

## COMMITTEE REPORT

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### APPLICATION DETAILS

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| <b>APPLICATION No:</b>               | DM/14/02284/FPA  |
| <b>FULL APPLICATION DESCRIPTION:</b> | Demolition of Tremeduna Grange and construction of 17no. dwellings with associated access, parking and landscaping |
| <b>NAME OF APPLICANT:</b>            | Livin  |
| <b>ADDRESS:</b>                      | Tremeduna Grange, Trimdon Village  |
| <b>ELECTORAL DIVISION:</b>           | Trimdon and Thornley   |
| <b>CASE OFFICER:</b>                 | Mark O'Sullivan, Planning Officer, 03000 261056,<br>mark.o'sullivan@durham.gov.uk                                  |

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### DESCRIPTION OF THE SITE AND PROPOSALS

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1. The application relates to the former Tremeduna Grange sheltered housing complex which was built in the 1970s. The building is a T-shaped, 2 storey block and currently comprises 10no. one bed flats and 9no. bedsits (all of which are unoccupied) and office space. The application site is located centrally within Trimdon Village to the south of the village green and Grade II Listed St Mary Magdalene's Church. It is bordered by residential property to the east, south and west and accessed from the east via Landreth Grove. Land levels drop to the south of the site, with the nearest neighbouring properties in this direction (bungalows) located at a lower level than the application site. This site is within the Trimdon Village Conservation Area.
2. Planning permission is sought to demolish the existing complex and construct 17no. dwellings in its place (comprising 10no. two bed apartments, 3no. two bed houses, 3no. two bed bungalows and 1no. three bed bungalow) with associated access, on-site parking and landscaping. The dwellings would be arranged in a combination of detached, short terraces and semi-detached pairs comprising two storey units and bungalows. Materials to be used would comprise a mix of brick and tile, with render and timber clad finish. Vehicular access would be taken from a new point on Landreth Grove to the east of the site, just to the north of the existing site access. On-site parking provision for residents and visitors would be provided within a central courtyard area.
3. 2no. affordable units (10% of total proposed) are to be provided in accordance with Council policy alongside a public open space commuted sum of £17,000 in line with policy requirements and as detailed within a draft s106 accompanying the application. All of the units would be managed by Livin as social housing.

4. This application is being reported to Planning Committee as it falls within the definition of major development.

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## **PLANNING HISTORY**

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5. No relevant planning history for this site.

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## **PLANNING POLICY**

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### **NATIONAL POLICY**

6. 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.
7. 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.
8. *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.
9. *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.
10. *Part 10 – Meeting the challenge of climate change, flooding and coastal change.* Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.
11. *Part 11 – Conserving and enhancing the natural environment.* The planning system should contribute to and enhance the natural and local environment by 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.
12. *Part 12 – Conserving and enhancing the historic environment.* Local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

*The NPPF can be accessed at:*  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### **LOCAL PLAN POLICY:**

13. 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 saved policies of the Sedgefield Borough Local Plan are considered relevant.

14. *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.
15. *Policy D3 (Design for access)* - seeks to ensure new development makes satisfactory provision for all road users and pedestrians.
16. *Policy D5 (Layout of new housing development)* - sets criteria for the layout of new housing developments.
17. *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.
18. *Policy E18 (Preservation and enhancement of Conservation Areas)* - seeks to enhance the character and appearance of Conservation Areas, preventing developments which would detract from the character or appearance of a Conservation Area or its settings.
19. *Policy E23 (Priorities for environmental improvements)* - seeks to encourage improvements to the built environment supporting the re-use or demolition of vacant sites.
20. *Policy H8 (Residential frameworks for larger villages)* - establishes residential development as an acceptable use within the identified residential framework of Sedgefield.
21. *Policy H14 (Maintenance and improvement of housing stock)* - seeks to support the improvement of housing stock through the redevelopment, conversion or modernisation of buildings.
22. *Policy H17 (Backland and infill housing development)* - sets criteria for new backland and infill housing development.
23. *Policy L2 (Open Space in New Housing Development)* - sets out minimum standards for informal play space and amenity space within new housing developments of ten or more dwellings.
24. *SPG Note 1 (Conservation Areas)* - sets out the key characteristics of the Trimdon Village Conservation Area.
25. *SPG Note 3 (The layout of new housing)* - sets amenity/privacy standards for new residential development.

#### **EMERGING PLAN:**

26. 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:

27. *Policy 1 – Sustainable Development* – Outlines that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF. The policy also outlines that where there are no relevant policies to the application the council will grant permission for sustainable development.
28. *Policy 3 - Quantity of New Development* - Sets out the levels of development required over the plan period in order to meet the needs and aspirations of present and future residents of County Durham. At least 31,400 new homes of mixed types, size and tenure are required.
29. *Policy 4 - Distribution of Development* - Sets out the broad distribution patterns for new development across the County, and in particular sets out a housing allocation for south Durham of 10,420,.
30. *Policy 15 – Development on Unallocated Sites in Built up Areas* – Sets out all development on sites in built up areas that are not allocated in the County Durham Plan will be permitted providing that the development is appropriate in scale, design and location to the character and function of the settlement, does not result in the loss of the settlements last community building or facility and is compatible with and does not prejudice any intended use of adjacent sites and land uses.
31. *Policy 30 – Housing Land Allocations* – Sets out the quantity and distribution of housing on specific sites to meet housing need.
32. *Policy 31- Addressing Housing Need* - Sets out qualifying thresholds and requirements for affordable housing provision together with the provision of a range of specialist housing.
33. *Policy 34 – Type and mix of housing need* - On all new housing developments the Council will seek to secure an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock, site characteristics, viability and market considerations and the opportunity to facilitate self-build schemes.
34. *Policy 44 – Historic Environment* - Development will be required to conserve the fabric, character, setting and cultural significance of designated and non-designated heritage assets and seek opportunities to enhance structures and areas of significance throughout County Durham.

*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/SedgefieldLPSavedPolicies.pdf> and

<http://durhamcc-consult.limehouse.co.uk/portal/planning/>

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

35. *Trimdon Parish Council* – No comments received.

36. *Highway Authority* – No objections.

#### **INTERNAL CONSULTEE RESPONSES:**

37. *Design and Historic Environment Section* – Support approval, subject to minor amendments to proposed boundary treatments and conditions controlling details of materials, window/door joinery details and an archaeological watching brief of the site.

38. *Archaeology Section* – Concerns raised over the level of information submitted regarding potential on-site heritage features of archaeological interest. Further investigation of their significance and character is required.

39. *Policy Section* – No objection, although it is considered reasonable to request a contribution from the developer towards the improvement and maintenance of existing open spaces in and near to the village.

40. *Sustainability Section* – No objection, subject to a condition requiring the submission of a Code for Sustainable Homes assessment and a scheme to minimise carbon from construction and in-use emissions.

41. *Ecology Section* – No objection, subject to a condition ensuring adherence to mitigation and recommendations detailed within the submitted ecology report.

42. *Landscape Section* – No objection. Suggestions made re positioning of bin stores, the omission of a privacy fence to the front of plots 4 and 6 and landscaping measures.

43. *Arboriculture Section* – The potential impact of proposed boundary treatment construction on T6 and T7 (both protected trees) ought to be considered. If a boundary wall is granted permission, construction detail and method statement should be controlled by condition. A tree protection condition is also recommended.

44. *Drainage Section* – No objection. Subject to the prior approval of all surface water drainage proposals.

#### **PUBLIC RESPONSES:**

45. The application has been publicised by way of press and site notices, and individual notification letters to neighbouring residents. No representations have been received in response to this consultation and publicity exercise.

#### **APPLICANTS STATEMENT:**

46. The design team brief for new accommodation was to provide a mix of smaller properties better suited to current local housing needs and community aspirations.

47. Prior to the submission of the application, a community consultation event was held on 08 July 2014 at Tremeduna Grange and a leaflet drop carried out to neighbouring streets to maximise attendance. This provided local residents an opportunity to examine and discuss the scheme. In excess of 60no. people attended and views expressed were taken into consideration.

48. Informal advice was also sought from the planning department through the Councils' informal enquiry procedure. Following initial planning authority feedback, Livin approached the North East Design Review and Enabling Service (NE DRES) to refine the design proposals and address the qualitative issues inherent in building within the

Conservation Area. The outcomes of the design review were issued to the design team for consideration.

49. A draft s106 agreement is included as part of the application in relation to offsetting the lack of open space provision proposed with the requirement for 10% affordable housing provision also outlined within the agreement.

*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.durham.gov.uk/online-applications/simpleSearchResults.do?jsessionid=FC5A0ECA627519D2F574DC0A48E94111?action=firstPage>

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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50. 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 issues are the principle of the development, impact on the character of the conservation area, impact on residential amenity, highway safety, open space provision, landscape, archaeological, ecological and arboricultural implications.

Principle of development:

51. The National Planning Policy Framework (NPPF) sets out the Government's overarching objectives for the planning system, promoting sustainable development as a key objective. Paragraph 49 of the NPPF explains how housing applications should be considered in the context of the presumption in favour of sustainable development. 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.
52. Saved policy E23 of the Sedgefield Borough Local Plan (SBLP) seeks to encourage improvements to the built environment through the re-use or demolition of derelict buildings, with saved policy H14 supporting the maintenance and improvement of housing stock through granting permission for schemes which lead to the improvement of housing areas through the redevelopment, conversion or modernisation of buildings.
53. Saved policies H17 and D5 of the SBLP 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.
54. The application site comprises previously-developed land located within the Trimdon Village residential settlement as defined by saved policy H8 of the SBLP. The proposed development would be located in a sustainable and accessible location with regard to the NPPF and relevant local plan policies. The redevelopment of this site for residential use is considered acceptable in principle, providing a range of affordable housing types to meet current needs that would be owned and managed by a registered provider (Livin).

Impact on character of the Conservation Area:

55. The application site is located within the Trimdon Village Conservation Area as detailed within Supplementary Planning Guidance Note 1 (Conservation Areas). The Local

Planning Authority has a duty under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining planning applications. Part 7 of the NPPF and saved policies H17 and D1 of the SBLP seek to promote good design in new developments, ensuring a comprehensive and coordinated approach to new development which takes into account adjacent land uses and activities.

56. Part 12 of the NPPF seeks to ensure that Local Planning Authorities recognise the importance of heritage assets as an irreplaceable resource and conserve them in a manner appropriate to their significance, whilst policy E18 of the SBLP seeks to preserve or enhance the character or appearance of Conservation Areas by preventing development which would otherwise detract from the character or appearance of a Conservation Area or its settings.
57. The site is currently occupied by a former sheltered housing complex which is of little architectural merit or historic value. It occupies a prominent position adjacent to the Grade II Listed St Mary Magdalene Church to the immediate north and does not make any positive contribution to the Conservation Area or setting of this Church. The demolition of this complex is therefore acceptable in principle and the opportunity to improve the appearance of this site and setting of the Listed Building is welcomed.
58. The proposed development has been subject of extensive pre-application discussion both with the Local Planning Authority and a design review panel. The proposed design has evolved from these discussions, with replacement dwellings to respect the scale, design and form of surrounding properties, incorporating design features sensitive to the appearance of these neighbours without detracting from the character or appearance of the area. The proposal would enhance the appearance of the Conservation Area and the setting of the adjacent Listed Church in line with current and national policies, subject to control over materials to be used, window and door joinery details.
59. Some design reservations were expressed by the Councils Design section over the use of an artificial stone for the boundary walls which would contrast with the historic stone walls of the churchyard opposite and the neighbouring terrace. However, there is no consistency in the style or material of boundary treatments in the wider Conservation Area as a whole. The applicant argues that the use of reconstituted stone would provide an appropriate and affordable solution which echoes the scale and texture of other local boundary treatments. On balance this compromise in the proposed materials to be used is considered acceptable. Furthermore, the proposed boundary treatment is considered to represent a significant improvement in design terms on the existing low level red brick wall currently in this location.

#### Residential amenity:

60. Saved policies H17 and D5 of the SBLP and Supplementary Planning Guidance Note 3 seek adequate amenity and privacy standards for existing and proposed dwellings when assessing new residential development.
61. All proposed dwellings would benefit from sufficient levels of private amenity space and be suitably enclosed by a mixture of boundary treatments comprising low level railings, timber fencing and stone walls. Each dwelling would achieve satisfactory separation from existing and proposed neighbouring uses in line with the minimum 14m separation distance between principle to side elevations and 21m between opposing principal elevations. There would be no directly overlooking windows within close proximity of each other, and no unacceptable privacy/amenity issues for either proposed or existing residents.

62. Land levels drop towards the south of the site with the nearest existing properties along the southern boundary set lower down than the proposed development. The scale of this drop is not deemed significant and the new bungalows to be developed along this boundary would not give rise to any significant level of overshadowing of existing neighbouring bungalows to the south. Furthermore, there would be no unacceptable overlooking or loss of privacy given acceptable separation distances are to be achieved in line with the authorities' minimum spacing requirements. Approval is subject to a condition controlling site levels to ensure additional management of such detail at a later date in the interests of residential amenities.

#### Highway safety:

63. Saved Local Plan policies H17 and D3 together 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.

64. The proposals would involve the adjustment to the existing vehicular access arrangement onto Landreth Grove, which will involve the removal of part of the original vehicular access and the creation of new vehicular access road to the north of the existing site junction. Submitted plans show 17no. allocated car parking spaces and 7no. non-allocated visitor car parking spaces distributed evenly across the site. The highway authority raise no objections to the submitted scheme which is deemed to comply with Durham County Council's Residential Car Parking Standards, and no highway safety concerns are raised over the proposed access arrangements.

#### Open space provision:

65. Saved policy L2 of the SBLP seeks to ensure the provision of open space within or adjacent to housing developments of ten or more dwellings. For every ten dwellings, a minimum of 100m<sup>2</sup> of informal play space and 500sqm of amenity space is required. For the purposes of this application this equates to 170m<sup>2</sup> informal play space and 850m<sup>2</sup> amenity space. Where this level cannot be provided, either fully or in part, an in lieu commuted sum equivalent to £1000 per dwelling, would be required.

66. The proposed layout would provide no areas of public amenity space and would not therefore meet the aforementioned policy objectives. In lieu of on-site provision, the applicant has agreed to enter into a s106 agreement, providing a commuted sum of £17,000 to be directed towards the improvement or provision of open space elsewhere in the locality. A draft agreement confirming this figure has been submitted in support of the application. Accordingly, the scheme is considered to comply with the provisions of saved policy L2 subject to adherence to the terms of this agreement.

#### Landscape:

67. A detailed landscape scheme has been submitted in support of the application outlining details of all proposed hard and soft landscaping across the site. A small number of existing trees to the east and south of the site are to be removed to facilitate the proposed development, with 4no. existing trees around the perimeter of the site to be retained.

68. No objections are raised over the proposed scheme which would provide an attractive and sensitive scheme appropriate to the Conservation Area and village centre. Early suggestions to relocate the proposed bin store serving plots 3, 4, 5 and 6 to the north of the development were considered but negated given resulting highway implications.



69. Initial concerns relating to privacy screens to the north of the site opposite the church having been overcome through their removal from the proposals and replacement with lower level railings.

#### Archaeology:

70. Archaeology officers have expressed concern over the lack of any site assessment works carried out in advance of the submission of the application. Given previous historical uses of this site there is a likelihood that remains may exist sub surface which are deemed to be of high local significance. Given the site contains potential heritage features or archaeological interest, it is recommended that their significance and character require further investigation before the development can be implemented. The recommendation for approval is therefore conditioned to this effect in the interests of adhering to Paragraph 128 of the NPPF.

#### Ecology:

71. Paragraph 11 of the NPPF requires Local Planning Authorities to take into account, protect and mitigate the effects of development on Biodiversity Interests. In this instance the applicant has submitted a bat risk assessment confirming no bat roosts within the site and no breeding bats present. The Ecology Section has raised no objections to the proposal based on the findings of this survey, subject to adherence to the mitigation and recommendations detailed within the report. The proposals are considered to satisfy the provisions of section 11 of the NPPF in this regard.

#### Arboricultural implications:

72. The Arboriculture Section offers comment only in respect to the impact of the proposed boundary treatment adjacent to T6 and T7 (both mature cherry trees to be retained) on the eastern boundary of the site. It is recommended that a condition be imposed controlling construction details in the interests of managing the impact on these trees. It is also considered that tree protection measures be put into place and inspected on site prior to commencement of development. Subject to adherence to both conditions, the proposals would accord with Policy E15 of the SBLP which seeks to ensure the retention and protection of important trees and hedgerows. No objections are raised over the trees to be removed.

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## **CONCLUSION**

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73. The principle of redeveloping this site for residential use is considered acceptable given its sustainable location and previously developed nature. The proposal would see the demolition of a redundant structure which contributes little to the character of the Conservation Area, and its replacement with an appropriate mix of well designed social housing which would enhance the character of the area.

74. Careful consideration has been given to the scale and design of the proposed development, its relationship to surrounding development including the impact on amenity/privacy standards, Conservation Area setting and Grade II Listed Church. The proposed development is considered to satisfy highway safety requirements whilst taking account of ecological and arboricultural restraints.

75. Although the on-site provision of public open space proposed falls below the minimum requirements, a commuted sum with the Local Planning Authority has been agreed through a s106 legal undertaking.

76.No public objections have been raised over the proposed development which is considered to accord with relevant national and local plan policies. Subject therefore to the imposition of appropriate planning conditions and completion of the legal agreement it is recommended for approval.

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## **RECOMMENDATION**

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That the application DM/14/02284/FPA be **APPROVED** subject to the entering into of a Section 106 Obligation to secure a financial contribution of:-

- £17,000 for off-site public open space provision; and
- Affordable housing provision

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. Development hereby approved shall be carried out in strict accordance with the following approved plans:

SL05 rev B (Site location plan), received 04 August 2014  
SL06 rev E (Site layout Tremeduna Grange), received 08 October 2014  
SL07 rev D (Roof plan site layout), received 08 October 2014  
A1-2 rev C (2B3P Apartments, Type A1 and A2), received 15 August 2014  
A3-4 rev B (2B3P Apartments, Type A3 and A4), received 15 August 2014  
B1 rev B (2B3P Bungalow, Type B1), received 15 August 2014  
B3 rev B (2B3P Bungalow, Type B3), received 15 August 2014  
B4 rev B (3B5P Wheelchair Bungalow, Type B4), received 15 August 2014  
H1 rev B (2B3P House, Type H1), received 15 August 2014  
H2 rev C (2B3P House, Type H2), received 15 August 2014  
SE01 rev C (Street elevations 1 of 2), received 25 September 2014  
SE03 rev C (Street elevations 2 of 2), received 25 September 2014  
EX01 rev A (Bin store 1), received 25 September 2014  
EX02 rev A (Bike shed), received 25 September 2014  
EX03 (Boundary fences), received 04 August 2014  
EX04 (Boundary walls), received 04 August 2014  
L01 rev A (Planting plan), received 25 September 2014

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

3. Notwithstanding any details of materials submitted with the application no development shall commence until samples of the external walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policy D1 (General principles for the layout and design of new developments) of the Sedgfield Borough Local Plan.

4. No development shall commence until full joinery details including plans at a scale of 1:20 and cross sections, of the proposed windows and doors have been submitted to and approved in writing by the Local planning authority. Windows and doors shall be installed in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policy E18 Preservation and enhancement of Conservation Areas) of the Sedgfield Borough Local Plan.

5. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The Scheme shall provide for:

- i) The proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
- ii) An assessment of the impact of the proposed development on any archaeological remains identified in the evaluation phase;
- iii) Proposals for a mitigation strategy including the preservation in situ wherever feasible, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings;
- iv) Sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of (i) and (iii) above is completed prior to the commencement of permitted development in the area of archaeological interest; and
- v) Notification in writing to the County Durham and Darlington County Archaeologist of the commencement of archaeological works and the opportunity to monitor such works."

The development shall then be carried out in full accordance with the approved details.

Reason: To comply with paragraphs 128, 135 and 141 of the NPPF.

6. Prior to the development being beneficially occupied, 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 if necessary.

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

7. No development shall take place until a scheme to embed sustainability and minimise carbon from construction and in-use emissions has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme and retained whilst the approved buildings are in existence.

Reason: The proposed development is expected to attain current Building Regulations Levels for CSH Level 3.

8. The development hereby approved shall achieve a Code for Sustainable Homes minimum rating of level 3, in accordance with details that shall be submitted to and approved in writing by the local planning authority showing that: prior to the commencement of development, the development has been registered for formal assessment by a licensed Code assessor to achieve a Code for Sustainable Homes Design Certificate level 3; and, prior to the first occupation of the development, the development has achieved a Code for Sustainable Homes post construction certificate

level 3, or alternative.

Reason: In order to minimise energy consumption in accordance with Part 10 of the NPPF.

9. No development shall take place unless in accordance with the mitigation and recommendations detailed within part F of the protected species report 'Bat survey, Tremeduna Grange, Trimdon, Report No4 update, July 2014, prepared by E3 Ecology Ltd.

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

10. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme (plan ref: L01 rev A, Planting Plan, received 25 September 2014) 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 policy H17 (Backland and infill housing development) of the Sedgefield Borough Local Plan.

11. No construction or demolition work shall take place, nor any site cabins, materials or machinery be brought on site until all trees and hedges, indicated on the approved scaled tree protection plan as to be retained, are protected by the erection of fencing, placed as indicated on the plan, inspected by the local authority and agreed in writing as satisfactory. Fencing should comprise of a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar approved in accordance with BS.5837:2012 unless otherwise agreed by written consent of the local planning authority. Fencing shall remain insitu until the practical completion of the development.

Reason: In the interests of the visual amenity of the area and to comply with policy E15 (Safeguarding of woodland, trees and hedgerows) of the Sedgefield Borough Local Plan.

12. Notwithstanding any details of enclosures submitted with the application, no construction or demolition work shall take place until a suitable means of enclosure adjacent to trees T6 and T7 as detailed within the submitted Arboricultural Impact Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall include construction details and a method statement outlining how the impact of construction and root expansion of these trees has been considered. Works shall be carried out in full accordance with the approved details.

Reason: In the interests of the visual amenity of the area and to comply with policy E15 (Safeguarding of woodland, trees and hedgerows) of the Sedgefield Borough Local Plan.

### 13. Site levels

Before the development hereby approved is commenced, detailed drawings including sections showing the existing and proposed site levels and the finished floor levels of the proposed new buildings and those of existing neighbouring buildings (if any) shall be submitted to and approved in writing by the local planning authority and the works shall be completed entirely in accordance with any subsequently approved submission.

Reason: In the interests of the amenity of nearby residents/appearance of the area in accordance with policy H17 (Backland and infill housing development) and D1 (General

principles for the layout and design of new developments) of the Sedgefield Borough Local Plan.

#### 14. Surface water drainage details

No development shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local planning authority. The drainage shall be completed in accordance with the details and timetable agreed.

Reason: To prevent pollution of the water environment in accordance with Part 10 of the NPPF.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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

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## **BACKGROUND PAPERS**

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Submitted Application Forms, Plans and supporting documents;

National Planning Policy Framework;

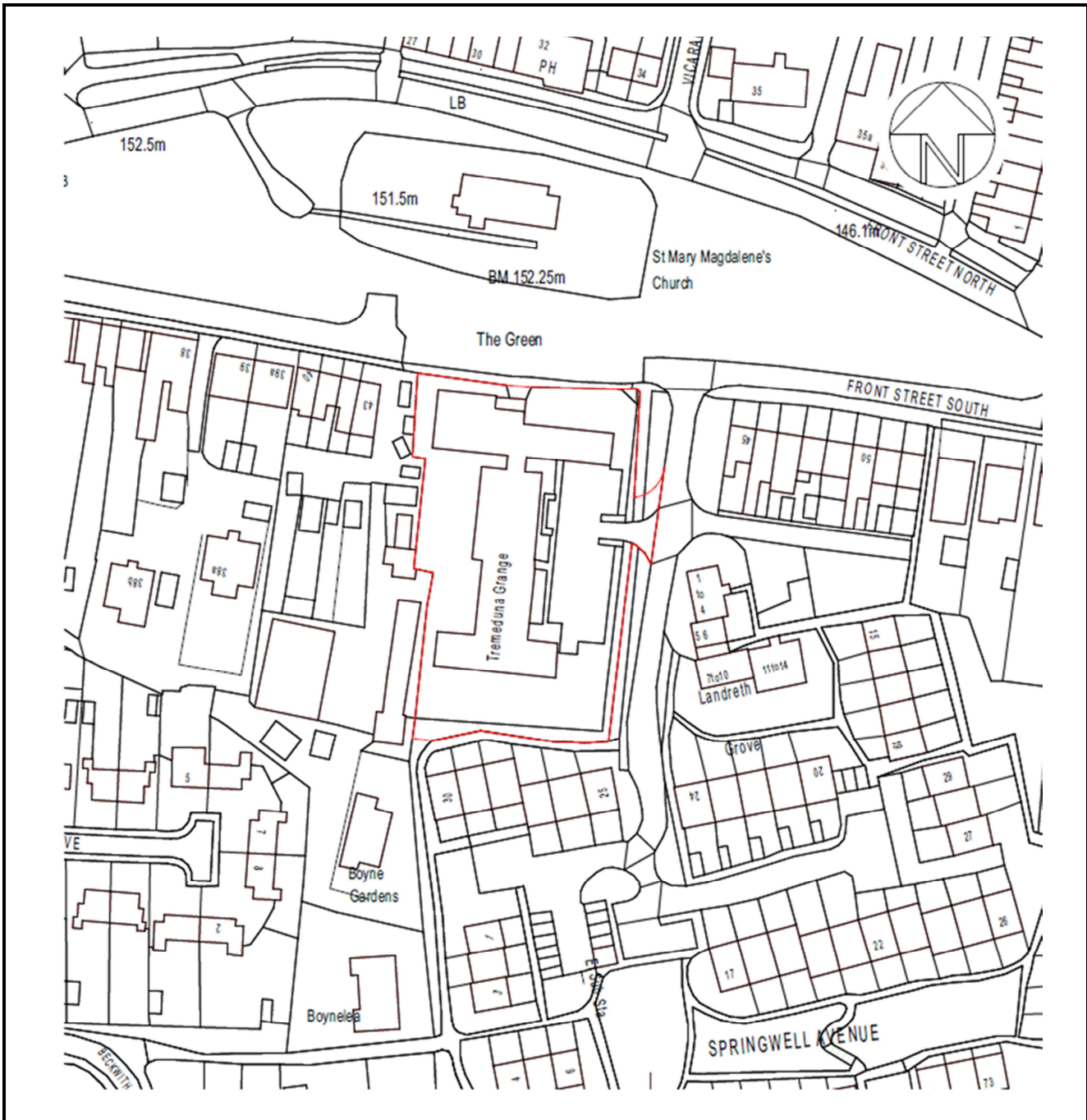
Sedgefield Borough Local Plan 1996;

Consultation response from the Highway Authority and NE DRES

Internal responses from Design and Historic Environment Section, Spatial Policy Section,

Landscape Section, Sustainability Section, Drainage Section, Archaeology Section,

Ecology Section, and Arboriculture Officer



**Planning Services**

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Demolition of Tremeduna Grange and construction of 17no. dwellings with associated access, parking and landscaping

**Comments**

**Date** 23 October 2014

**Scale**