



## Planning Services

# COMMITTEE REPORT

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### **APPLICATION DETAILS**

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Application No:	DM/21/03497/FPA
Full Application Description:	Erection of Three storey extension to Sports and Music Hall building with associated landscaping.
Name of Applicant:	Mr Paul Bradley
Address:	New College Durham, Framwellgate Moor, Durham, DH1 5ES
Electoral Division:	Framwellgate Moor
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 comprises part of an existing and well-established college facility at New College Durham, Framwellgate Moor, Durham. The school offers a wide variety of educational courses and higher education qualifications ranging from construction and engineering workshops, health and beauty salons, sports and performing arts and general teaching.
2. The site is located to the north west of Durham City Centre and is bounded by the A167 and open space to the west and housing to the north, south and east, the latter being separated from the existing buildings by several sports pitches.
3. In terms of existing buildings, the site comprises a large main building of notable footprint which is set to the north of 2 smaller buildings of three storey height set parallel to the A167 to the west. In addition, the site also includes a large college car park between the main entrance to the south and the buildings to the north.

4. With regards to access, the site is served by a vehicular access taken from Dryburn Road and it is also noted that a public right of way bisects the site north to south between the buildings and sports pitches.

### The Proposal

5. The application seeks full planning permission for the erection of a three storey extension to the eastern side of the existing Sports and Music Building which is located to the south-east of the main college building. The proposed extension would be used to accommodate teaching space for new T Level qualifications in various subjects. And create 40 FTE new job vacancies.
6. The extension is a 3 storey adjacent to the existing building reducing to 2 storey as it projects eastwards. The building is of a contemporary design with a strong vertical emphasis through the use of glazing and vertical cladding. The building is to be finished using a mix of render, metal cladding and timber.
7. The application is reported to the Planning Committee in accordance with the adopted scheme of delegation being a major development.

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## **PLANNING HISTORY**

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DM/18/01943/FPA Three storey extension to existing building and associated landscape works. Approved 15th November 2018.

4/08/00640/OUT Outline application including details of access, layout and scale for the erection of 1 no. three storey building to provide additional teaching facilities, cafe and crèche (amended description) Approved 9th October 2008.

4/99/00539/OUT Erection of additional college buildings to include sports complex, learning resource centre, performing arts centre, refectory extension, nursery, student residential block and student union (Outline) at New College, Durham Approved 6th December 2000.

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## **PLANNING POLICY**

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### **National Policy**

8. 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.
9. 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;

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 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.
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 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.
14. *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.
15. *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:

16. The following policies of the County Durham Plan are considered relevant to the determination of this planning application:
17. *Policy 6 Development on Unallocated Sites* supports development on sites not allocated in the Plan or Neighbourhood Plan, but which are either within the built-up area or outside the built up area but well related to a settlement will be permitted provided it: is compatible with use on adjacent land; does not result in coalescence with neighbouring settlements; does not result in loss of land of recreational, ecological, or heritage value; is appropriate in scale, design etc to character of the settlement; it is not prejudicial to highway safety; provides access to sustainable modes of transport; retains the settlement's valued facilities; considers climate change implications; makes use of previously developed land and reflects priorities for urban regeneration.
18. *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.
19. *Policy 29 Sustainable Design* details general design principles for all development stating that new development should contribute positively to an areas' character, identity, heritage significance, townscape and landscape features, helping to create and reinforce locally distinctive and sustainable communities.
20. *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.
21. *Policy 32 (Despoiled, Degraded, Derelict, Contaminated and Unstable Land)* requires that where development involves such land, any necessary mitigation measures to make the site safe for local communities and the environment are undertaken prior to the construction or occupation of the proposed development and that all necessary assessments are undertaken by a suitably qualified person.
22. *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. Amongst its advice, the policy advocates the use of SuDS and aims to protect the quality of water.

23. *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.

### **Neighbourhood Plan**

24. The application site is not located within an area where there is a Neighbourhood Plan to which regard is to be had.

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **Statutory and Internal Consultee Responses:**

25. *DCC Highways Management* - A detailed Transport Statement has been provided which outlines the existing and proposed parking situation on site.

Given the existing 'headroom' of 175 spaces, with the new extension and extra staff and student parking demand, there would still be approximately 83 spaces. Given this, it is therefore unlikely that there would be any impact on the surrounding road network, and so the application is considered acceptable from a Highways perspective.

26. *DCC Env. Health Contaminated Land* – No objection subject to conditions

27. *DCC Statutory Nuisance* – No objection subject to conditions

28. *DCC Drainage* – The general approach to the drainage is considered appropriate, however, further verification is required prior to the final agreement of the design solution

29. *DCC Landscape* – Originally, the design of the proposals needs further consideration prior to determination. I would recommend the following.

There is a cycleway to the north-east of the proposed building which is devoid of tree planting and is stark in appearance but there is an established hedge along the eastern boundary which provides a barrier between the playing fields and the car park. Tree planting close to the existing hedgerow of Common Oak (*Quercus robur*) at 20m centres would help to visually break views of both existing and the proposed building in the longer term.

The design and access statement describes the approach to landscaping of the site and includes proposals for tree and shrub planting and rain gardens. Landscape plans appear to be confined to a general arrangement and show

tree planting only. More detail on the rest of the landscape proposals is therefore anticipated.

The proposed planting scheme would need to be sustainable and therefore details for plant establishment and maintenance should be provided.

Trees proposed close to buildings would need underground root barriers to prevent conflict between, foundations and roots.

Following the submission of further information it was agreed that the suggested tree planting location to the east of the cycleway is outside of the application red line boundary and as such outside of the control of this application. However, all other suggested landscape improvements can be secured through planning condition.

30. *DCC Ecology* – No objections

31. *DCC Policy* – Confirmed that the proposed has the potential to be compliant with CDP Policies.

#### **Public Responses:**

32. The application has been publicised by way notification letters sent out to neighbouring land owners (59no. in total), site note and press advert. Following the expiry of the consultation phase no objections, or representation were received.

#### **Applicants Statement:**

33. Since 2013, it has been compulsory for young people to remain in education, employment or training until 18. The importance of choice for post-16 education and training is crucial to addressing social inequalities as educational choices made at the age of 16 can have a long lasting impact on a child's future career and earning potential. A report by the Social Mobility Commission in 2016 identified that the North East has some of the fewest post-16 institutions to choose from.

New College Durham seek to expand the options for young people locally through the development of a specialist T-Level accommodation. T-Levels are a new, high quality, 2 year technical programme designed to prepare students for entry into skilled employment. Whilst initially launched in 2020, the range of T-Level subjects is set to expand through 2022 and 2023. At present, there isn't sufficient teaching accommodation on site, in terms of space or suitability, and therefore the T-Level extension has been proposed. The new building would include teaching accommodation for health and education, digital and science specifically addressing national skill shortages.

In respect to the merits of the planning application, the proposed extension would be sited within the land of the New College Durham on an area of existing car park. As shown in the submitted plans, the proposal would be appropriate

in form, massing and design in respect to the existing building and the wider site. Furthermore, careful consideration has been given to the sustainability of the design, particularly ensure that energy and carbon emissions are reduced through construction and operation. Moreover, the design include areas of landscaping which includes a rain garden with the dual purpose of attenuating surface water and to benefit local wildlife.

In addition to being of a good and sustainable design, the proposal would be of significant benefit locally in providing high quality teaching accommodation which should weigh in favour of the application. There are no objections to the application from statutory consultees or members of the public. The proposal constitutes a development fully in accordance with the adopted Local Plan and it is considered that there are no material considerations that would outweigh this. It is therefore considered that the proposal should be granted permission.

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## **PLANNING CONSIDERATION AND ASSESSMENT**

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34. 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 212 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 development, the impact on the character and appearance of the area, residential amenity, landscaping and parking, access and highway safety.

### Principle of Development

35. Policy 6 of the County Durham Plan supports development on sites which are not allocated in the Plan, but which are either within the built-up area or outside the built up area but well related to a settlement, stating that such development will be permitted provided it is compatible with uses on adjacent land; does not result in coalescence with neighbouring settlements; does not result in loss of land of recreational, ecological, or heritage value; is appropriate in scale, design etc to character of the settlement; it is not prejudicial to highway safety; provides access to sustainable modes of transport; retains the settlement's valued facilities; considers climate change implications; makes use of previously developed land and reflects priorities for urban regeneration.
36. As detailed above policy 6 of the CDP permits development on unallocated sites provided it meets the criteria set out within the policy. In this regard it is considered that the proposal can draw in principle support from this policy given that it is within the built-up framework of the Framwellgate area of the city and is specifically within the existing New College Durham complex, which has a well-established educational use and as such would not be prejudicial to any existing or permitted adjacent uses (criteria a). In addition, it is noted that the

site would not lead to coalescence with neighbouring settlements (criteria b), would not result in a loss of open land that has any recreational, ecological or heritage value (criteria c), has easy access to sustainable transport and local facilities (criteria f) and would not result in the loss of local facilities or services (criteria g). Consideration of criteria d, e, h of policy 6 is considered elsewhere within this report. It is not considered that criteria I and j are appropriate to the determination of this application.

37. It is therefore considered that the extension and expansion of existing educational facilities at the site is acceptable in principle, subject to the relevant material considerations as set out below. Furthermore, it is recognised that the extension would add to the range and quality of the current educational offer at the site, which is an important facility within the city. The proposal is considered acceptable in principle in accordance with fundamental aims of CDP Policy 6.

#### Impact on the Character and Appearance of the Surrounding Area

38. Paragraph 126 of the NPPF advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

39. 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 a positive contribution to an 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 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.

All new development to achieve BREEAM minimum rating of 'very good'.

40. It is considered that the design and appearance of the building will complement the existing contemporary appearance of New College Durham and the education complex and could be adaptable for various educational uses. The design will contribute to the character and appearance of the educational facility and encompasses a number of design features to reduce carbon emissions and energy usage through the massing, orientation and thermal performance of the building, increasing solar gain, heat recovery and shading, along with low water consumption technology.
41. As such, the proposal is considered to accord with CDP Policy 29 and Part 12 of the NPPF.

## Residential Amenity

42. Paragraph 130 of the NPPF advises that planning decisions should create places that have a high standard of amenity for existing and future users.
43. In line with this, CDP Policy 31 states that all new development that has the potential to lead to, or be affected by, unacceptable levels of air quality, inappropriate odours and vibration or other sources of pollution, either individually or cumulatively, will not be permitted including where any identified mitigation cannot reduce the impact on the environment, amenity of people or human health to an acceptable level.
44. In addition, criterion e) of Policy 29 requires all development proposals to provide high standards of amenity and privacy, and minimise the impact of development upon the occupants of existing adjacent and nearby properties.
45. The application site is located approx. 88.0m from the nearest residential properties to the East, as such it is considered that the extension will not have a detrimental impact on the privacy and amenity of the existing neighbouring residential uses.
46. The Council's Env. Health Section has assessed the development and concluded that the proposal will not cause a statutory nuisance in relation to dust and noise during the construction phase nor through the use of the building following construction for existing nearby residents subject to planning conditions to control noise levels emitted from any roof-based plant and equipment, and the agreement of precise details of all external lighting prior to the commencement of the development. Subject to the inclusion of planning conditions in this regard it is considered that the proposal is acceptable and would not have any unacceptable adverse impact upon the amenity of surrounding residents.
47. Therefore, the proposals are considered to accord with CDP Policy 29(e) and 31 and Part 12 of the NPPF.

## Parking, Access and Highway Safety

48. Paragraph 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
49. CDP Policy 21 relates to the delivery of sustainable transport and states that the transport implications of development must be addressed as part of any planning application and [in part] that all development should deliver sustainable transport by ensuring that any vehicular traffic generated by the development, following the implementation of sustainable transport measures, can be safely accommodated on the local strategic highway network. This displays a broad level of accord with the aims of Paragraph 110 of the

NPPF which states that planning decisions should ensure development provides safe and suitable access to the site can be achieved for all users.

50. Following the submission of the application concerns were raised in relation to the loss of car parking provision within the site (47no. spaces) and as such a transport statement was requested and subsequently submitted by a transport consultant which identified the current parking provisions on site and the demand for spaces. The report identifies there are currently 919 spaces onsite, with staff utilising 319 spaces, and 368 spaces for students who drive (15% of the student population), and 10 spaces lease to University Hospital of North Durham. This results in a total peak time demand of 697 space, resulting in a surplus of 222 available car parking spaces on site..
51. The report goes on to calculated that following the development (using the same ratios as currently evidenced at the college) there would be an additional demand for 29 staff spaces and 63 student spaces (total additional demand of 92 spaces). Therefore, the report concludes that given the current surplus of 222 that even when 92 spaces for additional staff and students and 47 spaces to facilitate the proposal are subtracted there will still be a surplus of parking on site totalling 83 spaces.
52. The Highway Authority have considered the transport statement and the proposal, and having examined the information supplied they have concluded that the proposal will not result in an unacceptable impact on the highway or parking; given that the surplus of 83 spaces as detailed. However, on previous applications to extend New College Durham it has been considered necessary for the college to provide a travel plan to support their aspirations of sustainable means of transport, as such it is considered necessary for this plan to be updated in light of this proposal, which can be secured via a planning condition.
53. It is therefore considered that the proposal is acceptable in terms of highway safety and parking in accordance with Policy 21 of the County Durham Plan and paragraph 110 of the NPPF.

#### Landscaping

54. 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.
55. In addition, Policy 29 of the CDP, required that developments should respond to the existing landscape and topography, take opportunities to create attractive view of and from the site, reflect and landscape characteristics, create opportunities for native species and make provision for the maintenance and management of landscapes
56. The Council's Landscape Section has considered the proposal and requested a number of additional landscape measures to be incorporated into the

development such as further planting (to be installed within wider areas of the College site), the submission and agreement of a revised landscape plan, a maintenance plan and provision for below ground root protection measures to prevent future conflict with the building.

57. Whilst the Council's Landscape Section requested improvements to the wider site this related to areas outside of the application site, and as such this would not meet the tests for planning conditions as set out within the National Planning Practice Guidance (particularly relevant, necessary and reasonable), and therefore not a matter which can be controlled as part of the current application. However, the applicant has agreed to the other matters which can be secured through planning condition. Subject to the inclusion of a planning condition(s) in this regard it is considered that the proposal is acceptable and would accord with the aims of Policies 29 and 39 of the CDP.

### Drainage

58. Policy 35 (Water Management) of the CDP 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. Amongst its advice, the policy advocates the use of SuDS and aims to protect the quality of water.
59. The application is supported by a Drainage Strategy and associated calculations which has been considered and accepted by the Council's Drainage section as Lead Local Flood Authority. However, they have requested further information regarding the engineering layout of the proposed surface water drainage solution. This information has been provided, however, at the time of writing the no response has been received from the drainage team.
60. The final comments of the Drainage team are to be provided verbally to the Planning Committee, and subject to their agreement to the additional information it is considered that that scheme is acceptable in relation to Policy 35 of the CDP

### Public Sector Equality Duty

61. Section 149 of the Equality Act 2010 requires public authorities when exercising their functions to have due regard to the need to i) eliminate discrimination, harassment, victimisation and any other prohibited conduct, ii) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and iii) foster good relations between persons who share a relevant protected characteristic and persons who do not share that characteristic.
62. In this instance, the proposed development is unlikely to have impacts upon those with protected characteristics, as the proposal seeks to permit additional

educational facilities for all members of society regardless of their protected characteristics in an open and equal opportunity manner within an educational facility with defined policies and procedures to eliminate any prohibited conduct and good relations between all users of the facilities.

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## **CONCLUSION**

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63. The proposed extension is directly related to an existing and well established educational use and would improve the range of educational courses offered. As such it is considered acceptable in principle and could be accommodated without adverse impact upon the character and appearance of the surrounding area, residential amenity, parking, access and highway safety, contaminated land and drainage in accordance with Policies 6, 21, 29, 31, 32, 35 and 39 of the County Durham Plan and Parts 2, 4, 8, 9, 12, and 15 of the NPPF and so approval is recommended subject to conditions.

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## **RECOMMENDATION**

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That the application be **APPROVED** subject to the following conditions:

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

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

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

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies 6, 21, 29, 31, 35 and 39 of the County Durham Plan and Parts 2, 4, 8, 9, 12, and 15 of the National Planning Policy Framework.

3. Notwithstanding the submitted information, prior to the first use 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 root 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.

4. Prior to the first occupation of the development hereby approved a scheme for the ongoing maintenance of the areas of structural landscaping within the development shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall thereafter be implemented in accordance with details and schedules in perpetuity.

Reason: In the interests of the visual amenity of the area and to comply with Policies 26 and 29 of the County Durham Plan and Parts 12 and 15 of the National Planning Policy Framework.

5. Prior to commencement of the development, a lighting impact assessment for the lighting scheme proposed, shall be completed and subsequently agreed in writing with the Local Planning Authority. This should include the following:
  - A description of the proposed lighting units including height, type, angling and power output for all lighting.
  - Drawing(s)/contour plans showing the luminance levels both horizontal and vertical of the lighting scheme to demonstrate that no light falls into the curtilage of sensitive neighbouring properties.
  - The Environmental Zone which the site falls within, in accordance with the Institution of Lighting Professionals Guidance on the Reduction of Obtrusive Light, to be agreed with the LPA. The relevant light sensitive receptors to be used in the assessment to be agreed with the LPA in advance of the assessment.
  - Details of the Sky Glow Upward Light Ratio, Light Intrusion (into windows of relevant properties) and Luminaire Intensity.
  - The limits for the relevant Environmental Zone relating to Sky Glow Upward Light Ratio, Light Trespass (into windows) and Luminaire Intensity, contained in Table 2 (Obtrusive Light Limitations for Exterior Lighting Installations) of the Institute of Lighting Professionals Guidance on the Reduction of Obtrusive Light shall not be exceeded.

Reason: To ensure a satisfactory form of development and to protect the residential amenity of nearby residential in accordance with Policy 29 and 31 of

the County Durham Plan and Section 12 of the National Planning Policy Framework.

6. 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.

7. Any fixed plant / machinery used on site shall be installed and maintained to ensure that the rating level of noise emitted does not exceed 40dB LAeq (1 hour) between 07.00-23.00 and 30dB LAeq (15 mins) between 23.00-07.00. The measurement and assessment of such equipment shall be undertaken in accordance to BS 4142: 2014+A1: 2019. On written request by the planning authority the operator shall, within 28 days, produce a report to demonstrate adherence with the above rating level.

Where it is identified that the above levels are being exceeded the use of the offending fixed plant and machinery should cease immediately until such time as it can be suitably evidenced that the operation noise levels are beneath the limits as detailed above.

Reason: To ensure a satisfactory form of development and to protect the residential amenity of nearby residential in accordance with Policy 29 and 31 of the County Durham Plan and Section 12 of the National Planning Policy Framework.

8. Within 6 months of the date of this permission an updated travel plan taking into account this proposal shall be submitted to the Local Planning Authority for agreement and the plan shall include provision for regular review. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of highway safety in accordance with the aims of policies 6, 21 and 29 of the County Durham Plan.

9. Prior to the construction of the building hereby approved details shall be submitted to and approved in writing evidencing that the proposal can achieve a Building Research Establishment Environmental Assessment method (BREEAM) minimum rating of 'very good' (or any future national equivalent), and thereafter the development shall be implemented wholly in accordance with those details as agreed.

Reason: To ensure that the development achieves a sustainable form of development in line with Policy 29 of the County Durham Plan.

10. Prior to installation of the water proof damp coursing associated with the building hereby approved, details of a scheme for the installation of electric car charging points shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the electric vehicle charging points shall be installed in accordance with the approved details and maintained for the life of the development.

Reason: To comply with requirements to minimise greenhouse gas emissions in line with details set out in policy 29c) of the CDP.

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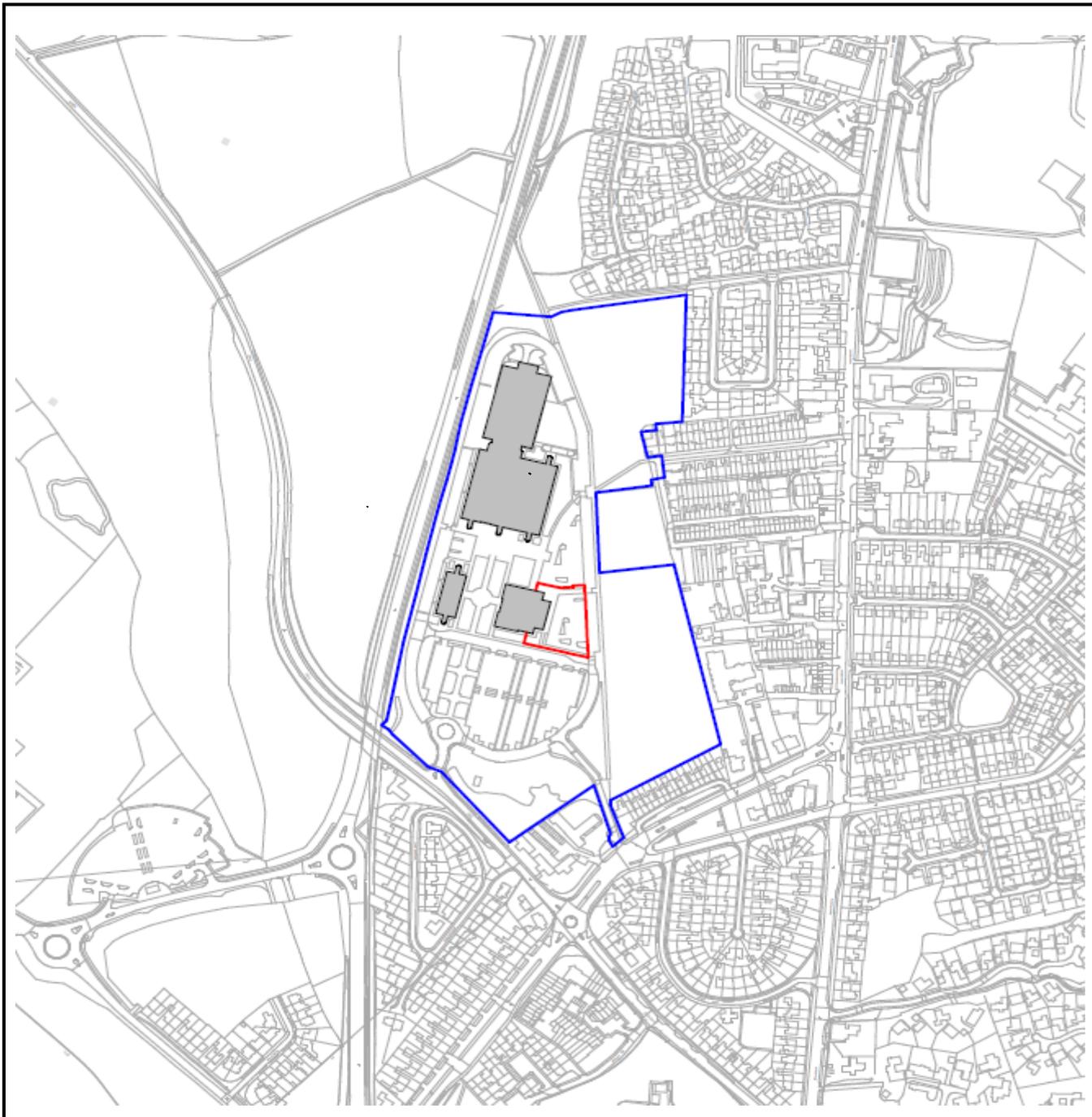
Submitted application form, plans supporting documents and subsequent information provided by the applicant.

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>Erection of Three storey extension to Sports and Music Hall building with associated landscaping.</p>	
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	<p><b>Date 24.03.2022</b></p>	<p><b>Scale NTS</b></p>