

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/14/00613/FPA
FULL APPLICATION DESCRIPTION	Erection of 57 no. dwellings with associated infrastructure
NAME OF APPLICANT	Persimmon Homes
SITE ADDRESS	Former registry office and Peterlee Area Education Office, York Road, Peterlee, SR8 2DP
ELECTORAL DIVISION	Peterlee West
CASE OFFICER	Barry Gavillet 03000261958 dmcentraleast@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

Site:

1. This application site lies within the settlement boundary of Peterlee and Electoral Division of Peterlee West. The site is the former registry office and Peterlee Area Education Offices. The buildings have all now been demolished and as such, the site is previously developed, brownfield land.
2. The proposed development site extends to 1.29 hectares and is roughly rectangular in shape. The site is surrounded to the north, south and west of the site by existing residential developments whilst to the east there is a small local shopping centre containing various retail units.
3. There are numerous community facilities nearby including primary and secondary schools, shops, playing fields and healthcare facilities. There are also bus stops along York Road which is directly to the east of the application site which runs frequent services.

Proposal:

4. This application seeks full planning permission for the erection of 57 dwellings with associated infrastructure, car parking and landscaping. Of these 57 dwellings, 6 would be affordable thus meeting the requirement in East Durham for 10% of housing development to be affordable.

5. The site would contain a mix of 2 and 2.5 storey dwellings and would be 2, 3 or 4 bedroomed. Each of the dwellings would have their own private garden areas and parking provision in the form of garaging and off-street parking. The proposed dwellings would be traditional in design and would be constructed with brick and concrete tiled roofs. Various types of boundary enclosures would be used including timber close boarded fencing and dwarf walls with metal railings. A landscaping plan has been submitted showing various types of tree, shrub and hedge planting throughout the development.
6. Access to the development would be off Barsloan Grove which bounds the site to the south east.
7. This application is being reported committee as it is classed as a major development.

PLANNING HISTORY

8. Prior notification for the demolition of the former Register Office and Education Centre was approved in 2011.

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 are considered relevant to this proposal:

11. *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.
12. *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.
13. *Part 6* - To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.

14. *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.
15. *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.
16. *Part 10* - 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.
17. *Part 11* - 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.

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

18. *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.
19. *Policy 18* - Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
20. *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.
21. *Policy 36* - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.

22. *Policy 37* - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).
23. *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.
24. *Policy 67* – Housing development will be approved on previously developed sites within settlement boundaries of established towns and villages provided that the proposal is appropriate in scale and character and does not conflict with specific policies relating to the settlement or the general policies of 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://www.durham.gov.uk/Pages/Service.aspx?ServiceId=7534>

EMERGING POLICY:

25. The emerging County Durham Plan was submitted in April 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. Further, the Planning Practice Guidance explains that in limited circumstances permission can be justifiably refused on prematurity grounds: when considering substantial developments that may prejudice the plan-making process and when the plan is at an advanced stage of preparation (i.e. it has been Submitted). To this end, the following policies contained in the Submission Draft are considered relevant to the determination of the application:
26. *Policy 1 (Sustainable Development)* – States that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
27. *Policy 15 (Development on unallocated sites)* – States that development on unallocated sites will be permitted on the basis that they are appropriate in scale, design and location to the character and function of the settlement, they do not result in the settlements last community facility, would not prejudice the intended use of adjacent sites and land uses and that they are not in the countryside.
28. *Policy 18 (Local Amenity)* – In order to protect the amenity of people living and/or working in the vicinity of a proposed development, permission will not be granted for development proposals which would have a significant adverse impact on amenity such as by way of noise, vibration, odour, dust, fumes, light pollution, overlooking, visual intrusion, visual dominance, loss of light or loss of privacy.
29. *Policy 41 (Biodiversity and Geodiversity)* – States that proposals for new development will not be permitted if significant harm to biodiversity and geodiversity, resulting from the development, cannot be avoided, or adequately mitigated, or as a last resort, compensated for.

30. *Policy 48 (Delivering Sustainable Transport)* – All development shall deliver sustainable travel by delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; and ensuring that any vehicular traffic generated by new development can be safely accommodated.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

31. Natural England have no objections to the proposals on the basis that regard is given to potential impact on European designated sites on the coast.
32. Northumbrian Water do not object to the scheme on the basis that a scheme for disposal of surface and foul water is submitted and agreed before development commences.
33. The Environment Agency initially objected to the proposals on the basis that a Flood Risk Assessment was not submitted. The appropriate documents have since been submitted and assessed and the objection has been withdrawn.

INTERNAL CONSULTEE RESPONSES:

34. The tree officer has no objections to the proposals on the basis that the trees as identified to be retained are appropriately protected during construction.
35. The Sustainability Officer states that the site is considered to be in a sustainable location for residential development. It is requested that a condition be added which ensures that the proposals involve renewable energy or carbon reduction features.
36. Contaminated Land Officers have assessed the proposals and do not object on the basis that further soil testing is carried out.
37. The Design and Conservation Officer has provided comments on the design and layout of the scheme some of which have led to amendments to the scheme.
38. Pollution Control officers have given advice relating to residential amenity during construction.
39. The Landscape Officer has concerns regarding the density of the site and removal of trees on the site and recommends that amendments are made. Some amendments have been made to the scheme in light of these comments.
40. Ecology Officers do not object to the proposals on the basis that a financial contribution is made towards the Durham Heritage Coast Management Plan.

PUBLIC RESPONSES:

41. The application has been advertised by way of a press notice, site notice and letters to individual residents. Four letters of objection have been received from nearby residents. The main areas of concern are that the proposals would lead to traffic

congestion, distances between properties causing loss of light and privacy, flooding, emergency access and the loss of trees.

APPLICANTS STATEMENT:

42. This development offers the opportunity to create a new sustainable residential development within Peterlee. The proposals for 57 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.
43. 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 brownfield infill site within the development limits of Peterlee, creating a new, attractive residential development for the town.
44. The site's 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.
45. Both public and statutory consultation has been carried out through which a number of concerns were raised. Through adaption of the proposal in responses to these concerns we are confident that there are no outstanding issues regarding the development.
46. 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. Additionally a sum has been agreed to be paid to the council to be used towards achieving the Coast Management Plan objectives to directly off-set the impacts of the development on the coast.

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

PLANNING CONSIDERATION AND ASSESSMENT

47. Local planning authorities (LPA's) must determine planning applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise. If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan. Where there are other material considerations, the Development Plan should be the starting point, and other material considerations should be taken into account in reaching a decision.
48. In this instance, the main relevant considerations are the principle of the development, highways issues, impact on surrounding residents and the street scene, affordable housing, ecology and trees. Of particular relevance are the accordance with the saved policies from the District of Easington Local Plan, the

Governments recently published National Planning Policy Framework (NPPF) and the emerging County Durham Plan.

Principle of the development

49. The key planning policy issues arising from this proposal which require due consideration in the determination of the application are the sustainability of the location and degree of accord with existing and draft proposed policies.
50. The former District Council considered that housing development should normally only be approved on sites within the towns and villages of the former District, this is reflected in the saved Local Plan Policies along with the emerging County Durham Plan and the National Planning Policy Framework. There are a number of reasons for this; mainly that new development within the settlements helps to maintain the compact and coherent urban form, which is most appropriate for the support of shops, community facilities and public services and which promotes sustainable forms of development.
51. Policy 67 of the Local Plan states that housing development will be approved on previously developed sites within settlement boundaries of established towns and villages. The application site is brownfield, it has very good access to local shops, public transport links and community facilities, and on this basis officers consider the site to be in a sustainable location within the settlement boundary. It is therefore considered that the proposal is wholly in accordance with policy 67 of the Local Plan, the emerging County Durham Plan and the National Planning Policy Framework.
52. In addition to the existing Local Plan and the emerging County Durham Plan, the NPPF is most relevant to the consideration of this proposal in advance of the emerging plan, being the most up to date planning policy framework.
53. At the heart of the NPPF is 'the presumption in favour of sustainable development'. In terms of pursuing sustainable development the NPPF sets out five positive improvements to be sought which include;
 - Improving the conditions in which people live, work, travel and take leisure; and
 - Widening the choice of high quality homes.
 - Moving from a net loss of bio-diversity to achieving net gains for nature
54. It is considered that the development of the land in question has the potential to deliver these improvements. In addition to the above, the NPPF encourages the reuse of brownfield land such as this application site and saved Policy 3 of the District of Easington Local Plan advises that development within settlement boundaries such as proposed should be favoured over development in the countryside. The proposed development site is considered to be a highly sustainable location for residential development given its location in Peterlee with good access to community facilities such as schools, healthcare provision, shops and public transport links.
55. The NPPF is an important material consideration for planning decisions and it is worthwhile noting at this stage that the County Durham Plan concurs with the NPPF's aspiration to deliver sustainable growth.
56. Overall, officers consider that the submitted scheme does not conflict with or undermine the objectives of the existing planning policy framework for the area or the

emerging County Durham Plan. As such, subject to technical matters being addressed there are no planning policy objections to the principle of the development coming forward in advance of the new Plan subject to the applicant first entering into an appropriate s106 legal agreement. The proposal is also not considered to be in conflict with the NPPF and it is considered to constitute sustainable development and on balance the principle of the development is considered acceptable.

Highways issues

57. The proposed development would be served by one access point off Barsloan Grove to the south east corner of the site and parking provision would be provided in the form of garaging, driveway parking and visitor parking bays.
58. Highways Officers have been consulted as part of the application process and have requested that plans are amended to show a bollard type scheme for footpath protection on the Barsloan Grove/York Road in order to ensure the safety of pedestrians. In addition, amendments showing additional visitor parking opposite the junction with Huntingdon Road have been requested in order to ensure adequate off street parking. These amendments have been made and on this basis Highways Officers have confirmed that the proposals are acceptable from a highways point of view and have raised no concerns regarding traffic congestion or highway safety issues.
59. It is therefore considered that with regard to highways issues that the proposals are in accordance with part 4 of the National Planning Policy Framework and saved Policies 36 and 37 of the District of Easington Local Plan.

Impact on surrounding residents and the Street Scene

60. Policy 35 of the Easington Local Plan requires that development should reflect the scale and character of adjacent buildings and the area generally, provide adequate open space, appropriate landscape features and screening, and not be visually intrusive. Policy 1 reflects this in that development should be of a high standard of design and landscaping which relates well to the natural and built features of the site, the surrounding area and adjacent land uses. National guidance expects due regard to be had to the protection of the local environment.
61. In addition, policies 1 and 35 aim to safeguard the general amenity of people living and working within the vicinity of the site and the existing use of adjacent land or buildings in terms of privacy, visual intrusion, noise or other pollutants.
62. In terms of the impact on the amenity of existing residents who surround the site, the distancing standards as set out in the District of Easington Local Plan are adhered to in all instances. These standards state that a minimum of 21 metres between main elevations facing each other and 13.5 metres between main elevations and gables should be achieved in order to ensure there are no adverse impacts in terms of overlooking, loss of privacy, loss of light or overshadowing. In terms of the privacy distances between dwellings within the proposed site, there are relatively few instances where these standards are not met, however, this would not affect existing residents and the shortfall in the distances within the proposed development does not give rise to any significant planning concerns. In addition to this, plans have been amended to ensure where 2.5 storey properties are proposed they would not have

any impact on existing residents in terms of an overbearing impact or overshadowing.

63. As noted earlier in the report, the proposed dwellings would be traditional in design and would be constructed with brick and concrete tiled roofs. Various types of boundary enclosures would be used including timber close boarded fencing and dwarf walls with metal railings. A landscaping plan has been submitted showing various types of tree, shrub and hedge planting throughout the development.
64. Overall, it is considered that the proposals would lead to a good quality housing scheme on what is now a derelict site. On balance having regards to part 7 of the NPPF and the most applicable Policies of the District of Easington Local Plan officers raise no objections to the application having regards to the impact upon surrounding residents and character and appearance of the area.

Affordable housing

65. The NPPF states that, in order to ensure a wide choice of high-quality homes, Local Planning Authorities should “plan for a mix of housing”, “identify the size, type and tenure of housing that is required in particular locations”, and “where affordable housing is needed, set policies for meeting this need on site”.
66. The County Durham Strategic Housing Market Assessment (SHMA) report was completed in 2012 and supplies the evidence base for 10% affordable housing across the East Durham Delivery Area (on sites of 15 dwellings/0.5 hectares), while the NPPF (Para 159) makes plain the importance of the SHMA in setting targets. The SHMA and the NPPF therefore provide the justification for seeking affordable housing provision on this site, which should be secured via S106 agreement.
67. The applicant has agreed to provide 10% affordable housing on site in the form of 6 affordable units and therefore the proposals are considered to accord with the requirements of the SHMA and the NPPF.

Ecology and trees

68. In this instance, given that the site is derelict and of very low ecological value an ecology survey which assesses the impact of the proposed development on wildlife has not been required, however, the Local Planning Authority must also consider impacts on designated wildlife sites in the vicinity of the proposed development.
69. This application site is in close proximity to Durham Coast Site of Special Scientific Interest (SSSI), and Special Area of Conservation (SAC) Natura 2000 site and the Northumbria Coast SSSI, Special Protection Area (SPA) and Ramsar site, all of which are designations of significant importance.
70. Under normal circumstances the applicant would provide a contribution toward the upgrading or provision of footpaths and walkways in the vicinity of the site in order to take pressure from additional visitors away from the coastal designations of significant importance. Given the urban nature of this site it has not been possible to achieve this. Therefore, the applicant has proposed to provide a financial contribution of £10,000 to be used towards the objectives of the Coastal Management Plan in order to directly off-set the impacts of the development on the coast.. This contribution is to be secured through a S106 Agreement.

71. As such, it is considered that the proposed development would be in accordance with saved policy 18 of the District of Easington Local Plan and part 11 of the NPPF, both of which seek to protect and enhance biodiversity and the natural environment.
72. In addition to the above, it is noted that there are a number of trees in and around the site. Given the proximity of the proposed development it is considered that a further condition should be imposed which requires these trees to be protected during construction. Subject to this condition it is considered that the proposals would be in accordance with part 11 of the NPPF.

CONCLUSION

73. This is a brownfield site within the settlement boundary of Peterlee. Officers consider that the development constitutes sustainable development, the key theme running through the NPPF and that the development does not conflict with the emerging County Durham Plan nor the saved policies in the District of Easington Local Plan. The principle of the development can therefore be accepted.
74. Several other key considerations apply to the site other than the principle of the development namely matters of highways, impact on the character and appearance of the area, affordable housing, ecology and trees, all of which have been fully considered as part of the application process.
75. The proposals are of good quality and would not have any adverse impact on surrounding occupiers whilst bringing a derelict site back into use.
76. The development would contribute toward the provision of affordable housing stock, would provide employment opportunities for local people through securing targeted employment and training programmes as part of the legal agreement as well as enhanced play provision in Peterlee and contributions towards the objectives of the Coastal Management Plan.
77. On the basis of the above it is considered that the proposals are acceptable and therefore the application is recommended for approval.

RECOMMENDATION

That the application be **APPROVED** subject to the following conditions and subject to the entering into of a Section 106 legal agreement to secure the provision of:

- i. 10% affordable housing on site.
- ii. £28,500 towards play and recreation in the Electoral Division of Peterlee West
- iii. £10,000 towards the objectives of the Coastal Management Plan
- iv. A programme of Targeted Recruitment and Training

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 only in accordance with the approved plans and specifications contained within:

Single/Double Garage Plans and Elevations SGD-01
The Moulton Plans and Elevations (sash) ML-WD01
Roseberry Plans and Elevations (Victorian) RS-WD01
Hanbury Plans and Elevations (sash) HB-WD01
Rufford Plans and Elevations (sash) RF-WD01
Hatfield Plans and Elevations (sash) HT-WD01
Souter Plans and Elevations (sash) SU-WD01
Moseley Plans and Elevations (sash) MS-WD01
Proposed Landscaping Plan YRP-003 Rev A
Proposed Site Layout YRP-001 Rev C

Reason: To meet the objectives of saved Policies 1, 35 and 36 of the Easington District Local Plan and parts 1 and 4 of the NPPF.

3. No development shall take place until a site investigation and Desk top Study has been carried out in accordance with Part IIA of The Environmental Protection Act 1990. The results of the site investigation shall be submitted and approved in writing by the local planning authority.

As a minimum requirement, the Desk Top Study should include the following information in relation to the study site:

- Historic Land Use
- Former contaminative site uses
- Typical contaminants from former industrial uses
- Watercourses, major underground aquifers, water source protection zones, at or close to the site
- Ground water, perched ground water
- Adjacent land uses and their historical land use, and potential to affect the study site
- All former holes in the ground on or close to the study site

If the desk top study determines there is no historical land use which may cause contamination of the site, no further action is required in relation to the contaminated land risk assessment.

If any historical land use which may cause contamination of the site is found from the desk top study site investigation, a 'Phase 2 Report' will be required as detailed below.

Phase 2 Report

A further report shall be submitted to and approved in writing by the local planning authority. This report shall take into consideration the relevant aspects of the desk

top study and discuss remediation measures in accordance with appropriate legislative guidance notes.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority

Phase 3 – Validation Report

After remediation measures are implemented at the site, a final validation statement shall be submitted in accordance with the remediation recommendations of the above 'Phase 2' report.

Reason: To ensure that the application site is safe for the approved development, as required by paragraph 121 of the National Planning Policy Framework and in accordance with saved Policy 1 of the Easington District Local Plan and part 11 of the NPPF.

4. Development shall not commence until a detailed scheme for the disposal of surface and foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and in accordance with saved Policy 1 of the Easington District Local Plan and part 10 of the NPPF.

5. No development shall be commenced until details of trees which are to be retained along with measures for their protection throughout the development are submitted and approved in writing by the Local Planning Authority. The protection measures shall be in accordance with the relevant British Standard and shall be fully implemented in accordance with the approved details throughout the construction of the development and those trees identified for retention shall be retained

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

6. Prior to the commencement of development a scheme to minimise energy consumption in relation to that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of energy from renewable or low carbon sources provided on-site, to a minimum level of at least 10% of the total energy demand from the development, or an equivalent scheme that minimises carbon emissions to an equal level through energy efficient measures. Thereafter the development shall be carried out in complete accordance with the approved scheme.

Reason: In the interests of sustainable construction and energy generation in accordance with the aims of Policies 1 and 35 of the Easington District Local Plan and Part 10 of the NPPF.

7. 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 each phase of 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 District of Easington Local Plan.

8. No development works (including demolition) shall be undertaken outside the hours of 7.30am and 7.30 pm Monday to Friday and 8am to 1pm on a Saturday with no works to take place on a Sunday or Bank Holiday.

Reason: In order to protect the amenity of residents living in the approved development and in accordance with saved Policies 1 and 35 of the Easington District Local Plan and part 11 of the NPPF.

9. Notwithstanding any details of materials submitted with the application no development shall commence until details of the external walling, roofing materials and hard surfacing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with saved Policies 1 and 35 of the Easington District Local Plan and part 11 of the NPPF.

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 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
- County Durham Plan Pre-Submission Draft
- District of Easington Local Plan 2001
- National Planning Policy Framework
- Consultation Responses



Planning Services

Proposed 57 dwellings and associated infrastructure at former registry office and education centre, York Road, Peterlee, County Durham

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Comments

Date July 2014

