



Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	6/2013/0147/DM/OP
FULL APPLICATION DESCRIPTION:	Outline application for demolition of derelict former public house and residential development of the site including formation of vehicle access
NAME OF APPLICANT:	Mr Currell and Mr Johnson
ADDRESS:	Former Brown Jug Public House, Evenwood Gate, Bishop Auckland, County Durham, DL14 9NW
ELECTORAL DIVISION:	Evenwood
CASE OFFICER:	Steve Teasdale Planning Officer 03000 261055 steve.teasdale@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

Site

1. The site lies to the north-west of the classified road A688 at Evenwood Gate. It comprises a total of 0.27 hectares of land and presently contains the derelict public house, as well as the rear car parking area and garden area to the southwest. The parking area and garden lie outside the development limits of Evenwood Gate, but the whole of the site is the curtilage of the Brown Jug and can be regarded as previously developed land.

The Proposals

2. The proposal is an outline planning application for the erection of 13 dwellinghouses, with vehicular access from the A688. The application is in outline form, and all matters other than access would be reserved for future consideration if planning permission was to be granted. However, the public house would be demolished and an indicative layout plan which forms part of the application suggests that the development would comprise 12 terraced dwellings in three blocks and a single detached dwelling. A draft Section 106 agreement has been submitted in respect of the provision of affordable housing.
3. An application for outline planning permission to redevelop the adjacent land to the east and north for 28 dwellings is subject of a separate item on the agenda.

4. The application is reported to the planning committee in accordance with the Scheme of Delegation because the number of dwellings proposed means it is classed as a major application.

PLANNING HISTORY

5. The following planning applications are relevant to the application site and its surroundings:

6/2011/0351/DM – Residential development (outline application) - REFUSED

6/2010/0425/DM – Erection of detached bungalow – APPROVED

6/2010/0050/DM – Erection of two static caravans for 18 months – APPROVED

6/2008/0318/DM – Erection of bungalow and garage – APPROVED

6/2008/0174/DM – Erection of bungalow – REFUSED

6/2007/0587/DM – Erection of 13 dwellings on site of the Brown Jug (outline) - APPROVED

6/2006/0192/DM – Conversion of barns to two dwellings – APPROVED

PLANNING POLICY

NATIONAL POLICY:

6. On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). This supersedes all previous PPS and PPG documents. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.

The NPPF can be accessed at:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>.

LOCAL PLAN POLICY:

7. The following saved policies of the Teesdale District Local Plan are considered to be consistent with the NPPF and therefore relevant in the determination of this application:

H4 – Infill Development On Sites Of Less Than 0.4 Hectare

H6 – New Housing in the Open Countryside

H1A – Open Space in New Development

ENV1 – Protection of the Countryside

ENV8 – Safeguarding Plant and Animal Species Protected by Law

H12 – Design

GD1 – General Development Criteria

H14 – Provision of Affordable Housing

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

8. *Evenwood Parish Council:* Welcomes the redevelopment of the site in principle, but expresses concerns about the position of the vehicular access because despite the recently introduced speed restriction, traffic volumes are still high. A high standard of design is expected if permission is granted.
9. *The Highways Authority:* Has no objections subject to imposition of conditions relating to the agreement of visibility splays, public footway details, and junction radii. The indicative layout would suggest only one car parking space per dwelling, which is substandard.
10. *Northumbrian Water Ltd.:* There is insufficient information regarding surface and foul water drainage. Such information should be conditional if planning permission is granted.

INTERNAL CONSULTEE RESPONSES:

11. *Planning Policy Section:* The main theme of the NPPF is a presumption in favour of sustainable development. Evenwood Gate performs poorly in terms of sustainability given its lack of facilities and services with the likely reliance on private transport for future occupiers to reach services and facilities. The improvement in the appearance of the area by removal of the derelict building is however a material consideration which should be taken into account in arriving at a recommendation.
12. *Landscape Section:* No objection is made subject to appropriate tree protection measures being implemented following approval by the local planning authority.
13. *The Archaeology Section:* A written scheme of archaeological investigation would be required prior to determination if the recommendation is to approve the application.
14. *Ecology Section:* The recommended bat emergence survey has now been carried out and no objections are made to the proposal.
15. *Design and Conservation Section:* The proposal to demolish the derelict public house is welcome as an environmental improvement. Comments can subsequently be sought on a detailed proposal for the development.

PUBLIC RESPONSES:

16. The proposal was advertised by site and press notices and neighbour letters to 47 households. This has resulted in 35 letters of objection or concern. The reasons for the objections or concern can be summarised as follows:

Too many houses are proposed for the size of the site

There is no amenity space or play space within the layout

There is insufficient parking within the layout

Concern about the access

17. Nine letters and a 56 name petition in support of both outline applications at Evenwood Gate have been received.

APPLICANT'S STATEMENT:

18. This planning application has been made to seek outline planning permission for the redevelopment of the derelict site of the former Brown Jug Public House, and it is made in conjunction with the complementary application for residential development on the adjoining land, part of this latter proposal removing the derelict buildings standing adjacent to the former Brown Jug. Instructions were provided to prepare these proposals and that of the adjoining land as complementary and mutually supportive schemes.
19. The former Brown Jug site has had previously the benefit of outline permission for residential development, but because of circumstances, including the economic climate, this permission had been allowed to lapse. In dealing with the proposals in 2012 for the adjacent land, officers had urged that proposals be brought forward for the derelict pub site, and after lengthy negotiations with the Receivers for the property, this present application has materialised. Both the Receivers and Mr & Mrs Fenwick for the adjoining land have recognised that an overall, comprehensive proposal for the land on the western side of the A688 could achieve the removal of what has been a derelict and unsightly blemish on the village of Evenwood Gate.
20. The proposed scheme for the former pub site is for 13no. dwellings, built in three short terraces to harmonise with the frontage dwellings in the companion application by Mr & Mrs Fenwick, as well as those existing dwellings on the eastern side of the A688. Although the earlier permission, in March 2008, made no requirement for affordable housing, the current scheme recognised the changed, current circumstances, and thus a draft S106 Agreement has been prepared with regard to the provision of affordable housing.
21. Part of the application site lies within the development limits identified in the Teesdale District Local Plan, whilst the entire site has to be recognised as brownfield. Thus the proposal in the application would bring back land into a productive and beneficial use. In terms of sustainability, the site, as with the adjacent land proposed for complementary development, lies within 400 metres of the edge of Evenwood and employment sites, and within a further 400 metres of an extensive number of shops, services and facilities. These are within comfortable walking time (10 minutes) or much less in cycling time, strongly suggesting that accessibility to local facilities is not at issue. Nor is wider accessibility by public transport to other local facilities at West Auckland, Tindale Crescent and the larger urban area of Bishop Auckland.
22. In terms of location, the site is close by a wide range of facilities, all of which are accessible on foot, cycling or by the use of public transport. Para 55 of NPPF quite clearly states that 'where there are groups of smaller settlements, development in one village may support services in a village nearby.'

23. It is strongly suggested that in terms of sustainability the relationship between Evenwood and Evenwood Gate should be considered in a positive light.
24. Members of the Committee are asked to recognise the positive contribution which this site can make to the improvement in the appearance of Evenwood Gate by the removal of an area of dereliction, and to further recognise the sustainable credentials of the site in delivering new housing, including affordable homes, to the village of Evenwood Gate.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file.

PLANNING CONSIDERATIONS AND ASSESSMENT

25. Having regard to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004 relevant guidance, development plan policies and all material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development of the site, access and highway safety, as well as other matters concerning open space, archaeology and ecology.

The principle of development

26. The NPPF makes it clear that there should be a presumption in favour of sustainable development, but does not alter the statutory requirement that applications for planning permission must be determined in accordance with the development plan unless material conditions indicate otherwise. Furthermore, the NPPF does not change the statutory status of the development plan as a starting point for decision making, and paragraph 12 makes it clear that proposed development that conflicts with an up to date Local Plan should be refused unless material conditions indicate otherwise. The Teesdale District Local Plan was adopted in 2002, and is only 11 years old. Paragraph 211 of the NPPF states that local plan policies should not be considered out of date simply because they pre-date this new national planning policy.
27. The emerging County Durham Plan will in due course replace existing district local plans. A second round of engagement with stakeholders is due between mid-October and early December. The anticipated adoption date is August 2014. Whilst no weight significant enough to override existing local plan policy can be attributed to the CDP at this point in time, reference is made where appropriate on specific issues and the relevance of future development plan policy.
28. Policy H4 of the Teesdale District Local Plan permits, in principle, the residential development of previously developed sites up to 0.4 hectares which lie within the development limits of settlements, including Evenwood Gate.
29. The application site is brownfield, comprising the derelict public house and front forecourt, a large rear tarmac car park and a small side garden. The public house and its front forecourt area lies within the development limits of Evenwood Gate as defined in Inset Map 13 of the Teesdale District Local Plan. Despite being previously developed, the rear car park and side garden are however

beyond the development limits. The proposal is therefore only in part compliant with Policy H4.

30. The sections of the application site which lie outside the development limits are within the countryside, where Policy H6 normally only permits housing development which is justified as being essential to the needs of agriculture and forestry. The previously developed nature of this land is however a material planning consideration in this regard.
31. Similarly, whilst Policy ENV1 seeks to protect the countryside from inappropriate development, this land cannot be regarded as being suitable for agriculture and forestry, rural diversification projects, nature conservation, tourism or recreation developments.
32. The development would take place entirely within the existing Brown Jug curtilage and would not therefore be viewed as an encroachment into the countryside. Local plan policies ENV1 and H6, which relate primarily to development in the open countryside are therefore of little relevance in this case.
33. It is of some relevance that the County Durham Plan, when adopted, is unlikely to prescribe development limits to existing towns and villages, placing more emphasis on sustainability and settlement form as the judgements for new housing proposals on the edge of settlements. The application site is well contained within the existing settlement form.
34. In terms of sustainability, the application site would constitute a small extension to the hamlet of Evenwood Gate, which has no community infrastructure of its own and residents are mainly reliant on car travel to access facilities in Evenwood and further afield in Bishop Auckland. It is therefore not a sustainable location for large scale new development, however it is important to balance all material planning considerations, and the principle of allowing relatively small scale of development entirely on previously developed land, partly within the development limits, is more difficult to resist where there would be a significant environmental benefit to the settlement in terms of removing an unsightly derelict building and where the public house would in the past have generated a significant number of vehicle movements itself.
35. It is noted that Evenwood had 5 sites identified in the Strategic Housing Land Availability Assessment (SHLAA) as being suitable for residential development. These include the application site because it is previously developed land lying partly within the development limits of Evenwood Gate. It is noted that outline planning permission was previously granted for a similar number of dwellings on the site. Whilst this has lapsed, it is only 5 years since that consent was granted and therefore this is a material consideration that can be given some weight. One of the identified sites in Evenwood is Kays Hall Farm, which is in the centre of Evenwood and would benefit from short term redevelopment because it currently detracts from the amenity of the area. The proposed scheme is not of a scale that is likely to prejudice redevelopment of Kays Hall Farm and would itself bring benefits to the amenity of the area.
36. The application is also supported by a draft S106 agreement which proposes in principle the provision of affordable units within the 13 dwelling scheme. The Planning Policy Section has confirmed that the most recently agreed target for

the Western delivery area is 15%, equivalent to 2 affordable homes in the indicative 13 dwelling layout. This would of course be negotiated further with the applicant prior to completion of the S106 agreement and the formal grant of outline planning permission. This factor carries some favourable weight, but is not significant given the small number of units.

37. Therefore, notwithstanding the poor sustainability of the location, the proposal would be for a reasonable scale of development, partly within the existing development limits and entirely on previously developed land, while also facilitating removal of the derelict Brown Jug public house. The removal of the derelict Brown Jug building would be of significant benefit to the visual amenities of the area. The development would be contained entirely within the curtilage of the Brown Jug and therefore while the proposal would not comply with Teesdale Local Plan Policies ENV1 and H6, the development would not represent an intrusion into open countryside and would generally be in keeping with the existing settlement form. The principle of development is therefore, on balance, considered to accord with the aims of the NPPF.

Access and Highway Safety

38. The means of vehicular access into the site is a matter for detailed consideration as it has not been reserved. The proposal would introduce a new vehicular access to the A688 and the Parish Council and some local residents have raised concerns with the position of the new access. However, there is already an existing access to the pub car park immediately next to where the proposed new access would be formed and permission has previously been granted for an access in this position. The Highways Authority have no objection in principle to this point of access, however there will be a requirement for revision to A688 road markings, which can be secured by condition.

39. The internal road layout is indicative and not for approval, but the Highways Authority have made comments which the developer would need to take into account when considering the design and layout of a detailed scheme. In particular, as also noted in some of the objections from local residents, the car parking provision at many dwellings appears to be a single space only, which is unacceptably low for a site where residents are likely to have to rely on car journeys to access services and employment. Local residents themselves acknowledge their reliance on car travel. The parking is also shown as being within the adoptable service margin and will have to be moved behind it. Carriageway widening will also be required at the first internal (10m radius) bend. These factors are likely to affect the final design and may even require a reduction in the number of dwellings.

40. As far as the point of vehicular access into the site is concerned, the proposal would not result in a severe cumulative impact on highway safety and accords with Teesdale Local Plan Policies GD1 and H4.

Other Matters

41. Although the application is submitted in outline form it does include a design and access statement and an indicative housing layout plan. These details are not fixed but are intended to demonstrate that an acceptable form of development could be achieved for this site.

42. The layout indicates terrace style housing along the main road frontage of the site which would reflect the general character of existing housing to the south east. The application site is reasonably well screened from the west by a large mature tree and peripheral shrubbery and hedges. Whilst the residential development would take place on the rear car park which has historically been devoid of built development, it is considered that its impact would not be significant upon the landscape if existing landscape features are retained, replaced or supplemented.
43. As mentioned previously, the level of off street parking will need to be increased and this together with other highway considerations is likely to lead to amendments in the layout and possibly even reduction in dwelling numbers. In addition, the site would be built to a high density and the proposal is devoid of any landscaping or open space, which needs improvement for a detailed application where layout will be considered.
44. The scale of development is subject to on-site open space requirements, or S106 contributions towards off site provision/maintenance, which have not been offered. Although the layout is indicative, there is still perhaps a missed opportunity to integrate redevelopment of this site with redevelopment of the adjacent derelict buildings, which form part of a separate application for a larger site. This indicative proposal has been designed as a separate and self contained development to the adjacent proposal, but had it been considered coherently it may have been easier to provide some on-site open space. On site provision would be more preferable in this case because of the lack of play facilities in Evenwood Gate and the nearest facilities in Evenwood are beyond reasonable walking distance at 1km from the site. The proposal does not however make any such provision and in its current form it is unlikely that the layout could accommodate 13 dwellings and open space. The NPPF recognises the importance of access to high quality open spaces and opportunities for sport and recreation and therefore a S106 contribution should be sought for off site provision or maintenance of existing facilities in the local area, which includes Evenwood. The equivalent of £1000 per dwelling would be a reasonable amount taking into account the cost of provision of play/recreation space in the area and requirements for other developments in the area, amounting to a total of £13,000 for this development. It is still however preferable for the detailed scheme to consider on-site provision within or on adjacent land if possible.
45. The comments of the Archaeology Section are noted. However, considering the site is already previously developed and planning permission has been granted in the past for development of the site, it is considered appropriate to impose conditions relating to archaeological recording and reporting rather than to require investigations prior to determination of the application.
46. The proposal would involve demolition of a building which could potentially be used by bats, a protected species. The building is however fire damaged which would normally deter bats and the Ecology Section have confirmed that the submitted survey information adequately assesses the impact in respect of protected species and habitats. It is considered that the proposal would not have an adverse impact on protected species or their habitat. The proposal is not therefore subject to Natural England licensing requirements, or the derogation tests of the Habitat Regulations. However, a condition has been requested to

ensure the development takes place in accordance with the submitted method statement. Subject to these measures the proposal complies with Teesdale Local plan Policies GD1 and ENV8.

47. Northumbrian Water Ltd have requested further details about drainage. This is a matter that can only really be addressed in the final design and layout when the drainage scheme would be designed. The site is not in an identified area of flood risk and therefore a condition requiring further details would suffice in this case if the application were to be approved.
48. Issues of residential amenity will be considered at detailed application stage, but the indicative layout does not give rise to any concerns in this respect.

CONCLUSION

49. Whilst Evenwood Gate is a small settlement with no community infrastructure of its own and would not normally be considered a sustainable location for more than minor development, the proposal for the erection of 13 dwellings would be partly within the existing development limits and entirely on previously developed land, while also facilitating removal of the derelict Brown Jug public house. The removal of the derelict Brown Jug building would be of significant benefit to not only the visual amenities of the existing local residents but also give a more positive impression to people travelling along the busy A688 and is therefore a factor that carries significant weight in favour of the proposal. The development would be contained entirely within the curtilage of the Brown Jug and therefore while the proposal would not comply with Teesdale Local Plan Policies ENV1 and H6, the development would not represent an intrusion into open countryside. In addition, although the development is likely to generate a significant number of car journeys, there would already have been a large number of car journeys associated with the Brown Jug public house. The provision of affordable housing as indicated in the draft S106 agreement is also welcome and would ensure compliance with Policy H14 of the Local Plan and the NPPF. The principle of development is therefore not entirely in accordance with the Teesdale Local plan, but on balance, the proposal would contribute to improvements in the quality of the environment while bringing brownfield land back into beneficial use.
50. With regards to consideration of the means of access into the site, this has been examined by the Highways Authority who have no objections in this respect. This aspect of the proposal is in accordance with Teesdale District Local Plan Policy GD1. Comments have been made about inadequate parking provision within the development and other highways adjustments, but these are matters reserved for future consideration and can be addressed in reserved matters or detailed applications. The developer should nevertheless be aware of the potential design implications.
51. The scale of development is subject to a requirement to provide open space/play facilities within the site, or for a S106 contribution towards off-site provision/maintenance. On-site provision would be preferable in this case because of the lack of nearby facilities, but in the absence of this an off-site contribution of £13,000 should be sought by S106 agreement to satisfy the aims of the NPPF and Teesdale Local Plan Policy H1A.

52. Other matters of archaeology, drainage and ecology can be dealt with by condition.

RECOMMENDATION

That the application be **APPROVED** subject to completion of a S106 agreement in respect of the provision of 15% affordable housing and a contribution of £13,000 towards off-site provision/maintenance of play/recreation space in the local area, and subject to the following conditions:

1. Application for approval of reserved matters shall be made to the Local planning authority before the expiration of three years beginning with the date of this permission and the development must be begun not later than the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained in writing from the Local planning authority before any development is commenced.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3. The development hereby approved in so far as the means of access shall be carried out in strict accordance with the following approved plans:-

Plan Reference Number	Date received
Site location plan	21st May 2013
Proposed site plan P029-01 rev.A	21st May 2013

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.

4. 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 Policy GD1 of the Teesdale District Local Plan 2002.

5. No development shall take place until a tree protection plan as per British Standard 5837:2012 and measures for the protection of existing trees and

hedgerows have been submitted to and approved in writing by the Local planning authority. The agreed tree protection measures shall be implemented prior to start of demolition or construction works and retained for the duration of site works or in accordance with the programme agreed with the local planning authority.

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

6. No development shall take place until full details of both hard and soft landscape works, including new planting, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To achieve a satisfactory form of development and in the interests of visual amenity in accordance with Policy GD1 of the Teesdale District Local Plan 2002.

7. No development shall take place until all details of means of enclosure have been 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 Policy GD1 of the Teesdale District Local Plan 2002.

8. 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 Policy GD1 of the Teesdale District Local Plan 2002.

9. 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 Policy GD1 of the Teesdale District Local Plan 2002.

10. Notwithstanding the information shown on the submitted plans, no development shall be commenced until further details of the means of access, including the layout, construction, and sight lines to be provided have been submitted to and approved in writing by the Local planning authority, and the building(s) hereby permitted shall not be occupied until the approved access has been constructed, in accordance with the approved plans.

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

11. All contractors shall be given the method statement contained within Section E of the "Bat Survey for Development Purposes at the Brown Jug, Evenwood Gate, Bishop Auckland, County Durham", dated 16th August 2013, by Dendra Consulting Ltd. Demolition works shall be carried out in accordance with the method statement.

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

12. The existing road markings must be amended in accordance with details to be submitted and approved in writing by the Local Planning Authority prior to the commencement of the proposed development.

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

13. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work as defined in a specification prepared by the County Durham Archaeology Team. It will require a written scheme of investigation (WSI) setting out:
- i., Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.
 - ii., Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
 - iii., Post-fieldwork methodologies for assessment and analyses, including final analysis and publication proposals in an updated project design where necessary.
 - iv., Report content and arrangements for dissemination.
 - v., Archive preparation and deposition with recognised repositories.
 - vi., A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
 - vii., Monitoring arrangements, including the notification in writing to the County Durham Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.
 - viii., A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.
- The written scheme of investigation must be submitted by the developer, and approved in writing by, the Local Planning Authority. The written scheme of investigation shall be carried out in accordance with the approved details and timings.

Reason: To comply with saved policies BENV12 of the Teesdale District Local Plan 2002, and para. 135 of the NPPF.

14. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the agreed programme of archaeological work shall be deposited at the County Durham Historic Environment Record. This may include full analysis and final publication. Reporting and publication must be within one year of the date of completion of the development hereby approved by this permission.

Reason: To comply with para. 141 of NPPF to ensure that the developer records and advances understanding of the significance of the heritage asset to be lost (wholly or in part) in a manner proportionate to its importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

STATEMENT OF PROACTIVE ENGAGEMENT

The local planning authority engaged with the applicant's agent in a proactive manner through pre-application discussions which aimed to encourage a cohesive form of development across the application site and the adjacent larger site subject of a separate application.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents
The National Planning Policy Framework (NPPF)
Teesdale District Local Plan 2002
Consultation responses and representations



Planning Services

6/2013/0147/DM/OP
 SITE OF THE FORMER BROWN JUG,
 EVENWOOD GATE

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