

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NOS:	CE/13/00918/FPA
FULL APPLICATION DESCRIPTION	ERECTION OF 58 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING.
NAME OF APPLICANT	PERSIMMON HOMES
SITE ADDRESS	FORMER ITEC SITE, NEVILLE ROAD, PETERLEE
ELECTORAL DIVISION	PETERLEE WEST
CASE OFFICER	Laura Martin 03000261960 dmcentraleast@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

The Site

1. The application site relates to the former ITEC site on Burnhope Way, situated close to Peterlee town centre. The building has been cleared and the site has been grassed. The site, which includes the former car park and associated grounds serving the ITEC building, covers an area of 1.3 hectares. Areas of mature planting bound the site to the north, east, and south. The application site slopes down to the Dene in the northeast corner. Residential properties are situated adjacent to the site: to the east on Burnside; to the north on Woodfield; and to the west on Neville Road.

The Proposals

2. Planning permission is sought for the erection of 58 dwellings; three main house types are proposed; 2 bedroomed terraced properties, 3 bedroomed semi-detached properties and 4 bedroomed detached houses. The mix of house types proposed will provide a natural progression from small starter homes through to larger family houses.
3. The main vehicular access is provided from Neville Road, which creates a central spine road through the scheme, off which access is provided onto residential frontages and two cul-de-sacs, running southwards towards Burnhope Way.
4. The properties along the northern part of the application site are set back from the boundary of the site and the existing residential properties on Woodfield. This allows the retention of existing perimeter landscape as public open space. The proposal comprises various landscaping works, which include new planting along the southern boundary of the site adjacent to Burnhope Way. Exact landscaping details would be agreed through the use of an appropriate planning condition. The proposal involves the removal a large number of trees on the northern and eastern site boundaries,

with some also to be removed from the southern boundary of the site adjacent to Burnhope Way

5. As part of the application process the car parking to the properties adjacent to the northern boundary has been amended slightly through a repositioning of house types, in order to allow the creation of larger front gardens and to avoid a mass of hard standing to the frontage of this part of the development. In relation to the southern boundary this has also been amended with the properties set back from Burnhope Way with gardens now facing onto gardens. To the frontage adjacent to Burnhope Way this would be left mainly open with a landscaped area and footpath linkage through the estate. Only a small section of close boarded fencing is now proposed to the Burnhope Way frontage to Plots 51 and 58.
6. The application is brought before members as due to the scale of the works it is classed as a major development.

PLANNING HISTORY

Application Site:

98/691 - Residential Development Outline - Approved

00/355 - Temporary Car park - Refused

00/487 - Temporary Car park (re-submission) – Refused

01/191 - Replacement Primary School and Nursery – Approved

05/763 – Proposed residential development comprising 18 no. Houses, nursery and relocation of playing fields – Approved

PL/5/2009/0510 RESIDENTIAL DEVELOPMENT COMPRISING 52 NO. UNITS- Approved subject to the signing of a S.106 Agreement. To date however this agreement has never been signed and the application is still outstanding.

CE/5/2013/0879- Erection of fencing (Retrospective)- Approved.

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. Part 1 - 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. Part 4 - 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. Part 6 - To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.
13. Part 7 - 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. Part 8 - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible, Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.

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>

LOCAL PLAN POLICY:

District of Easington Local Plan

15. Policy 1- 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.
16. Policy 35 - 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.
17. Policy 36 - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
18. Policy 66 - Developers will be required to make adequate provision for children's play space and outdoor recreation in relation to housing development of 10 or more dwellings. Provision may be secured elsewhere if it is inappropriate to make provision at the development site.
19. Policy 67 - Housing development will be approved on previously developed land within settlement boundaries of established towns or villages provided the proposal is of appropriate scale and character and does not conflict with other policies in the plan.

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://content.durham.gov.uk/PDFRepository/EasingtonLocalPlan.pdf>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

20. Town Council- no comments
21. Environment Agency- Raises no objections to the scheme subject to agreement from Northumbrian Water
22. Northumbrian Water- Request that the Floor Risk Assessment is conditioned as part of any approval at the site.
23. Police Architectural Liaison Officer- stresses the importance of Secure by Design.
24. Natural England- no response.
25. National Health Service- No comments
26. Coal Authority- no comments

INTERNAL CONSULTEE RESPONSES:

27. Education- state that there are sufficient school places within the area to cope with the additional demand from the development.
28. Housing Development and Delivery- advise that the application achieves the required provision of Affordable housing at the site.
29. Public Rights of Way Officer- raises no objections
30. Environmental Health Officer- raises no objections but requests a condition relating to hours of construction.
31. Design and Conservation- verbal comments have been received stating that they are satisfied with the amended details.
32. Highways Section- raises no objection following the submission of amended plans.
33. Landscape Officer- Requests a condition relating to Tree protection plan and landscaping
34. Archaeology- no comments
35. Tree Officer- requests the imposition of tree protection measures.
36. Sustainability Officer- requires sustainability report.

PUBLIC RESPONSES:

37. The application was advertised by means of Site notice and Press notice. A further 85 letters of notification were sent to neighbouring properties within the area. 5 letters of representation have been received

38. Concerns relate to the increase in traffic movement in association with the Burnhope Way and Neville Road junction from the new development and also in respect of HGV movements in relation to construction.
39. Concerns are also expressed from a neighbouring property to the east of the application site at Burnside. They consider that the development due to the location of plot 24 would be visually intrusive due to the gable of the property and parked cars. It is also stated that due to the proximity of the gable it would cause loss of light to the living room area.
40. The neighbouring property also has concerns that the cars accessing plot 24 will cause light pollution into their property. Devaluation of property and loss of landscaping is also raised. The main objection from this resident is potential for surface water flooding from the development site. It is stated that their property already suffers from flooding and the proposed development would increase this problem.

APPLICANTS STATEMENT:

This development offers the opportunity to create a new sustainable residential development within Peterlee. The proposals for 58 units across a mix of two, three and four bedroom properties including 10% affordable housing provides an excellent range and choice of dwellings to satisfy current and future residential requirements for Peterlee and also the wider County Durham area.

We have engaged with the Council throughout the planning process and are satisfied that the scale and form of development, as well the proposed housing mix is appropriate within this locality. The proposals shall develop an urban infill site within the development limits of Peterlee, creating a new, attractive residential development for the town.

The sites location within an existing residential area of Peterlee ensures that the site is highly sustainable in relation to local amenity with open space, recreational facilities, and local schools within close proximity to the development. Furthermore, existing public transport routes directly adjacent to the site provide frequent services to key retail and employment opportunities within the town and beyond.

Public consultation has been carried out through which a number of concerns were raised. Through adaptation of the proposal and responses to these concerns, which are available within the accompanying Statement of Community Involvement, we are confident that there are no outstanding issue regarding the development.

Finally, the impacts of the development have been mitigated via a planning gain package which includes an offsite Recreation/Leisure Contribution in addition to the 6 affordable housing units that shall be provided on site.

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://publicaccess.durhamcity.gov.uk/publicaccess/tdc/DcApplication/application_detailview.aspx?caseno=MSNTVPBN03

PLANNING CONSIDERATION AND ASSESSMENT

41. As identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004 the key consideration in the determination of a planning application is the development plan. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
42. The main considerations in regard to this application are the principle of the development and site history, design, scale and layout, landscaping and trees, affordable housing, play space and other considerations.

Principle of Development and site history

43. The proposed application is considered to be in keeping with the relevant Development Plan Policies. Relevant National guidance in relation to new housing development is found within Part 6 of the National Planning Policy Framework. In this instance this application relates to a previously developed site situated on the edge of Peterlee town centre, it is therefore considered to be located within a sustainable location and to accord with the general principles of national planning policy.
44. In terms of Local Plan policy the application site is located within the Peterlee settlement boundary as identified in the former District Of Easington Local Plan. The site is considered to represent 'Brownfield land', the development of which falls to be considered, in the context of 'saved' policy 67, as a windfall site on which housing development is considered to be acceptable in principle.
45. Previously planning permission has been granted for a mixed-use development on this site, which included the erection of 18 no. houses, this permission is now time expired , but it can be considered to set a precedent for the principle of the development of this site.
46. Furthermore, an application was approved in 2010 subject to the signing of a S.106 agreement for the erection of 52 houses. The previous applicant however has failed to sign the S.106, thus the decision has not yet been issued but the application is still live. It is therefore of note that Members previously resolved to approve a 52 unit housing scheme on the site and nothing has changed since then which would justify a different approach

Design, Scale and Layout

47. In general, the design, scale and layout of the development are considered to be generally in keeping with the previous approvals on the site. It is considered that there is no consistent design or use of materials surrounding the site that could influence this scheme and as such the proposed house type design and materials are considered acceptable. The scale of the development is considered to generally reflect the surrounding buildings and the layout is also considered appropriate given the constraints in relation to site shape and location. The scheme broadly achieves the distancing standards in terms of privacy and amenity space, which are set out in the relevant appendix of the District of Easington Local Plan. All properties are provided with generous private gardens.

48. As previously noted as part of the application process amendments have been made to the southern boundaries and the properties have been pulled away from the boundary with Burnhope Way. This would help to soften the appearance of the development on the approach into Peterlee and provide an attractive entrance to the town. Within the estate properties have been handed and altered position slightly in order to achieve views through the development and to create adequate front garden areas. This has led to a reduction in the number of visitor car parking spaces within the development, however the Highways Authority have raised no objections and state that the reduced number is still in accordance with the Durham County Council parking standards.
49. In summary, the proposed design and layout of the development are considered to accord with the relevant development plan policies. Conditions to agree materials to be used, means of enclosure, and landscaping works should be attached to any grant of planning permission to ensure the Local Planning Authority retain control over the finish and appearance of the development.

Landscaping and Trees

50. The application site currently contains a number of trees situated along the northern, eastern and southern boundaries. A number of trees are proposed to be removed to facilitate the development. The loss of these trees is regrettable, however, the current proposal now proposes a similar number of trees to be removed as the 2010 planning approval on this site.
51. In relation to the loss of the trees on site, no objections have been raised by officers providing a planning condition is attached to any grant of planning permission to ensure that all trees to be retained are protected during the construction process.
52. The landscaping proposals submitted with the application are not detailed, but they do show substantial planting areas provided along the southern boundary of the application site and the retention of the wooded area to the north east of the application site. The exact landscaping details, and timing of landscaping works, are to be agreed through the use of a planning condition attached to any grant of planning permission.
53. Concerns have been raised by local residents in relation to the loss of trees on the site and the lack of landscaping. It is considered that the proposed development incorporates suitable landscaping works, and that the existing trees to be retained along with the new planting proposed will provide adequate screening along the boundaries of the site to allow the application to be approved.

Highways

54. The proposed access arrangements for the development are considered to be acceptable, and are in accordance with the arrangements in relation to the previous grant of planning permission on this site. The proposed parking arrangements are also considered to be acceptable and accord with the relevant development plan guidelines. It is not considered that the proposed development will have any detrimental effects on the local highway network or highway safety to warrant refusal of the planning application.
55. In respect of the previous approval at the site in relation to the erection of 52 dwellings a condition was attached requiring the erection of a Puffin Crossing in

conjunction with an application for a food store on the adjacent North Blunts former school site. The developer however has not offered a crossing as part of this application as considered upon its own merits, due to the size of the development a crossing is not required. The Highways Authority whilst reluctant agree with this conclusion and concede that it would not be appropriate to insist on a crossing based upon this application alone.

Affordable Housing

56. The District of Easington Affordable Housing Policy Statement requires affordable housing to be provided in developments of 15 houses or more. This application proposes 6 units to be provided on an affordable basis, equating to 10% of the total dwellings proposed which is in accordance with the requirements of the Council's up to date Strategic Housing Market Assessment
57. The units to be provided on an affordable basis are 6 two-bedroomed properties. It is proposed that the affordable housing will be provided with approximately half rented through a local landlord, and half available to buy through a shared equity scheme. The affordable housing requirements will be secured through the use of a S.106 Legal Agreement.

Play Space

58. Saved policy 66 of the District of Easington Local Plan states that developers should provide adequate recreation space in relation to new housing developments of 10 or more dwellings. Where it is inappropriate to make provision within the development site, it may be necessary to secure provision elsewhere. The current proposal includes no provision for play space; as such it is normal practice for the Local Planning Authority to enter into a S.106 agreement with the developer to secure a financial contribution in lieu of on site play space provision, equating to a total of £29,000 based on £500 per dwelling. The secured finance would be used to improve existing play space within the Peterlee West Electoral Division. The applicant has agreed to enter into such an agreement.

Ecology

59. The application site is in relatively close proximity (approximately 3km) to Durham Coast Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) Natura 2000 site, the Northumbria Coast SSSI, Special Protection Area (SPA) and Ramsar site, all of which are designations of significant importance.
60. The process of assessing the potential implications of a proposal on European Wildlife sites that form part of the Natura 2000 network is known as 'Habitats Regulations Assessment' with the step by step process of assessment set out within the Conservation of Habitats and Species Regulations 2010, commonly referred to as the Habitats Regulations. The Local Planning Authority, before deciding to give any consent to a project which is likely to have a significant effect on a European site, is required to undertake an appropriate assessment of the implications for the site in view of its conservation objectives unless satisfactory provision of off-site Green Infrastructure can be provided or improved elsewhere in the vicinity.
61. In light of the above, and in order to take pressure from additional visitors away from the coastal designations of significant importance, the applicant proposes to provide

a financial contribution of £15,000 toward off-site Green Infrastructure (GI) in order to directly off-set the impacts of the development proposals on the Natura 2000 sites local to the development site. It is considered that this is sufficient to offset the impacts on the European Wildlife Sites and therefore the proposal will not have a significant effect on those sites.

62. Having regards to the above officers do not consider that there would be any impact as a result of the proposed development upon protected species and therefore no objections are raised having regards to Part 11 of the NPPF

Other Considerations

63. In relation to flooding, concerns have been raised by residents regarding the impact the proposed building works may have on the existing residential properties situated on Burnside, by way of drainage issues. In terms of concerns in relation to flooding, the applicant has confirmed that a connection will be provided to the main sewer for both foul and surface drainage, and has provided a full Flood Risk Assessment in support of the application. The Flood Risk Assessment does not predict any problems associated with the development; furthermore Northumbrian Water and the Environment Agency have raised no objections to the proposal. As such it is not considered that the proposed building works should have any detrimental effects in terms of drainage problems sufficient to warrant refusal of the application.
64. Concerns have also been raised by the occupant of No.7 Burnside, a residential property situated to the east of the application site. It has been suggested that the proposed development will have a detrimental impact on the occupants of this dwelling by way of loss of outlook and overshadowing. This concern specifically relates to plot 24 of the proposed development, which is to be set a minimum of 20 metres from the existing rear elevation of No. 7 Burnside to the gable of Plot 24. Therefore in this case Plot 24 is well in excess of the required 13.5 metres in respect of main elevations to gable elevations as recommended in the Local Plan guidelines. Whilst it is acknowledged that there are windows to the living area within 9 metres of the gable elevation, the living room is served by other windows which do not directly over look the development site and as such this is not considered to be an issue sufficient to warrant refusal.

CONCLUSION

65. In conclusion the proposal is considered to accord with the relevant national planning guidance and development plan policies. The proposal involves the development of an area of previously developed land situated in a highly sustainable location close to Peterlee town centre.
66. The proposed development provides for a mix of different house types in keeping with government policy, and accords with requirements to provide affordable housing. The design and layout of the proposed development are considered to be broadly acceptable, subject to conditions relating to materials and boundary treatments. Due to the siting and design of the proposed development it is considered that any impacts on adjacent occupants will be limited and will be insufficient to warrant refusal of the application.
67. The proposed works involve the loss of a comparable number of trees on the site to a previous application approved by the former District Of Easington Council. The

proposed landscaping works will help to mitigate the loss of the trees. Subject to tree protection work the proposal is considered to be acceptable in landscape terms.

68. The proposed access and parking arrangements are considered to be acceptable and it is not considered that the proposed development will have any detrimental impacts on the local highway network or highway safety to warrant refusal of the application.
69. Subject to the suggested conditions, planning permission should be approved.

RECOMMENDATION AND CONDITIONS

That the application be **APPROVED** subject to a Section 106 legal agreement securing a financial payment of £29,000 toward the upgrading or provision of play space, a financial contribution of £15,000 toward the provision or enhancement of Green Infrastructure, to ensure the delivery of 10% on site affordable housing and 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 References; No. c-1007-01, NRP-001 Rev F, N13141-SK202, Extended Phase 1 Survey, Neville Road, Peterlee Report No. 1 August 2013, Design and Access statement dated August 2013, SGD-01 Rev B, MR-WD01 Rev F, CD-WD01 Rev H, MS-WD01 Rev F, RS-WD01 Rev N, SU-WD01 Rev M, RF-WD01 Rev M, WS-WD01 Rev N, NRP-AH-01, NR(E)-TR-01 Rev A, Planning Statement , Flood Risk Assessment dated July 2013 by Patrick Parsons, N13141-SK201, N13141-SK200, Tree Survey Report dated August 2013 and Statement of Community Involvement dated September 2013, NRP-010
Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved policies 1 & 35 of the Easington Local Plan.
3. No development shall commence until a detailed landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority. No tree shall be felled or hedge removed until the landscape scheme, including any replacement tree and hedge planting, is approved as above. Any submitted scheme must be shown to comply with legislation protecting nesting birds and roosting bats. 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 saved policies 1 and 35 of the Easington Local Plan.

4. 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 saved policies 1 and 35 of the Easington Local Plan.
5. Notwithstanding any details of materials submitted with the application no development shall commence until details of the make, colour and texture of all walling, roofing, and hard-surfacing 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 visual amenity of the area and to comply with saved policies 1 and 35 of the Easington Local Plan.
6. 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 Easington Local Plan.
7. No development shall commence nor shall any materials or machinery be brought on the site until details showing the exact position of protective fencing around trees have been submitted to and approved in writing by the Local Planning Authority. This fencing shall be erected not less than a distance 12 times the diameter of single stem trees or 10 times the diameter at 1.3m high of multi-stem trees and 3 metres from hedges or in accordance with the details agreed: a) No construction work shall take place unless all of the protected trees and hedges within the site have been protected by the agreed fencing, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting either cleft chestnut pale fencing (in accordance with BS 1722: Part 4) or chain link fencing (in accordance with BS1722: Part 1) unless otherwise agreed by written consent of the Local planning authority. b) No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place within the protective fenced areas, and no work is to be done as to affect any tree, without the prior written agreement of the Local planning authority. c) Ground levels within the fenced areas shall not be altered and any trenches which are approved to be excavated within the root zone or branch spread shall be done so by hand digging or tunnelling only, no root over 50mm being cut and as many smaller roots as possible retained. If trenches are to remain open for more than 24 hours all exposed roots must be protected with earth cover. Trenches shall be completely backfilled in consolidated layers within seven days or temporarily backfilled in lengths under the trees. d) Notwithstanding the tree surgery works agreed by this permission in accordance with the arboricultural report, no removal of limbs or other tree surgery works shall be done to any of the protected trees within the site unless the prior written approval of the Local planning authority has been sought. e) No underground services trenches or service runs shall be laid

out without the prior written approval of the Local planning authority with the agreed works being undertaken in accordance with the National Joint Utilities Group ('Guidelines for planning, installation and maintenance of utility services in proximity to trees), and BS 5837:2012 'Trees in Relation to Construction'.

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

8. Prior to the commencement of the development a Sustainability Statement shall be submitted to and approved in writing by the Local planning authority. Thereafter the development shall be carried out in complete accordance with the approved statement.

Reason: In the interests of sustainability and to comply with National Planning Policy Framework Part 1.

9. Site works (including deliveries and operation of temporary site generators) shall only be carried out during the following hours: Monday - Friday 08:00 to 18:00 hours and Saturday 09:00 to 14:00 hours.

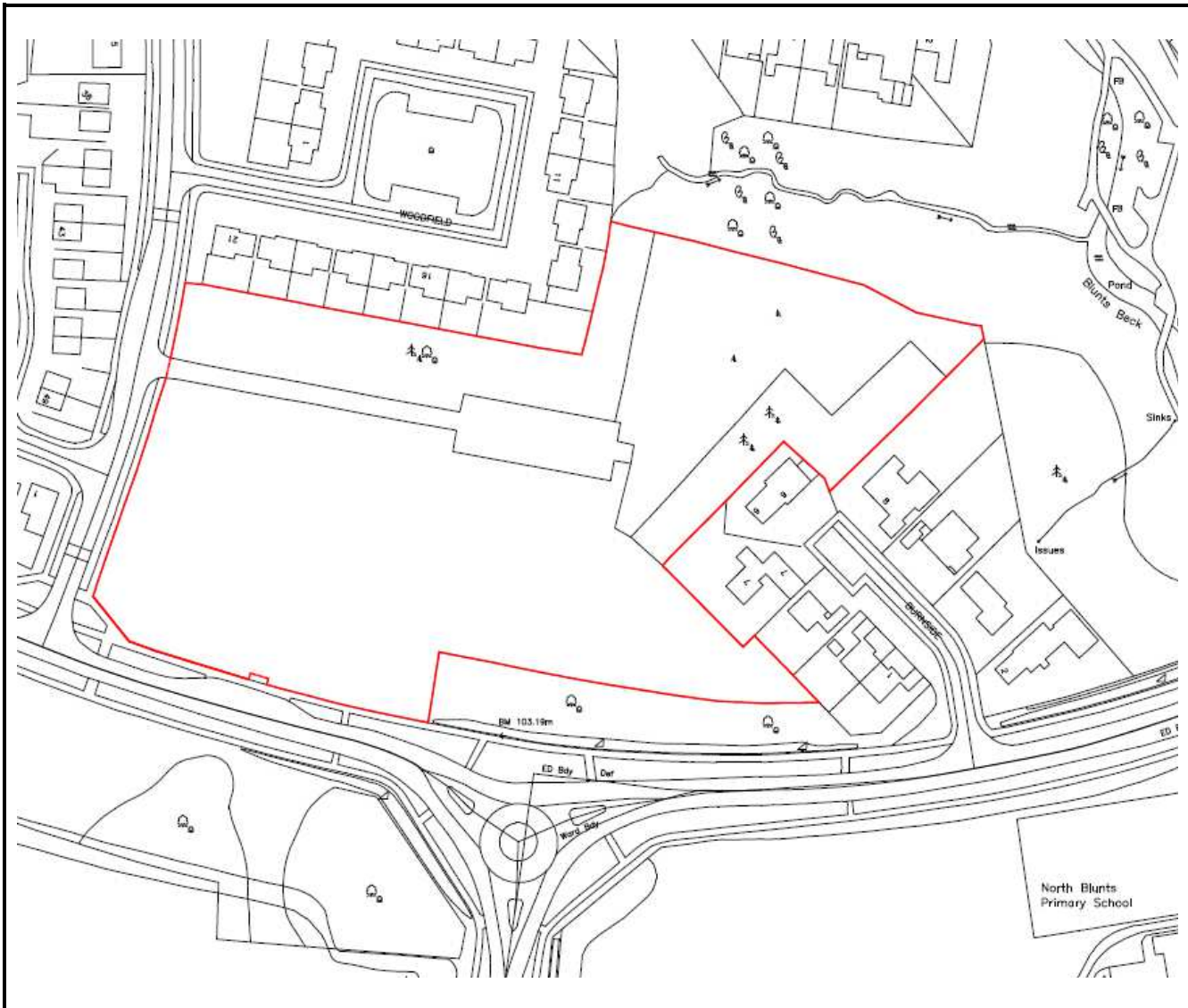
Reason: In the interests of the residential amenity of the area and to comply with Policies 1 and 35 of the Easington Local Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising during the application process. The decision has been made within the 13 week target provided to the applicant on submission and in compliance with the requirement in the National Planning Policy Framework to promote the delivery of sustainable development.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- Easington Local Plan 2001
- National Planning Policy Framework
- Consultation Responses



Planning Services

ERECTION OF 58 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING AT FORMER ITEC SITE, NEVILLE ROAD, PETERLEE

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Comments		
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