

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/14/02418/FPA
FULL APPLICATION DESCRIPTION:	Erection of ten holiday lodges
NAME OF APPLICANT:	Mr P Townley
ADDRESS:	Thorpe Lido Whorlton Barnard Castle County Durham
ELECTORAL DIVISION:	Barnard Castle East
CASE OFFICER:	Tim Burnham Senior Planning Officer 03000 263963 tim.burnham@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The application site is Thorpe Lido, which sits in Countryside immediately to the south of the River Tees and to the south of the Village of Whorlton. The site as a whole covers approximately 5 hectares, with the development area the subject of this application confined to approximately 1.8 hectares
2. The village of Whorlton sits above the site and the application site is visible from cliff tops at Whorlton Banks. Whorlton Conservation Area lies immediately to the north, although the site does not sit within it. Whorlton suspension bridge immediately to the north west of the site is designated as a scheduled ancient monument and has a Grade II* listing. The bridge also has a grade II listed Toll House to its north. Thorpe Hall, which is grade II* listed, sits approximately 300m from the application site.
3. The application site consists of a large open field, which slopes gently downwards towards the river. To the south side of the site is a miniature railway. There is a pond on the site sitting within one of the railway loops. The part of the site identified for development has significant tree cover and land levels rise steeply and sharply to the southern boundary. The site is accessed by vehicle from the adopted unclassified road which runs along the western boundary of the site; this road would provide vehicular access to the site through a gate on its western boundary. A public footpath runs close to the river across the northern edge of the site. The site is within an area of High Landscape Value as designated in the Teesdale Local Plan.
4. An existing building on site acts as a storage building for the railway club which operates from the site. Planning approval has previously been granted for the conversion of the former engine store buildings to a holiday cottage.
5. Thorpe Lido has previously had a degree of amenity use. During previous decades under alternative ownership the site was used for amenity purposes, where for a small fee parking would be provided on the field and swimming would take place in

the adjacent River Tees. The miniature railway was also run in association with this use.

6. The application proposes the erection of 10 lodges at the site which would be aimed at providing quality holiday accommodation. There would be three types of lodges of single storey construction which would be built into the low cliff beyond the miniature railway line at the southern end of the site. There would be an access track to serve the lodges, although the arrangement would be such that cars would generally be parked within a car park to be created towards the western end of the site within one of the railway loops. The landscaping masterplan previously showed a nature hide, but this has since been removed.
7. The application has been referred to the planning committee as it represents major development.

PLANNING HISTORY

8. It is understood the use of the site for recreation began in the 1970's and then was retained through a series of temporary planning approvals issued in 1977, 1986 and 1996. In 2013, planning permission was granted for the permanent retention of the light railway on the site. This permission restricts public use of the railway to 8 days per year during the summer and there are no proposals to alter the terms of this permission.
9. Various planning approvals have been granted and refused since around 1980 onwards for ancillary structures, buildings and features. Planning approval was granted in 2011 to change the use of the engine shed on site to holiday accommodation.

PLANNING POLICY

NATIONAL POLICY

10. On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise.
11. In accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight.
12. *NPPF Part 3 - Supporting a prosperous rural economy.* This part of the NPPF states that planning policy should support the sustainable growth and expansion of all types of business and enterprise in rural areas.
13. *NPPF Part 4 – Promoting sustainable Transport* This part of the NPPF states that Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

14. *NPPF 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.
15. *NPPF 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, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.
16. *NPPF 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 those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

LOCAL PLAN POLICY:

17. The following saved policies of the Teesdale Local Plan are considered to be consistent with the NPPF and can therefore be given weight in the determination of this application as it is a core principle of the NPPF that decisions should be plan led:
18. *Policy GD1: General Development Criteria* Development will be permitted providing it complies with a number of criteria in respect of design, impact on the character and appearance of the surrounding area and landscape; avoiding conflict with adjoining uses; ecology, drainage, and highways impacts.
19. *Policy ENV1: Protection of the Countryside.* This policy restricts the type of development that would be permitted in the Countryside. Tourism and recreation developments would be considered acceptable where compliant with other policy and where they do not unreasonably harm the landscape and wildlife resources of the area.
20. *Policy ENV3: Development Within or adjacent to an area of High Landscape Value.* This policy requires that development does not detract from such an areas special character and should pay special attention to the landscape qualities of the area.
21. *Policy ENV8: Safeguarding plant and animal species protected by law:* Development should not significantly harm plants or species protected by law and where appropriate adequate mitigation measures should be provided.
22. *Policy ENV14: Protection of Water quality:* Development should not unacceptably prejudice the quality of surface or ground water
23. *Policy ENV17: Sewerage infrastructure and sewage disposal.* This policy outlines that appropriate strategy for sewage disposal should be devised.

24. *Policy BENV3: Development adversely affecting the character of a listed building.* This Policy does not permit development which would adversely affect the character of a listed building.
25. *Policy BENV4: Development within/adjacent to Conservation Areas.* Development adjacent to Conservation Areas will only be permitted provided that it would be appropriate in design, layout materials, scale and landscaping, will not generate problematic traffic or environmental problems, would not destroy important trees, hedgerows or views or landscape features. Proposals should not adversely affect the setting of the Conservation Area or views into and out of the area.
26. *Policy TR3: Camping and Caravanning Sites* – Permission will be granted for chalets where the proposal does not detract from the character of the area, where the site is adequately screened by the local topography or tree cover, where scale, design and materials are appropriate, where site services are limited in scale, where the site is served by adequate infrastructure, where there would not be a negative impact on the amenity of neighbours and where acceptable in terms of flood risk.
27. *Policy TR4: Static Caravans and Chalets:* An occupancy condition will be included to ensure units not used as permanent residential accommodation.
28. *Policy TR10: Development affecting public rights of way* – development should adequately incorporate existing public rights of way.

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/media/3401/Teesdale-local-plan-saved-policies/pdf/TeesdaleLocalPlanSavedPolicies.pdf>

RELEVANT EMERGING POLICY:

The County Durham Plan -

29. The emerging County Durham Plan was submitted in April 2014 and has been examined in public. In accordance with paragraph 216 of the NPPF, decision makers 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. At the current time, the emerging plan is being afforded no weight given the publication of the inspector's interim views.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

30. *Wycliffe with Thorpe Parish Council* has objected to the application. They have put forward detailed concerns relating to the requirement for a tree survey (now supplied), questioned the nature of any renewable technologies that would be used at the site and their potential impact, noted the need to take into account heritage assets in the area and have expressed concern that in the future the field could be used for touring caravans. They suggest that should any approval be granted, development should be restricted on the rest of the site, restrictions should be placed so plots could not be sold off individually, lodges should be managed in accordance

with established lettings regulations and that restrictions placed upon the miniature railway in relation to a 2013 planning application should remain.

31. *Whorlton and Westwick Parish Council* (neighbouring Parish) have raised no objections.
32. *Northumbrian Water*: No objection
33. *Environment Agency*: No objection
34. *English Heritage*: No objection
35. *Drainage and Coastal Protection*: No objection
36. *Highway Authority*: No objection

INTERNAL CONSULTEE RESPONSES:

37. *Trees*: No objection.
38. *Archaeology*: No objection.
39. *Environmental Health*: Pollution Control: No objection.
40. *Ecology*: No objection.
41. *Design and Conservation*: No objection.
42. *Landscape*: No objection.
43. *Planning Policy*: No objection.

PUBLIC RESPONSES:

44. The application has been publicised by way of press and site notice, and individual notification letters to neighbouring residents.
45. The Council for the Protection of Rural England have objected to the development. They suggest that the application would represent overdevelopment of the site. It is suggested that the proposals will have a significant impact on the area and upon the nearby Conservation Area. It is suggested that the nearby roads are popular with cyclists and that highway safety implications need to be fully assessed.
46. In addition there were letters of objection received from 7 addresses. Concerns are summarised as –
 - Too many chalet developments in area
 - Suspension bridge and local road network not suited to additional development
 - No access for those who are disabled/wheelchair users
 - Most easterly lodge would be visible from outside of site
 - Concern over nature hide
 - Conditions should be placed to restrict development of remainder of site
 - Detrimental to outstanding area of natural beauty
 - Variety of wildlife on site including badger/starling
 - Tranquil greenfield nature of site would be lost

- Development would be suburban in context and not appropriate to site

APPLICANTS STATEMENT:

47. Some may recall what was once known as Whorlton Lido, which was effectively a large field with some basic facilities and access to an attractive stretch of the River Tees. Regrettably, the Lido developed a degree of notoriety towards the end of its existence due, in the main, to anti-social behaviour, and in 2005, when the site was bought by Mr & Mrs Townley of nearby Thorpe Hall, the use of the Lido by the public ceased.
48. One important piece of history remained on the land in the form of the 15inch narrow gauge railway and its rolling stock, and over the recent years, railway enthusiasts, supported by the National Railway Museum and Locomotion at Shildon, have worked to restore the railway to its former glory.
49. The planning application now before you seeks to create, in an entirely different way to the previously lido existence, a high quality development of individually designed holiday lodges in an attractive setting. The quality is achieved by firstly recognising that the standard of accommodation to be offered is superior to developments of holiday lodges elsewhere in the area; and secondly it is the attractiveness of the location itself which requires the necessary attention to detail not only with the lodges themselves but in the landscape setting they will enjoy.
50. The intention of the applicant is to create a development which will attract visitors from other parts of the country as well as abroad, to enjoy the qualities which the area and region has to offer, whilst there will be those who wish to take the accommodation because of the Thorpe Light Railway which runs through the site. It is considered the design of the proposed lodges is low-key yet contemporary, offering a high standard of modern holiday accommodation, whilst the landscape and ecology of the site is to be enhanced and managed to create a greater level of biodiversity.
51. Importantly, this is not a speculative development by a company or developer which has little or no interest in the land itself or the area in which it is located. This a development of part of the Thorpe Hall Estate by the owners themselves, with the intention of managing the operation directly. There is, and will remain, therefore, a strong desire to produce a development which suggests quality but, of utmost importance, respects the area and the land on which it is located.

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://plan-1:8080/IDOXSoftware/IG_search?app_id=1002&FormParameter1=DM%2F14%2F03652%2FVOC

PLANNING CONSIDERATIONS AND ASSESSMENT

52. 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 main planning issues in this instance relate to the principle of the development, design, impact upon landscape and heritage assets, highways impacts, ecology impacts and other issues.

Principle of development

53. The lodges are located in a rural and highly scenic area. National and Local Planning policy does consider the principle of such development in the countryside and policies relating to the principle are detailed below.
54. Part 3 of the NPPF seeks to support a prosperous rural economy. It gives an indication of the positive approach that the government seeks to take in relation to the rural economy. It states that local and neighbourhood plans should support sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors which respect the character of the countryside.
55. This proposal would improve the range and quality of holiday accommodation in the area bringing the acknowledged direct and indirect economic benefits of tourism activity to the area. It could be of particular benefit to the village pub and could itself directly create up to 8 part time jobs associated with the management, maintenance and cleaning of the site and lodges.
56. Policy ENV1 of the Teesdale Local relates to the protection of the Countryside and states that tourism development will be considered acceptable where it would not unreasonably harm the landscape and wildlife resources of the area.
57. Policy TR3 states that Permission will be granted for chalets where the proposal does not detract from the character of the area, where the site is adequately screened by the local topography or tree cover, where scale, design and materials are appropriate, where site services are limited in scale, where the site is served by adequate infrastructure, where there would not be a negative impact on the amenity of neighbours and where acceptable in terms of flood risk. Although it is acknowledged that the buildings are not termed chalets, for the purposes of this policy they are considered a similar building, both in construction and size etc.
58. The main message in relation to the principle of the development is that such development is acceptable provided that the impact on the Countryside and setting would be acceptable and subject to occupancy conditions to prevent isolated dwellings in the countryside. These impacts are discussed under the next heading and subject to being acceptable the proposal accords with NPPF Part 3 and policies ENV1, TR3 and TR4 of the Teesdale Local Plan.

Impact upon heritage assets and landscape

59. The application site is situated within an area of High Landscape Value and within the setting of a number of designated heritage assets including the nearby grade II* listed suspension bridge, grade II listed Toll House, grade II* listed Thorpe Hall and Whorlton Conservation Area. Therefore regard is to be given to Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Listed Buildings Act requires that special regard be paid to the desirability of preserving the setting of a listed building. Section 72 of the same Act calls for special regard to be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Also relevant are NPPF Sections 7 and 12, and Teesdale Local Plan Policies BENV3, BENV4 and ENV3.
60. The design of the proposed lodges is contemporary with flat roofs and a good degree of glazing. Retaining walls and plinths would be necessary given the bankside location of the units. One of each type of lodge would be provided with disabled access provision at units 3, 6 and 8. One, two and three bedroom lodges are proposed.

61. The materials used in construction of the units would have to be carefully chosen to assist in the integration of the units into the surrounding landscape. Indicative graphic interpretations of the units show dark roofs, brown coloured cladding, dark framed windows, stone plinths and retaining walls with associated fencing and balustrades.
62. Importantly the front part of the site would remain undeveloped and would retain its natural open landscape character. It appears that around the time of construction of the miniature railway, significant planting of trees occurred in and around this area. Over time, these trees have matured and mean that the southern part of the site is fairly heavily tree covered. This is beneficial as this enables the lodges to effectively be set behind this planting to the south of the site. It is acknowledged that glimpsed views of the lodges would be likely from public vantage points. These would likely be taken primarily from the footpath running to the northern boundary of the site, the public highway to the west of the site and from the cliff tops to the north at Whorlton. However, given that the lodges would be fitted with a relatively natural pallet, the lodges would not stand out as being incongruous the landscape and it is not considered necessary that all lodges should be completely hidden from view from surrounding areas. In terms of physical impact on the site, the lodges would be relatively low impact.
63. Some tree removal is proposed to facilitate the lodges, and a degree of excavation will be required to the bankside. The benefit of partially digging in to the bank is that the bulk associated with the lodges would be significantly reduced. Tree Officers have raised no objections to the removal of the identified trees on site. Additional tree planting is also proposed at the site.
64. The Landscape Section also has no objections to the proposals. A previous proposal showed a large mound being placed on the open field at the site behind which car parking would be hidden. This feature was subsequently removed and this would allow the natural openness of the landscape towards the centre of the site to be retained.
65. The alternative location for the parking now proposed within one of the railway loops would be entirely appropriate, keeping all parking located in one place in a discreet part of the site which has screening from existing trees and vegetation. Surfacing details for the track have not yet been agreed but can be conditioned and a finish appropriate to the character of the site would be sought. It is likely track and parking areas could be formed of a plastic cell system backfilled with soil and grass seeded which would give a natural appearance.
66. The Landscape Section has requested additional details with regard to the management of the meadow area to preserve its pasture character and additional details regarding access track materials, which can be controlled by conditions. They have also requested a reduction and softening in the retaining walls that would encase the lodges in their bankside location. However, in construction terms, reduction or alteration of these retaining walls could be problematic, but materials could be controlled by condition.
67. In landscape terms it is therefore considered that the proposal would not unreasonably harm the special landscape of the area and in this respect accords with Teesdale Local Plan policies ENV1, ENV3, TR3 and GD1, as well as NPPF Sections 7 and 11.

68. Section 12 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets Conservation. It is stated that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The NPPF seeks to guard against harm to any designated heritage asset stating that any harm or loss would need a clear and convincing justification.
69. In this instance, the landscape setting plays the most significant role in the setting of the nearby heritage assets and as identified above it is considered that the proposal would sit comfortably within the landscape.
70. English Heritage have no objection to the proposal and Officers have not identified any harm to designated heritage assets in the locality. The Design and Conservation section considers that the development would preserve the character and appearance of the nearby Whorlton Conservation Area. They also consider that the setting of the nearby grade II* listed suspension bridge, grade II toll house and grade II* Thorpe Hall would be preserved.
71. Reference is made to the development comprising of 'eco' lodges. This description relates to the desire to provide high levels of insulation and consider the incorporation of renewable technologies at the site such as air and ground source heat pumps, biomass boilers, solar panels or rainwater harvesting. Concern has been put forward within objection letters as to the impact on the appearance of the units that solar panels in particular could bring. Given that a poorly designed solar scheme could detract from the Conservation and Landscape Value of the area a condition is recommended that removes permitted development rights relating to solar panels. This is not to say that Solar panels are not to be used at all at the site, however it would enable the LPA to ensure that any solar scheme would be acceptable in impact. Other renewable energy sources at the site would either require planning permission or in the case of ground source heat pumps or rainwater harvesting, be unlikely to require planning approval.
72. Having regards to the above and the requirements of Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposals would be acceptable in landscape terms and would preserve the settings of the nearby designated heritage assets. The proposal therefore meets objectives outlined in NPPF Sections 7, 11 and 12, and accords with policies GD1, ENV1, ENV3, BENV3, BENV4 and TR3 of the Teesdale District Local Plan.

Highways Impacts

73. Vehicular access would be taken from the existing field entrance on the western boundary of the site, with some improvement being made to this access in terms of width. From this point a track would run in a south easterly direction before dividing in two to serve a car parking area within the western loop of the miniature railway and the lodge access track which would run on an east/ west alignment to the south of the miniature railway track. An emergency vehicle access across the field to the north of lodge 10 would be retained.
74. Concerns have been put forward in relation to the suitability of the road network in particular the suspension bridge. Given that the bridge is weight limited and narrow it would clearly be unsuitable for heavy vehicles that may carry construction materials. It is likely the southern access would be used from the A66 situated a few kilometres to the south and the Highway Authority has no concerns in this respect.

75. Overall, the Highway Authority has raised no objections, considering the access to be safe and the local road network capable of hosting the anticipated levels of traffic. On-site access arrangements and parking provision is considered acceptable.
76. The development therefore accords with Policies GD1 of the Teesdale Local Plan and Part 4 of the NPPF.

Ecology

77. Policy ENV8 of the Teesdale Local Plan and Part 11 of the NPPF seek to safeguard protected species and ecology.
78. The presence of protected species is a material planning consideration. The requirements of the Habitats Directive were brought into effect by the Conservation of Habitats and Species Regulations 2010. These regulations established a regime for dealing with derogations which involved the setting up of a licensing regime administered by Natural England. Under the requirements of the Regulations, it is a criminal offence to kill, injure or disturb the nesting or breeding places of protected species unless it is carried out with the benefit of a licence from Natural England.
79. A full ecological survey has been undertaken at the site dated February 2015. The survey concluded that the site supports suitable foraging habitat for bats, that there were no records of protected or notable species on the site and that impacts on notable species which may occur at or adjacent to the site would be negligible.
80. Ecological enhancements are planned throughout the site to include the improvement of an existing pond. Habitat boxes and retreats are proposed on site for bats, amphibians, tawny owls hedgehogs and birds. The large grassed area to the south of the miniature railway would be enhanced and managed as a lowland meadow. These measures would enhance the biodiversity value of the site.
81. The Ecology section has offered no objection to the development in terms of ecology subject to the conditioning of ecological mitigations and recommendations as outlined in section 7 of the ecology report. The Ecology section also require that details of the proposed habitat creation and future management plan for the site be produced and agreed upon by the LPA. The development is considered to accord with Policy ENV8 of the Teesdale Local Plan and Part 11 of the NPPF. The Local planning authority can therefore discharge its derogation duties under the Habitats regulations.

Other issues

82. Policies ENV14 and ENV17 relate to the protection of water quality and the provision of appropriate sewerage and drainage systems respectively. It is proposed to dispose of foul water at the site through the provision of a package treatment plant and surface water through the provision of soakaways. Exact details of drainage solutions have not been supplied at present although both the Environment Agency and The Drainage and Coastal Protection team within the Council are satisfied with this arrangement and a condition to require the exact details of these systems is recommended.
83. The public rights of way section have identified that public footpath no.5 runs within the application site. It is planned to fence this path off from the large meadow area. Suggestions have been made in relation to the appropriate management of the footpath and surrounding fencing which can be added as an informative. The public

rights of way section have offered no objections to the development and the development would be acceptable in relation to Policy TR10.

84. One of the Parish Council's concerns is future development in the open part of the site. The application proposes to retain this as a managed grassed area and does not seek use of the site for example for touring caravans. Any such use would require planning approval and does not therefore need to be controlled by this application.

CONCLUSION

85. The proposal is for a small scale, high quality holiday lodge development that would improve the range and quality of holiday accommodation in the area, bringing with it the acknowledged direct and indirect economic benefits of tourism activity to the village and local area.
86. Considerable time and effort has been spent from all involved to ensure that the development has been designed in the most sensitive manner to ensure the impact on the landscape and setting of designated heritage assets would be acceptable.
87. The development would be acceptable in terms of highway safety, ecology and all other respects with conditions suggested to give further control to detailed matters where necessary.
88. The proposal therefore accords with NPPF Sections 3, 4, 7, 11 and 12, as well as Teesdale Local Plan policies GD1, ENV1, ENV3, ENV8, ENV14, ENV17, BENV3, BENV4, TR3, TR4 and TR10.

RECOMMENDATION

89. That the application be **approved** subject to the following conditions -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans and documents.

Drawing 01 REV A received 12th August 2014

Drawing 03 REVA"

Arboricultural Implications Assessment (including tree protection plan) received 10th November 2014

Arboricultural Method Statement"

Drawing 02 REV E received 04th February 2015

Ecological Appraisal"

Landscape Masterplan REV C received 05th March 2015

Reason: To define the consent and ensure that a satisfactory form of development is obtained.

3. Notwithstanding any details of materials submitted with the application no development shall commence until details of all proposed external walling and roofing materials, retaining walls, plinths, balustrades, railings and hard landscaping materials to include the car park and access tracks have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In the interests of visual amenity having regards to Policies GD1, ENV1, ENV3, BENV3 and BENV4 of the Teesdale Local Plan.

4. Notwithstanding the details shown on the approved plans no development shall commence until precise details of all fenestration, glazing, heads and cills have been submitted to and approved in writing by the Local planning authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity having regards to Policies GD1, ENV1, ENV3, BENV3 and BENV4 of the Teesdale Local Plan.

5. No development shall commence until a detailed landscaping scheme to include details of habitat creation and a future management plan for the site has been submitted to and approved in writing by the Local planning authority. The scheme of landscaping shall include details of hard and soft landscaping, planting species, sizes, layout, densities, numbers, method of planting and maintenance regime. The site shall be managed in accordance with the approved management plan.

Reason: In the interests of visual amenity having regards to Policies GD1, ENV3, and ENV8 of the Teesdale Local Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the appearance of the area and to comply with Policies GD1, ENV3 of the Teesdale Local Plan.

7. No development shall take place unless in accordance with the mitigation and recommendations detailed within Section 7 the Ecological Appraisal by Envirotech, Thorpe Lido, Wycliffe, Barnard Castle received 04th February 2015.

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

8. No development shall commence until a detailed scheme for the disposal of foul and surface 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 the increased risk of flooding from any source in accordance with the National Planning Policy Framework and Policies GD1, ENV14 and ENV17 of the Teesdale Local Plan.

9. In relation to potential future installation of solar PV or solar thermal equipment, 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 or B of Part 43 of Schedule 2 of the said Order shall be carried out without an application having first been made to and approved by the local planning authority.

Reason: In order that the Local Planning Authority may exercise further control in this locality in the interests of visual amenity having regards to Policies GD1, BENV3, BENV4 and ENV3 of the Teesdale Local Plan.

10. The holiday accommodation to which the permission relates shall not be occupied as a person's sole, or main place of residence and the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of accommodation on the site, and of their main home addresses, and shall make this information available at request to the local planning authority.

Reason: to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation in accordance with Policies ENV1 and TR4 of the Teesdale Local Plan.

BACKGROUND PAPERS

Submitted application form, plans supporting documents and subsequent information provided by the applicant

The National Planning Policy Framework (2012)

National Planning Practice Guidance Notes

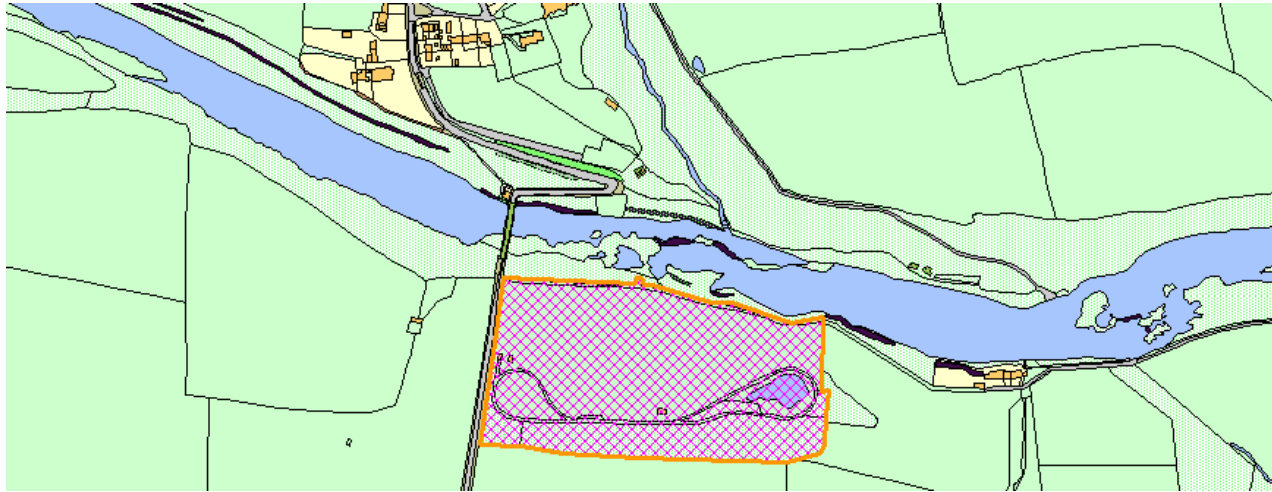
Teesdale Local Plan

The County Durham Plan (Submission Draft)

Statutory consultation response

Internal Consultation responses

Public consultation responses



Planning Services

Erection of ten eco lodges (amended landscape/layout details received 3rd February 2015, amended landscape plan received 5th March 2015)

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19th March 2015