

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2011/0464/DM
FULL APPLICATION DESCRIPTION:	Proposed shooting lodge with associated access and parking
NAME OF APPLICANT:	Miss Simona Gambini
SITE ADDRESS:	West Gates Farm, Gilmonby, Barnard Castle, County Durham, DL12 9LY
ELECTORAL DIVISION:	Barnard Castle West
CASE OFFICER:	Steve Teasdale, Planning Officer 03000 260834/ 261055 steve.teasdale@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

Site

1. The application site relates to land at West Gates Farm, which lies approximately 600 metres west of the village of Gilmonby and 800 metres south west of Bowes. The site is situated south of the River Greta, within the North Pennines Area of Outstanding Natural Beauty. Access is by way of a single width track which extends from the unclassified but adopted Long Close Lane.

The Proposals

2. The scheme subject of this application involves the demolition of an agricultural shed and the extension of a series of traditional stone farm outbuildings to create a courtyard Shooting Lodge. The converted buildings would provide communal and reception areas with lower sections providing a secure gun store and wet room. The two storey barn would be converted into a lounge area for the guests. Existing north facing barn door openings would be glazed and the doors restored to form shutters. A glazed link would be formed between the converted buildings and the new development.
3. These existing buildings would be sympathetically repaired, improving their structural stability and their energy performance. Where possible the existing stone and slate would be retained and all the existing building details would be maintained to keep the building's agricultural character.
4. On the south side of these original stone buildings, the existing storage shed would be removed and a timber framed entrance hallway would be constructed, separating the existing stone buildings from the new sleeping and dining wings. The 10 bedroom sleeping wing forms an 'L' shape around the north east and south east corner of the courtyard with areas of glazed roof. The dining room

follows the same traditional design and detailing with random stone walls, pitched slate roof and hardwood timber sash windows.

5. The current farm track would be diverted to the south of the building to allow traffic to the farms further up the valley to avoid manoeuvring through the existing farm yard.
6. The application is reported to committee as the proposals constitute major development.

PLANNING HISTORY

7. In 2009 an application (6/2009/0199/DM) for planning permission involving the change of use and extension of barns to provide administrative and service base for Bowes Moor Estate, to include creation of office and car park, removal of structures and erection of extension to existing barn to provide workshop/garage and construction of private access track to serve neighbouring farms was approved.

PLANNING POLICY

NATIONAL POLICY

8. *Planning Policy Statement 1 (PPS1): Delivering Sustainable Development* sets out the Government's overarching planning policies on the delivery of sustainable development through the planning System.
9. *Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth* - sets out planning policies for economic development which should be taken into account alongside other relevant statements of national planning policy.
10. *Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas* sets out the national policies specific to planning in rural areas.
11. *Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation* sets out planning policies on protection of biodiversity and geological conservation through the planning system. These policies complement, but do not replace or override, other national planning policies and should be read in conjunction with other relevant statements of national planning policy.
12. *Planning Policy Guidance 13 (PPG13): Transport* seeks to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.
13. *Planning Policy Statement 22 (PPS22): Renewable Energy* sets out the Government's policies for renewable energy to which Planning Authorities should have regard when making planning decisions.
14. *Planning Policy Statement 23 (PPS 23): Planning and Pollution Control* sets out the relationship between pollution control and the planning process under the overall heading of Sustainable Development. This Policy statement requires that local authorities must be satisfied that planning permission can be granted on

land use grounds following consultation with the relevant pollution control authority. The Local Planning Authority should, in its assessment of a planning application, satisfy itself that the potential for contamination and any risks arising are properly assessed and the development incorporates the necessary remediation and management measures to deal with unacceptable risk. It should not, however, replicate the role of other relevant authorities.

15. *Planning Policy Statement 25 (PPS25): Development and Flood Risk* explains how flood risk should be considered at all stages of the planning and development process. It sets out the importance of the management and reduction of flood risk in planning, acting on a precautionary basis and taking account of climate change.
16. *Good Practice Guide on Planning for Tourism*: This guidance, to be read alongside national planning policies, is designed to ensure that planners understand the importance of tourism and take this fully into account when preparing development plans and taking planning decisions; ensure that those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning applications; and, ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism development in a sustainable way.
17. The Government has indicated an intention to consolidate all planning policy statements, circulars and guidance into a single policy statement. Termed the *draft National Planning Policy Framework (NPPF)*, the overriding message from the Framework is that planning authorities should plan positively for new development, and approve all individual proposals wherever possible. In particular they should approve proposals that accord with statutory plans without delay. The Framework proposes that planning permission should be granted where the plan is “absent, silent, indeterminate, or where relevant policies are out of date”. The draft NPPF states that the primary objective of development management is to “foster the delivery of sustainable development, not to hinder or prevent development”. It requires local planning authorities to approach development management decisions positively, attach significant weight to the benefits of economic and housing growth, influence development proposals to achieve quality outcomes, and enable the delivery of sustainable development proposals. The draft NPPF is capable of being a material planning consideration. Therefore, both the emerging intent of the NPPF and the existing PPSs and PPGs need to be given appropriate weight.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>

REGIONAL PLANNING POLICY

18. The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. In July 2010, however, the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it

remains the Government's intention to abolish Regional Spatial Strategies when Orders have been made under section 109 of the Localism Act 2011, and weight can be attached to this intention.

19. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale. The following policies are considered relevant:
20. *Policy 2 (Sustainable development)* requires new development proposals to meet the aim of promoting sustainable patterns of development.
21. *Policy 7 (Connectivity and accessibility)* planning proposals should seek to improve and enhance the sustainable internal and external connectivity and accessibility of the North East.
22. *Policy 16 (Culture and Tourism)* seeks to ensure that planning proposals promote culture and tourism including improving first impressions gained by visitors arriving and passing through the Region and which benefit the local economy. This includes supporting environmental improvements to gateways, whilst ensuring protection of natural, built and heritage environments, amongst other things to ensure that new tourism facilities benefit the local economy, people and environment without diminishing the attractiveness of the place visited.
23. *Policy 27 - Out of Centre Leisure Developments* requires a sequential approach to be taken to the provision of leisure facilities outside town centres to justify the choice of location.
24. *Policy 35 - Flood Risk* requires consideration to be given to the flood risk implications of development proposals adopting the sequential risk based approach set out in PPS25.
25. *Policy 38 - Sustainable Construction* sets out the principles to support sustainable construction in planning proposals that minimise energy consumption and achieve high energy efficiency.
26. *Policy 39 - Renewable Energy Generation* requires at least 10% of the energy requirements of development proposals to be met by decentralised and renewable or low carbon sources.

The above represents a summary of those policies considered most relevant. The full text can be accessed at:
<http://www.gos.gov.uk/nestore/docs/planning/rss/rss.pdf>

LOCAL PLAN POLICY:

27. *Policy GD1 (General Development Criteria)*, sets out the general design principles for development.
28. *Policy TR2 (New Visitor Accommodation)* sets out the policy considerations for certain types of visitor accommodation.

29. *Policy ENV1 (Protection of the Countryside)* is a general policy to limit development in the countryside.
30. *Policy ENV2 (Development Within or Adjacent to the North Pennines Area of Outstanding Natural Beauty)* seeks to ensure that development proposals protect the landscape quality and natural beauty of the countryside.
31. *Policy ENV3 (Area of High Landscape Value)* sets policy out to protect area designated as AHLV and ensure development is suitable.
32. *Policy ENV8 (Development affecting a protected wildlife species)* seeks to ensure development does not adversely impact on protected species.
33. *Policy BENV13 (Change of Use or Conversion in the Countryside)* sets out criteria which must be met to make rural conversions acceptable.
34. *Policy H6 (New Housing in the Open Countryside)* presumes against new housing in the countryside unless there is an essential and justified need.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=6619>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

35. *The AONB Authority* offers no objection to the proposals, and has given general advice on choice of renewable energy technologies in Areas of Outstanding Natural Beauty.
36. *The Highway Authority* has no objection to the proposals subject to a condition to secure passing places on the existing access track.

INTERNAL CONSULTEE RESPONSES:

37. *Ecology Section* has no objection to the proposals subject to conditions relating to mitigation.
38. *Landscape Section* has no objections subject to condition requiring submission of a detailed landscaping scheme. Speed bumps would be preferable to new access track.
39. *Public Rights of Way Section* notes that a public bridleway which passes through the site would not be affected by the proposal and therefore has no objection.
40. *Planning Policy Section* has no objections because the proposal is acceptable in principle.

41. *Design and Historic Environment Section* considers the proposal to be high quality development which has regard to its landscape setting. Conditions recommended in respect of materials, landscaping and external finishes.

PUBLIC RESPONSES:

42. One objection has been received from the occupier of Swinholme Farm some 400 metres to the north west of the site, who has made detailed comments about the content of the application. In summarising the grounds of objection, it is stated that the proposal constitutes a new hotel on green belt land in an elevated and highly visible site within the AONB. It has poor access, no mains water or sewerage connections, and lies adjacent to and above the River Greta. However sympathetically designed, it is entirely inappropriate for the site.

APPLICANTS STATEMENT:

43. The applicant has invested considerably over recent years in improving the Bowes Estate and its landscape, resulting in visual and ecological benefits to the landscape. In addition, these improvements serve to boost the economic benefit to the locality in terms of job creation and sustainability, as well as supporting local services and facilities.

44. In making such investments, moving with the times to ensure that the Estate can compete with comparable shooting destinations is essential and the shooting lodge proposed is part of that process of development.

45. It is recognised that the application site sits with an extremely sensitive context, and for this reason great care has been taken in choosing its position and design. The result is a development which will benefit the area in which it is to be located.

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 <http://teesdale.planning-register.co.uk/PlanAppDisp.asp?RecNum=20989>

PLANNING CONSIDERATIONS AND ASSESSMENT

46. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development, design and impact upon the landscape and Area of Outstanding Natural Beauty (AONB), access and highway safety, ecology and renewable energy.

Principle

47. The application site is located in open countryside where rural restraint policies apply, the most relevant being Policy ENV1 of the Teesdale District Local Plan. Policy ENV1 states that in the countryside, planning permission will be granted for development for the purposes of rural diversification, tourism and recreation. In addition, Policy TR2 states that new visitor accommodation will be allowed in the countryside either in conversions or where buildings can be added to an existing farmstead or existing traditional group.

48. The proposed development involves the conversion and retention of an existing building, and the extension to an existing traditional grouping of buildings. The rural sporting economy is an essential element of rural social, environmental and economic activity in the area and Policies ENV1 and TR2 support such activities.
49. Policy EC7.1 of PPS4, relating to tourism in rural areas states that LPA's should support sustainable rural tourism and leisure developments that benefit rural businesses, communities, and visitors. It states that wherever possible, tourist and visitor facilities should be located in existing or replacement buildings and in, or close to, service centres and villages, but they may be justified in other locations where the required facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available for re-use.
50. The proposed development seeks to retain and re-use a traditional building, and the footprint of a modern extension, with sensitive expansion of the overall developed area. The nature of a shooting lodge is such that it is desirable for it to be located close to the shooting area. Notwithstanding this, the site is within walking distance of Bowes, which has an accessible range of community facilities.
51. The principle of development is therefore considered acceptable.

Design, Landscape Impact and the AONB

52. The application site straddles the boundary between the Area of High Landscape Value and the AONB, so it lies in both these designated areas.
53. The proposal seeks to utilise an existing building at the site, which is located on a low lying section of ground adjacent to an existing dwelling and a modern shed currently used for incidental storage. The development has been designed to reflect the appearance of a range of traditional buildings, and closely connected to the existing stone building. The high quality of the proposed building is fully recognised by the Design and Historic Environment Section.
54. Given the predominately single storey nature of the proposal, its position close to existing buildings, and the use of traditional materials, there would be limited impact upon the wider landscape or the AONB. Materials would predominantly be natural stone, natural slate and clay pantiles, and timber doors and window frames. A loose surfaced car parking area would be constructed to the west, and this would be screened by the shooting lodge from views from Bowes. Dry stone walls would enclose the car park and also a paddock to the north east, reintroducing traditional features into the landscape.
55. The access track would be diverted so that traffic accessing farms to the west would not have to pass through the site. The diverted track could be required to have an environmentally acceptable construction and surfacing by way of an appropriate condition.
56. The proposal is considered to accord with Policies ENV1, ENV2, ENV3 and GD1 of the Teesdale District Local Plan.

Access and Highway Safety

57. The access to the site is along an existing road which currently serves the existing farmhouse, steading and properties beyond. It is proposed to re-route the track to the south of the buildings, which was part of the previously approved but unimplemented scheme from 2009. The existing access will remain unchanged, along with the public right of way.
58. The narrow nature of the track from Long Close Lane is such that passing places should be provided in accordance with a previously approved scheme. This can be required by condition.
59. No objections are raised to the scheme by the Highway Authority and as such, the access arrangements are considered to comply with Policy GD1 of the Local Plan.

Ecology

60. The application is accompanied by a protected species report prepared in October 2011 by Barrett Environmental Ltd. A bat survey confirmed that bats were seen emerging from above the milking parlour during dusk surveys, and also from, and returning to, the newly renovated farmhouse, which is not included in the development site. Bats are also considered to have been roosting in the two-storey barn. Five species of bat were recorded foraging or commuting across the site. The Ecology Section has concluded that the mitigation, as suggested in the report, is appropriate and necessary, but that a license will be required from Natural England.
61. Under the requirements of the Conservation of Habitats and Species Regulations 2010, it is a criminal offence to (amongst other things) deliberately capture, kill, injure or disturb a protected species, unless such works are carried out with the benefit of a licence from Natural England.
62. Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 require local planning authorities to have regard to the requirements of the Habitats Directive in exercising its functions. Caselaw has established that local planning authorities must consider whether the applicant might obtain a protected species licence from Natural England. This requires an examination of the derogation provisions. The local planning authority must not usurp the functions of the licensing authority in this regard. It is for Natural England to decide licensing applications; the local planning authority must only be satisfied that there is a possibility of a required license being granted. The 2010 Regulations contain three "derogation tests, which are that the development must meet a purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment; there must be no satisfactory alternative; and, favourable conservation status of the species must be maintained. Neither Circular 06/2005 nor indeed PPS9 provide any detailed advice on judging whether a development could be considered favourably against such tests.

Test 1: preserving public health/safety or other imperative reasons of overriding public interest

63. The development proposed is not required for any interests of public health or public safety. Natural England advises, however, in its statement following the aforementioned Judicial Review case, that overriding public interest would include those of a social or economic nature and beneficial consequences of primary importance for the environment. As outlined earlier in this report, there would be wider economic benefits which would result if planning permission is granted. The development would bolster Teesdale's rural economy in its role as a visitor attraction and leisure development, and it is considered of such weight and materiality that it satisfies the first of the derogation tests.

Test 2: there must be no satisfactory alternative

64. In terms of whether there is a satisfactory alternative, the issue is whether or not the development could be carried out elsewhere or another form of development to provide the same results. Currently, Spital Park Farm, some distance away, is used as a meeting point and visitor facilities, although the range of facilities falls short of those provided by the current proposal. Clearly, the scheme must take place on land in the control of Tyrone Capital Inc., and there are no other suitable, vacant and accessible sites to develop in this manner. Therefore, it is considered that there is no satisfactory alternative available, and the second test is consequently met in this particular circumstance.

Test 3: favourable conservation status of the species must be maintained

65. The Ecology Section is of the view that the scheme is acceptable, subject to the imposition of appropriate planning conditions to secure the mitigation measures identified in the comprehensive bat report. Those mitigation measures would maintain favourable conservation status of bats in this instance.

66. Accordingly, it is considered that the scheme would satisfy the derogation tests, and would accord with advice in PPS9 and the requirements of Policy ENV8 of the Local Plan.

Renewable Energy

67. The application also proposes the use of several renewable energy technologies and other sustainable methods within the development, but it is clear that consideration of this is not yet complete. These could include rainwater harvesting, internal heat source pumps, solar panels, LED lighting, underfloor heating, and biomass equipment.

68. As this proposal represents major development, it is proposed that a standard condition be imposed in order to secure the submission of a scheme of carbon reduction and energy efficiency prior to commencement.

CONCLUSION

69. Shooting is a recognised sport and visitor attraction in the south western uplands of County Durham and it can contribute to the rural economy. The present arrangements for meetings and visitor facilities at Spital Park Farm are

considered unsuitable because they are some distance away from the shooting area, and involve access by way of convoy traffic along the A66. The current range of facilities also fall well short of what the proposed development would provide.

70. The proposal is considered to represent a good quality development which is appropriate to the AONB and Area of High Landscape Value. It would have a good means of access and provide improved access to farms further to the west. Whilst being in a remote location, it would be close enough to Bowes village to allow easy access to its facilities and it would be therefore have reasonably good sustainability credentials.
71. It is considered expedient to restrict occupancy by way of condition in order to ensure that the development, in part or as a whole, is not used for permanent residential occupation.
72. The proposal is considered to comply with Policies ENV1, ENV2, ENV3, ENV8, BENV13, TR2 and GD1 of the Teesdale District Local Plan 2002. It would also be in line with national policy expressed in PPS1 and PPS7 and regional policy on tourism and leisure as expressed in Policy 16 of the RSS.

RECOMMENDATION

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 following approved plans:-

Plan Reference Number	Date received
Existing floor plans & elevations 1003	23rd December 2011
Proposed elevations 2007	23rd December 2011
Proposed floor plans 2003	23rd December 2011
Proposed site plan 2006	23rd December 2011
Concept visuals Sheet 1	23rd December 2011
Concept visuals Sheet 2	23rd December 2011
Site location plan	23rd December 2011
Existing site survey	23rd December 2011

Reason: To define the permission and ensure that a satisfactory form of development is obtained in accordance with Policy GD1 of the Teesdale District Local Plan 2002.

3. The holiday accommodation hereby approved shall not be occupied by any person or group of persons for a period exceeding eight weeks in any calendar

year. The operator of the holiday accommodation hereby approved shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation and of their main home addresses. The operator of the holiday accommodation hereby approved shall make available to officers of the Local Planning Authority the register of occupiers of the accommodation hereby approved upon written request, given 24 hours notice.

Reason: In order to prevent permanent residential occupancy in accordance with Policy H6 of the Teesdale District Local Plan 2002.

4. Notwithstanding the details of materials submitted with the application the external walls shall be formed using random, coursed natural stone with pointing to match and the roofs of natural slate. Prior to the commencement of the building works a sample panel of the proposed stone and pointing to be used in the construction of the main walls of the building shall be erected on site for inspection. The written approval of the Local planning authority for the sample panel and slates shall be received prior to the commencement of the building works and the sample panel shall be retained for reference on site throughout construction. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policy GD1 of the Teesdale District Local Plan 2002.

5. No development shall commence until a detailed landscaping scheme has been submitted to, and approved in writing by, the local planning authority.

No tree shall be felled or hedge removed until the landscape scheme, including any replacement tree and hedge planting, is approved as above.

The landscape scheme shall include accurate plan based details of the following:-

Trees, hedges and shrubs scheduled for retention.

Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers.

Details of planting procedures or specification.

Finished topsoil levels and depths.

Details of temporary topsoil and subsoil storage provision.

Seeded or turf areas, habitat creation areas and details etc.

Details of land and surface drainage.

The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.

The local planning authority shall be notified in advance of the start on site date and the completion date of all external works.

Trees, hedges and shrubs shall not be removed without agreement within five years.

Reason: In the interests of the visual amenity of the area and to comply with Policy GD1 of the Teesdale District Local Plan 2002.

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

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

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

Replacement will be subject to the same conditions.

Reason: In the interests of the visual amenity of the area and to comply with Policy GD1 of the Teesdale District Local Plan 2002.

7. Notwithstanding the information shown on the submitted plans full joinery details set out within the attached schedule, drawn to a scale of 1:20 shall be submitted to and approved in writing by the Local planning authority prior to the commencement of the development. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policy GD1 of the Teesdale District Local Plan 2002.

8. No development shall take place unless in accordance with the mitigation detailed within the protected species report by Barrett Environmental Ltd. 'Bat Survey Report West Gates, Gilmonby, Co.Durham' dated October 2011, including, but not restricted to: sensitive timing of dismantling works to avoid the bat hibernation, and bird breeding seasons (i.e. works should be implemented September/October); use of sensitive working methods as detailed in Section E; creation of new bat roost opportunities in the roof void above the proposed gun room/wet room, under the ridges of the two storey barn and gun room/wet room, and the installation of 1FR Bat Tubes in three locations on the gable ends of the new buildings (as detailed in Section E and Figures 13 to 17 in the Bat report); and the use of no security floodlighting, with only low-level screened external lighting.

Reason: To conserve protected species and their habitat in accordance with Policy ENV8 of the Teesdale District Local Plan 2002.

9. Prior to the commencement of the development details of the surface treatment and construction of all hardsurfaced areas and dry stone walls shall be submitted to and approved in writing by the Local planning authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policy GD1 of the Teesdale District Local Plan 2002.

10. Notwithstanding any information submitted, development shall not commence until a scheme demonstrating how CO2 reduction and energy efficiency measures will be incorporated into the approved development has been submitted to and approved in writing by the Local planning authority. Thereafter

the development shall be implemented and retained in accordance with the approved scheme thereafter.

Reason: In order to minimise energy consumption and to comply with the aims of Planning Policy Statements 1 and 3.

11. No development shall commence until a detailed scheme for the construction of passing places along the access track from Long Close Lane has been submitted to and approved beforehand by the Local Planning Authority. The approved scheme shall be carried out prior to the first occupation of the development hereby approved.

Reason: In the interests of highway safety and to comply with Policy GD1 of the Teesdale District Local Plan 2002.

12. No development shall commence until a scheme for the provision of foul water drainage works has been submitted to and approved in writing by the Local planning authority. The drainage shall be completed in accordance with the details and timetable agreed.

Reason: To prevent pollution of the water environment in accordance with PPS23 (Planning and Pollution Control).

13. No development shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local planning authority. The drainage shall be completed in accordance with the details and timetable agreed.

Reason: To prevent pollution of the water environment in accordance with PPS23 (Planning and Pollution Control).

REASONS FOR THE RECOMMENDATION

1. It is considered that the proposal would improve the quality and range of facilities of a local leisure attraction without detriment to the countryside, an area of special landscape value, and the North Pennines AONB, and that it would not have an adverse impact upon biodiversity or highway safety. Accordingly, it is considered that the proposal accords with Policies GD1, ENV1, ENV2, ENV3, ENV8 and BENV13 and TR2 of the Teesdale District Local Plan (which is a saved plan in accordance with the Secretary of States Direction under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004), and Policies 2, 16 and 38 of the North East of England Plan - Regional Spatial Strategy to 2021.
2. Having assessed all relevant material planning considerations, it is not considered that the objection by a resident of a nearby farm overrides the presumption in favour of granting planning permission.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents

Planning Policy Statements PPS1, PPS4, PPS7 and the Good Practice Guide on Planning for Tourism

North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008

Teesdale District Local Plan 2002

Responses from the Highways Section, Ecology Section, Landscape Section, Policy Section, Design and Conservation Section, AONB authority.

Public consultation response



Planning Services

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Proposed shooting lodge with associated access and parking at West Gates Farm, Gilmonby, Barnard Castle, County Durham, DL12 9LY

Comments

Date 22 March 2012

Scale 1:5000