

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No: DM/16/00020/FPA

FULL APPLICATION DESCRIPTION: Demolition of existing buildings and erection of 2no. detached dwellings with garages

NAME OF APPLICANT: Mr Scott Thompson

ADDRESS: Gorst Hall Gardens
Stangarth Lane
Staindrop
Darlington
County Durham
DL2 3LR

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 comprises approximately 0.3 hectares of land which sits to the south of Passcott House and to the north of Nursery Bungalow adjacent to Stangarth Lane in Staindrop. The land was previously occupied by a former plant nursery. The glasshouses have since been removed and the site is predominantly grassed over, but two former workshop/storage buildings of rendered breezeblock construction with sheet metal roofs remain near the south-eastern part of the site, which are currently utilised as a joiners workshop/builders yard. The application site sits to the south of the Conservation Area and settlement boundary.
2. The application proposes the demolition of two existing buildings and erection of two detached dwellings with garages. One existing building measures 18.5mtrs in length and 6.5mtrs in width, while a smaller building measures approximately 9mtrs x 10mtrs. The buildings have a maximum height of 4.5mtrs. The proposed dwellings would measure approximately 11mtrs in width and depth, with a maximum height of 7.3mtrs. The buildings would be constructed of natural stone with terracotta tiles.
3. The application is reported to the Planning Committee at the request of Staindrop Parish Council due to concerns relating to landscape and conservation area impacts, concern over the principle of housing development within the countryside, and design concerns. Cllr Rowlandson has also requested the application be referred to the planning committee due to highways concerns.

PLANNING HISTORY

4. Planning approval was granted in 1987 for change of use of boilerhouse and store to joinery workshop.

PLANNING POLICY

NATIONAL POLICY

5. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, 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.
6. *NPPF Part 4 – Promoting sustainable Transport.* 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. On highway safety, there must be safe and suitable access to the site for all people. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
7. *NPPF Part 6 – Delivering a Wide Choice of High Quality Homes.* Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Local planning authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities; however, isolated homes in the countryside should be avoided.
8. *NPPF Part 7 – Requiring Good Design.* The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development, respond to local character and history, create safe and accessible environments and are visually attractive. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
9. *NPPF Part 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.* Planning plays a key role in helping shape places to secure Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change. Inappropriate development in areas at risk of flooding should be avoided.
10. *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.

11. NPPF Part 12 – Conserving and Enhancing the Historic Environment. States that heritage need to be recognised as an irreplaceable resource and to be conserved in a manner appropriate to their significance.

The above represents a summary of those policies considered most relevant in the Development Plan

LOCAL PLAN POLICY:

12. The following policies of the Teesdale Local Plan are relevant to the application; however, 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.
13. *Policy GD1: General Development Criteria:* All new development and redevelopment within the district should contribute to the quality and built environment of the surrounding area and includes a number of criteria in respect of impact on the character and appearance of the surrounding area; avoiding conflict with adjoining uses; and highways impacts.
14. *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.
15. *Policy ENV3: Development Within or Adjacent to an Area of High Landscape Value*
The proposals map defines an area of high landscape value where the distinctive qualities of the countryside are worthy of special recognition. Development will be permitted where it does not detract from the area's special character, and pays particular attention to the landscape qualities of the area in siting and design of buildings and the context of any landscaping proposals such development proposals should accord with policy GD1.
16. *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.
17. *Policy BENV4: Development within and / or adjoining Conservation Areas*
Development within conservation areas will only be permitted provided that among other things the proposal respects the character of the area and does not generate excessive environmental problems which would be detrimental to the character and appearance of the conservation area.
18. *Policy H12: Design:* The local planning authority will encourage high standards of design in new houses and housing sites, in terms of layout and organisation of public and private open space, including meeting the needs of the disabled and elderly and the consideration of energy conservation and Local Agenda 21. Residential proposals should comply with the criteria of policy GD1 where relevant to the development involved.

RELEVANT EMERGING POLICY:

The County Durham Plan -

19. Paragraph 216 of the NPPF says that 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. The County Durham Plan was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 15 February 2015, however that report was quashed by the High Court following a successful Judicial Review challenge by the Council. As part of the High Court Order, the Council has withdrawn the CDP from examination. In the light of this, policies of the CDP can no longer carry any weight.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

20. *Staindrop Parish Council: Object to the application.* It is suggested that the development will detract from the area's special character and pays little if any attention to the landscape qualities of the area and is outside of the settlement limit of Staindrop. The application would be contrary to Policy BENV4 as it would not make a positive contribution to local character and distinctiveness. The design quality of the houses with large garages is considered suburban in character and not appropriate to the location. The application represents suburban creep and would encourage further residential planning applications to the south side of the village.
21. *Highway Authority:* No objection. It is acknowledged that Stangarth Lane is not constructed to an adoptable standard, and is unsuitable in many respects to serve additional development that would give rise to further vehicle movements. However, pre application discussion has resulted in a lower number of dwellings than had been originally proposed and as this current proposal would remove commercial premises, a highway objection would be able to be sustained.
22. *Northumbrian Water:* No comments to make.

INTERNAL CONSULTEE RESPONSES:

23. *Landscape Section:* No objection. The site is within an Area of High Landscape Value and outside the development limits, but there is now a modern dwelling and a motor workshop beyond this site to the south, so the proposal would infill, rather than extend the developed land south of Staindrop and therefore there is no objection on landscape grounds. Retention of trees, boundary treatment and landscaping should be clarified.
24. *Design and Conservation:* Oppose the principle of developing the site on the grounds that the development would erode the definite east - west layout of the village, which is considered to be a fundamental part of the significance of the adjacent conservation area. It is however accepted that the existing buildings on

the site are of no architectural merit and their loss would improve the setting of the surrounding assets rather than harm it. The layout, scale, and design of the dwellings are also considered to be a good response to the local vernacular.

25. *Environmental Health (Noise)*: No objection. Conditions are recommended to control construction related impacts.
26. *Environmental Health (Contaminated Land)*: No objection, but recommend a conditional approach requiring a scheme to deal with potential contamination from the current use.
27. *Ecology*: No objection. We are happy that there are no major ecological constraints to this development.

PUBLIC RESPONSES:

28. The application has been publicised by way of site notice and neighbour letters. One letter of objection has been received. Concern is put forward that this would represent development to the south of the village. Concern is expressed in relation to the safety and state of the Stangarth Lane access.

The above is not intended to repeat every point made and 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 <https://publicaccess.durham.gov.uk/online-applications/>

APPLICANTS STATEMENT:

29. The application site lies to the south of the Conservation Area and outside the previous Local Plan Development Limit of Staindrop. It can be accessed between existing residential properties and Scarth Hall via Stangarth Lane. The proposed buildings are located on the former Builders Yard and associated land to the South of Passcott House, with footpath links to the village, public transport and the open countryside.
30. The submitted plans and reports detail the proposed new buildings and use of the site for residential purposes. The design of the buildings is purposefully low key, with a simple traditional double fronted form with well-proportioned apertures. Low duo pitched roofs, lower perimeter eaves and end wall gables have been utilised to reduce the height and massing. The massing of the proposal sits between those of the 2 story elevated Passcott House to the North and the single story Nursery Bungalow to the south.
31. The proposed natural materials are clay terracotta pantiles for the roof, locally sourced stone for walls, natural stone heads and cills with timber front doors. All of the materials are designed to be sympathetic.
32. The scale of the proposal will not dominate in key views from the village to the site and the countryside beyond, it can only enhance the tired and run down nature of the site as it currently stands; the southern elevation will make use of the open aspect to the west with larger proportions of glazing. While the more traditionally proportioned front elevation carefully respects its surroundings. The positioning of the buildings being set back from the lane allows for an element of defensible space to be delivered and gives the opportunity for on plot landscaping to enhance the character of the Stangarth Lane. The garage forms to the front of the plots

break up the flat building line and provide a change in ridge heights and scale adjacent to the lane.

PLANNING CONSIDERATIONS AND ASSESSMENT

33. 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 principle of development, impact on character and appearance of area, highways and other issues.

Principle of development

34. The proposed dwellings sit to the south of the main body of Staindrop on land outside, but adjacent to the settlement boundary. The properties therefore would represent a departure to Teesdale Local Plan Policy ENV1 in respect of development in the countryside. Consideration must therefore be given to whether there are any other material considerations and benefits to outweigh this conflict.
35. The NPPF is an important material consideration. Section 6 of the NPPF seeks to significantly boost the supply of housing. Local planning authorities should seek to deliver sustainable, inclusive and mixed communities, while avoiding isolated homes in the countryside. Section 4 requires development to be located where the need to travel will be minimised.
36. The Parish Council has objected to development outside the development limits of Staindrop, however, in accordance with paragraph 215 of the NPPF, the weight to be attached to relevant Teesdale Local Plan policies depends upon the degree of consistency with the NPPF. In this respect the settlement boundary policies of the Teesdale Local Plan are housing policies and date back to 2002. Therefore those policies which are policies for the supply of housing and which are based upon settlement boundaries cannot be considered as being up to date or compliant with the NPPF and accordingly can no longer be given any weight. In addition, following the withdrawal of the County Durham Plan (CDP) after the recent High Court decision to quash the Inspector's Interim Report, the policies of the CDP can no longer be given any weight either.
37. In these circumstances where there are no up to date local housing policies, the NPPF in paragraph 14 advises that developments should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.
38. The main purpose of the NPPF is to achieve sustainable development. Staindrop is classed as a Tier 3 Local Service Centre in the Council's Settlement Study, which reflects the reasonable range of services on offer. It is considered a sustainable location for the provision of appropriately scaled residential scheme and occupants of these properties would be within easy walking distance of the centre of Staindrop and associated service facilities, including both primary and secondary schools. More extensive facilities are available within Barnard Castle which sits approximately 8km to the west. Accordingly, although the site sits on the fringes on the south side of Staindrop the site cannot be considered as isolated in the context of NPPF paragraph 55, which seeks to avoid isolated homes within the countryside.

39. In addition, the dwellings proposed would mostly occupy land which contains existing buildings and previously was extensively covered in glass houses associated with the former nursery gardens at the site. The reuse of previously developed land is supported in the NPPF and the removal of the existing unsightly buildings would have an environmental benefit.
40. There would also be some economic benefit through employment during the construction period and economic and social contribution to the local community from two new family dwellings.
41. Taking all the above into account the proposal is considered to represent a sustainable form of development and complies with the key aims of the NPPF. Compliance with the NPPF overrides the out of date housing and settlement limit policies of the Teesdale Local Plan. Therefore, subject to further consideration of detailed matters the proposal represents development that should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits identified.

Impact on the character and appearance of the area

42. The site lies within a sensitive location, adjacent to the Staindrop conservation area and within an Area of High Landscape Value (AHLV), where issues of design and scale are important.
43. Part 7 of the NPPF outlines that the government attaches great importance to the design of the built environment. It is noted that good design is a key aspect of sustainable development. Appropriate standards of design are also required through Teesdale Local Plan policies GD1 and H12. Policy ENV3 is permissive of development within the AHLV providing attention is paid to the landscape qualities of the area in siting and design of the proposals. Policy BENV4 contains design criteria in respect of development within or adjoining conservation areas.
44. A conservation area is a designated heritage asset. Part 12 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset (in this case Staindrop Conservation Area and encompassed listed buildings), great weight should be given to the asset's conservation. The NPPF advises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
45. The Parish council and letter of objection have raised concerns over the effect of the development on the form and views of the village from the south, as well as the design of the development. The Design and Conservation Section also consider that the development would erode the village form, but consider the design of the dwellings acceptable.
46. It is acknowledged that the established village layout, which is predominantly east-west around the village green and along the A688 is fundamental to the significance of Staindrop Conservation Area. However, it is considered that concerns that the proposed development would significantly compromise this are not well founded.
47. The application site is previously developed land. It currently hosts two modern work shop buildings and previously was covered almost entirely in large glass houses, which also extended further south beyond the application site. The land to the south is now occupied by a dwelling and a large vehicle repair garage, and represents development further south than the application site. It is also notable

that immediately to the west of the site are the extensively deep curtilages of the South Green properties, which contain many outbuildings. Further to the west is extensive post war housing development of greater depth than the application site. To the east of the village are the Broumly Court development, Staindrop Primary School and allotment gardens, which all lie to the south behind the main road frontage and give depth to the village form. In this context the proposed development would not be viewed as an incursion beyond the established form of the village, or into the countryside. This is the view shared by the Landscape Section who consider that the proposal would infill, rather than extend the developed land south of Staindrop.

48. The design, scale and layout of the proposed dwellings and garages together with the use of natural stone, pantile roofs and sensitively designed fenestration, would combine to result in buildings that would be in keeping with local character and would be appropriate to their surroundings within an Area of High Landscape Value and adjoining the conservation area. The Design and Conservation Section, despite the misgivings discussed above, considers the design of the proposed development to be a good response to the local vernacular. The existing buildings have a negative impact on the area and their replacement as proposed, in addition to a new stone boundary wall along the lane, would result in a significant improvement to the site and area, while still retaining the rural character of Staindrop. Views north towards the conservation area and its listed buildings would not therefore be adversely affected. The landscaping and enclosure details can be agreed by condition. This would include the treatment along Stangarth Lane where it is agreed with the Landscape Section that there should be a narrow grass verge between the lane and boundary wall. The conifer trees immediately to the north of the existing buildings do not warrant retention and can therefore be removed to accommodate the development.
49. Taking all of the above into account it is considered that the proposed redevelopment of this brownfield site would bring positive environmental benefits to the area. The development could be accommodated on the site in a manner which would be sensitive to the surrounding landscape designation (AHLV) and the adjacent Conservation Area. The development would not be contrary to the design and heritage aims of the NPPF, or to Teesdale Local Plan Policies GD1, H12, ENV1, ENV3 and BENV4.

Highways

50. The application site is accessed from The Green by an un-adopted access track which runs between 6 South Green and Scarth Hall. The lane is also a public right of way and is therefore used by vehicles and pedestrians. Local concerns have been raised about the suitability of the lane to accommodate the development and associated traffic.
51. The condition and suitability of the lane to accommodate new development is acknowledged by the Highways Authority and any development leading to an increase in vehicular movements would not be supported.
52. However, the site comprises buildings with a commercial use and was previously in use as a much larger nursery garden. The Highways Authority considers that the 2 proposed dwellings would not generate a level of vehicular movement in excess of that created by the existing lawful use of the site. If the vehicle repair garage to the south is also redeveloped (it is the subject of an application) then there will be even further reductions in vehicles using the lane, but the acceptability of this proposal is not dependent on the development to the south.

53. The same applies to use of the lane as a public right of way and while there would be increased construction related traffic for a limited period, the developer has a duty to ensure rights of way remain unobstructed and safe, and in accordance with previous advice from the Public Rights of Way Section relating to development to the south, the matter can be dealt with by an informative.
54. The NPPF at Part 4 notes that Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Such impacts are not identified in this instance
55. On this basis and given the lack of objection from the Highway Authority, it is considered that the proposed development would not be prejudicial to highway safety or use of the public right of way. The proposal does not therefore conflict with Teesdale Local Plan Policy GD1 and NPPF Part 4.

Other Issues

56. 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. An ecology assessment has been submitted alongside the application. Buildings on site were assessed as having a low risk of supporting bats. No evidence of bat use of the buildings was found. The pine trees which are proposed for removal adjacent to the workshop were considered to have a negligible risk of supporting roosting bats. Precautionary working methods are recommended within the ecology report and these recommendations are conditioned within the application. An EPS license from Natural England is not required.
57. The application was accompanied by a site investigation to examine potential for contamination arising from current and previous uses of the site. It considered the site to have a moderate/low environmental risk, but nevertheless recommends a phase 2 assessment to verify the findings. The Contaminated Land Section agrees with the recommendations of the site investigation report and is satisfied that in light of the low risk the matter can be dealt with by condition to satisfy the requirements of NPPF Part 11.
58. The Environmental Health Section has suggested conditions to control construction hours and other construction impacts, however there are additional controls outside of planning that deal with noise nuisance and disturbances and it would not be appropriate to duplicate such controls, particularly for such a small scale development. Conditions in this respect would not meet the tests of necessity.

CONCLUSION

59. Although the proposal lies outside the current development limits of Staindrop and is therefore not strictly in accordance with Teesdale Local Plan Policy ENV1, the redevelopment of this brownfield site with an appropriately designed scheme of

housing represents a sustainable form of development and does not conflict with Teesdale Local Plan Policies GD1, ENV3, H12 and BENV4.

60. All representations have been carefully considered, however there have been no adverse impacts identified that would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the NPPF as a whole, or the other relevant policies of the Teesdale Local Plan. In accordance with NPPF Paragraph 14 and the presumption in favour of granting permission in this case, the proposal is therefore recommended for approval.

RECOMMENDATION

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 PL03, PL04, PL05, Phase 1 Habitat Survey and Protected Species Risk Assessment by Penn Associates received 04th January 2016.

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

3. Notwithstanding the details of materials submitted with the application the external walls shall be formed using random, coursed natural stone with pointing to match and the roofs shall be clay pantiles. Development shall not commence until a sample panel of the proposed stone and pointing to be used in the construction of the main walls of the building has been erected on site for inspection and approved in writing by the Local Planning Authority. The sample panel shall be retained for reference on site throughout construction and 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 Policies GD1, ENV3 and BENV 4 of the Teesdale Local Plan. The details are required before commencement as the external appearance of the materials are fundamental to preserve the character and appearance of the Conservation Area and relate to matters at the start of the development process.

4. Notwithstanding details shown in the submitted plans, prior to the installation of any fenestration, the details for all doors and windows shall be provided to and agreed in writing by the Local Planning Authority. The development shall thereafter be undertaken and retained in accordance with the approved details.

Reason: In the interests of the appearance of the area and to comply with Policies GD1, ENV3 and BENV 4 of the Teesdale Local Plan.

5. No development shall commence until a detailed landscaping scheme 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 and numbers of planting.

Reason: In the interests of visual amenity having regards to Policies GD1, ENV3 and BENV4 of the Teesdale Local Plan. The details are required before commencement as the landscaping of the site is fundamental to the appearance of the area.

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: To ensure satisfactory implementation of the agreed details in the interests of the amenity of the area.

7. Prior to the installation/erection, of any enclosures, the details including a sample panel of the stone boundary walls shall be erected on site and made available for the written approval of the Local Planning Authority. The enclosures shall be constructed in accordance with the approved details prior to the occupation of the dwelling to which they relate and shall be retained/maintained as such for the lifetime of the development.

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

8. No development shall take place unless in accordance with the mitigation and recommendations detailed within recommendations 1 and 2 Phase 1 habitat survey and protected species risk assessment by Penn Associates dated January 2015.

Reason: To conserve protected species and their habitat in accordance with Policies GD1 and ENV8 of the Teesdale Local Plan.

10. The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include the following.

Pre-Commencement

- (a) A Phase 2 Site Investigation and Risk Assessment shall be carried out before any development commences to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications.
- (b) If the Phase 2 identifies any unacceptable risks, remediation is required and a Phase 3 Remediation Strategy detailing the proposed remediation and verification works shall be carried out. No alterations to the remediation proposals shall be carried out without the prior written agreement of the Local Planning Authority. If during the remediation or development works any contamination is identified that has not been considered in the Phase 3, then remediation proposals for this material shall be agreed in writing with the Local Planning Authority and the development completed in accordance with any amended specification of works and timescales.

Completion

- (c) Upon completion of the remedial works (if required), a Phase 4 Verification Report (Validation Report) confirming the objectives, methods, results and effectiveness of all remediation works detailed in the Phase 3 Remediation Strategy shall be

submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development.

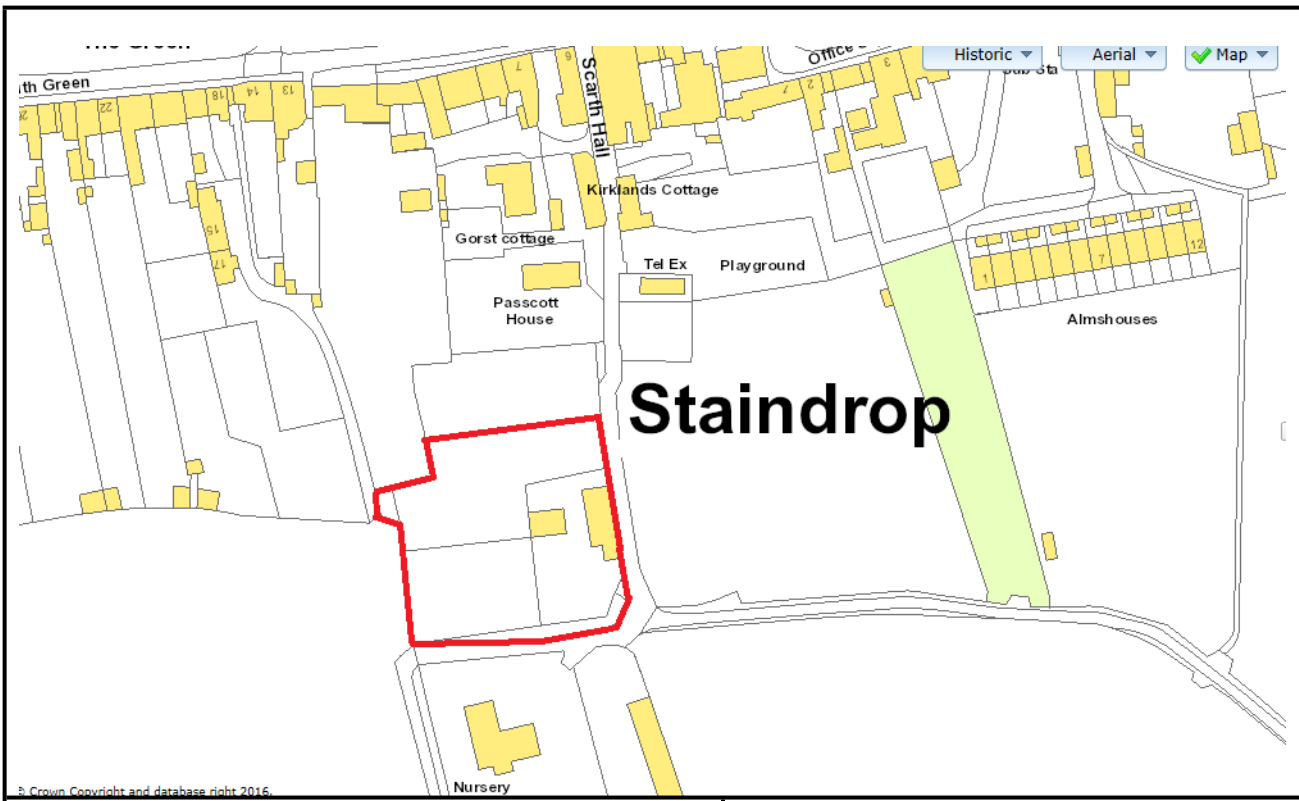
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with NPPF Part 11.

STATEMENT OF PROACTIVE ENGAGEMENT

In arriving at the decision to recommend approval of the application the Local Planning Authority has assessed the proposal against the NPPF and the Development Plan in the most efficient way to ensure a positive outcome through appropriate and proportionate engagement with the applicant, and carefully weighing up the representations received to deliver an acceptable development. The use of pre commencement conditions is deemed necessary are fundamental to the appearance of the area and relate to matters at the start of the development process.

BACKGROUND PAPERS

Submitted application form, plans supporting documents
The National Planning Policy Framework (2012)
National Planning Practice Guidance Notes
Teesdale Local Plan
The County Durham Plan (Submission Draft)
County Durham Settlement Study 2012
All consultation responses received



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Planning Services

Demolition of existing buildings and erection of 2no. detached dwellings with garages

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