 displays a broad level of accord with approach stating that new development will be expected to minimise impacts on biodiversity by retaining and enhancing existing biodiversity assets and features and providing net gains for biodiversity including by establishing coherent ecological networks.
106. The submitted barn owl assessment considers the risk of the development to barn owls, bats and breeding birds and was undertaken by an appropriately qualified ecologist. It found no evidence of barn owls using the building as the high ledges in either building and rafters were judged as unsuitable as barn owl nest sites. With regards to breeding birds whilst the survey found evidence of blackbirds nesting, these were mainly old nests with the exception of one active nest, underneath which bird droppings were present. In relation to bats the buildings were considered totally unsuitable as roost or hibernation sites because of their construction.
107. Consequently, the assessment concluded that there is negligible risk of the development having any impact on barn owls and bats, and that whilst there would be the loss of a blackbird nest these are not a European Protected Species that requires a licence. They are protected under the Wildlife and Countryside Act 1981 and suitable precautions would need to be taken should works be planned during the bird nesting season. There are a number of other suitable sites in the area to mitigate any loss of a nesting site. .
108. Consequently, the Council's Ecologist raises no objection to the application subject to the inclusion of a planning condition which requires implementation of the mitigation described in the survey/assessment that the buildings should be demolished outside of the bird breeding season and that bird and bat boxes be incorporated into the development to mitigate for the loss and provide net biodiversity gain in accordance with Policy 41 and paragraph 174 of the NPPF.
109. Subject to the inclusion of a planning condition in this regard the development is considered to accord with the aims of policy 41 of the CDP and paragraph 174 of the NPPF.

## Drainage

110. Policies 35 and 36 require that all new development should adopt the hierarchy of preference in relation to foul and surface water disposal.
111. The application proposes disposal of surface water through discharge to soakaway and foul disposal to septic tank to which the Council's Drainage Section and NWL offer no objection. Whilst the Environment Agency has not commented it is considered appropriate to include a planning condition requiring the submission and agreement of precise detail of the septic tank for agreement prior to the commencement of development. Subject to the inclusion of a planning condition in this regard the development is considered acceptable in accordance with the requirements of policies 35 and 36 of the CDP.

## Contaminated Land

112. The application proposes a change of use to a more sensitive receptor and as such policy 32 of the CDP is relevant which relates to despoiled, degraded, derelict, contaminated and unstable land which states that development will not be permitted unless the developer can demonstrate that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact on the environment, human health and the amenity of local communities and all investigations and risk assessments have been undertaken by an appropriately qualified person.
113. This displays a broad level of accordance with paragraph 178 of the NPPF which requires that planning decisions should ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposal for mitigation including land remediation or impacts on the natural environment arising from that remediation.
114. The Council's Contaminated Land Section has been consulted and offers no objection to the application subject to the inclusion of a planning condition which requires the submission, agreement and implementation of a phase 2 intrusive site investigation report prior to the commencement of development and the implementation of remediation and verification reports where need is identified.

## Other Matters

115. Residents have raised objection that the application does not include any detail with regard to how the surrounding agricultural land will be farmed after the buildings have been converted.
116. The applicant has advised that he owns a number of agricultural steadings within the locality and that activities have been consolidated and condensed with sufficient capacity existing at his other sites in Haswell, Shadforth and Lanchester providing sufficient capacity in terms of existing building so as to render the buildings at Grange Farm surplus to requirements. Any future changes to farming practices which may give rise to the need for further buildings on this site would be considered on their merits and against relevant policies and legislation in place at that time.
117. Concern was raised by some residents that not all of the properties within Old Cassop received letters directly notifying them of the application and it is noted that this was also raised as a concern in response to several other previous applications within the village. Whilst not a matter which is material in determination of the application it is noted that legislation regarding the publicity of planning application requires that a site notice or notification letter to adjacent occupiers is required to publicise development of this type along with a press notice given its position within a conservation area. In this instance both notification letters and the posting of a site notice was undertaken and as such LPA exceeded the minimum statutory requirements in this regard.

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## **CONCLUSION**

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118. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

119. The County Durham Plan was adopted in October 2020 and as such forms part of a relevant and up to date development plan. Policies 8 and 10 of the Plan are relevant and relate to visitor accommodation and development within the countryside respectively. These policies provide a framework which supports the principle of new visitor accommodation within the countryside where this accords with specific criteria and other policies in the plan.

120. The development, by reason of its size, scale mass, layout, design and materials, could be satisfactorily accommodated without unacceptable adverse impact upon highway safety, residential amenity, landscape and visual amenity, ecology, drainage and land contamination in accordance with the aims of policies 8, 10, 21, 26, 29, 31, 39 and 41 of the County Durham Plan.

121. In addition the development is considered to meet the requirements of paragraphs 193 and 197 of the NPPF, policy 44 of the Country Durham, as well as satisfying the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in that it is considered to enhance the character and appearance of the Conservation Area.

122. The proposal generated public interest with 8 letters of objection received. Whilst the objections and concerns raised by residents, the Parish Council and local Councillors have been taken into account and addressed within the report, on balance these were not felt to be of sufficient weight to justify refusal of this application and could be appropriately mitigated through the imposition of planning conditions.

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## **RECOMMENDATION**

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That the application be **APPROVED**, subject to the conditions detailed below:

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 H9 and H13 of the City of Durham Local Plan.

3. The development hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operator shall maintain an up-to-date register of the names of all occupiers and of their main home addresses and telephone numbers and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied as holiday accommodation only, in order to comply with Policy 8 of the County Durham Plan and Part 6 of the National Planning Policy Framework.

4. No development shall commence until samples of external roofing material and any brick required for the external walls have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed detail.

Reason: To preserve and enhance the character and appearance of Old Cassop Conservation Area in accordance with the aims of policy 44 of the CDP and paragraphs 193 and 197 of the NPPF.

5. Notwithstanding the details of materials submitted with the application, the external walls shall be principally formed using coursed, random size natural stone with pointing to match
6. No development of the external walls shall commence until a sample panel of the proposed stone and pointing to be used in the construction of the main walls of the building has been erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall thereafter be retained for reference on site throughout construction and the development shall be constructed in accordance with the approved sample panel.

Reason: In the interests of the visual amenity of the surrounding areas in accordance with Policies 29 and 44 of the County Durham Plan and Parts 12 and 16 of the National Planning Policy Framework.

7. No rainwater goods shall be installed unless details of materials, hoppers and junctions, and existing sections to be retained, have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the visual amenity of the surrounding areas in accordance with Policies 29 and 44 of the County Durham Plan and Parts 12 and 16 of the National Planning Policy Framework.

8. All roof lights shall be of conservation style and no development shall commence until full details of all roof lights have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed detail.

Reason: To protect the special historic and architectural character of the Grade II Listed Building in accordance with the aims of policy 44 of the County Durham Plan and paragraphs 193 and 197 of the NPPF.

9. No external windows and doors shall be installed unless full details including plans at a scale of 1:20, including cross sections and details of colour finish, of the proposed windows and doors have first been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall thereafter be installed in accordance with the approved details.

Reason: In the interests of the visual amenity of the surrounding areas in accordance with Policies 29 and 44 of the County Durham Plan and Parts 12 and 16 of the National Planning Policy Framework.

10. No installation of heads, cills or decorative stonework shall commence until details have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To preserve the character of the conservation area in accordance with policy 44 of the County Durham Plan and paragraph 193 of the NPPF.

11. Prior to the first occupation the development hereby approved, details of all means of enclosure of the site shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be constructed in accordance with the approved details thereafter.

Reason: In the interests of the visual amenity of the area and to comply with Policy 29 of the County Durham Plan and Parts 12 and 15 of the National Planning Policy Framework.

12. Notwithstanding the submitted information, prior to the first occupation of the development hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include the following:

- Any trees, hedges and shrubs scheduled for retention, including method of protection.
- Details soft landscaping including planting species, sizes, layout, densities, numbers.
- Details of planting procedures and/or specification.
- Finished topsoil levels and depths.
- Details of temporary topsoil and subsoil storage provision.
- The timeframe for implementation of the landscaping scheme.
- The establishment maintenance regime, including the replacement of vegetation which die, fail to flourish within a period of 5 years from planting.
- A plan showing the public/structural landscaping and private/in-curtilage landscaping.
- Full details of the management, maintenance and accessibility of all areas of open space in perpetuity.

The approved landscaping scheme shall thereafter be undertaken in accordance with the approved details and timeframes.

Reason: In the interests of the visual amenity of the area and to comply with Policy 29 of the County Durham Plan and Parts 12 and 15 of the National Planning Policy Framework.

13. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development.

No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats.

Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges.

Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species.

Replacements will be subject to the same conditions.

Reason: In the interests of the visual amenity of the area and to comply with Policy 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework

14. No construction work shall take place, nor any site cabins, materials or machinery be brought on site until all trees and hedges identified for retention are protected as shown on a tree protection plan to be submitted to and agreed in writing by the Local Planning Authority. Means of protection shall comprise the erection of fencing, placed as indicated on the plan and comprising 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.5837:2010.

No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place inside the fences, and no work is to be done such as to affect any tree.

No removal of limbs of trees or other tree work shall be carried out.

No underground services trenches or service runs shall be laid out in root protection areas, as defined on the Tree Constraints Plan.

Reason: In the interests of the visual amenity of the area and to comply with Policies 29 and 40 County Durham Plan and Parts 12 and 15 of the National Planning Policy Framework.

15. No development shall commence until passing places as set out in Highway Statement Proposed Holiday Lodges Grange Farm, Old Cassop (Issue 3, dated 22 October 2020) are fully constructed and available for use.

Reason: In the interests of highway safety in accordance with policies 8 and 21 of the County Durham Plan and paragraph 108 of the NPPF.

16. No development shall commence until such time as full construction detail for the vehicular passing place to the north of the site, as shown on the Drawing No. AMS TPP within the AIA, has been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed detail.

Reason: To protect the existing trees in the interests of visual amenity and the special landscape character of the surrounding AHLV in accordance with the aims of policy 39 of the County Durham Plan and paragraphs 170 of the NPPF.

17. No development shall commence until a Phase 2 site investigation has been carried out, which shall include a sampling and analysis plan. If the Phase 2 identifies any unacceptable risks, a Phase 3 remediation strategy shall be produced and where necessary include gas protection measures and method of verification.

Reason: To ensure that the presence of contamination is identified, risk assessed and proposed remediation works are agreed in order to ensure the site suitable for use, in accordance with Policy 32 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be pre-commencement to ensure that the development can be carried out safely.

18. Remediation works shall be carried out in accordance with the approved remediation strategy. The development shall not be brought into use until such time a Phase 4 Verification report related to that part of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the remediation works are fully implemented as agreed and the site is suitable for use, in accordance with Policy 32 of the County Durham Plan and Part 15 of the National Planning Policy Framework.

19. No development other than ground clearance or remediation works shall commence until a scheme for the provision of foul and surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be developed in accordance with the Councils Sustainable Drainage Systems (SuDS) Adoption Guide 2016. The development thereafter shall be completed in accordance with the details and timetable agreed.

Reason: to ensure that surface and foul water are adequately disposed of in accordance with Policies 35 and 36 of the Policy 32 of the County Durham Plan and Parts 14 and 15 of the National Planning Policy Framework.

20. The development hereby approved shall be carried out wholly in accordance with the mitigation measures contained with the Noise Management Plan dated July 2020 and undertaken by L A Environmental. Thereafter the mitigation measures will be retained for the duration that the development is in use as holiday accommodation.

Reason: To protect the residential amenity of surrounding occupiers in accordance with the aims of policy 31 of the County Durham Plan and paragraph 180 of the NPPF.

21. The development hereby approved shall be carried out in full accordance with all ecological mitigation measures, advice and recommendations contained within the Barn Owl Survey completed by Veronica Howard dated July 2019 and shall include the installation of 3 No. bird boxes across the development.

Reason: To conserve protected species and their habitat and biodiversity in accordance with the objectives of policy 41 of the County Durham Plan and part 11 of the NPPF.

22. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include as a minimum but not necessarily be restricted to the following:

1. A Dust Action Plan including measures to control the emission of dust and dirt during construction.
2. Details of methods and means of noise reduction/suppression.
3. Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration.
4. Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site.
5. Designation, layout and design of construction access and egress points.
6. Details for the provision of directional signage (on and off site).
7. Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure.
8. Details of provision for all site operatives for the loading and unloading of plant, machinery and materials.
9. Details of provision for all site operatives, including visitors and construction vehicles for parking and turning within the site during the construction period.
10. Routing agreements for construction traffic.
11. Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
12. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.
13. Management measures for the control of pest species as a result of demolition and/or construction works.
14. Detail of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy shall have regard to BS 5228 "Noise and Vibration Control on Construction and Open Sites" during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall also be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: To protect the residential amenity of existing and future residents from the development in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be pre commencement to ensure that the whole construction phase is undertaken in an acceptable way.

23. In undertaking the development that is hereby approved:

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0730 to 1400 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays.

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

Reason: To protect the residential amenity of existing and future residents from the development in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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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.)

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## **BACKGROUND PAPERS**

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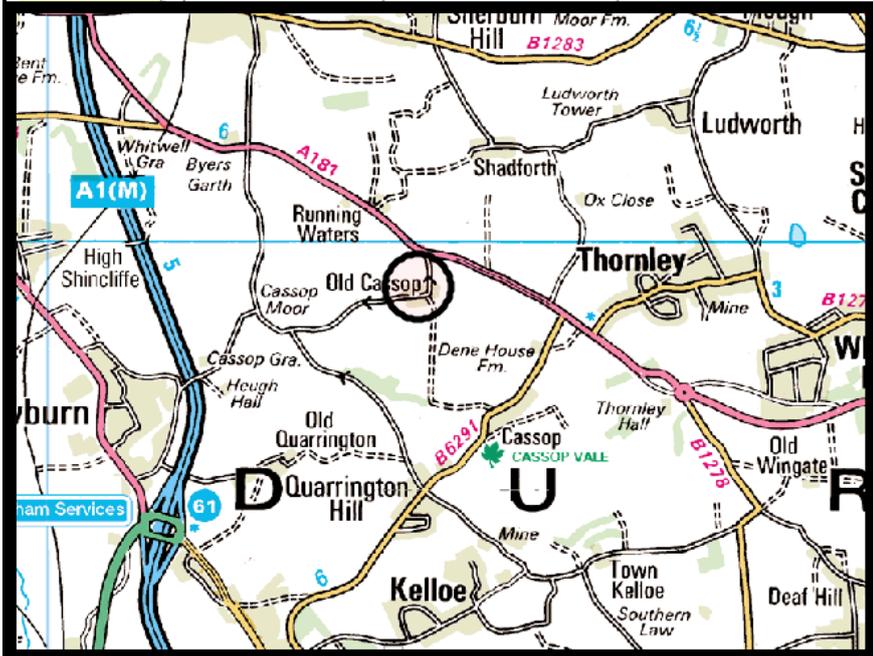
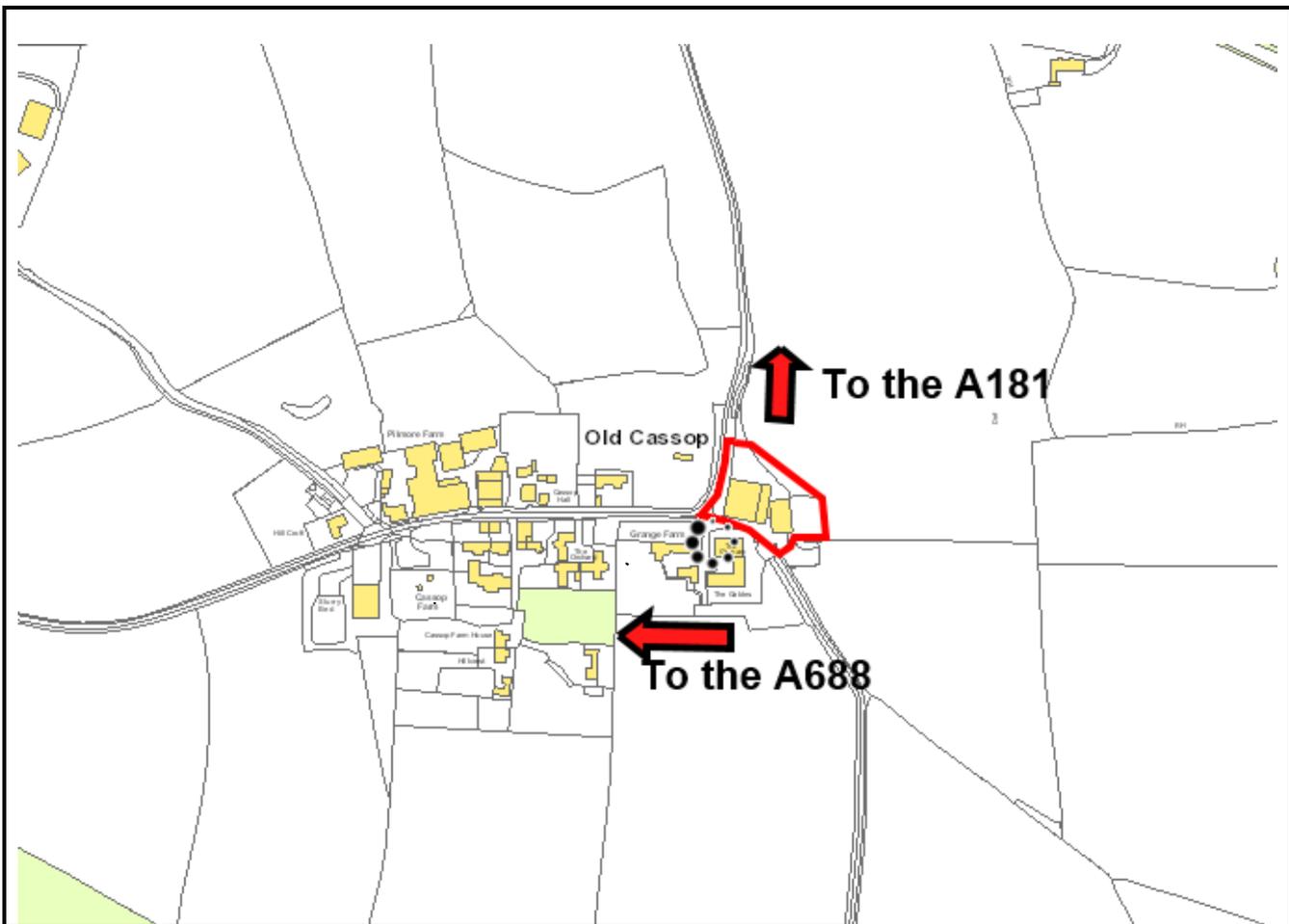
Submitted application form, plans, supporting documents and subsequent information provided by the applicant

The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

County Durham Plan

Statutory, internal and public consultation responses



<p><b>Planning Services</b></p>	<p>Demolition of agricultural building and construction of 7no. holiday let units with associated car parking and landscaping on land to the Land North East Of Grange Farm, Old Cassop DH6 4QA Application Reference DM/20/02195/FPA</p>	
<p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding. Durham County Council Licence No. 100022202 2005</p>	<p><b>Date</b> October 2020</p>	<p><b>Scale</b> NTS</p>