

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2010/0208/DM
FULL APPLICATION DESCRIPTION:	Use of land and existing building for a mixed use of agriculture, plant hire and contracting business, including erection of new storage building and use of existing building for storage/workshop (part retrospective)
NAME OF APPLICANT:	Mr. John Butterfield
ADDRESS:	King's Head Cottage, Royal Oak, Heighington
ELECTORAL DIVISION:	Evenwood
CASE OFFICER:	Steve Teasdale, Planning Officer 03000 260834 steve.teasdale@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

Site

1. King's Head Cottage lies on the south side of the A68 approximately 2^{1/2} miles south east of West Auckland, close to the boundary with the Borough of Darlington. The property is one of only four which make up the small hamlet of Royal Oak, and the predominant character of the area is open countryside.
2. The application site is immediately to the south west of a stone built dwellinghouse which is occupied by the applicant, and comprises a partially hard surfaced yard area measuring 70 metres by 50 metres, containing a large profiled steel clad building (20 metres by 15 metres), a block of stables and storage containers.
3. A paddock which is in the ownership of the applicant lies immediately to the south west, extending some 190 metres into the countryside.

Proposal

4. The proposal is essentially retrospective in that it seeks planning permission to retain both the presently unauthorised use of the land for an agricultural and plant hire contracting business, and the retention of a previously approved agricultural storage building for use in connection with the agricultural and plant hire contracting business. However, the application also includes a proposal to erect a second building to the north west of the existing one, with a footprint of approximately 35 metres by 16 metres. Due to the site levels, the height of the

building varies, but would range from 6.3 metres to ridge at its lowest to 7.8 metres at its highest.

5. Additional concrete surfacing would be provided to the south-western edge of the site, extending to a little under 250 square meters, including a car parking area for up to 8 employees' vehicles, and existing tree planting around the boundaries of the site would be reinforced.
6. The application is presented to committee for consideration because Etherley Parish Council objected to the proposal in August 2010, and the scheme of delegation applicable at that time required determination of the application in such circumstances by Planning Committee rather than under delegated powers.

PLANNING HISTORY

7. In 2000, planning permission was granted under reference 6/2000/0308/DM for the erection of an agricultural storage shed, and in 2001, planning permission 6/2001/0443/DM authorised the erection of a lean-to extension to that building.
8. The applicant subsequently submitted a planning application under reference 6/2005/0221/DM seeking retrospective planning permission for the change of use of agricultural land to storage of plant hire machinery. This application was refused in 2005.
9. The applicant lodged an appeal against the refusal of retrospective planning permission. The appeal was dismissed in 2006, and later the same year, an enforcement notice was issued by Teesdale District Council requiring the unauthorised use of the land to cease, and for all non-agricultural plant, equipment, vehicles and machinery to be removed from the land, and for the land to be restored to its former condition by removal of debris, levelling and top soiling. The notice required compliance within 40 weeks.
10. The applicant appealed against the enforcement notice. The appeal was dealt with by way of a public inquiry held on 10th July 2007. The Planning Inspector supported the Council's case that the development was not appropriate in its countryside location, but he considered that 40 weeks was not sufficient time in which the business could relocate to a more suitable site and to comply with the terms of the notice.
11. Accordingly, the enforcement notice was quashed, and temporary planning permission was granted for a period of 2 years. This consent was subject to a range of conditions to control the use of the land, including a requirement to discontinue the permitted use and to restore the land to its former condition in accordance with a scheme to be approved by the local planning authority, on or before 31st July 2009.
12. In 2008 planning permission was refused under reference 6/2008/0295/DM for the retention of a concrete hardstanding on the application site.
13. In 2009 the applicant sought to extend the 2 year temporary period by a further year under application reference 6/2009/0253/DM, to allow more time to find alternative premises and relocate the business. This application was approved by South West Area Planning Committee on 29th October 2009 with a condition

to control hours of operation, and this temporary consent ended on 31st July 2010.

14. It is important to recognise that not only has there been gradual intensification of the commercial use of the land during the planning history set out above, but that this history is punctuated by points in time when new breaches of planning control occurred. For example, no planning permission existed between 31st July 2009 and 29th October 2009, and the business has continued to operate again without planning permission since 31st July 2010. These new chapters in the planning history of the site mean that there is no immunity under the ten year rule from further enforcement being taken.

PLANNING POLICY

NATIONAL POLICY

15. *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.
16. *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.
17. *Planning Policy Statement 7 (PPS7): Sustainable Development in Rural Areas* - sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas.
18. 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

19. 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.

20. 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:

21. *Policy 8 – Protecting and Enhancing the Environment* seeks to maintain and enhance the quality, diversity and local distinctiveness of the North East environment.

22. *Policy 31 – Landscape Character* requires proposals to have regard to landscape character assessments.

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:

23. *Policy GD1 – General Development Criteria* -sets out key criteria against which new development should be judged to ensure a high standard of layout, design and landscaping.

24. *Policy ECON5 – Industry in the Countryside* – sets out criteria against which proposals for rurally located commercial businesses must be considered in the interests of sustainability and protection local amenity and the environment.

25. *Policy ENV1 – Protection of the Countryside* – presumes against development other than that which necessarily requires a rural location, and emphasises the requirement for proposals to not harm the landscape and wildlife resources of the area.

26. *Policy BENV13 – Change of Use or Conversion in the Countryside* – sets out criteria against which proposals for conversion of sound rural buildings for alternative uses will be assessed.

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:

27. *Etherley Parish Council* objects to the proposal recommending that the application is refused, particularly in view of previous planning decisions including appeals.
28. The *Highway Authority* recommends refusal of the application on the grounds that the site is not in a sustainable location. It is not however considered that the proposal would have an adverse impact upon highway safety, and it is noted that only one accident has occurred since 2002, and that was caused by a stray horse.
29. *Northumbrian Water Limited* has no objections to the proposals.

INTERNAL CONSULTEE RESPONSES:

30. *The Environmental Health Section* has no objection to the proposals.
31. *The Landscape Section* considers that views from the south west would be acceptable because despite the generally sloping nature of the terrain, the proposed building would not break the skyline. Views from a public footpath to the west would also be acceptable because of the grouping of the buildings. Views from the A68 however would be less acceptable because the proposed building would be too visually intrusive and this would be made worse because of the existing prominent building. Shortening the proposed building and moving it away from the northern boundary might lessen the visual impact. Details of colouration of the building and full details of landscaping would also be required.

PUBLIC RESPONSES:

32. Two letters of objection have been received from local residents. One objection is made simply on the grounds of continuation of the business in its present manner and that an additional building is totally unacceptable. The second objection is made on the grounds that planning permission has been refused on numerous previous occasions, the presence of the A68 road and the nature of Royal Oak as a small hamlet make this an inappropriate location for the business.

APPLICANTS STATEMENT:

33. The application proposal seeks the change of use of agricultural land and buildings to a mixed use of agriculture and plant hire contracting business which involves the erection of a new storage building and the use of an existing building as storage / workshop. The business already operates from the site and the application seeks to regularise the present circumstances as well as making proposals which will greatly enhance the site in terms of its location in a rural setting.
34. The new building will house the larger items of machinery and equipment. The existing building will become a storage facility for smaller items of equipment which require a high level of security, and will also be the workshop for

maintenance and repair purposes. It is likely that at least two of the three steel containers can be relocated within the buildings.

35. The business currently employs 23 full time employees, including the applicant and his wife, and as such it is a significant employer in the local area. Because it is adjacent to the applicant's house, the site benefits from the level of security which is known to be necessary where machinery and equipment are concerned.
36. In policy terms there is support for employment uses in rural areas. The economic benefits of the proposal also weigh heavily in favour of granting planning permission as this is an important business in the area and the opportunity to finally consolidate its position at Royal Oak would secure its future contribution to the local economy.

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=19339>

PLANNING CONSIDERATIONS AND ASSESSMENT

37. 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, sustainability, landscape impact and highway safety.

Principle of development

38. The main consideration of the principle of development is under Policy ECON5 of the Teesdale District Local Plan. This policy seeks to protect the countryside from inappropriate development, and states that outside the development limits of settlements and outside land allocated as industrial sites, permission will not normally be given for industry / business use unless:

- a) it involves the conversion of a sound rural building complying with Policy BENV13
- b) it does not have an unreasonable adverse effect on the environment or amenity of local residents; and subject to complying with the criteria of Policy GD1

39. Policy BENV13 permits a range of alternative uses for rurally located buildings, including employment uses such as business (class B1) and general industry (class B2). The policy sets out 6 criteria which must be met in order to be considered compliant in principle. The criteria are set out as follows with appropriate comments:

The building is structurally sound and capable of conversion without significant rebuilding or extension

40. The present building on the site is a modern portal framed agricultural building which was originally erected for agricultural purposes. Whilst this building cannot be described as a traditional building, it is of sound construction and in good condition and is currently used for maintaining plant and machinery used in

agricultural and civil engineering contracts. The proposal would involve the erection of a second building to be used for similar purposes, and allowing items stored externally to be brought under cover, minimising the visual impact.

The new use would not cause unacceptable disturbance to rural amenities, nearby properties or land uses through noise, smell, pollution or operation at unreasonable hours

41. Royal Oak is a small dispersed hamlet of only 4 residential properties located either side of the busy classified road A68. It is not considered that the proposed retention of the existing building and the associated use of the land, or the erection of the additional building, would have a significant impact on the amenities of the countryside or nearby occupiers. Hours of operation could be controlled by way of an appropriate condition.

The proposal would not be materially detrimental to the landscape quality of the area

42. The site is quite well screened from the north by virtue of the existing building, and the proposed building would add to the screening of the site from the A68. The site is more prominent from the south because of the sloping terrain, but the existing landscape belt along the southern and western boundaries could be significantly improved by additional tree planting. A detailed scheme could be required by condition, with implementation within the 2012/13 planting season.

The conversion safeguards the form, character, architectural features, design and setting of the building

43. The existing building has not been altered as a result of its use, and the proposed new building would reflect its form and character.

The building is/can be serviced without having a materially detrimental impact on the landscape

44. The existing and proposed buildings are contained within a well defined site which is already served by an adequate access and internal circulation spaces. There would be no external changes required to facilitate the development.

The new use would not lead to an unacceptable increase in the level of traffic on local roads or cause access or parking problems.

45. The proposal is intended to improve facilities on the existing site, and to regularise an existing use which has operated for a number of years without apparent highway safety problems. The application does not propose intensification of vehicle movements, so it is very unlikely that the grant of planning permission would result in more movements of vehicles in or out of the site. It is apparent from the submitted documents that plant and equipment used in contracts around the north east generally travels from one site to the next, seldom returning to the application site other than recognised holiday 'shut down' periods. Apart from some maintenance of plant and equipment, the site functions primarily as the administrative base for the applicant's business.

46. The use of the existing building and the application site for a mixed use of agriculture, plant hire and contracting business, together with the erection of a

new building, does not appear to be in direct conflict with the specified criteria of Policy BENV13, so the principle falls to be considered on the issue of sustainability against the background of Policy ECON5 and PPS1.

Sustainability

47. Policy ECON5 clearly expresses a preference for location of employment generating uses within existing industrial sites and settlement frameworks in order to protect the countryside from unnecessary development. In theory, the applicant's business could be based on a suitable site in such preferred areas. For this reason, the applicant has undertaken an exercise to establish the availability and suitability of alternative sites.
48. The applicant has submitted a schedule of alternative sites which he has considered but discounted. Nine sites were examined post appeal, in the Newton Aycliffe, Bishop Auckland, Spennymoor, and Shildon areas, including 3 in smaller settlements in south west Durham. Reasons for discounting these sites include high rent costs, lack of secure buildings, no security fencing, contamination, inadequate access arrangements, and the use not being acceptable for the site. A further 3 sites have been examined more recently in Darlington, Bishop Auckland and Tow Law, but these have been discounted for additional reasons including proximity to residential properties and being too remote from the present location.
49. Many of the reasons of unacceptability put forward by the applicant could however be addressed. Lack of secure buildings for example could be resolved by erecting the large building proposed for King's Head Cottage at another site, and even relocating the existing building elsewhere. Lack of security fencing could also be easily rectified. It is also considered that the search for alternative sites could have been more exhaustive and the reasons for rejecting sites are not particularly robust.
50. The applicant has however submitted a schedule identifying where his 23 employees live, which he claims places a further restriction on how far his business could reasonably be relocated from its present site, and a table of contract locations for the period 15th May 2011 to 13th November 2011. It is clear that the current business location is fairly central to the area of contracts, and that it is conveniently located relative to the principal north-south and east-west major road network. It is further recognised that employees live in a variety of locations and the majority travel directly to the contract sites to work. It is considered that the present site is sustainably located relative to the documented contract site locations from 2011, and well located in respect of main transport routes.
51. A planning statement submitted with the application also includes an inventory of vehicles, plant and machinery owned by the business. This can be summarised as 8 tractors and trailers, 9 JCB's, 7 excavators, 2 dumpers, 2 fork lifts, 6 mini excavators, 4 skip dumpers and 2 plant trailers. As previously stated, most equipment moves from site to site on a contract basis, and only returns to the site infrequently for maintenance. If the business were to be located less centrally however, this would have an impact in those cases where there is a need for vehicles and workers to return to the office or workshop.

52. For all the reasons above, it is considered that the proposal demonstrates sufficient sustainability credentials to make it accord with Policy ECON5.

Landscape Impact

53. King's Head Cottage is situated adjacent to the classified road A68, and from this point the land falls away to the south-west towards the village of Bolam, which lies almost 1 mile away. Whilst views of the application site from Bolam are not particularly prominent, there is a network of public rights of way from where the site can be seen. This is particularly noticeable when brightly coloured vehicles, plant and machinery are stored in the open to the south and west of the existing building, despite the presence of a planted strip around the perimeter of the site.

54. Improved screening would help, and it is acknowledged that the proposed additional building would cater for covered storage of some vehicles, plant and machinery that are presently stored in the open from time to time. The main concerns raised by the Landscape Architect arise from the visual impact of the building itself, particularly in the context of the existing large workshop building when viewed from the A68 to the north. It has been suggested that the building should be reduced in length and moved further down the sloping site, away from the site frontage, to reduce its visual impact, but this would reduce the area of site available for car parking and could limit the opportunity for tree planting on the southern and western boundaries.

55. It is not considered that the proposal would conflict with Policy ENV1 of the Teesdale District Local Plan provided additional tree planting is carried out, and this could be conditioned.

Highway Safety

56. The Highway Authority recommends refusal of the application on the grounds that the site is not in a sustainable location. The issue of sustainability is considered in detail above, and whilst it is conceded that the application site is located in a rural area, some distance from towns and villages, it is considered to be sustainably located in terms of the way in which the business operates. It is not considered that the proposal would have an adverse impact upon highway safety, and this view is supported by analysis of accident statistics.

Other issues

57. The limited number of objections is perhaps indicative of the nature of Royal Oak, a small hamlet of only four dwellings. It is clear however that throughout the planning history of the commercial use of the site, those objections have remained constant, indicative of public and Parish Council concern about the principle of continued operation of the business without planning permission, the scale of development in comparison to the size of the site, and the impact of slow moving vehicles on the safety of motorists at this point on the classified road A68. However, as identified above, it is considered that no harm would arise in the case of the specific matters raised by objectors to the scheme.

CONCLUSION

58. As mentioned above, this proposal is finely balanced in terms of established policy on rurally located businesses. The way in which the business operates is such that it works more effectively and sustainably if located centrally to the catchment area of contracts and if close to main north/south and east/west transport routes. Indeed, the applicant is contracted to carry out local snow clearing operations during the winter months and relocation to another site might affect his ability to operate this part of his business effectively. It is possible that relocation to a suitable site elsewhere would make the business less sustainable in terms of the increased distances between the operating base and contract sites.
59. For this reason, and in order to protect 23 full time jobs for the foreseeable future, it would only be appropriate to grant a 'personal' planning permission, which would mean that consent would cease to exist at such time as he and his family no longer had involvement in the business. The applicant recognises the difficulty faced by the Local Planning Authority in granting a full and permanent planning permission in these circumstances, and is willing to accept such a condition. This position would reflect the unique way in which the business operates and prevent a permanent permission that might allow less appropriate uses on the site in the future. An appropriate condition could be imposed to this effect.
60. Whilst recognising that there is a long and complex planning history involving the refusal of planning permission, upheld at appeal, for the use of the land for which planning permission is being sought, it is considered that having examined in detail the way in which the applicants particular business operates, that planning permission ought now be granted on a personal basis.

RECOMMENDATION

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

1. The use hereby permitted shall be carried on only by Mr. John Butterfield and his family or dependents and who are employed full time in the plant hire and contracting business and shall be for a limited period being the period during which the premises are occupied by Mr. John Butterfield and his family or dependents. When the premises cease to be occupied by Mr. John Butterfield and his family or dependents, the use hereby permitted shall cease and all vehicles, plant, machinery and equipment brought on to the premises in connection with the use shall be removed within 3 months of the cessation of the use.

Reason: To define the consent and to ensure that the use of the site remains sustainable and in accordance with Policy ECON5 of the Teesdale District Local Plan 2002.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans:-

Plan Reference Number	Date received
Site location plan	14th July 2010
Existing site plan (01 Rev A)	14th July 2010
Proposed site plan (03 Rev B)	12th March 2012
Proposed plans and elevations (02)	14th July 2010

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. Before the building hereby approved is commenced, detailed drawings including sections showing the existing and proposed site levels and the finished floor levels of the proposed new building and those of existing neighbouring buildings shall be submitted to and approved in writing by the local planning authority and the works shall be completed entirely in accordance with any subsequently approved submission.

Reason: In the interests of the appearance of the area in accordance with Policies GD1 and ENV1 of the Teesdale District Local Plan 2002.

4. No development shall commence until details of the colour of the storage building hereby approved have been submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the area in accordance with Policies GD1 and ENV1 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. 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.

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

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

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

Replacements will be subject to the same conditions.

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

7. Notwithstanding the details submitted with the application no floodlights or external lighting shall be erected or installed as part of the development.

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

8. The use of the premises for maintenance of plant hire and contracting vehicles, plant and machinery shall be restricted to the hours of 0800 to 1900 Monday to Saturdays only. No maintenance shall take place on Sundays and Bank Holidays.

Reason: In the interests of preserving the amenity of residents in accordance with Policy GD1 of the Teesdale District Local Plan 2002.

REASONS FOR THE RECOMMENDATION

1. The proposal is considered to represent sustainable development by virtue of the manner in which the business is operated and to prevent a less sustainable business operating from the site in the future any planning permission would be granted personally to the applicant, his family and dependents. As such, the proposal is considered that it complies with Policies ECON5, BENV13, ENV1 and GD1 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 8 and 31 of the North East of England Plan - Regional Spatial Strategy to 2021.
2. In particular, the development is considered acceptable having regard to the particular business operated from the site and the extent to which it represents a sustainable form of development, and the wider visual impact of the equipment and the proposed storage building.
3. Grounds of objection relating to the continuation of the business generally in Royal Oak are considered to not be overriding in this case.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents

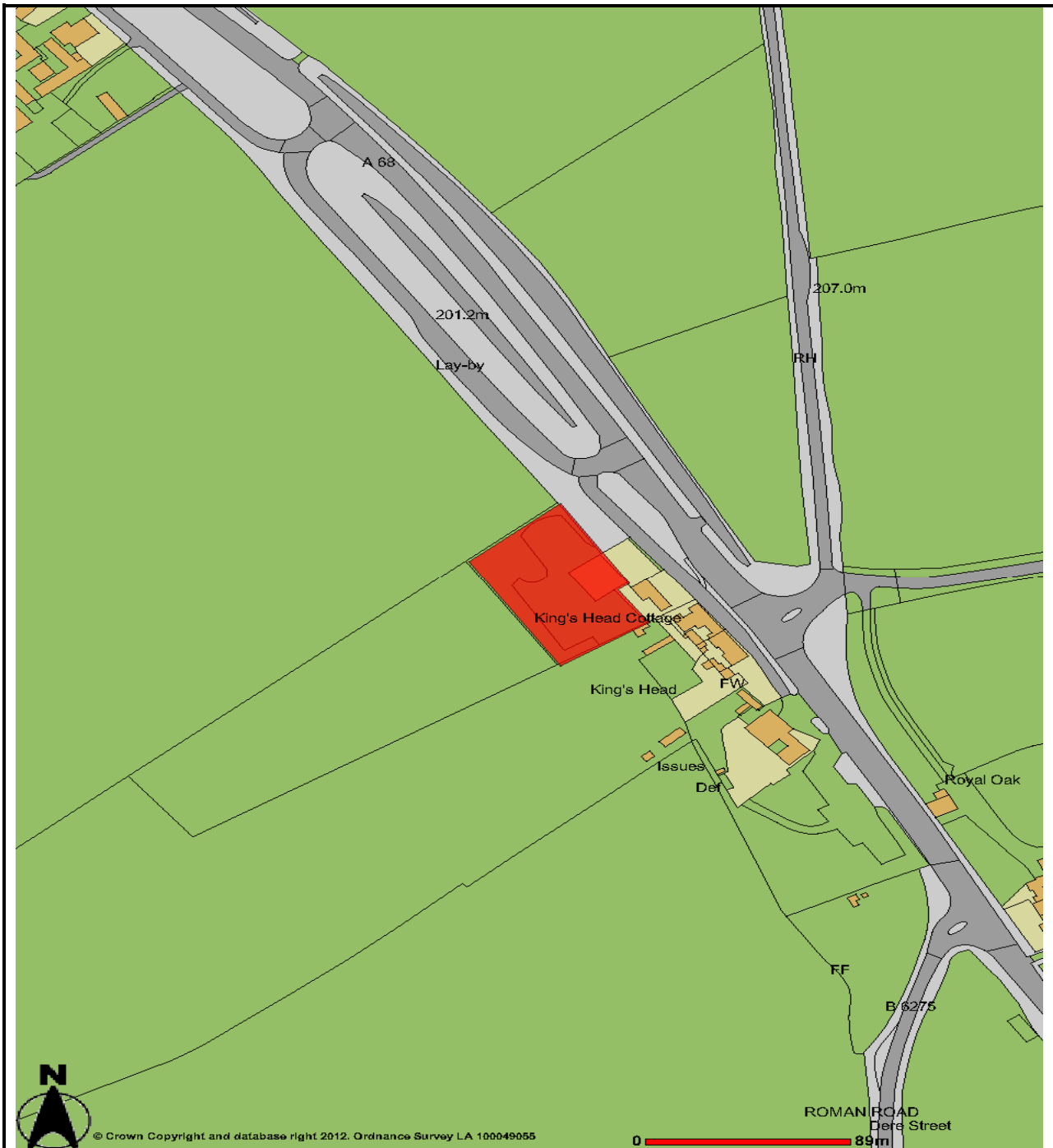
Appeal Decisions APP/W1335/C/06/2022684 and APP/W/1335/A/05/1193589

Planning Policy Statements PPS1, PPS4 and PPS7

Teesdale District Local Plan 2002

Statutory responses from Etherley Parish Council, Highway Authority and Northumbrian Water Limited

Internal responses from Environmental Health, and Landscape Section



Planning Services

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Comments

Date 22 March 2012

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