

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	PL/5/2012/0221
FULL APPLICATION DESCRIPTION	CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS INTO 4NO. DWELLINGS WITH ASSOCIATED ALTERATIONS, PARKING AND DEMOLITION OF AGRICULTURAL BUILDING
NAME OF APPLICANT	MISS K PATTISON
SITE ADDRESS	MURTON WEST MOOR FARM COTTAGE SOUTH HETTON DH6 2UW
ELECTORAL DIVISION	SHOTTON
CASE OFFICER	Henry Jones 03000263960 henry.jones@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

Site:

1. The application site relates to Murton West Moor Farm Cottage and associated agricultural buildings. The application site forms part of the wider Murton Moor West Farm site. The application site is located just to the north of South Hetton and is adjacent to but outside of the settlement boundary. Access to the site is via a road which runs between Nos. 8 Buttermere Crescent and 39 Patrick Crescent.
2. The buildings sought for conversion are predominantly brick and stone built properties arranged around a small courtyard space.

Proposal:

3. The application seeks the conversion of the proposed buildings to form a total of 4 no. dwellings comprising of 3 no. 2 bed properties and 1 no. 3 bed property. Extensions to provide additional head height for the proposed units 3 and 4 dwellings are proposed together with new roof coverings. The courtyard space between the buildings is proposed to be divided to create 3 no. yards. Parking spaces for each property are proposed to the front and rear of the grouping of buildings. An existing partially derelict agricultural building to the east of the buildings sought for conversion is to be demolished.

4. In addition, sections of the existing access road to the farm buildings is proposed to be realigned and a vehicular passing place formed on a section of grass verge at the southern end of the access road. The proposed site layout plan also proposes the subdivision of the field to the south of the grouping of buildings for use as garden associated with the units.
5. This application is being referred to Committee at the request of the Local Divisional Member.

PLANNING HISTORY

6. Planning permission was granted in 2005 for the conversion of the southernmost and easternmost buildings to form a single dwelling.

PLANNING POLICY

NATIONAL POLICY:

7. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
8. 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’.
9. The following elements are considered relevant to this proposal:
10. *NPPF Part 1 – Building a Strong and Competitive Economy.* The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
11. *NPPF Part 4 – Promoting Sustainable Transport.* Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
12. *NPPF Part 6 – Delivering a Wide Choice of High Quality Homes.* To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.

13. *NPPF Part 7 – Requiring Good Design.* 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 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.* Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.
15. *NPPF Part 11 – 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 and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
16. *NPPF Part 12 – Conserving and Enhancing the Historic Environment.* Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
17. *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 PLAN 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. 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.*
19. In July 2010 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 the forthcoming Local Government Bill becomes law, and weight can now be attached to this intention.

20. *Policy 2 - Sustainable Development* seeks to embed sustainable criteria through out the development process and influence the way in which people take about where to live and work; how to travel; how to dispose of waste; and how to use energy and other natural resources efficiently.
21. *Policy 4 - The Sequential Approach to Development* National advice and the first RSS for the North East advocated a sequential approach to the identification of sites for development, recognising the need to make the best use of land and optimize the development of previously developed land and buildings in sustainable locations.
22. *Policy 7 - Connectivity and Accessibility* seeks to promote the need to reduce the impact of travel demand particularly by promoting public transport, travel plans, cycling and walking, as well as the need to reduce long distance travel, particularly by private car, by focusing development in urban areas with good access to public transport.
23. *Policy 8 - Protecting and Enhancing the Environment* seeks to promote measures such as high quality design in all development and redevelopment and promoting development that is sympathetic to its surroundings.
24. *Policy 24 - Delivering Sustainable Communities* refers to the need to concentrate the majority of the Region's new development within the defined urban areas, and the need to utilise previously developed land wherever possible.
25. *Policy 30 - Improving Inclusivity and Affordability* sets out that developments should provide a range of housing types and sizes responding to the needs of all members of the community as well as addressing affordability issues.
26. *Policy 32 - Historic Environment* requires planning proposals to conserve and enhance the historic environment.

LOCAL PLAN POLICY: (District of Easington Local Plan)

27. *Policy 1- General Principles of Development* states that due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
28. *Policy 3 – Protection of the Countryside* states that development limits are defined on the proposal and the inset maps. Development outside 'settlement limits' will be regarded as development within the countryside. Such development will therefore not be approved unless allowed by other polices.
29. *Policy 17 – Identification and Protection of Wildlife Corridors* states that development which adversely affects a wildlife corridor/link will only be approved where compensatory features are provided.
30. *Policy 18 – Species and Habitat Protection* states that development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
31. *Policy 35 – Design and Layout of Development* states that the design and layout of development should consider energy conservation and efficient use of energy, reflect

the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.

32. *Policy 36 – Design for Access and Means of Travel* seeks to ensure good access and encourage alternative means of travel to the private car.

33. *Policy 37 – Design for Parking* should seek to minimise the level of parking provision (other than for cyclists and disabled people).

34. *Policy 92 – Protection of Amenity Open Space* states that amenity open space will be protected unless development would enable enhancement of the remaining play space or alternative provision of equal or enhanced benefit is provided.

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=7534>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

35. The Highway Authority has raised no objections to the proposed development though adjustments to the width of proposed parking spaces have been made.

36. Northumbrian Water has raised no objections.

INTERNAL CONSULTEE RESPONSES:

37. The Councils Senior Tree Officer has stated that the trees adjacent to the access road should be protected in accordance with the details of the submitted tree report. No mention of the trees adjacent to the building proposed for demolition is made within the report, however and these should also be protected.

38. Design and Conservation consider that the alterations and extensions compliment the grouping of buildings and no objections are raised.

PUBLIC RESPONSES:

39. Two letters of objection have been received on the application with objection raised to the proposed passing point, increases in volume of traffic and the associated safety concerns for local residents, children and visitors to the scout hut adjacent to the site. A request of traffic calming measures, signs warning of pedestrians in the area and street lighting is made.

40. The application has been requested to be heard at committee by the Local Divisional Member due to the concerns over highway safety.

APPLICANTS STATEMENT:

41. The application has been accompanied by a Design and Access Statement and a Heritage Statement.

42. The conversion scheme is considered to respect the original form and layout of the existing buildings, door and windows are generally located in the positions of existing openings. Brick and stone on the existing buildings is to be retained and complimented with timber ship lap boarding, natural slate and red clay pantiles.
43. The conversion scheme would allow for an extension to the life of the currently unused buildings which can be considered heritage assets. A structural survey considers that the buildings are suitable for conversion.

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://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=118988>

PLANNING CONSIDERATION AND ASSESSMENT

44. 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, impact upon the character and appearance of the area, impacts on residential amenity, highway safety and ecology.

The Principle of the Development

45. Policy 3 of the Local Plan seeks to protect the countryside from inappropriate development. Generally speaking the policy considers that development within the countryside, beyond settlement boundaries is unacceptable except in certain exceptional circumstances. The re-use and adaptation of buildings in the countryside for residential use is listed as being one of the forms of development in the countryside which can be considered acceptable in principle.
46. The specific Local Plan policy relating to the conversion of rural buildings for residential occupation is not a saved policy.
47. Part 6 of the NPPF relating to housing does state that new isolated homes in the countryside should be avoided. An exception to this is where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.
48. The proposal would involve the conversion and upgrade of the existing buildings and a somewhat unsightly vacant agricultural building adjacent would be demolished. It is therefore considered that the development would re-use disused buildings and lead to an enhancement of the immediate setting. Furthermore, the application site is located adjacent to the settlement boundary of South Hetton and therefore the application is not especially isolated.
49. A structural survey submitted to accompany the application considers that the buildings are suitable for a conversion. A condition can be attached to any approval to ensure the precise degree of works and localised alterations.
50. On balance the proposal is considered to represent a suitably sustainable development in principle.

Impact upon the Character and Appearance of the Area

51. Policies 1 and 35 of the Local Plan, Policy 8 of the RSS and the provisions of part 7 of the NPPF seek to ensure appropriate design in new development.
52. The buildings sought for conversion are of varying degrees of quality, the two storey granary building to the east of the grouping is considered to be of the best quality. The proposal in the most part seeks conversion of the existing structures but extensions to allow for first floor accommodation to be provided within the unit 3 and 4 dwellings are proposed.
53. New roof coverings of either natural slate or clay pantiles are also sought replacing damaged or unsuitable existing coverings. Some localised repair and repointing to elevations is proposed and some introduction of timber ship lap cladding to the east elevation also proposed. Existing openings are generally utilised for windows and doors with conservation rooflights proposed on the first floor extensions.
54. Design and Conservation have been consulted on the application and the submitted application documents including heritage statement are considered to adequately outline the history and architecture of the grouping of buildings. Design and Conservation consider that the extensions and alterations are considered to complement the character of the buildings and subject to the final agreement of some material details via condition no objections are raised.
55. Officers concur with the views of Design and Conservation, the proposed conversion scheme considered suitably sympathetic with the degree of alteration and extension considered to retain the character and appearance of the traditional buildings.
56. The demolition of the existing empty agricultural building to the east of the grouping is considered acceptable and will provide a more appropriate setting and improved outlook for the converted buildings.
57. The proposed development involves the realignment of sections of the access road and the application has been accompanied by a tree report as several trees run adjacent to this access road which collectively have a contribution to the character and appearance of the area. The tree report considers that the road realignment will not require the removal of any trees. The trees will require protective fencing and part of the new access road where it encroaches into the root protection area of two trees should be hand dug to reduce the possibility of root damage.
58. The Councils Senior Tree Officer has raised no objection to the submitted tree report or impact upon the trees. However, there is the potential for the demolition of the agricultural building in the east of the site to impact upon adjacent trees and the senior tree officer recommends that these trees should equally be protected. Such protection and mitigation measures can be ensured by way of conditions attached to an approval. A section of hedge would be removed but a plan indicates its proposed replacement.
59. In order to ease vehicular movements to the site the applicant proposes the formation of a passing place at the commencement of the access road adjacent to Buttermere Crescent and Patrick Crescent. This passing place is located on grass highway verge and parcel of land could be considered a parcel of grassed amenity space and does include a small grouping of immature trees. Local Plan Policy 92 seeks to protect parcels of open amenity space and where lost requires

enhancement of other adjacent spaces or the provision of compensatory open space.

60. The section of land involved is a small parcel of land which is part highway verge rather than a genuine parcel of amenity space which serves a significant functional or environmental purpose. In the circumstances officers do not raise significant objection to the loss of a section of the land for the passing place but it is recommended that a condition is attached to any approval to agree the exact siting, size and layout so as to retain as much of the parcel of open space as possible.
61. The submitted plans also propose to change the use of field to the south of the grouping of buildings sought for conversion for division and use as private garden. Use of agricultural land or grazing land for any forms of amenity or garden space could potentially lead to the erection of more rather unsightly outbuildings or enclosures. However, it is considered that through the attachment of conditions removing permitted development rights for means of enclosures and outbuildings the Local Planning Authority can adequately retain control over the use of the spaces and development therein therefore preventing harm to visual amenity or indeed the openness of this parcel of countryside adjacent to South Hetton.
62. Overall no objections are raised to the impact of the development upon the host buildings or the wider character and appearance of the area.

Impacts upon Residential Amenity

63. Policies 1 and 35 of the Local Plan and related appendix 6 provides advice on the layout of residential development to ensure that both existing and future occupiers are provided with acceptable levels of amenity.
64. As the proposal seeks the conversion of existing buildings then significant new build is not proposed. Heightening of existing buildings at the western sections of the grouping of buildings is proposed. The gable end of the adjacent cottage is blank and as a result it is not considered that the extension would cause any loss of outlook or light.
65. Windows within the ground floor of the western elevation to units 1 and 4 would flank an existing conservatory at the adjacent cottage. However, a new boundary treatment of adequate height to separate the curtilages would adequately screen views and retain privacy.
66. With regards to the interrelationships between the proposed units, generally windows to the properties face outwards to the surrounding open land or agricultural buildings. The exception is the small courtyard space where units 1, 2 and 3 would have some windows facing across the courtyard. Again it is proposed that means of enclosures would be erected to separate the courtyard space between the properties and this would provide screening and retention of privacy at ground floor. At first floor, unit 2 contains windows to bedrooms which could provide views albeit at a more obscure angle down into the kitchen window of unit 3 and distances between the windows would be short of the recommendations within appendix 6 of the Local Plan. Appendix 6 of the Local Plan does define kitchens as habitable rooms although officers would not consider that they are utilised as living accommodation to the same degree as a living room for instance. Appendix 6 states that deviation from the standards can be justified in some instances and at some sites. In this instance as the angle at which a view between windows could be gained is more acute, that a

window involved relates to a kitchen space rather than a living room space and furthermore that prospective occupiers could determine for themselves whether the kitchen space within unit 3 provides adequate amenity to suit their needs, officers would in this instance not consider that this single relationship is so harmful as to warrant refusal of the application.

67. Overall the levels of residential amenity retained for both existing occupiers and provided for prospective occupiers are considered acceptable.

Highways Issues

68. The public opposition to the proposed development relates to matters of highway safety. Concern is raised at the siting of the passing place by a respondent and that the volume of traffic generated during both the construction phase and once the development is complete with particular reference to the safety of children.

69. A second respondent does not object to the location of the passing place but concerns are raised over an increase in traffic and speed of vehicles and reference is made to the nearby scouts building which is used by groups including the more vulnerable children, disabled and elderly. Requests for traffic calming measures or warning signs are made.

70. Policy 36 of the Local Plan seeks to ensure that all developments are served by a safe and adequate means of access whilst Policy 37 of the Local Plan seeks to minimise parking provision within new development to encourage sustainable means of transport.

71. The Highway Authority has been consulted on the application and no objections have been raised to the impact of the comings and goings of vehicles, visibility, vehicles speeds or the proposed passing place and road realignment. Some parking spaces indicated on layout plan are shown to be of inadequate width, however, though this can be resolved by way of condition on any approval.

72. The application does not propose a significant number of dwellings just with a total of 4 being proposed and three of those dwellings are only two bed properties. It is acknowledged that the new development will add to the existing movements of the farm building grouping and existing cottages which utilise the access.

73. However, in agreement with the Highway Authority it is not considered that the additional comings and goings and vehicular movements would be so significant that it would render the access route unsafe.

74. With regards to the comings and goings for the construction process then similarly it is not considered that these movements would be detrimental to highway safety and furthermore these movements would be for a temporary period only.

Ecology

75. The presence of protected species is a material planning consideration. The requirements of the Habitats Directive were brought into effect by the Conservation (Natural Habitats etc) Regulations 1994 (since amended). These regulations established a regime for dealing with derogations which involved the setting up of a licensing regime administered by Natural England. Under the requirements of the Regulations, it is a criminal offence to kill injure or disturb the nesting or breeding

places of protected species unless it is carried out with the benefit of a license from Natural England.

76. The species protection provisions of the Habitats Directive, as implemented by the Conservation (Natural Habitats etc) Regulations 1994 (as amended) contain 3 no. "derogation tests" which must be applied by Natural England when deciding whether to grant a license to a person carrying out an activity which would harm an European Protected Species (EPS). For development activities this license is normally obtained after planning permission has been granted. The three derogation tests are as follows; the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety; there must be no satisfactory alternative and; favourable conservation status of the species must be maintained
77. Notwithstanding the licensing regime the Local Planning Authority must discharge its duty under Regulation 3(4) and also address its mind these three tests when deciding to grant planning permission.
78. The application has been accompanied by a bat risk assessment which found no evidence of bats within any of the affected buildings and it considers that the buildings are highly unlikely to provide maternity bat roosting opportunities. Mitigation and enhancement measures are recommended within the report including the provision of a bat box/tube.
79. Ecology has assessed the submitted report and application and no objections are raised though the mitigation and enhancement measures should be conditioned on any approval, however.
80. As a result no harm to protected species is considered to occur through the development in accordance with Policy 18 of the Local Plan, Policy 33 of the RSS and the provisions of Part 11 of the NPPF.

Other Issues

81. Northumbrian Water has commented on the application and no objections have been raised to the development.

CONCLUSION

82. The application proposes the conversion and alteration of an existing grouping of agricultural buildings. The application site lies beyond the settlement boundary of South Hetton. Policy 3 of the Local Plan considers that the conversion of such buildings for residential occupation can be one of the exceptional circumstances in which development in the countryside can occur. The residential development is not considered to be isolated and would reuse existing buildings and as such is considered to accord with the provisions of Part 6 of the NPPF.
83. Public objection to the proposed development relates to highways implications. The Highway Authority has been consulted on the application and objections have not been raised. Impacts of the development upon highway safety are considered to be acceptable.

84. No harm is considered to occur to the character or appearance of the area or upon residential amenity.

85. No objections are raised with regards to any other material planning considerations and approval of the application is therefore recommended.

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 nos. PR1, PR3, PR4, PR6 all received 1st June 2012, PR8 received 27th June 2012, PR2, PR5 and PR7 received 16th August 2012 and details on hedging plan received 22nd August 2012.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved policies 1, 3, 17, 18, 35, 36, 37 & 92 of the District of Easington Local Plan.

3. Notwithstanding any details of materials submitted with the application no development shall commence until samples of the external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. 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 saved policies 1 and 35 of the District of Easington Local Plan.

4. Prior to the commencement of the development details of means of enclosure shall be submitted to and approved in writing by the Local planning authority. The enclosures shall be constructed in accordance with the approved details prior to the occupation of the dwelling to which they relate.

Reason: In the interests of the visual amenity of the area and to comply with saved policies 1 and 35 of the District of Easington Local Plan.

5. Notwithstanding the details shown on the approved plans precise details of all new fenestration, glazing, heads and cills 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 saved policies 1 and 35 of the District of Easington Local Plan.

6. Prior to the commencement of the development details of all gutters, downpipes and other external pipework shall be submitted to and approved in writing by the Local planning authority. The gutters/downpipes shall be provided in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with saved policies 1 and 35 of the District of Easington Local Plan.

7. No works associated with the conversion of the existing farm outbuildings shall be commenced until a method statement detailing fully how it is proposed to ensure the stability and retention of the buildings while renovation and new construction works are being carried out has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the agreed method of working shall be adhered to at all times. In the event of it becoming apparent to the developer or the contractor on site that any parts of the structure not intended for removal or alteration through the approved plans may require alteration or localised demolition such works on the conversion must cease until approval in writing from the Local Planning Authority has been received that the additional works are acceptable.

Reason: To ensure the structural integrity of the building and its appropriate conversion having regards to Policies 3 and 35 of the District of Easington Local Plan.

8. Notwithstanding the details contained within the application, the 2 no. parking spaces located to the immediate west of the proposed plot 1 dwelling as shown on PR7 shall each of a width of at least 2.7m.

Reason: In the interests of highway safety having regards to Policy 36 of the District of Easington Local Plan.

9. No development shall take place unless in accordance with the recommendations detailed within section 4.0 of the bat risk assessment prepared by Dendra Consulting Ltd dated 15th August 2012.

Reason: To conserve protected species and their habitat in accordance Policy 18 of the District of Easington Local Plan.

10. No development shall take place unless in accordance with the tree protection measures as detailed on pages 8 and 9 and as per the tree protection plan within the arboricultural impact assessment dated 15th August prepared by Dendra Consulting Ltd. In addition, the trees adjacent to the agricultural building sought for demolition must also be protected in accordance with BS 5837:2012. All tree protection must be implemented prior to the commencement of works and retained in situ until the completion of the development.

Reason: In the interests of visual amenity having regards to policies 1 and 35 of the District of Easington Local Plan.

11. Notwithstanding the details submitted within the application no development shall commence until full details of the proposed layout and design of the proposed vehicular passing place has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the agreed details.

Reason: In the interests of visual amenity and highway safety having regards policies 1, 35 and 36 of the District of Easington Local Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no development falling within Class E of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the said Order shall be carried out.

Reason: In order that the Local planning authority may exercise further control in this locality in the interests of the visual amenity of the area and to comply with saved policies 3 and 35 of the District of Easington Local Plan.

REASONS FOR THE RECOMMENDATION

1. The development is considered acceptable in principle with no harm caused to the character or appearance of the area, residential amenity, highway safety and no objections raised with regards to other material planning considerations. The development was considered acceptable having regard to the following development plan policies:

DISTRICT OF EASINGTON LOCAL PLAN	ENV03 - Protection of the Countryside
DISTRICT OF EASINGTON LOCAL PLAN	ENV17 - Identification and Protection of Wildlife Corridors
DISTRICT OF EASINGTON LOCAL PLAN	ENV18 - Species and Habitat Protection
DISTRICT OF EASINGTON LOCAL PLAN	ENV35 - Environmental Design: Impact of Development
DISTRICT OF EASINGTON LOCAL PLAN	ENV36 - Design for Access and the Means of Travel
DISTRICT OF EASINGTON LOCAL PLAN	ENV37 - Design for Parking
DISTRICT OF EASINGTON LOCAL PLAN	GEN01 - General Principles of Development
DISTRICT OF EASINGTON LOCAL PLAN	REC92 - Protection of amenity open space
NATIONAL PLANNING POLICY FRAMEWORK	Part 1 - Building a strong, competitive economy
NATIONAL PLANNING POLICY FRAMEWORK	Part 4 - Promoting sustainable transport
NATIONAL PLANNING POLICY FRAMEWORK	Part 6 - Delivering a wide choice of high quality homes
NATIONAL PLANNING POLICY FRAMEWORK	Part 7 - Requiring Good Design
NATIONAL PLANNING POLICY FRAMEWORK	Part 10 - Meeting the challenge of climate change, flooding and coastal change
NATIONAL PLANNING POLICY FRAMEWORK	Part 11 - Conserving and enhancing the natural environment.
NATIONAL PLANNING POLICY FRAMEWORK	Part 12 - Conserving and enhancing the historic environment
REGIONAL SPATIAL STRATEGY	Policy 2 - (Sustainable Development)
REGIONAL SPATIAL STRATEGY	Policy 4 - (Sequential Approach)
REGIONAL SPATIAL STRATEGY	Policy 7 - (Connectivity and Accessibility)
REGIONAL SPATIAL STRATEGY	Policy 8 - (Protecting and Enhancing the Environment)
REGIONAL SPATIAL STRATEGY	Policy 24 - (Delivering Sustainable Communities)
REGIONAL SPATIAL STRATEGY	Policy 30 - Improving Inclusivity and Affordability
REGIONAL SPATIAL STRATEGY	Policy 32 - Historic Environment

This decision has been taken having regard to the policies and proposals of the North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, the City of Durham Local Plan 2004 and the provisions of the National Planning Policy Framework. With regards to protected species the development is considered to accord with the requirements of the Habitats Directive brought into effect through The Conservation (Natural Habitats etc) Regulations 1994.

2. In particular the development was considered acceptable having regards to the impact upon the character and appearance of the area and also with regards to highway safety.
3. Objections have been received with regards to matters of highway safety. However, the Highway Authority have considered the application and no objections have been raised.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documentation

District of Easington Local Plan

Regional Spatial Strategy

National Planning Policy Framework

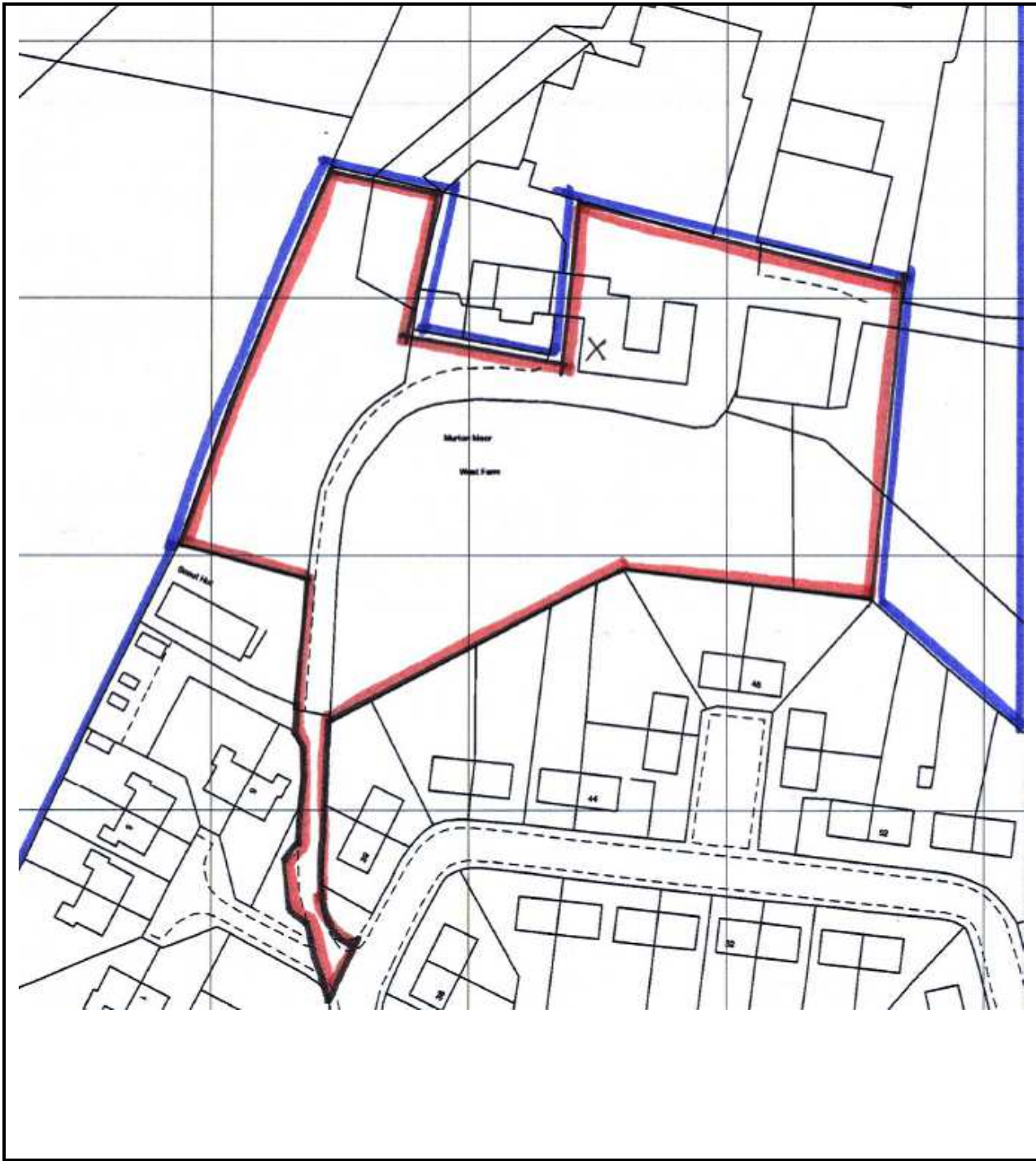
Internal consultee responses

Public responses

Response of the Highway Authority

Response of Northumbrian Water

Planning Circular 11/95



Planning Services

CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS INTO 4NO. DWELLINGS WITH ASSOCIATED ALTERATIONS, PARKING AND DEMOLITION OF AGRICULTURAL BUILDING

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Comments

Date 11th September 2012

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