

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/21/03035/FPA
FULL APPLICATION DESCRIPTION:	Demolition of timber frame and replace with steel frame under corrugated iron single pitched roof with recycled corrugated iron and timber boarding side cladding for the storage of agricultural machinery used in conjunction with the existing livestock farm.
NAME OF APPLICANT:	Mr T Barrass
ADDRESS:	Horsleyhope Mill Healeyfield Lane Horsleyhope Consett DH8 9DA
ELECTORAL DIVISION:	Lanchester
CASE OFFICER:	Sarah Seabury Planning Officer Telephone: 03000 261 393 sarah.seabury@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is located to the south of Horsleyhope Mill between Healeyfield Lane (C16) to the west and Horsleyhope Burn to the east. There is an old stone building to the north and Public Right of Way Muggleswick Footpath 1 to the south. The application site is located within the North Pennines AONB.
2. The site is currently occupied by an old store building which is in poor condition.

The Proposal

3. It is proposed to demolish the existing structure and to construct a new storage building measuring 6.4m by 13.8m with a maximum height of 3.9m. It would have a mono-pitched roof, double sliding doors to the western elevation facing the road and a single door to the south. It would be finished in recycled metal sheeting to the roof, eastern, northern and southern elevations and timber cladding to the western elevation. The main access doors to the western elevation would be timber in construction. The building would be used to store farming equipment.
4. This application is reported to Committee at the request of Muggleswick Parish Council, in the event of a recommendation for refusal as they feel that the proposal

has been carefully designed to be in keeping with the area and its immediate setting and therefore support the proposal.

PLANNING HISTORY

5. DM/21/01125/FPA - Demolition of store building and erection of new building for agricultural machinery storage purposes at Horsleyhope Mill, Healeyfield Lane, Horsleyhope, Consett, DH8 9DA. The application was withdrawn following a site meeting to discuss possible options for the storage building.

PLANNING POLICY

NATIONAL POLICY

6. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
7. The NPPF requires local planning authorities to guide development towards sustainable solutions whilst taking local circumstances into account, to reflect the character, needs and opportunities of each area.
8. The following elements of the NPPF are considered relevant to this proposal;
9. *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.
10. *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.
11. *NPPF Part 6 - Building a strong, competitive economy.* The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
12. *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.

13. *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.
14. *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.
15. *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.
16. *NPPF Part 15 - 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.
17. *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:

18. National Planning Practice Guidance (NPPG) both supports the core government guidance set out in the NPPF, and represents detailed advice, both technical and procedural, having material weight in its own right. The advice is set out in a number of topic headings and is subject to change to reflect the up to date advice of Ministers and Government.

LOCAL PLAN POLICY:

19. The following policies in the Durham County Plan (adopted October 2020) are relevant to the consideration of this application:
20. Policy 10 (Development in the Countryside) states that development will not be permitted unless allowed for by specific policies in the Plan or Neighbourhood Plan or unless it relates to exceptions for development necessary to support economic development, infrastructure development or development of existing buildings. The policy further sets out 9 General Design Principles for all development in the Countryside. Provision for economic development includes: agricultural or rural land based enterprise; undertaking of non-commercial agricultural activity adjacent to

applicant's residential curtilage. All development to be of design and scale suitable for intended use and well related to existing development.

21. Policy 21 (Delivering Sustainable Transport) requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development should have regard to Parking and Accessibility Supplementary Planning Document.
22. Policy 26 (Green Infrastructure) states that development will be expected to maintain and protect, and where appropriate improve, the County's green infrastructure network. Advice is provided on the circumstances in which existing green infrastructure may be lost to development, the requirements of new provision within development proposals and advice in regard to public rights of way.
23. Policy 29 (Sustainable Design) requires all development proposals to achieve well designed buildings and places having regard to SPD advice and sets out 18 elements for development to be considered acceptable, including: making positive contribution to areas character, identity etc.; adaptable buildings; minimising greenhouse gas emissions and use of non-renewable resources; providing high standards of amenity and privacy; contributing to healthy neighbourhoods; and suitable landscape proposals.
24. Policy 31 (Amenity and Pollution) sets out that 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 that they can be integrated effectively with any existing business and community facilities. Development will not be permitted where inappropriate odours, noise, vibration and other sources of pollution cannot be suitably mitigated against, as well as where light pollution is not suitably minimised. Permission will not be granted for sensitive land uses near to potentially polluting development. Similarly, potentially polluting development will not be permitted near sensitive uses unless the effects can be mitigated.
25. Policy 35 (Water Management) requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development and taking into account the predicted impacts of climate change for the lifetime of the proposal. All new development must ensure there is no net increase in surface water runoff for the lifetime of the development.
26. Policy 38 (North Pennines Area of Outstanding Natural Beauty) states that the AONB will be conserved and enhanced with great weight given to conserving landscape and scenic beauty. Development will be permitted where it is not, individually or cumulatively, harmful to the special qualities or statutory purposes of the AONB.
27. Policy 38 requires that development should be designed and managed to the highest environmental standards and have regard to the conservation priorities and desired outcomes of the North Pennines AONB Management Plan and to the guidance given in the North Pennines AONB Planning Guidelines, the North Pennines AONB Building Design Guide and the North Pennines AONB Moorland Tracks and Access Roads Planning Guidance Note.

28. Policy 39 (Landscape) states that proposals for new development will only be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views. Proposals are expected to incorporate appropriate mitigation measures where adverse impacts occur. Development affecting Areas of Higher landscape Value will only be permitted where it conserves and enhances the special qualities, unless the benefits of the development clearly outweigh its impacts.
29. Policy 44 (Historic Environment) seeks to ensure that developments should 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. The policy advises on when harm or total loss of the significance of heritage assets can be accepted and the circumstances/levels of public benefit which must apply in those instances.

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

<https://www.durham.gov.uk/article/3266/Development-Plan-for-County-Durham>

CONSULTATION AND PUBLICITY RESPONSES

EXTERNAL CONSULTEE RESPONSES:

30. *Environment Agency* – No objection subject to a condition requiring the proposed building to be designed to flood and allow the passage of water.
31. *AONB* – No comments received.

INTERNAL CONSULTEE RESPONSES:

32. *Landscape* - There is insufficient information regarding the existing and proposed site sections in relation to the watercourse and neighbouring stone-built building and how it is going to be reconciled the existing landform. However, the repositioning of the building does not address the previously expressed concerns regarding the scale and design of such a building in this location. It is considered that the proposal would constitute inappropriate development which will have adverse landscape impacts due to the design, form, scale and appearance of the proposed and will appear incongruous in its setting and out of keeping with the character of the area.
33. *Design and Conservation* – The stone building which would sit adjacent to that proposed is considered to be a non-designated heritage asset both in its own right as a relatively intact example of a building present on the first edition OS plan of 1860 but also as part of the wider mill complex which sits in a very attractive waterside location by virtue of the former use. The 1860 OS plan identifies this as a corn mill, however, it appears to be disused by 1898 making the survival of the building even more surprising. The scale, design and materials would combine to be harmful to the entire setting of the complex of building and therefore harmful to the surrounding landscape which is so much a part of the functional location selected in the first place. The proposal is considered to be contrary to Policy 44 of the adopted County Durham Plan and as such is unacceptable in the current form. The repositioning of the building does not address the previously expressed concerns regarding the scale and design of such a building in this landscape context.
34. *Ecology* – No objection
35. *Environmental Health Nuisance Action* – No objection

36. *Rights of Way* – No objection subject to the access to Muggleswick Footpath 1 is not affected.

PUBLIC CONSULTATION:

37. Three letters of public consultation were sent out to nearby residents. A single letter of representation was received from the Parish Council in support of the application. The letter states that the Parish Council consider that the building has been carefully designed to be in keeping with the area and its immediate setting.

APPLICANTS STATEMENT:

38. I have been asked to prepare an applicant's statement in preparation of determination of the planning application to demolish a redundant building and replace with a mono pitch steel portal frame machinery store clad in corrugated iron and timber boarding.
39. Demolition of timber frame corrugated iron and timber clad store and replace with steel frame under corrugated iron single pitch roof agricultural machinery store (13.72m x 6.10m) to provide covered secure storage of machinery used in conjunction with the existing livestock farm.
40. The intended use of the building is to store existing high value machinery for example tractor, 14ft livestock trailer, 8 tonne tipping trailer, grass cutter, grass tedder, grass rake, bailer, pasture topper and post knocker being the main items. Some of these items are longer than 6.10m, therefore the building is designed with two points of access, one on the west elevation and the other on the south elevation, with this access point allowing machinery to be reversed into the building down its length.
41. The proposed storage building will be located partly on the site of an existing redundant store and is designed to make use of the existing hardstanding and upgrade the existing store to be more suitable in size for the storage of modern agricultural machinery. The proposed building is designed to be clad in recycled corrugated iron painted black, with the rear (roadside west elevation) clad with double boarded tanalised timber vertical cladding, both materials are taken from the existing store to assist in its appearance and interaction into the conservation area and are of agriculture nature typical of the area.
42. The site is also chosen to be concealed from the wider viewing points of the AONB, for example the C2C Waskerley Way and the site can be only viewed from the public highway or the public footpath for approximately 100m when travelling past Horsleyhope Mill on Healeyfield Lane on the public highway or walking along the public footpath adjacent to the site due to the topography of the immediate area.
43. Following consultation with Ms Sarah Seabury regarding the previous withdrawn application under reference DM/21/01125/FPA, the building has been moved southwest to ensure there is no interaction with the non-designated heritage asset in the form of the existing building to the existing byre with loft above to the north, while also being subservient to this building but maintaining a link to the existing farm steading and access points to the farmland without creating sporadic linear development.
44. There have been alternative sites considered for the positioning of the building, however due to the topography of the area, existing trees, the location of the Horsleyhope Burn and all other areas lying within a flood risk area (please see flood risk map on the Flood Risk Assessment) which regularly flood, there is no other

suitable site on the holding without moving the building into open countryside away from the existing building range and causing greater impact in the Area of Outstanding Natural Beauty as well as causing a significant security issue, for the high value machinery, which is proposed to be stored in the building.

45. It is concluded that the building is designed very carefully and position in site which has minimal impact on the landscape, while dealing with a constrained site due to topography and flooding from the Horsleyhope Burn, the topography particularly assists with reducing the impact of the building on the AONB. The applicant and immediate family have developed the property in the AONB over that last 38 years and effectively resulting in the way the immediate setting looks. There is no intention of spoiling the AONB or the area that we live and would not be making an application if this was the case, having carefully considered the design and location taking this into account. However, without gaining the appropriate approval the applicant and family will have no choice to purchase temporary storage shipping containers and wagon bodies and position them on the site to protect their business assets in the form of agricultural machinery, which will certainly have a detriment to the AONB and immediate landscape setting.

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=summary&keyVal=QYOY30GDHZP00>

PLANNING CONSIDERATIONS AND ASSESSMENT

46. As identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004 the key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The main considerations in regard to this application are the principle of the development, impact on the AONB and landscape, impact on the non-designated heritage asset and design, flood risk, impact on the right of way and residential amenity.

The Principle of the Development

47. The NPPF paragraph 84 supports the sustainable growth and expansion of all types of business and enterprise in rural areas. In addition, Policy 10(a) supports development in the countryside when it supports an existing enterprise subject to design principles. The applicants currently operate a farm business from the land and the proposed storage building would be utilised for this ongoing operation. The principle of a replacement storage building is therefore considered to be acceptable under Policy 10(a).

Impact on the AONB and Landscape

48. Part 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by, among other things, protecting and enhancing valued landscapes. It goes on to give great weight to the conservation and enhancement of landscape and scenic beauty within Areas of Outstanding Natural Beauty (AONB) and this is supported by Policy 38 of the County Durham Plan. The scale and extent of development within the AONB should be limited, sensitively located and designed to avoid or minimise adverse impacts. Policy 39 of the County Durham Plan advises that new development will only be permitted where it would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or important features or views. Furthermore, Policy 10(l) of the County Durham Plan

requires development to not give rise to unacceptable harm to the heritage, intrinsic character, beauty or tranquillity of the countryside unless it can be appropriately mitigated.

49. The application site is located within the North Pennines AONB in a prominent position next to Healeyfield Lane (C16) and Public Right of Way Muggleswick Footpath 1. The application site slopes to the northeast towards the old stone building and south and east towards Horsleyhope Burn. In addition, the Landscape Officer has advised that the proposed location of the building would likely require an extension of the level platform southeast towards the burn due to erosion. Part NB5 of the AONB Building Design Guide advises that aspects of topography, orientation and views into and from the site, accessibility, and impact on surrounding buildings and public spaces should be fully considered and that this should be demonstrated within the submission.
50. The applicant has not provided any site sections, finished levels or information with regard to how the building would be reconciled with these gradients or required earthworks, how the building would be accessed from the southern door or the relationship between the proposed building with the neighbouring old stone building. These details are required to determine the full extent of the impact of the proposal on the character of the landscape and AONB.
51. Nevertheless, in terms of the information provided, the proposed building would be located over the footprint of the existing building but would extend both north and south. The existing building has a footprint of approximately 14sq.m whilst the proposed building has external dimensions of 6.4m by 13.8m resulting in a footprint of approximately 88.3sq.m which is over 6x larger. The storage building would be located on a relatively narrow strip of land (approximately 12m width) between the road to the west and the burn to the east. Its positioning and size would locate the structure closer than the current building to both the burn and the existing old stone building by approximately 4m and 2m respectively. While the existing building is located within 1.2m of the road it is in excess of 5.5m from the burn, the proposed storage building would be sited with the south eastern corner only 1.3m from the burn and the north western corner 1.4m from the road. The proposal results in a cramped appearance with a building overly large for the landscape characteristics of its locality.
52. The applicant has advised that the size of the storage building has been determined by the size of the machinery to be stored within it which includes items longer than 6.10m. Whilst this rationalises the scale of the storage building proposed it does not justify its position within the landscape. The applicants have advised that alternative sites within their ownership have been considered but that they would not be suitable. An alternative site was discussed during a site meeting, but the applicants have provided no site specific evidence why this location would not be suitable. The Landscape Officer has stated that the proposal would constitute inappropriate development which will have adverse landscape impacts due to the design, form, scale and appearance of the proposed and will appear incongruous in its setting and out of keeping with the character of the area.
53. The application site is readily visible in its immediate locality within the AONB to users of both the neighbouring road and PROW. The proposal would replace an existing small building of agricultural character with a considerably larger structure with a more industrial character which would appear to be cramped in the landscape thus increasing its visual prominence. Its design and siting would result in a detrimental impact on the intrinsic character and beauty of the locality and would neither conserve nor enhance the landscape or scenic beauty of the AONB. It is therefore considered that the proposal would result in unacceptable harm to the character of the landscape

and the AONB and is contrary to Part 15 of the NPPF, Policies 10(l), 38 and 39 of the County Durham Plan.

Impact on the non-designated heritage asset and design

54. The NPPF, paragraph 203 states that the effect of an application on the significance of non-designated heritage assets should be taken into account when determining applications and balanced judgement of the scale of harm or loss is required. This is supported by Policy 44 of the County Durham Plan which requires developments to sustain the significance of non-designated heritage assets and their setting. In addition, Policy 29 of the County Durham Plan requires development to contribute positively to an area's character, identity, heritage significance and landscape features. Policy 10 sets out design principles for development in the countryside in terms of siting, scale and design in line with Policy 29.
55. The proposed storage building would be located approximately 17m to the south of an existing old stone building. The Design and Conservation Officer has advised that this building is considered to be a non-designated heritage asset (NDHA) both in its own right and as part of the wider mill complex which sits in an attractive waterside location due to its former use. The NDHA is a relatively intact example of a building dating from at least 1860 identified on an 1860 OS plan as a corn mill. As such the significance of both the building and its setting should be protected under Policy 44.
56. The existing building is in poor condition but was previously small scale with a dual pitched roof clad in black corrugated sheets with wooden cladding to the road frontage. The proposed storage building would have a more industrial quality with a mono pitch roof with large double sliding doors. The original design of the withdrawn application included sheet cladding to all sides of the building and access doors. The current submission includes the use of recycled sheeting to the roof, eastern, northern and southern elevations and timber cladding to the western elevation and sliding double doors. Whilst the change in materials is welcomed it does not override the concerns raised previously with regard to the siting and scale of the building and its overall character.
57. The proposal would introduce a large building of industrial character into the setting of the NDHA. As set out above, the building would appear cramped and incongruous at this location given the existing landscape characteristics. It would occupy a dominant and prominent position adjacent to the road and PROW which would detract from the NDHA. Given its scale and design it is considered that it would not enhance the heritage significance or identity of the locality as a historic mill complex. The Design and Conservation Officer has stated that at its current scale and design the proposal cannot be supported as a result of this impact.
58. The introduction of the building of this design, scale and siting would result in a negative change in the overall character of the landscape and specifically the functional character of this location by the watercourse as part of historic mill activity. It is considered that the introduction of the proposed storage building at this location would result in harm to the setting of a non-designated heritage asset contrary to Part 16 of the NPPF and Policies 10(l), 29 and 44 of the County Durham Plan.

Flood Risk

59. The application site is located within 1.3m of the Horsleyhope Burn to the east of the proposed building and within Flood Zone 3 (High Risk) as defined by the Environment Agency Flood map. The applicant has provided a flood risk assessment for the proposed works which advises that the building can be built to allow the passage of

water should a flooding event occur. The Environment Agency has raised no objection to the proposal subject to the inclusion of a condition to ensure that the recommendation of the flood risk assessment is implemented prior to the occupation of the building and its retention and maintenance for the lifetime of the development. It is therefore considered that the proposal is in accordance with Part 14 of the NPPF and Policy 35 of the County Durham Plan.

Impact on the Public Right of Way

60. The Public Right of Way (Muggleswick Footpath 1) is located immediately south west of the proposed building. It is not proposed to disturb the surface of the footpath or prevent access. The Rights of Way Officer has raised no objection to the proposal subject conditions to ensure that access is maintained and that surface water from the building does not impact the surface of the footpath. Both requirements can be controlled by condition. It is therefore considered that the proposal is in accordance with Policy 26 of the County Durham Plan.

Residential Amenity

61. The nearest residential property to the proposed storage building is within the applicants' ownership. The next nearest properties are in excess of 200m. Given the distance between the application site and neighbouring properties and the nature of the proposed use of the storage building it is considered that the proposal would not result in a detrimental impact on residential amenity in accordance with Policy 31 of the County Durham Plan.

CONCLUSION

62. The application is for the replacement of an existing small-scale building with a purpose-built storage building to support an existing agricultural enterprise. The proposed building would be significantly larger than the current building and would be located within a visually prominent location within the North Pennines AONB and within the setting of a NDHA with its significance associated with its landscape position adjacent to the neighbouring Horsleyhope Burn.
63. Whilst the principle of a replacement building is supported and subject to condition, would be acceptable in terms of flood risk, rights of way and residential amenity, it is considered that due to its siting, design and scale the proposal would be inappropriate development at this location which would result in an adverse impact on the landscape and scenic beauty of the AONB and harm the significance of the setting of the NDHA. Overall, the application is contrary to Parts 15 and 16 of the NPPF and Policies 10(l), 29, 38, 39 and 44 of the County Durham Plan.

RECOMMENDATION

That the application be REFUSED for the following reasons:

1. The proposed storage building would be inappropriate in respect of its siting, scale and design resulting in an unduly prominent feature in the landscape. The proposal fails to protect or enhance the valued landscape within the Area of Outstanding Natural Beauty. The proposal would therefore result in unacceptable harm to the character, quality and distinctiveness of the local landscape scenic beauty of the Area of Outstanding Natural Beauty contrary to Part 15 of the NPPF and Policies 10(l), 38 and 39 of the Country Durham Plan.

2. The proposal would result in a building which would appear visually prominent and incongruous within its locality given its scale, siting and design thereby resulting in harm to the significance of the setting of the non-designated heritage asset contrary to Policies 10(l), 29 and 44 of the County Durham Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority 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.

BACKGROUND PAPERS

The National Planning Policy Framework (revised 2018)
National Planning Practice Guidance Notes
Durham County Plan 2020
Statutory, internal and public consultation responses
Submitted forms, plans and supporting documents
North Pennines AONB Management Plan
North Pennines AONB Building Design Guide



Planning Services

Demolition of timber frame and replace with steel frame under corrugated iron single pitched roof with recycled corrugated iron and timber boarding side cladding for the storage of agricultural machinery used in conjunction with the existing livestock farm.

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Comments

Date 25 November 2021

Scale NTS