

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	7/2013/0522/DM
FULL APPLICATION DESCRIPTION:	Erection of 1 no. dwelling
NAME OF APPLICANT:	Mr and Mrs G and M Clark
ADDRESS:	Land to the rear of 17 North End, Sedgefield TS21 2AZ
ELECTORAL DIVISION:	Sedgefield
CASE OFFICER:	Hilary Sperring, Planning Officer, 03000 263947, Hilary.sperring@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The application relates to the former garden area to the rear of Hardwick House, 17, North End, Sedgefield. To the north, east and south of the site lie residential dwellings, of various forms. The rear garden is bounded to the west, by West Park Lane, with access to the site taken directly from it.
2. The site is on the western periphery of Sedgefield, with the registered Hardwick Park beyond. The site is also located within the Sedgefield Conservation Area. Residential development has taken place on similar plots in between North End and West Park Lane.
3. In 2013 conditional planning permission was granted for the erection of 1 no. dwelling on the application site. This dwelling was a two storey detached four bed property with single storey additions to the east and west.
4. The site has subsequently been sold to the applicants who would like to amend the approved scheme to meet their own accommodation requirements. The proposed 4 bed dwelling house would still be located within the northern corner of the site, in a similar general position to the approved, but it would have an amended design and larger footprint. The dwelling is also resited 1.2 metres further south and includes an increase in both eaves and ridge height. The dwelling now takes the form of a two storey detached four bed property (with rooms within the roof space). The footprint of the main dwelling would measure 12.6 metres by 7.8 metres (with attached double garage to the east 5.7 metres by 6.2 metres and single storey extension 4.8 metres by 2.7 metres to the west). The proposed dwelling would be 5.2 metres to eaves and 8.3 metres to the ridge.
5. Access to the site remains, as existing, from West Park Lane and the proposals would provide 5 on site parking spaces. A number of trees on site are to be removed to make way for the proposed dwelling including 6 that were not included in the earlier scheme.
6. This application is being reported to Planning Committee as it has been made by a member of staff within the Council's Regeneration and Economic Development Service

PLANNING HISTORY

7. The application site and the wider garden area immediately to the rear of 17 North End has been the subject of a number of planning applications for residential development. In 2004 planning permission was refused for the erection of 3 no. dwellings on the wider site (7/2004/0388/DM)(subsequent appeal dismissed). An application in 2011 was also refused for the erection of 2 no. dwellings (7/2011/0377/DM)
8. In 2013 conditional planning permission was granted for the erection of 1 no. dwelling on the site (7/2012/0248/DM). Later in 2013 a discharge of condition application in respect of this approval was approved.

PLANNING POLICY

NATIONAL POLICY:

9. 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.
10. 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’. The following elements of the NPPF are considered relevant to this proposal.

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.

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.

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.

Part 10 – Climate Change. 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.

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.

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.

The above represents a summary of the NPPF considered most relevant the full text may be accessed at:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

LOCAL PLAN POLICY:

11. In accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policies will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report, however, the following policies of the Sedgefield Borough Council Local Plan (saved policies 2007) are considered relevant.

Policy D1 (General principles for the layout and design of new developments) requires the layout and design of all new developments to take account of the site's relationship to the adjacent land uses and activities.

Policy D3 (Design for access) seeks to ensure new development makes satisfactory provision for all road users and pedestrians.

Policy D5 (Layout of new housing development) sets criteria for the layout of new housing developments.

Policy E1 (Maintenance of landscape character) the Council will seek to encourage the maintenance of distinctive landscape areas

Policy E15 (Safeguarding of Woodlands, Trees and Hedgerows) expects development proposals to retain important groups of trees and hedgerows wherever possible and replace any trees which are lost.

Policy E18 (Preservation and Enhancement of Conservation Areas) the Council will seek to preserve or enhance the character and appearance of the Boroughs Conservation Areas.

Policy H8 (Residential framework for larger villages) established residential development as an acceptable use within the identified residential framework for Sedgfield.

Policy H17 (Backland and infill housing development) sets criteria for new backland and infill housing development.

SPG1: (Conservation Areas) provides details on the character and description of conservation areas?

SPG3: (The Layout of New Housing) sets amenity/ privacy standards for new residential development.

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.cartoplus.co.uk/durham/text/00cont.htm>.

EMERGING POLICY:

12. The emerging County Durham Plan is now in Pre-Submission Draft form, having been the subject of a recent 8 week public consultation, and is due for submission in Spring 2014, ahead of Examination in Public. In accordance with paragraph 216 of the NPPF, decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. To this end, the following policies contained in the Pre-Submission Draft are considered relevant to the determination of the application:

Policy 1 – Sustainable Development, sets out a presumption in favour of such through 18 subsections including directing economic growth to existing centres, protecting agricultural land, promoting inclusive and healthy communities, achieving well designed accessible places, making the most effective use of land, and conserving the quality diversity and distinctiveness of the County including the conservation and enhancement of designated and non-designated heritage assets.

Policy 15 – Development on Unallocated Sites – All development on sites that are not allocated within the County Durham Plan or in a Neighbourhood Plan, will be permitted provided that they meet certain criteria.

Policy 18 – Local Amenity - states that permission will only be granted for proposals providing it can be shown that a significant adverse impact on amenity would not occur including, for example, loss of light and privacy, visual intrusion, overlooking, noise and odour. In addition to this, permission will not be granted for sensitive land uses where suitable mitigation measures can not be put in place to rectify the adverse impact on amenity.

Policy 40 – Trees Woodland and hedges – Proposals for new development will not be granted that would result in the loss of or damage to trees or woodland of high landscape, amenity or biodiversity value unless the benefits of the scheme clearly outweigh the loss. The fragmentation, loss, deterioration of identified ancient woodland will require exceptional circumstances and appropriate compensation.

Policy 41 – Biodiversity and Geodiversity – New development will not be permitted if significant harm to biodiversity and geodiversity cannot be avoided, adequately mitigated, or as a last resort compensated for.

Policy 44 – Historic Environment – seeks to ensure that designated and nondesignated heritage assets and their settings are appropriately protected.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

13. *Sedgefield Town Council* - No objection in principle and on the basis that the proposal retains the character of the area and complies with the Conservation area criteria.
14. *Highway Authority* - Deemed acceptable from a highways point of view.
15. *Northumbrian Water Limited* - No comments.

INTERNAL CONSULTEE RESPONSES:

16. *Archaeology Section* - Confirm that there are archaeological features within the development site which will require appropriate mitigation as conditions of planning permission, if granted.
17. *Arboricultural Officer* - *No objection.*
18. *Design and Historic Environment Section* - No objection, recommend conditions in respect of material samples, fenestration details and boundary treatments be submitted.
19. *Drainage Section* – No response at the time of report preparation
20. *Ecology Section* - No objections.
21. *Environmental Health* - Advises conditions relating to general restrictions on site operations and working hours in addition to use and operation of plant, machinery, equipment etc.

PUBLIC RESPONSES:

22. The application has been publicised by way of press and site notices and individual notification letters to neighbouring residents.
23. One letter of representation has been received from the occupants of 17 North End. No issues are raised in respect of the proposed plans. Clarity is however sought regarding the tree survey, supporting guidance, and protection of trees on site during any build.
24. Sedgefield Civic Trust has raised no objection to the proposed works providing materials and works specifications are adhered too. Positive comments are made about the detailing of brickwork and windows although it is considered that the proposed doors on the house and garage would be better painted rather than stained.

APPLICANTS STATEMENT:

25. The site is in a sustainable location within Sedgefield, close to facilities and amenities. Permission has previously been granted.

26. The dwelling footprint is larger than the existing approved dwelling but remains appropriate for the size of the site and in keeping with other properties in the locality. The dwelling is considered in keeping with the surrounds in terms of design and conservation, the relationship with other neighbouring occupiers and parking.
27. The scale and size is restrained to minimise impact upon views from West Park field. Our dwelling is sufficiently far from all remaining tree roots and will not affect the life of the remaining trees.
28. A double garage is proposed to facilitate better car parking arrangements. 5 spaces are provided in comparison to just 3 on the existing approval.
29. Increasing the width of the garage results in the main bulk of the house being constructed further away from the rear of 17 North End and Hardwick Mews
30. Our application acknowledges planning concerns about design, window details, privacy, views from West Park and conservation matters.

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 the Council Offices, Green Lane, which can be viewed at: <http://planning.wearvalley.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=69842> and <http://planning.wearvalley.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=72155>

PLANNING CONSIDERATIONS AND ASSESSMENT

31. 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 key planning issues in this instance relate to the principle of the development, the impact of the proposed development upon heritage assets, residential amenity, highway safety, impact on protected species/ ecology and the impact on trees.

The Principle of Development

32. The National Planning Policy Framework (NPPF) sets out the Governments overarching objectives for the planning system, promoting sustainable development as a key objective.
33. Paragraph 49 of the NPPF explains how housing applications should be considered in the context of the presumption in favour of sustainable development. Furthermore, Paragraph 111 explains how planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed, providing it is not of high environmental value.
34. Saved Local Plan Policies H17 and D5 support new residential development on backland and infill locations where they can achieve a satisfactory means of access and parking provision, satisfactory amenity and privacy for both the new dwellings and existing adjacent dwellings, and where development is in keeping with the scale and form of adjacent dwellings and the local setting of the site.
35. The application site is located in close proximity to the centre of Sedgfield which is well served by a range of facilities. Access and connectivity within the settlement and to neighbouring settlements is good. It is therefore considered that the proposed

development would be located in a sustainable location with regard to the provisions of the NPPF.

36. In any event the principle of residential development in the form of one additional dwelling on the site has been established by the grant of the previous planning permission.

Impact upon heritage assets

37. Paragraph 129 of the NPPF advises that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including the setting of a heritage asset). The application site is located within Sedgefield Conservation Area. The boundary of the Hardwick Park Conservation Area runs along West Park Lane, to the rear of the site, with the registered historic Hardwick Park extending beyond to the west. Additionally the site is located within an archaeological sensitive area.
38. SPG Note No.1 (Conservation Areas) provides detail regarding the character and description of the Sedgefield Conservation Area, specifically mentioning properties along North End and the open areas to the rear of properties contributing to the character of the Conservation Area. Local Plan Policy E18 reiterates the statutory duty set out at S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in seeking to ensure that the character and appearance of Conservation Areas is preserved or enhanced through preventing development which would detract from Conservation Areas or their settings.
39. The previous approval for a dwelling on the site was considered to leave a sufficient amount of open space, helping retain the character of the area and establishing the principle of residential development upon the site. The proposed layout of the new dwelling, again of a linear form, is also considered similar to the established development pattern of the locality. Although of a larger footprint it is considered that the current proposals would not result in a significant loss of the open space characteristic of this part of the Conservation Area or indeed significantly detract from the wider Conservation Areas setting.
40. The proposed property is orientated east to west (as the approved) so its bulk and massing would face into the site enabling a relatively open frontage onto West Park Lane to be kept. The dwelling would be visible within the conservation area as well as on approaches from the public footpaths, which lead from the historic parkland. However the retention of some trees along the site boundary behind the existing high wall would help to screen longer views into the site.
41. It is acknowledged that the proposed dwelling would be 500mm higher than the previously approved dwelling and it would be higher than the lower rise Hardwick Mews dwellings immediately to the north. However it would also be slightly lower than Pear Tree House to the south and some of the frontage properties within North End to the east. This variation in height is considered acceptable and the proposed dwelling would not be overly large or incongruous to its setting, and would respect neighbouring development, building patterns in the area and street scene.
42. In addition to policy E18, Local Plan Policies D1 and D5 seek to ensure the layout and design of new development is in keeping with the surrounding area and achieves satisfactory privacy and amenity for neighbouring residents. Policy H17 again contains a key criterion that development is in keeping with the scale and form of adjacent dwellings and the local setting of the site.

43. In terms of detailed design the proposed extensions to the side and addition of a front porch would appear as subservient additions to the main dwelling as would the rear bay features. A materials specification has been submitted with the application detailing the use of traditional materials in the main. This includes Ibstock Beamish Blend Brick type for the main house and Sandtoft County Clay Pantile for the main roof areas (Natural Red) and Sandtoft Goxhill Rosemary clay tile for the proposed porch (also Natural Red). Proposed windows (white painted timber sliding sash) and doors are considered to be of suitable proportion and style to the locality of the development.
44. Comments from the Sedgefield Town Council are noted in terms of achieving a development which retains the character of the area and complies with the Conservation area criteria and it is considered that the current proposals achieve this.
45. An important consideration in respect of the proposals also relates to the possible impact of the development upon nationally important Romano-British remains. Paragraph 128 of the NPPF states that "Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".
46. An archaeological evaluation has been submitted as part of the proposals and trenches dug within the rear garden area of Hardwick House. Small fragments of Roman and Medieval pottery have been found as a result of the evaluation showing that the features known within East Park and the Show Field extend into this area. The Archaeology Section confirms that appropriate mitigation is necessary as part of the development. Appropriate conditions are therefore recommended and in this respect the proposed development is considered acceptable in terms of the possible impact upon the significance of any archaeological heritage asset.
47. Subject to adherence to condition which could be imposed in the interests of securing high design standards, it is considered that the proposed scheme would not have a significant affect upon the heritage assets, and the character and appearance of the conservation would be preserved. The proposal is therefore considered to accord with section 7 and 12 of the NPPF and relevant Local Plan Policies, in particular D1, D5, E18 and H17.

Residential Amenity

48. Policies H17 and D5 and Supplementary Planning Guidance Note 3 (SPG 3) seek to achieve adequate amenity and privacy standards for existing and proposed dwellings when assessing new residential development.
49. The site and its surroundings are of relatively level topography. The current proposals have a larger footprint than the previously approved scheme resulting in a repositioning of the bulk of the main house further west within the site and also a further 1.2 metres south, bringing the development closer to Pear Tree House. Nevertheless there would still be in excess of 21 metres from the rear elevation of the proposed dwelling to the gable of Pear Tree House and there would also be in excess of 28 metres from the eastern gable of the main dwelling to the rear of properties on North End. (It is also noted that windows would no longer be provided within this eastern gable).
50. The repositioning further west would result in an increased off set of the main house from the residential properties within Hardwick Mews to the north and the current proposals bring the main dwelling further from these properties.

51. Given the location of the proposed dwelling, layout, position of proposed windows, and the separation distances to neighbouring properties, it is considered that the privacy of neighbouring residents would not be significantly affected. There would be no material loss of light or outlook to neighbouring occupiers. Informatives are proposed in line with comments from the Environmental Health Officer.
52. The proposal would result in a suitably sized garden for the new dwelling and for the main property to the east which formerly included the application site as part of an extended garden.
53. The proposal is not considered to have a significant impact on the amenity or privacy of the neighbouring residents. The new dwelling would have an acceptable relationship with adjacent land users and activities and is considered to accord with policies D5 and H17 of the Plan and SPG 3.
54. In order to control future privacy/amenity of neighbouring properties, it has been considered appropriate to impose further conditions controlling all future extensions, outbuildings and alterations. It is also recommended that a condition be attached to control the means of enclosure proposed in order to comply with policy D5. Such a condition was attached to the previous approval.

Highway safety

55. Local Plan policies H17 and D3 both seek to ensure that new development achieves a satisfactory means of access, manoeuvring, turning and parking space for the number and type of vehicles using the development.
56. Vehicular access to the proposed dwelling would be achieved from West Park Lane and via an existing area that serves three other dwellings including 17 North End and those within Hardwick Mews for the erection of 1 no. dwelling house. These arrangements would remain.
57. The proposals provide a double garage capable of accommodating 2 vehicles together with 2 parking spaces in front of the garage. A further hardstand area would also be provided in front of the proposed kitchen. This level of parking provision is above that included within the previous application and would comply with Durham County Council Residential Car Parking Standards (July 2013) for a dwelling with four bedrooms.
58. The Highway Authority deems the proposal acceptable in terms of providing a safe and satisfactory means of access, manoeuvring, turning and off street parking. The proposal would accord with Policies D1, D3 and H17 in this respect.

Impact on protected species/ ecology

59. Section 11 of the NPPF seeks to ensure that proposals show regard to the protection and enhancement of internationally and nationally important sites and species; contributing and enhancing the natural and local environment by minimising impacts on biodiversity. A number of trees will be lost as part of the development and a bat potential survey and nesting birds report has been submitted with the application. The risk that bats could be present was considered very low and the Ecology Section raises no objection to the proposal in the light of these findings subject to conditions to ensure the relevant guidance, method statements and mitigation steps (including installation of bat boxes) are adhered and to ensure that site clearance should be carried out outside of the bird breeding season. A protected species licence from Natural England would not be required.

60. Subject therefore to the imposition of suitably worded planning conditions the proposal would accord with the NPPF part 11 in this regard and would be acceptable in terms of its possible ecological and environmental impact upon the site.

Impact on trees

61. Policy E15 seeks to permit development only where it would not damage areas of important woodland and important groups of trees or Tree Preservation Orders (TPO's). Wherever possible, new trees should be planted to replace those which are lost as a result of development. The site lies within the Conservation Area but none of the trees are subject to any Tree Preservation Orders.
62. An arboricultural survey has been submitted with the application and also an amended document in respect of tree matters. It is acknowledged that more trees would be removed from the site than previously approved. This includes two additional trees to the west of the proposed building and a number of fruit trees centrally located within the site (six additional trees in total). These trees are considered to be of low amenity value. Several larger trees, located along the western boundary, would however be retained and would frame and help screen the development. The Council's Arboricultural Officer raises no objections to the application.
63. Comments from the neighbouring occupier are noted and a copy of the tree plan has been provided for their information. In addition, it has been confirmed that in the event of planning permission being granted a condition would be attached to secure protective fencing around the retained trees in accordance with good practice.
64. Subject to the imposition of a condition to safeguard retained trees the proposal would accord with Policies E15 and D1 of the Local Plan, in this respect.

CONCLUSION

65. The principle of a residential dwelling on the site has previously been established and the current proposal has many similarities to the approved scheme. The proposal would be situated in a sustainable location within the existing residential framework for Sedgefield and would be acceptable in terms of scale and design, amenity/privacy standards, highway safety aspects, impact on trees and ecology. The application is considered to satisfy the requirements of the NPPF and Local Plan Policies in particular H8, H17, E15, E18, D1, D3, D5 and Supplementary Planning Guidance 1 and 3 subject therefore to the imposition of appropriate planning conditions it is recommended for approval.

RECOMMENDATION

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

1. The development hereby approved shall be begun not later than the expiration of 3 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 Ref No.	Description	Date Received	
Plan no. 1	Site Layout	10 2013	December
Plan no. 2	Proposed Elevations	10 2013	Decemebr
Plan no. 3	Proposed Floor Plans	10 2013	December
Plan no. 4	Location Plan	19 2013	December
Plan no. 5	Details	10 2013	December
Plan no. 6	Street scene	10 2013	December
Plan no. 7	Door Details	10 2013	December
Plan no. 8	Window Details	10 2013	December
Plan no. 9	Chimney Detail	10 2013	December
	Photographic Porch detail and letter	12 2013	December
	Materials Specification amended by email of 22 December 2013 confirming use of Ibstock Beamish Blend Brick type and email of 10 February 2014	19 2013	December
	Archaeological Services Durham University	10 2013	December
	Archaeological Desk Based Assessment Report 2921 revised December 2012		
	Archaeological Services Durham University	10 2013	December
	Archaeological Evaluation written scheme of investigation DS12.594rev		
	Aboricultural Method Statement for trees at Hardwick House, 17, North End, Sedgefield Revision A (Amended 2 January 2013) as amended by Document entitled 'Tree Matters for Clarity'	10 2013	December
	Drawing AMS TPP-B dated 02.0113 as amended by Document entitled 'Tree Matters for Clarity'	10 2013	December
	All About Trees Bat Potential Survey issued 12 June 2012	10	December 2013
	All About Trees Nesting Birds Assessment – letter dated 18 July 2012	10	December 2013

Reason: For the avoidance of doubt and in the interests of proper planning.

3. 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 Policies D1 (General principles for the layout and design of new developments) and E18 (Preservation and Enhancement of Conservation Areas) of the Sedgefield Borough Local Plan.

4. No development shall be commenced until details and plans of protective fencing for retained trees have been submitted, inspected after erection and approved in writing by the Local Planning Authority. The location and design of protective fencing details shall follow the guidelines set out in BS5837:2012 Trees in relation to Design, Demolition and Construction, Recommendations and detailed in All About Trees Tree Protection Plan that accompanied the application. No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place inside the fences, and no work is to be done such as to affect any tree, without prior written agreement of the Local Planning Authority.

Reason: To ensure that the trees are appropriately protected from potential damage by the engineering or building operations in accordance with policies E15 (Safeguarding of Woodlands, Trees and Hedgerows) and E18 (Preservation and Enhancement of Conservation Areas) of the Sedgefield Borough Local Plan.

5. No development shall take place until the implementation of a programme of archaeological work in accordance with a mitigation strategy document has been submitted to, and approved in writing, by the local planning authority. The strategy shall include details of the following:

- 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 development shall thereafter be carried out in accordance with the agreed scheme.

Reason: To comply with paragraph 141 of the National Planning Policy Framework 2012.

6. The development hereby permitted shall not be occupied until a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy 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 paragraph 141 of the National Planning Policy Framework 2012 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.

7. 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 Classes A-H of Part 1, Class A of Part 2, and Classes A-C of Part 40 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 residential amenity and the visual amenity of the area and to comply with Policies D1 (General principles for the layout and design of new developments) and E18 (Preservation and Enhancement of Conservation Areas) of the Sedgefield Borough Local Plan.

8. No development shall take place unless in accordance with the mitigation detailed within the Bat Potential Survey undertaken by All About Trees June 2012, including but not restricted to the provision of a suitable artificial bat roost to be incorporated within the building, details of which shall be submitted to and agreed by the Local Planning Authority.

Reason: To conserve protected species and their habitat in accordance with Part 11 of the NPPF.

9. All works shall take place outside the bird breeding season (March to end of August), unless the project ecologist undertakes a checking survey immediately prior to clearance and confirms that no breeding birds are present. The survey shall be submitted to and approved in writing by the local Planning Authority prior to the removal of vegetation during the bird breeding season.

Reason: To conserve protected species and their habitat in accordance with Part 11 of the NPPF.

STATEMENT OF PROACTIVE ENGAGEMENT

In assessing the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in seeking to resolve issues during the application process whilst ensuring the prompt determination of this application.

BACKGROUND PAPERS

Submitted Application Forms, Plans and supporting documents

National Planning Policy Framework

Sedgefield Borough Council Local Plan

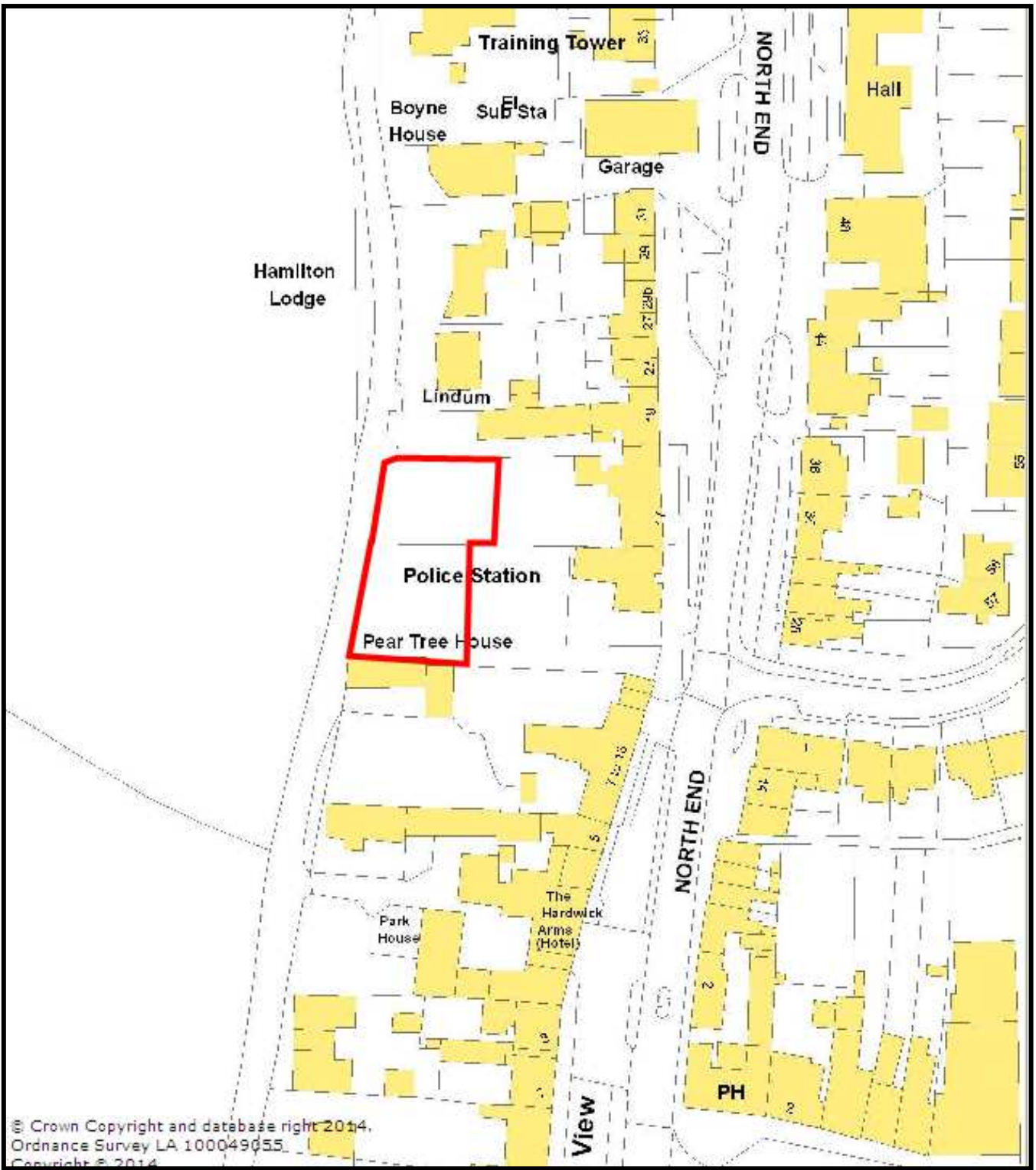
County Durham Plan (pre submission version)

Planning application 7/2012/0248

Statutory responses from Sedgefield Town Council, Highway Authority, Northumbrian Water Limited

Internal responses from Design and Historic Environment Section, Archaeology Section, Environmental Health, Ecology Section, and Arboricultural Officer

Public Responses from 17 North End and Sedgefield Civic Trust



Planning Services

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Land to the rear of 17 North End, Sedgefield TS21 2AZ

Comments

Date 20 February 2014