

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/15/03532/FPA
FULL APPLICATION DESCRIPTION:	Demolition of care home and erection of 19 dwellings.
NAME OF APPLICANT:	Stella Property Investments Ltd
ADDRESS:	Dene Hall Care Home, Horden Dene, Easington Colliery Easington
ELECTORAL DIVISION:	
CASE OFFICER:	Barry Gavillet Senior Planning Officer 03000 261958 barry.gavillet@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. This application site lies within the settlement boundary of Easington Colliery as defined in the District of Easington Local Plan. A derelict care home remains on the site and it is therefore classed as a brownfield site. The former care home has been vacant for some considerable time and is currently in a dilapidated state.
2. The site is located toward the eastern edge of Easington colliery close to the east coast of county Durham. It is approximately 1km southeast of the village centre and has good access to community facilities such as schools, shops, healthcare facilities and several bus stops. The site is bordered to the east by the B1283 Station Road, whilst immediately to the north is an area of open space, beyond which begins the main built up area of Easington Colliery. To the west are allotment gardens, and to the south is Horden Dene which follows the Horden Burn to the coast.
3. The application site has a single access road off Station Road from which several other properties are accessed further to the west. It is adjacent to Horden Dene and is hidden from the public highway by the mature woodland of the dene. The site is characterised by this mature woodland enclosure and attractive stone walling to the northern site boundary, some of the trees are protected by a Tree Preservation Order.

The Proposal

4. This application seeks the demolition of Dene Hall Care Home and the erection of 19 dwellings. 12 of the properties would be 2 bedroomed houses and 7 would be 3 bedroomed houses, all of which would have private rear gardens. The proposed material palette incorporates a buff brick with modern detailing to entrance canopies. This contemporary elevation style would be achieved by using grey UPVC windows and modern entrance door types as well as Cedral cladding. The proposal initially proposed 20 dwellings but was reduced to 19 and the layout amended due to negotiations with officers which related to tree protection.

5. The properties would be two storey forming a mixture of detached, semi-detached and terraced houses with a change in the roof eaves line which would be arranged on a sloping site terrain which would create an interesting street elevation. Access to the site would be off Station Road to the east and there would be 39 parking spaces in total.
6. This application is being referred to Committee as it is classed as a major development.

PLANNING HISTORY

7. In 2006 the demolition of existing care home and construction of new three-storey care home was approved but has never commenced.

PLANNING POLICY

NATIONAL POLICY

8. 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.
9. 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’.
10. 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. The relevance of this issue is discussed, where appropriate, in the assessment section of the report below.

The following elements of the NPPF are considered relevant to this proposal;

11. *NPPF Part 1 – Building a Strong and Competitive Economy.* The Government attaches significant weight on the need to support economic growth through the planning system. Local Planning Authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
12. *NPPF Part 4 – Promoting Sustainable Transport.* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
13. *NPPF Part 6 – Delivering a Wide Choice of High Quality Homes.* Local Planning Authorities should use evidence bases to ensure that their Local Plan meets the needs for market and

affordable housing in the area. Housing applications should be considered in the context of the presumption in favour of sustainable development. A wide choice of homes, widened opportunities for home ownership and the creation of sustainable, inclusive and mixed communities should be delivered. Where there is an identified need for affordable housing, policies should be met for meeting this need unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and such policies should also be sufficiently flexible to take account of changing market conditions over time.

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 8 -* The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
16. *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. Local Planning Authorities should have a positive strategy to promote energy from renewable and low carbon sources. Inappropriate development in areas at risk of flooding should be avoided.
17. *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.

LOCAL PLAN POLICY:

18. *Policy 1-* Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
19. *Policy 18 -* Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.
20. *Policy 35 -* The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
21. *Policy 36 -* The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
22. *Policy 37 -* The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).
23. *Policy 66 -* Developers will be required to make adequate provision for children's play space and outdoor recreation in relation to housing development of 10 or more

dwellings. Provision may be secured elsewhere if it is inappropriate to make provision at the development site.

24. *Policy 67* - Housing development will be approved on previously developed sites within settlement boundaries of established towns and villages provided the proposal is appropriate in scale and character and does not conflict with specific policies relating to the settlement or the general policies of the plan.

RELEVANT EMERGING POLICY:

25. 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 (CDP) was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 18 February 2015, however that Report was quashed by the High Court following a successful Judicial Review challenge by the Council. In accordance with the High Court Order, the Council has withdrawn the CDP and a new plan being prepared. In the light of this, policies of the CDP can no longer carry any weight. As the new plan progresses through the stages of preparation it will begin to accrue weight.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.cartoplus.co.uk/durham/text/00cont.htm>.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

26. Northumbrian Water have no objections subject to a foul and surface water drainage condition.

INTERNAL CONSULTEE RESPONSES:

27. Highways officers have no objections and are satisfied with both the access arrangements and level of parking provision.
28. Landscape officers have no objections to the proposals.
29. Tree officers consider that the proposal is acceptable subject to appropriate tree protection. Plans have been amended to show properties moved away from trees to ensure pressure to fell them in future is limited.
30. Environmental Health officers have no objections subject to a condition requiring a contaminated land survey and any necessary remediation being carried out.
31. Ecology officers have no objections subject to ecology mitigation being carried out in relation to bats and protected species on the coast.

PUBLIC RESPONSES:

32. One letter of objection has been received from a nearby resident who has concerns about overshadowing, overbearing impact, loss of privacy, impact on wildlife, highway safety, and that there is no need for further housing in this location.

APPLICANTS STATEMENT:

33. This planning application is being submitted on behalf of Stella Property Investments Ltd and seeks permission for 19 bespoke new build limited range house types aimed at the private family housing market.
34. A pre-application review of the proposals have been done with the Durham County Council. This included a formal submission of pre-application and direct liaison with planning officer to review specific details of the proposal. Written responses and comments have been received, discussed and amendments made to the design as a consequence.
35. In general, the local planning authority has been supportive of the principle of the development. The items addressed have principal concerns of site access road from Station Road, existing trees, landscape and potential of contaminated land.
36. The given comments have been taken into account and reflected in the proposed scheme.

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://82.113.161.89/WAM/showCaseFile.do?action=show&appType=planning&appNumber=10/00955/FPA>

PLANNING CONSIDERATIONS AND ASSESSMENT

37. 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 are the principle of the development, highways issues, impact on surrounding residents and the street scene, affordable housing, ecology and trees. Of particular relevance are the accordance with the saved policies from the District of Easington Local Plan and the Governments recently published National Planning Policy Framework (NPPF).

Principle of the development

38. At the heart of the NPPF is 'the presumption in favour of sustainable development'. In terms of pursuing sustainable development the NPPF sets out five positive improvements to be sought which include;
 - Moving from a net loss of bio-diversity to achieving net gains for nature
 - Improving the conditions in which people live, work, travel and take leisure; and
 - Widening the choice of high quality homes
39. It is considered that the development of the land in question has the potential to deliver these improvements. In addition to the above, the NPPF encourages the reuse of brownfield land such as this application site.
40. Saved Policy 67 of the District of Easington Local Plan stated that housing development will be approved on previously developed sites within settlement boundaries of established towns and villages provided the proposal is appropriate in scale and character and does not conflict with specific policies relating to the settlement or the general policies of the plan.

41. The proposed development site is considered to be a highly sustainable location for residential development given its location in the settlement of Easington Colliery with good access to community facilities such as schools, healthcare provision, shops and public transport links.
42. Overall, officers consider that the submitted scheme does not conflict with or undermine the objectives of the existing planning policy framework for the area or the NPPF. As such, subject to technical matters being addressed there are no planning policy objections to the principle of the development subject to the applicant first entering into an appropriate s106 legal agreement as discussed later in the report. The proposal is considered to constitute sustainable development and on balance the principle of the development is considered acceptable.

Highways Issues

43. As noted earlier in the report, access to the site would be off Station Road to the east and there would be 39 parking spaces in total. This would include 33 in-curtilage spaces, 4 visitor parking spaces and 2 garages. Highways officers have commented that this is a very good standard of car parking provision and is deemed to meet the minimum requirements outlined in Durham County Council's residential Car Parking Standards.
44. Highways officers offer no objections to the proposals and it is therefore considered that with regard to highways issues that the proposals are in accordance with part 4 of the National Planning Policy Framework and saved Policies 36 and 37 of the District of Easington Local Plan.

Impact on surrounding residents and the street scene

45. In terms of the impact on the amenity of existing residents who surround the site and that of those occupying the proposed new properties, the distancing standards as set out in the District of Easington Local Plan are adhered to in all instances. These standards state that a minimum of 21 metres between main elevations facing each other and 13 metres between main elevations and gables should be achieved in order to ensure there are no adverse impacts in terms of overlooking, loss of privacy, loss of light or overshadowing.
46. In terms of the street scene it is considered that the scheme is of a good quality. The scheme has been amended as a result of comments from landscape and tree officers to ensure that the loss of trees and pressure to remove trees in the future is kept to a minimum. The scheme does involve the loss of up to 8 trees however these have been classified as either dead, dying or in a dangerous condition, the house types have been chosen to reflect the fact that the site is within a wooded setting. This would involve the use of materials and features such as buff brick with modern detailing to entrance canopies, grey UPVC windows slate style roof tiles and modern entrance door types as well as Cedral cladding.
47. Overall, it is considered that the proposals would lead to a good quality housing scheme on what is now a derelict site. The proposals would retain a significant number of trees which would lead to a pleasant outlook for future residents. There would be little or no impact on nearby residents given the distances involved and the retention of the surrounding woodland which would screen the development, On balance, having regards to part 7 of the NPPF and the most applicable Policies of the District of Easington Local Plan officers raise no objections to the application

having regards to the impact upon surrounding residents and character and appearance of the area.

Affordable Housing

48. The NPPF states that, in order to ensure a wide choice of high-quality homes, Local Planning Authorities should “plan for a mix of housing”, “identify the size, type and tenure of housing that is required in particular locations”, and “where affordable housing is needed, set policies for meeting this need on site”.
49. The County Durham Strategic Housing Market Assessment (SHMA) report was updated in 2016 and supplies the evidence base for 10% affordable housing across the East Durham Delivery Area (on sites of 15 dwellings/0.5 hectares), while the NPPF (Para 159) makes plain the importance of the SHMA in setting targets.
50. The SHMA and the NPPF therefore provide the justification for seeking affordable housing provision on this site, which should be secured via S106 agreement.
51. The applicant has agreed to provide 10% affordable housing on site in the form of 2 units and therefore the proposals are considered to accord with the requirements of the SHMA and the NPPF.

Ecology and Trees

52. The presence of a European Protected Species (EPS) is a material planning consideration. The Conservation of Habitats and Species Regulations 2010 make it an offence to kill, injure or disturb the nesting or breeding places of protected species unless it is carried out with the benefit of a license from Natural England.
53. Accordingly, the Regulations have established a regime for dealing with derogations in the form of a licensing system administered by Natural England.
54. Notwithstanding the licensing regime, the Local Planning Authority must discharge its duty to have regard to the requirements of the Regulations/Directive in the exercise of its functions. A Local Planning Authority failing to do so would be in breach of the Regulations. Specifically, where a likely interference to a European Protected Species is identified, the LPA must consider whether a developer might obtain an EPS licence from Natural England, which in turn calls for an application of the derogation tests. The derogation tests are threefold as follows:
 - That there is no satisfactory alternative
 - That the population of the species will be maintained at a favourable conservation status in their natural range
 - That there are imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance to the environment
55. The applicant has submitted a habitat survey which has been assessed by the Council’s ecology officers. The survey has found that no bat roosts are present on site and therefore the demolition of the building will not affect bats or a bat roost. However it is suggested that mitigation is put in place in the form of roosting areas to be built into the walls of two of the properties. In addition to the demolition and vegetation clearance should be undertaken outside of the bird nesting season of mid-March to August inclusive, and a strip of scrub and woodland habitat of at least

15m in width must be retained along the southern boundary of the site to provide an ecological buffer between the development and the Local Wildlife Site beyond.

56. It is considered that the proposed development will bring about overriding economic and environmental benefits. In particular, the direct and indirect economic benefits of housing development are well documented and the removal of a derelict building will result in a significant visual improvement to the street scene. The presence of a European Protected Species (EPS) is a material planning consideration. The Conservation of Habitats and Species Regulations 2010 have 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 an 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. Notwithstanding the licensing regime, the Local Planning Authority must discharge its duty under the regulations and where this is likely to be an interference with an EPS must consider these tests when deciding whether to grant permission for a development which could harm an EPS. A Local Planning Authority failing to do so would be in breach of the regulations which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions. A Bat Survey of the site has been submitted with the application. This survey concludes that no bat roosts were found and the scale of the proposed works will ensure that there will be no fragmentation of bat habitat and no isolation of bat populations. The County Ecologist has not raised any objections to the findings of the survey. Consequently it is not considered that the proposed development would have an adverse impact on protected species or their habitats and would be in accordance with part 11 of the NPPF. In particular, as there is unlikely to be a disturbance of a European Protected Species, it is not necessary to apply the derogation tests to come to a view on whether a licence may be granted. A condition is recommended for the mitigation strategy within the Bat Survey to be adhered to.
57. Subject to this condition, it is considered that the proposals would be in accordance with saved policy 18 of the Local Plan and part 11 of the NPPF.
58. In addition to the assessment of protected species, the Local Planning Authority must also consider impacts on designated wildlife sites in the vicinity of the proposed development.
59. This application site is in close proximity to Durham Coast Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) Natura 2000 site and the Northumbria Coast SSSI, Special Protection Area (SPA) and Ramsar site, all of which are designations of significant importance.
60. In order to take pressure from additional visitors away from the coastal designations of significant importance, the applicant has proposed to provide a financial contribution toward the provision and upgrading of footpaths at the former Easington Colliery pit site, designed to attract more visitors by providing an enjoyable natural environment for recreation as an alternative to the designated sites on the coast. This contribution is to be secured through a S106 Agreement.
61. As such, it is considered that the proposed development would be in accordance with saved policy 18 of the District of Easington Local Plan and part 11 of the NPPF, both of which seek to protect and enhance biodiversity and the natural environment.
62. In addition to the above, it is noted that there are a number of protected mature trees and in and around the site which are of high amenity value in the street scene. The Councils Tree Officer is satisfied that the proposed scheme would not have an

adverse impact on the protected trees. Plans have been amended to show properties moved away from trees to ensure pressure to fell them in future is limited. Given the proximity of the proposed development it is considered that a further condition should be imposed which requires these trees to be protected during construction. Subject to this condition it is considered that the proposals would be in accordance with part 11 of the NPPF.

Letter of Objection

63. As mentioned above, one letter of objection has been received in response to the consultation process. The main areas of concern are that the proposals would lead to overlooking, a loss of privacy and an overbearing impact. Other concerns are that the development would lead to a loss of wildlife, highway safety concerns and that there is no need for new housing in this area.
64. It is not considered that there would be any adverse impact on residential amenity given the significant distance to nearby properties and the fact that the development would be well screened by existing tree cover. Highways and ecology officers have no objections to the proposals subject to the appropriate mitigation and the development of housing on a derelict brownfield site within a sustainable location is considered to be appropriate in planning terms.

Section 106 Contributions

65. As this is a major residential development of 19 houses, financial contributions are required towards other local functions and facilities within the vicinity of the site. A contribution of £9,500, based on the sum of £500 per dwelling, is therefore required towards the adequate provision for children's play space and outdoor recreation space in the electoral division. These contributions are to be secured through a Section 106 legal agreement. The contributions would help to support and improve facilities within the surrounding locality for the benefit of occupiers of the additional properties and also existing residents of the local community and would be in accordance with policy 66 of the local plan and requirements detailed in the NPPF.

CONCLUSION

66. The National Planning Policy Framework advises that there should be a presumption in favour of sustainable development such as this identified allocation which is a brownfield site within the settlement boundary of Easington. Officers consider that the development constitutes sustainable development; the key theme running through the NPPF, the principle of the development can therefore be accepted.
67. Several other key considerations apply to the site other than the principle of the development namely matters of highways, impact on the character and appearance of the area, affordable housing, ecology and trees, all of which have been fully considered as part of the application process.
68. The scheme is considered to be in a sustainable location for residential development which would involve the removal of a derelict building. The proposal would provide affordable housing as well as enhanced play and footpath provision, improving the recreational offer for existing and future residents and on this basis it is recommended that the application is approved.

RECOMMENDATION

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

- i. 10% affordable housing on site.
- ii. £9,500 towards play and recreation in the Electoral Division of Easington
- iii. A contribution of £10,600 towards the provision and upgrading of footpaths at the former Easington Colliery site.

Conditions:

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

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

2. The development hereby approved shall be carried out only in accordance with the approved plans and specifications contained within:

Proposed site layout RES 417 200-01
Site Sections RES 417 200-03
A1L 765 Housetype
A1L 765 Type A Housetype
A1L 796 Housetype
A1L 881 Housetype
A1L 986 Housetype
A1L 986 Housetype Type A
N491-PP-0001-A Landscape Proposals

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

3. Development shall not 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 sources in accordance with the NPPF.

4. 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, unless the Local Planning Authority is satisfied that the site is suitable for the proposed use and dispenses of any such requirements, in writing:

Pre-Commencement

- (a) A Phase 2 Site Investigation and Risk Assessment is required and shall be carried out by competent person(s) 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 by competent person(s). 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.

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, together with those to controlled waters, property and ecological systems, 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.

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

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

6. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development. No tree shall be felled or hedge removed until the removal/felling is shown to comply with legislation protecting nesting birds and roosting bats. Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges. Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of 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 amenity of the area in accordance with saved policy 35 of the District of Easington.

7. The development hereby approved shall be carried out in accordance with the submitted tree protection measures and in accordance with BS 5837 2012.

Reason: In the interests of the appearance of the area and to comply with part 7 of the National Planning Policy Framework.

8. No development shall take place unless in accordance with the mitigation detailed within the contents of Section E of the bat survey by Dendra Consulting Ltd dated 19.8.2015 and section 6 of the Ecology Report by Dendra Consulting Ltd dated 17.6.2015.

Reason: In the interests of protected species and to comply with the National Planning Policy Framework part 11.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015

BACKGROUND PAPERS

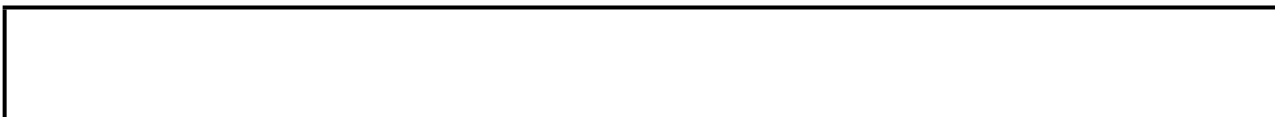
Submitted application form, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2012)

National Planning Practice Guidance Notes

Statutory, internal and public consultation responses

District of Easington Local Plan





Planning Services

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Proposed Erection of 19 dwellings at the former Dene Hall Care Home, Easington Colliery

Comments

Date July 2016