



## Planning Services

# COMMITTEE REPORT

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### APPLICATION DETAILS

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Application No:	DM/21/01900/FPA
Full Application Description:	Alterations to 2no. existing Agricultural Buildings (retrospective application)
Name of Applicant:	Westgarth
Address:	Biggin Farm New Brancepeth Durham DH7
Electoral Division:	Deerness
Case Officer:	Leigh Dalby (Senior Planning Officer) Tel: 03000 261 959 Email: leigh.dalby@durham.gov.uk

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### DESCRIPTION OF THE SITE AND PROPOSAL

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#### The Site

1. The application site is located within the open countryside approx. 2.0km to the west of New Brancepeth and 1km to the east of Esh Winning. The application relates to 2no. agricultural buildings situated within the existing farm yard of the agricultural holding. The surrounding area is predominantly rural in character although there are a number of residential dwellings located within approx. 0.4m to the North-East and South.

#### The Proposal

2. The proposal seeks retrospective planning permission for the installation of pre-cast concrete panels to 2no. agricultural buildings to infill between the steel frame supports. Building A (used as a grain store on officer visit) will be enclosed on three sides with a maximum height of 3.0m, building B (used to house livestock) will have 1.0m high panels along the main front elevation of the building.

3. The application is reported to the Planning Committee at the request of Councillors D Nicholls to permit the local residents to speak in relation to the proposal.

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## PLANNING HISTORY

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4. Whilst there is no history considered relevant to this proposal, a summary of the recent planning history is as follows:

DM/18/00864/FPA Construction of 2No. pig finishing buildings for 2000 pigs and 4No feed silos at Biggin Farm, New Brancepeth.

Retention of extension to existing agricultural building at Hill House Farm, New Brancepeth, to house pigs Application Withdrawn 15th October 2019

DM/17/00919/FPA Construction of 2no. pig finishing buildings for about 4000 pigs and 5no. feed silos. Retention of extension to existing agricultural building at Hill House Farm to house pigs. Amended description and plan with amended siting, engineering works and landscaping with amended and updated environmental statements to include cumulative impact with 1000 pigs at Hill House Farm. Application Withdrawn 21st March 2018

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## PLANNING POLICY

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### **NATIONAL POLICY**

5. 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 dependent.
6. The presumption in favour of sustainable development set out in the NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles'. The following elements of the NPPF are considered relevant to this proposal;
7. 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.

8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. NPPF Part 15 Conserving and Enhancing the Natural Environment - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

**LOCAL PLAN POLICY:**

14. The following policies within the County Durham Local Plan are considered relevant in terms of this proposal:
15. 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.

16. 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.
17. Policy 29 (Sustainable Design) requires all development proposals to achieve well designed buildings and places having regard to SPD and sets out 18 elements for development to be considered acceptable, including: 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. Provision for all new residential development to comply with Nationally Described Space Standards, subject to transition period.

Provision for alterations and extensions to residential property to be sympathetic to existing building and character and appearance of area

Provision for signage, adverts, street furniture and public art to be appropriate and sympathetic to users and local setting and not detrimental to visual amenity or public highway safety

Provision for major developments to appropriately consider the public realm in terms of roads, paths, open spaces, landscaping, access and connectivity, natural surveillance, suitable private and communal amenity space that is well defined, defensible and designed to the needs of its users.

Provision for new major residential development to be assessed against Building for Life Supplementary Planning Document, to achieve reductions in CO2 emissions, to be built to at least 30 dwellings per hectare subject to exceptions. All new development to achieve BREEAM minimum rating of 'very good'.

18. 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 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 locating of 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.

19. Policy 40 (Trees, Woodlands and Hedges) states that proposals for new development will not be permitted that would result in the loss of, or damage to, trees, hedges or woodland of high landscape, amenity or biodiversity value unless the benefits of the scheme clearly outweigh the harm. Proposals for new development will be expected to retain existing trees and hedges or provide suitable replacement planting. The loss or deterioration of ancient woodland will require wholly exceptional reasons and appropriate compensation.
20. Policy 41 (Biodiversity and Geodiversity) restricts development that would result in significant harm to biodiversity or geodiversity and cannot be mitigated or compensated. The retention and enhancement of existing biodiversity assets and features is required as are biodiversity net gains. Proposals must protect geological features, have regard to Geodiversity Action Plans and the Durham Geodiversity Audit and where appropriate promote public access, appreciation and interpretation of geodiversity.

Development proposals where the primary objective is to conserve or enhance biodiversity or geodiversity will be permitted if they comply with other local plan policy. Development proposals which are likely to result in the loss of deterioration of irreplaceable habitats will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.

*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 AND INTERNAL RESPONSES:**

21. The following comments were received following consultation with Statutory and Internal consultees.
22. **DCC Design and Conservation** – The application seeks consent on a retrospective basis for alterations to 2 no existing barns involving the installation of exterior concrete panels.

The subject barns are not listed, are not within any designated conservation area, do not meet the criteria as non-designated heritage assets (NDHA) and do not fall within the setting of any designated heritage assets. They fall within the setting of Eshwood Hall, on the local list of Historic Parks, Gardens and Designed Landscapes, a NDHA, and the built NDHA contained within the Hall estate. This site is a 60 acre estate that included parkland, woodland and gardens with glass houses, fish ponds, waterfalls and rockeries. Its local heritage significance moderate as a industrialists 19th-century landscaped park and grounds.

Despite the close relationship between the NDHA and New Biggin farm there are intervening buildings, topography, and tree coverage with clear legibility between the two sites of differing character.

The works carried out relate to two existing buildings with no increase in size, scale or massing, and such concrete panels of a grey muted appearance are commonly associated with large agricultural shed type buildings. Based on the above, they would be considered to cause no adverse effects to the setting of the NDHAs identified. It would therefore be recommended that the application is in accordance with NPPF Section 16 and County Durham Plan Policy 44 expecting development proposals to sustain and conserve the setting of NDHAs.

23. **DCC Env. Health Statutory Nuisance** – The information submitted demonstrates that the application complies with the thresholds stated within the TANS. This would indicate that the development will not lead to an adverse impact.

In addition, I can confirm that I have assessed the environmental impacts which are relevant to the development in relation to their potential to cause a statutory nuisance, as defined by the Environmental Protection Act 1990 and would comment as follows:

I am satisfied, based on the information submitted with the application, that the development is unlikely to cause a statutory nuisance.

24. **DCC Landscape** - It is acknowledged that the concrete panels are utilitarian and stark in appearance, they will however weather to a darker tone of grey and the alterations are broadly sympathetic to and in keeping with other modern agricultural sheds in the wider area. No landscape objections are raised to the proposal.
25. **DCC Ecology** – No objection.
26. **DCC Public Rights of Way** –The proposed alterations to 2 existing agricultural buildings have no direct impact on Brandon Footpath 54 that follows along the access track to Biggin Farm and pass to the east of the buildings.
27. **Brandon and Byshottles Parish Council** – Objects to the proposal as it will lead to associated slurry, noise and odour which will have an increased adverse impact on the quality of the local environment and the amenity of nearby properties and villages across Deerness Valley

The application offers no economic or environmental benefits to the local community and would significantly diminish the enjoyment of the visual landscape, appearance and character of the beautiful Deerness Valley.

#### **NON-STATUTORY RESPONSES**

28. The following comments were received following consultation with non-statutory and consultees:

29. **The Woodlands Trust** – The proposal would be contrary to NPPF 180(c) in that the proposal would result in the increase of livestock on the site resulting in increased impacts of caused by increases in nitrogen pollution on nearby ancient woodlands.
30. **Eshwood and Hareholm Residential Group** – The group submitted a odour appraisal in relation to the proposal that states that the use of the buildings for the purpose of housing pigs will cause an odour nuisance on nearby residents.

## **PUBLIC RESPONSES**

31. The application has been publicised by way of site notice, and notification letters sent to neighbouring properties, in response 16no. letters of objection, and 2no. representations were received, a summary of the material planning points of objection are as follows:

### **OBJECTION**

- The use of the building for the purposes of housing pigs will result in noise and odour nuisance impacting the amenity of the area and local residents
- There will be an Environmental impact from the slurry spraying resulting from disposal of pig waste
- Heavy traffic visiting the site to transport goods and livestock will impact the local road networks
- Impact on the ancient woodlands as a result of the housing of pigs
- Less than 400m proximity to other residential dwellings which is not allowed under permitted development rights.

### **APPLICANTS STATEMENT:**

32. The application is for minor building works which have already been carried out. The works have had a minimal impact on the appearance of the buildings or the wider setting. Indeed the works are consistent with the appearance of the existing buildings both in terms of material and colour. With or without the building works, the buildings can be used lawfully for the accommodation of livestock. The building works undertaken have not facilitated the use of the buildings for livestock in anyway.

*The above 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/search.do?action=simple&searchType=Application>*

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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33. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the development plan, decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with Paragraph 47 of the National Planning Policy Framework (NPPF), the policies contained therein are material considerations that should be taken into account in decision-making.

Other material considerations include representations received. In this context, it is considered that the main planning issues in this instance relate to the principle of the development, impact on residential amenity, the character and appearance of the area and visual amenity and highway safety.

### Principle of Development

34. 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.
35. Policy 10 states that developments will be supported which seek to support existing agricultural enterprises including new or extension to existing buildings, structures or hard standings required for the function of that enterprise. In this regard it is considered that the proposal can draw support in principle from this policy given that the proposal seeks to alter existing farm buildings to facilitate and support their use for further farming purposes, subject to the design, construction and scale, and other material planning consideration as detailed below.

### Impact upon Residential Amenity

36. Policy 29 (Sustainable Design) of the CDP 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.
37. The above policies and SPD are in broad accordance with paragraph 130 of the NPPF which requires that planning decisions should ensure that developments will create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
38. Given the nature of the proposal and its location it is considered that the addition of concrete panels to existing building within the farmyard will comply with the provisions of policy 29 in that the alteration will improve the appearance and character of the buildings and permit a greater economic opportunity for the farming enterprise to accord with criteria a and b, the remaining criteria within Policy 29 are not considered relevant in the consideration of this proposal.



39. 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.
40. The Council's Env. Health officer has accessed the development and concluded that the proposal subject of the application is acceptable and will not lead to a statutory nuisance.
41. Objection in relation to the proposal have mainly centred on the use of the farm for the purposes of keeping livestock (Pigs), the resulting noise, smells, spraying of livestock waste which has a detrimental impact on the residential amenity of the local residents and impact on the environment and local woodland, and that the alteration to the buildings will further allow the use to intensify.
42. The use of the farm and its buildings for farming practices is established in this location and are lawful in planning terms. The planning system does not differentiate between whether a farm operates as an Arable, Pastoral or Mixed farming practice. Section 55(2)(e) of the Town and Country Planning Act 1990 (as amended) explicitly states "The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land...the use of any land for the purposes of agriculture or forestry (including afforestation) and the use for any of those purposes of any building occupied together with land so used;"
43. Therefore, the use of the existing agricultural land and buildings for pig farming is a lawful activity being within their existing agricultural use and is not development for the purposes of planning.
44. Additionally, the matter of whether the buildings can be used to accommodate livestock falls outside of the controls of planning legislation, provided those levels do not intensify above the threshold for Environment Impact Assessment (EIA) development as defined within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The EIA regulation 17 of schedule 1 provides the levels as to when a farming practice becomes EIA development as 'intensive farming'; in this regard the farm would have to be rearing more than 3000 production pigs or 900 sows on the site.
45. The applicant has provided details that the farm will house 650 pigs on site, which is below the above thresholds set out within Regulation 17 of Schedule 1 of the EIA regulations, therefore the farming activity being undertaken on site is not EIA development as 'intensive farming' identified within schedule 1 of the EIA regulations.

46. The LPA has undertaken an EIA screening opinion on the proposal and is satisfied that the levels of activity at the farm does not constitute EIA development on the basis of the details provided.
47. Furthermore, in relation to the concerns of spraying of farm waste on land; the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 apply to development which is given planning permission under Part III of the Town and Country Planning Act 1990.
48. This means that only operations that are development as defined by s.55 within Part III of the Town and Country Planning Act 1990 (as amended) are controlled by the EIA regulations (where they meet the relevant thresholds as set out within the EIA regulations Schedules 1 and 2). However, the activity of spraying fields (whether using the waste from the pigs on site, or through importing fertilizer or animal waste) is neither development nor permitted development as this does not fall within the definition of development as defined by s.55 of the Town and Country Planning Act 1990 (as amended) being an agricultural activity and is therefore outside of the control of Planning Legislation and the EIA regulations.
49. Whilst the above matters are acknowledged to being of concern to the local residents, given the use of the farm and it's buildings are lawful for the purposes of farming (including housing pigs and livestock) that pigs and livestock could and will be housed within the buildings with or without the addition of the concrete panels, and the spraying of waste is not development in planning terms, the above these matters raised are outside of the control of this application.

#### Highway and Pedestrian Safety

50. Policy 21 of the CDP requires that all development ensures that any vehicular traffic generated by new development can be safely accommodated and have regard to Parking and Accessibility Supplementary Planning Document
51. Due to the nature of the proposal the Council's Highway Engineers were not consulted, however it is considered that the addition of concrete panels within the existing buildings within the farmyard would not have a detrimental impact on the safety of any road users
52. In light of the above it is considered that the proposal complies with Policy 21 of the County Durham Plan, and Part 9 (Paragraph 112) of the NPPF and is acceptable in this regard.
53. It is noted that objections were raised in relation to the highway safety given the use of the farm for livestock purposes will require additional transportation that will have a detrimental impact on the local and rural road networks.
54. However, as detailed above, the use of the farm for farming practices (whether arable, pastoral or mixed) is established, and not a matter for consideration in the determination of this planning application, which is seeking minor alterations to existing farm buildings, as such this is not something which can be afforded weight in the determination of this application.

### Impact on the character and appearance of the area

55. Policy 29 (Sustainable Design) of the County Durham Plan 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.
56. Policy 29 states that all developments 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.
57. The nature of the alteration to the to the building as outlined above are considered to be relatively minor in nature, and have a functional form and appearance as is characterised within farming buildings, and within the immediate setting within the farm yard.
58. It is therefore considered that the proposal is acceptable in relation to Policy 29, as the additional of concrete panels to farming buildings will not have a detrimental impact on the character and appearance of the area (being within the existing farm yard) and will not impact the amenity and privacy of any surrounding land users..

### Ecology

59. Policy 41 (Biodiversity and Geodiversity) of the CDP seek to restricts development that would result in significant harm to biodiversity or geodiversity and cannot be mitigated or compensated. The proposal has been assessed by a County Ecologist on the basis of the proposal presented to planning committee and has offered no objection to the proposal.
60. It is therefore considered that the application is acceptable in regard to Policy 41, in that the proposal to install concrete panels within an existing building would not result in any ecological harm as a direct result of the proposal.

### Residual Matters

61. An objection has been received from The Woodland Trust, in relation to the impacts of increased livestock and the resulting impacts of increases in nitrogen pollution on nearby ancient woodlands.
62. Paragraph 180(c) of the NPPF 2021 states "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists"

63. The Woodland Trust are of the opinion that the installation of the concrete panels within the existing buildings will facilitate their use to house livestock and result in increased levels of ammonia pollution. However, as previously stated the use of the buildings to house livestock is lawful, and that livestock could be housed within the buildings with or without the addition of the concrete panels, the applicant has confirmed that the buildings would still function as pig housing if the panels had not been undertaken.
64. Therefore, given that the activity of housing pigs is lawful and that the farm has a genuine, realistic and intention to house pigs within the buildings with or without the concrete panels, it is considered that it is not reasonable to argue that the addition of the concrete panels will result in the loss or deterioration of irreplaceable habitats (as suggested) and that the proposal of the addition of concrete panels is acceptable in regard to the provision of paragraph 180 of the NPPF.
65. A number of objections and representations highlight that The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that the for the purposes of that order the use of buildings to house livestock is not permitted without planning permission. This is correct; however, objectors have inferred that given that the General Permitted Development Order (GDPO) does not permit the use of building within 400m of residential properties without planning permission that therefore no buildings can be used for livestock purposes within that 400m range.
66. This however is incorrect, the GDPO simply sets the criteria as to if or when a planning consent is necessary for a development, it does not set out the criteria for acceptability that must govern the determination of any planning application, as members will be aware a planning application must be considered on it's individual merits, which have been outlined above.

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## CONCLUSION

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67. In summary it is considered that the principle of the alteration of the farm buildings through the addition of concrete panels in is acceptable in planning terms as detailed above in accordance with Policies 10, 21, 29, 31, 40 and 41 of the County Durham Plan and Parts 2, 4, 8, 9, 11, 12 and 15 of the National Planning Policy Framework.

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## RECOMMENDATION

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68. That the application be **APPROVED** subject to the following conditions.
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

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

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy(ies) 10, 21, 29, 31, 40 and 41 of the County Durham Plan and 2, 4, 8, 9, 11, 12 and 15 of the National Planning Policy Framework.

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## STATEMENT OF PROACTIVE ENGAGEMENT

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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

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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 (2021)

National Planning Practice Guidance Notes

County Durham Plan (2020)

Statutory, internal and public consultation responses



<p><b>Planning Services</b></p>	<p>Alterations to 2no. existing Agricultural Buildings (retrospective application)</p>	
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	<p><b>Date</b> 18.02.2022</p>	<p><b>Scale</b> NTS</p>