

DURHAM COUNTY COUNCIL
AREA PLANNING COMMITTEE (NORTH)

At a Meeting of the **Area Planning Committee (North)** held in the Council Chamber, County Hall, Durham on **Thursday 24 November 2016 at 2.00 pm**

Present:

Councillor C Marshall (Chairman)

Members of the Committee:

Councillors H Bennett, J Cordon, I Jewell (Vice-Chairman), J Maitland, J Robinson, L Taylor, O Temple, K Thompson and S Wilson

1 Apologies for Absence

Apologies for absence were received from Councillors B Armstrong, P Brookes, K Shaw, A Shield and S Zair.

2 Substitute Members

There were no substitutes.

3 Minutes of the Meeting held on 27 October 2016

The minutes of the meeting held on 27 October 2016 were confirmed as a correct record and signed by the Chairman.

4 Declarations of Interest (if any)

There were no declarations of interest.

5 Applications to be determined by the Area Planning Committee (North Durham)

a DM/16/02237 Land To The Rear Of Johnsons Buildings, Iveston Lane, Iveston

The Committee considered a report of the Planning Officer regarding an application for the change of use of land to private equestrian and construction of a building house 6no. new private stables plus ancillary rooms at land to rear of Johnsons Buildings, Iveston Lane, Iveston (for copy see file of Minutes).

The Planning Officer provided a detailed presentation of the application which included photographs of the site and a plan of the proposed layout. She further advised that although a number of concerns had been raised by residents

regarding noise, odour and concerns over the future use of the stables these would be mitigated by way of condition. It was also noted that condition 5, would be amended to include that all landscaping work should be undertaken no later than the next planting season and that condition 7, be amended to include that arrangements for the storage and disposal of animal waste be completed prior to occupation.

Councillor Temple asked two questions, the first as to why the application had been brought before committee. The second related to the footprint of the new structure.

In response the Planning Officer advised that the application had been called in by local member, Councillor Stelling on the grounds that residents had concerns regarding noise, odour and future use. With regard to footprint of the building, she advised that the proposed structure although in the same position was larger in size than the previous kennel structure.

Councillor Jewell commented that he found the proposals to be totally acceptable and considered the concerns raised to have been mitigated against. He therefore **MOVED** that the application be approved subject to the amended conditions as reported by the Planning Officer.

Councillor Maitland **SECONDED** the proposal.

Resolved:

That the application be approved subject to the conditions as listed within the report and the following amended conditions, numbers 5 and 7:-

5. Within 1 month of the commencement of development a detailed landscaping scheme and plan shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of Native species hedge planting within 3m wide stock-proof fenced corridors along the field sub-dividing internal fence to the west of the site and hedge planting to the northern boundary of the field. Any submitted scheme must be shown to comply with legislation protecting nesting birds and roosting bats. The approved scheme shall be implemented in full no later than the first planting season following the commencement of the development.

Reason: To ensure that the impact upon the surrounding countryside is controlled in accordance with Part 11 of the NPPF and Saved Policy EN1 of the Derwentside District Local Plan prior to the construction of the stable block.

7. The approved arrangements for the storage and disposal of animal waste shall be implemented in full prior to the use of the stables commencing and shall be undertaken in perpetuity. If the arrangements are not undertaken in accordance with the approved arrangements the use of the site shall cease and the stables shall be permanently removed from the site.

Reason: In the interests of residential amenity in accordance with Policy EN26 of the Derwentside District Local Plan.

6 Appeal Update

The Committee received a report of the Principal Planning Officer, which provided an update regarding appeals received.

Resolved:

That the content of the report be noted.