

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/16/03863/FPA
FULL APPLICATION DESCRIPTION:	Erection of 12 houses with associated parking and landscaping (Revised and resubmitted)
NAME OF APPLICANT:	Shallosquare Ltd
ADDRESS:	The Moorside Hotel Todd Hill Farm Road Moorside Consett
ELECTORAL DIVISION:	Consett South Steve France Senior Planning Officer
CASE OFFICER:	Telephone: 03000 264871 steve.france@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site, 0.44ha in area, is the cleared site of the former Moorside Hotel, adjacent the A692 between Consett and Castleside. No structures remain, the former use evidenced only by the remaining hardstanding areas and the roadside totem sign that served the hotel. There are some small trees along the site frontage. The site rises to the roadside, with a single neighbour an extended post-war semi-detached dwelling, set at a higher level to the north. Access to the hotel, and proposed for the site is via a side road, currently poorly surfaced, that also serves Todd Hill Farm, and units on the end of the adjacent Castleside Industrial Estate. A public Right of Way traverses the site, although its precise route is not apparent on the ground.

The Proposals

2. The application seeks full planning permission for 12 new dwellings and associated parking and landscaping. Included within the design is an area of public open space and a slight diversion of the Right of Way, being dealt with separately as a section 247 application under the Town and Country Planning Act 1990, aligning it with the new footpath that crosses the site. The houses are two storey in scale, with dormer windows serving in-roof accommodation, with four semi-detached blocks totalling eight dwellings, and four set as a linked block, eight being 3-bed units and four being 4-bed units. The development is arranged so that most houses follow the existing building line facing out onto Consett Road, with the remaining units fronting the internal site road and Public Footpath. Landscaped open space is included at the eastern end of the site as an amenity/play area. Vehicular access is from the side road.

3. The application is reported to Committee as a 'major' proposal.

PLANNING HISTORY

4. The Moorside Hotel was demolished in 2009, as part of an approved scheme to redevelop the site for 7 houses and 7 flats. The approved dwellings were not implemented. That approval was renewed in 2011, but then lapsed. The current applicant applied for, then withdrew, an application for 14 dwellings in 2016.

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). 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. 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'.
6. 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. The following elements of the NPPF are considered relevant to this proposal.
7. *NPPF Part 1 – Building a Strong, Competitive Economy.* The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
8. *NPPF Part 4 – Promoting Sustainable Transport.* The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. It is recognised that different policies and measures will be required in different communities and opportunities to maximize sustainable transport solutions which will vary from urban to rural areas. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.
9. *NPPF Part 6 - Delivering a Wide Choice of High Quality Homes.* To boost significantly the supply of housing, applications should be considered in the context of the presumption in favour of sustainable development.
10. *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. Planning decisions must aim to ensure developments; function well and add to the overall quality of an area over the lifetime of the development, establish a strong sense of place, create and sustain an

appropriate mix of uses, respond to local character and history, create safe and accessible environments and be visually attractive.

11. *NPPF Part 8 – Promoting Healthy Communities.* Recognises the part the planning system can play in facilitating social interaction and creating healthy and inclusive communities. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities and planning policies and decisions should achieve places which promote safe and accessible environments. This includes the development and modernisation of facilities and services.
12. *NPPF Part 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change.* Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy.
13. *NPPF Part 11 – Conserving and Enhancing the Natural Environment.* The planning system should contribute to, and enhance the natural environment by; protecting and enhancing valued landscapes, recognizing the benefits of ecosystem services, minimising impacts on biodiversity and providing net gains in biodiversity where possible, preventing new and existing development being put at risk from unacceptable levels of soil, air, water or noise pollution or land instability, and remediating contaminated and unstable land.
14. *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.

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

15. The Government has consolidated a number of planning practice guidance notes, circulars and other guidance documents into a single Planning Practice Guidance Suite. This document provides planning guidance on a wide range of matters. Of particular relevance to this application is the practice guidance with regards to; air quality; conserving and enhancing the historic environment; design; flood risk; land stability; light pollution; natural environment; noise; open space, sports and recreation facilities, public rights of way and local green space; planning obligations; travel plans, transport assessments and statements; use of planning conditions and; water supply, wastewater and water quality.
16. *Design -The importance of good design.* Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design, it enhancing the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.
17. *Climate change -* Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. Planning can also help increase resilience to

climate change impact through the location, mix and design of development. Reflecting the 'golden thread' of the NPPF, sustainable development is key.

18. *Natural Environment* - Section 40 of the Natural Environment and Rural Communities Act 2006, which places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making throughout the public sector.

<http://planningguidance.planningportal.gov.uk/>

LOCAL PLAN POLICY:

19. The NPPF advises that proportionate weight should be given to policies in older Development Plans, proportionate with their consistency with the advice in the Framework. The relevant policies in the Derwentside District Local Plan, 1997 (saved policies 2009) are:
20. *Policy GDP1 – General Development Principles* – outlines the requirements that new development proposals should meet, requiring high standards of design, protection of landscape and historic features, protection of open land with amenity value, respecting residential privacy and amenity, taking into account 'designing out crime' and consideration of drainage.
21. *Policy HO5 – Housing Development on Small Sites* – Moorside is one of the listed settlements where housing development will be permitted on small sites. Development must be appropriate to the existing pattern and form of development; must not extend beyond the existing built up area; represents acceptable backland or tandem development; and should not exceed 0.4 hectares in itself or when taken together with an adjoining site.
22. *Policy EN11 – Trees and Development* – states that throughout the district existing trees should be retained where possible in development proposals.
23. *Policy TR2 – Development and Highway Safety* – relates to the provision of safe vehicular access/exit, adequate provision for service vehicle manoeuvring, access for emergency vehicles and access to the public transport network.

RELEVANT EMERGING POLICY:

The County Durham Plan

24. 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. The full text, criteria, and justifications of each may be accessed at:

<http://www.durham.gov.uk/ldf>

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

25. *Highways* – The scheme has been amended in response to comments from Highways Engineers to give a number of the frontage properties direct vehicular access onto Consett Road and to incorporate footways around the internal cul-de-sac to bring the highways layout to an adoptable standard.
26. *Northumbrian Water* – raise no objection to the scheme, asking for a condition to be attached to any approval to agree detailed connections and flows.

INTERNAL CONSULTEE RESPONSES:

27. *Footpaths* – Initially objected to the proposals as they failed to deal with the presence of the Right of Way. An application to formally divert the route is now in progress.
28. *Sustainability* – are fully supportive of the general approach outlined by the applicant in the Sustainability Statement and carbon analysis.
29. *Drainage and Coastal Protection* – Noting that there was no history of flooding on the site, drainage Engineers pointed out that sustainable drainage details should ideally be submitted with the application, and adhere to the drainage hierarchy.
30. *Design and Conservation* – Proposed house types are described as ‘fairly traditional’, picking up on the distinctiveness of nearby Victorian properties, with the proposed communal amenity space noted. There will be no effect on the listed Howngill Viaduct, sited some 860m to the east.

PUBLIC RESPONSES:

31. Eleven direct letters were sent to surrounding properties, and notices were put on site and in the Northern Echo. No representations have been received.

APPLICANT’S STATEMENT:

32. This brownfield site has previously been granted planning permission on two separate occasions (in 2008 and 2011), clearly establishing the site’s appropriateness for residential development. At the time, a mix of flats and houses were proposed. Due to national economic circumstances these planning permissions lapsed.
33. The owners have adopted a fresh approach to the scheme, proposing 12 family sized homes, on and off-street parking, and a sizeable communal amenity area. This revised scheme is much more in keeping with the surrounding character and scale of development. This is evidenced by the fact that no public objections have been received to the application.
34. This agenda item follows extended discussions with highways, rights of way, drainage, Northumbrian Water and the case officer over the last few months. All parties are now in agreement that the site is optimised to its full potential and compliant with national and local planning policy.

35. The applicant is keen to see this site redeveloped, and (if approved) it will aid the LPA somewhat in delivering their sizeable housing targets. We respectfully request that the committee agrees with the recommendations of the officer's report and grants planning permission.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at:

<http://publicaccess.durham.gov.uk/online-applications/search.do?action=simple&searchType=Application>

PLANNING CONSIDERATIONS AND ASSESSMENT

36. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the development plan, decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with Paragraph 212 of the National Planning Policy Framework (NPPF), the policies contained therein are material considerations that should be taken into account in decision-making. Other material considerations include representations received. In this context, it is considered that the main planning issues in this instance relate to the principle of sustainable housing development along with general issues of design and access.

The Principle of the Development

The Development Plan

37. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant Development Plan is the Derwentside District Local Plan adopted in 1997 and this remains the starting point for determining applications as set out at paragraph 12 of the NPPF. However, the NPPF advises at paragraph 215 that local planning authorities (LPAs) are only to afford existing Local Plans material weight insofar as they accord with the NPPF.
38. The most relevant Local Plan policy which deals with housing development is saved Policy HO5. This policy allows for housing developments on 'Small sites' of up to 0.4ha, within specified settlements (including Consett) subject to a number of criteria. Whilst the application site marginally exceeds this area by 0.04 of a hectare it is considered that the development plan allows for an element of discretion and therefore it is considered appropriate to consider the proposal against this policy. In being appropriate to the pattern and form of the settlement and being within the urban area this frontage site is considered policy compliant. The NPPF advises that relevant policies for the supply of housing should not be considered up-to-date if the LPA cannot demonstrate a five-year supply of deliverable housing sites. The Council, at present, are unable to demonstrate a 5 year supply of housing and a consequence the policies for the supply of housing are out-of-date. As a result determination must decide whether development plan policy is outweighed by paragraph 14 of the NPPF which sets out a presumption in favour of sustainable development and for decision making means granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

39. There are no specific policies which indicate that development should be restricted. The acceptability of the development therefore rests on whether any adverse impacts of approving the development would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF when taken as a whole.

The Sustainability of the Site

40. The site is within an established urban area that the County Durham Settlement Study 2012 groups with all the settlements including and between Consett, Castleside and Shotley Bridge as a 'main town', which therefore includes easy access to shops, employment, goods, facilities, sustainable transport opportunities and education. The proposals are considered to have excellent locational sustainability credentials and also align with the 'economic' strand of the Government's definition of sustainability.
41. In terms of the proposed development, Council Sustainability Officers wrote that they were, 'fully supportive of the general approach outlined by the applicant in the Sustainability Statement and carbon analysis'. This approach, combined with the provision of open space within the site, the appropriate design, respecting adjacent land-users, and enhancing access to the countryside through improvements to the footpath network meet the 'social' strand of sustainability.
42. For the 'environmental' strand of development, the reuse of a prominent brownfield site is a significant material consideration in determining the application.

Scale, Character and Visual Impact

43. The proposals are considered to relate well to the surroundings, both in terms of the appearance of the dwellings proposed, and in reflecting the existing building line of dwellings fronting onto Consett Road. To further ensure this effect, a condition will require detailed agreement of the materials proposed. The proposed dwellings are two stories in appearance with in-roof accommodation indicated by the use of dormer windows. Site frontage elevations have been provided to show that the landform is such that even with these three floors of accommodation, the dwellings still sit below the height of the one neighbour, and reflect the scale of that existing development well. The conclusion of this element of the assessment is that the development meets the requirements of Policy GDP1(a) as regards design, scale, character, massing and siting.

Residential Amenity

44. The adjacent dwelling has no main living room windows facing across the site – a side window in the original gable faces across that property's side extension to the site, as does the side window of a single storey rear extension. The two pairs of semi-detached properties proposed to the rear of the site back onto and overlook farmland to the rear of that existing dwelling. In terms of residential amenity, each of the proposed dwellings benefits from their own private gardens and curtilage, in addition to immediate access to the proposed amenity / play space. The proposals are therefore considered to meet the requirements for residential amenity as set out in Policy GDP1(h).

Highways and Footpaths Issues

45. The scheme has been redesigned to propose two less units, and to bring the internal road and footpath layout to an adoptable standard. This involved relocating the

drives that serve the mid-linked properties facing onto Consett Road and narrowing the hard-surfaced footway that traverses the site that will be the pedestrian access to the dwellings at the back of the site and also the new course of the slightly diverted public right of way. The amenities of users of the Right of Way will be protected by the diversion. The updated layout set out on plan P/10rev.A will, when the public footpath is formally diverted address all the requirements set out by Council Officers, and subject to conditions requiring overall highways implementation, bring the scheme into compliance with Policy TR2 of the Development Plan.

Flood Risk and Drainage

46. The developer has worked with Northumbrian Water to ensure the development does not affect drainage plant that crosses the site, requesting a condition to ensure drainage details are fully considered and controlled. Council Drainage Officers have set out their preference for drainage issues to be addressed in detail before determination, however a standard condition is proposed to require the developer to set out a detailed drainage scheme based upon the sustainable drainage hierarchy. On the basis that the site has no history of flooding and Northumbrian Water have indicated capacity in the foul system, a condition for this issue is considered appropriate, meeting the requirements of part 11 of the Framework.

Impacts upon Heritage Assets

47. Conservation Officers have noted the presence nearby of Hownsgill Viaduct, a Grade II* listed building. As infill on a brownfield site, in scale and character with the nearby settlement, the proposals are considered to have no discernible effect on the heritage asset, the advice of the NPPG and part 12 of the Framework having been given due regard.

Other Issues

48. The proposals are considered to have the potential to bring economic benefits in principle economic benefits through the build process, that are given material weight in the assessment of the proposals – however as these are not quantified, specific weight cannot be attributed.
49. With the former building having been cleared from the site, and with no ponds in influencing distance, there is no suggestion that development of the site would detrimentally affect species protected by law, the advice of the NPPG and part 11 of the Framework having been given due regard.
50. None of the trees on site are considered worthy of formal protection, being the remnants of the hotel's landscaping, however a construction period tree protection plan is attached to the proposals and can be conditioned, this considered an acceptable response to the requirements of Policy EN11.

The Planning Balance

51. The acceptability of the application must be considered first against the development plan against which it is concluded that the scheme is compliant and then under the planning balance test contained within Paragraph 14 of the NPPF and therefore in order to justify granting planning permission, the benefits of a proposed development must not be significantly and demonstrably outweighed by the adverse effects.

52. The Council cannot currently demonstrate a five-year supply of deliverable housing sites. As a result it is considered that significant weight should be afforded to the economic and social benefits of the additional housing supply.
53. The overall sustainability credentials of the development in the context of Moorside and its landscape setting are considered to be acceptable. Development of this brownfield site within the existing urban framework addresses a low level blight site whilst with an acceptable form and use of the land. Highways implications are considered to be acceptable, the amenity of the residents would not be adversely affected, open space is proposed within the site, and drainage matters can be addressed by condition.
54. Assessed against the 'planning balance', the proposal is considered to be acceptable and in accordance with the NPPF and the relevant, proportionate demands of the Derwentside District Local Plan.

CONCLUSION

55. The acceptability of the application should be considered against the appropriate weight given to the saved policies in the development plan and in the context of the presumption in favour of sustainable development contained within Paragraph 14 of the NPPF, with this and the relevance of the development plan policies and other issues summarised in the 'planning balance' section.
56. The scheme is one that has been modified in detail to meet the specific requirements of Highways and footpaths Officers, and is of a quality that suggests it will be an asset to the area.
57. The scheme is recommended for approval subject to the conditions outlined below.

RECOMMENDATION

58. 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: Site Plan P/10rev.A, Proposed Floor Plans H1 – H8 P/13, Proposed Floor Plans H1 – H8 P/14, Proposed Floor Plans H9 – H12 P/15, Proposed Floor Plans H9 – H12 P/16, Proposed Elevations H1 – H8 P/17, Proposed Elevations H9 – H12 P/19.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies GDP1, HO5, EN11 and TR2 of the Derwentside District Local Plan, 1997 (saved policies 2009).
 3. Notwithstanding any details of materials submitted with the application the dwellings hereby approved shall not commence until details of the make, colour and texture of

all walling, roofing and rainwater goods materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that a satisfactory form of development is obtained in accordance with Policy GDP1 of the Derwentside District Local Plan, 1997 (saved policies 2009).

4. Notwithstanding any details submitted with the application, where any retaining structures are proposed, groundworks on or adjacent site boundaries shall not commence until details of existing and proposed levels and all proposed retaining structures have been submitted to and approved in writing by the Local planning authority. The development shall be constructed wholly in accordance with the approved details.

Reason: To ensure that a satisfactory form of development is obtained and in the interests of adjacent residential landowners in accordance with Policy GDP1 of the Derwentside District Local Plan, 1997 (saved policies 2009).

5. No individual dwelling hereby approved shall be occupied until a scheme of boundary markers has been submitted to and approved in writing by the Local planning authority, and implemented on that property in accordance with said agreement.

Reason: In the interests of residential amenity in accordance with Policy GDP1 of the Derwentside District Local Plan, 1997 (saved policies 2009).

6. Notwithstanding any details submitted with the application details of a scheme to address the Surface Water Drainage of the site must be submitted to, and approved in writing by the Local planning authority. Said scheme must make reference to the 'Surface Water Principles' of The Durham County Council Surface Water Management Plan. Restricted run-off rates will apply, and the site shall be developed to incorporate source control with sustainable drainage systems wherever possible; including infiltration and water quality improvement techniques. A Hierarchy of Preference as contained within the Surface Water Management Plan and Building Regulations which propose the surface water should be discharged :-
 1. To a soakaway or infiltration system, or where it is not reasonably practicable,
 2. To a watercourse (either open or closed) or where it is not reasonably practicable,
 3. To a Sewer.

The Drainage Strategy scheme must include; Permeability tests in accordance with BRE Digest 365 to verify the drainage option, detailed drainage design drawings and hydraulic calculations with simulation results for the 1in30 and 1in100 year (+ 20% climate change) storm frequencies, and drawings with area annotation indicating impermeable areas allocated to sewer lengths for design check.

Reason: To ensure surface water drainage issues are fully taken into account in accordance with Policy GDP1 of the Derwentside District Local Plan, 1997 (saved policies 2009) and the advice in the NPPF and NPPG. Given the nature and importance of this issue, a pre-commencement condition is considered appropriate, the advice of Article 35 of the DMPO 2015 having been given due regard.

7. Development shall not commence until a detailed scheme for the disposal of foul 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. Given the nature and importance of this issue, a pre-commencement condition is considered appropriate, the advice of Article 35 of the DMPO 2015 having been given due regard.

8. The public open space approved as part of the approved layout must be completed and available for use before occupation of the last dwelling hereby approved and thereafter remain publicly available.

Reason: In the interests of residential amenity in accordance with Policy GDP1 of the Derwentside District Local Plan, 1997 (saved policies 2009).

9. The full highways layout approved within the site, including vehicular and pedestrian surfaces must be completed to an adoptable standard before residential occupation of any of plots H5 – H12 (inclusive).

Reason: In the interests of residential amenity and highway safety in accordance with Policies GDP1 and TR2 of the Derwentside District Local Plan, 1997 (saved policies 2009).

10. No construction work shall take place, nor any site cabins, materials, plant or machinery be brought on site in the areas shown as to be protected as indicated on the approved Tree Protection Plan AMS TPP REV.A (27.05.16) with said area protected by the erection of BS.5837:2012 standard fencing, placed as indicated on said plan, this fencing being kept in position during the construction of the adjacent houses.

Reason: In the interests of the appearance of the site, in accordance with Policies GDP1 and EN11 of the Derwentside District Local Plan, 1997 (saved policies 2009).

11. Before the first available planting season following the commencement of site works a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. Any submitted scheme must be shown to comply with legislation protecting nesting birds and roosting bats. The landscape scheme shall include accurate plan based details of the following:
 - Trees, hedges and shrubs scheduled for retention.
 - Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers.
 - Details of planting procedures or specification and subsequent maintenance and replacement for a five year period.
 - The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc.
 - The local planning authority shall be notified in writing in advance of the start on site date and the completion date of all external works.

Trees, hedges and shrubs shall not be removed without written agreement within five years.

Reason: In the interests of the appearance of the site, in accordance with Policy GDP1 of the Derwentside District Local Plan, 1997 (saved policies 2009).

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 31(1) (CC) of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.)*

BACKGROUND PAPERS

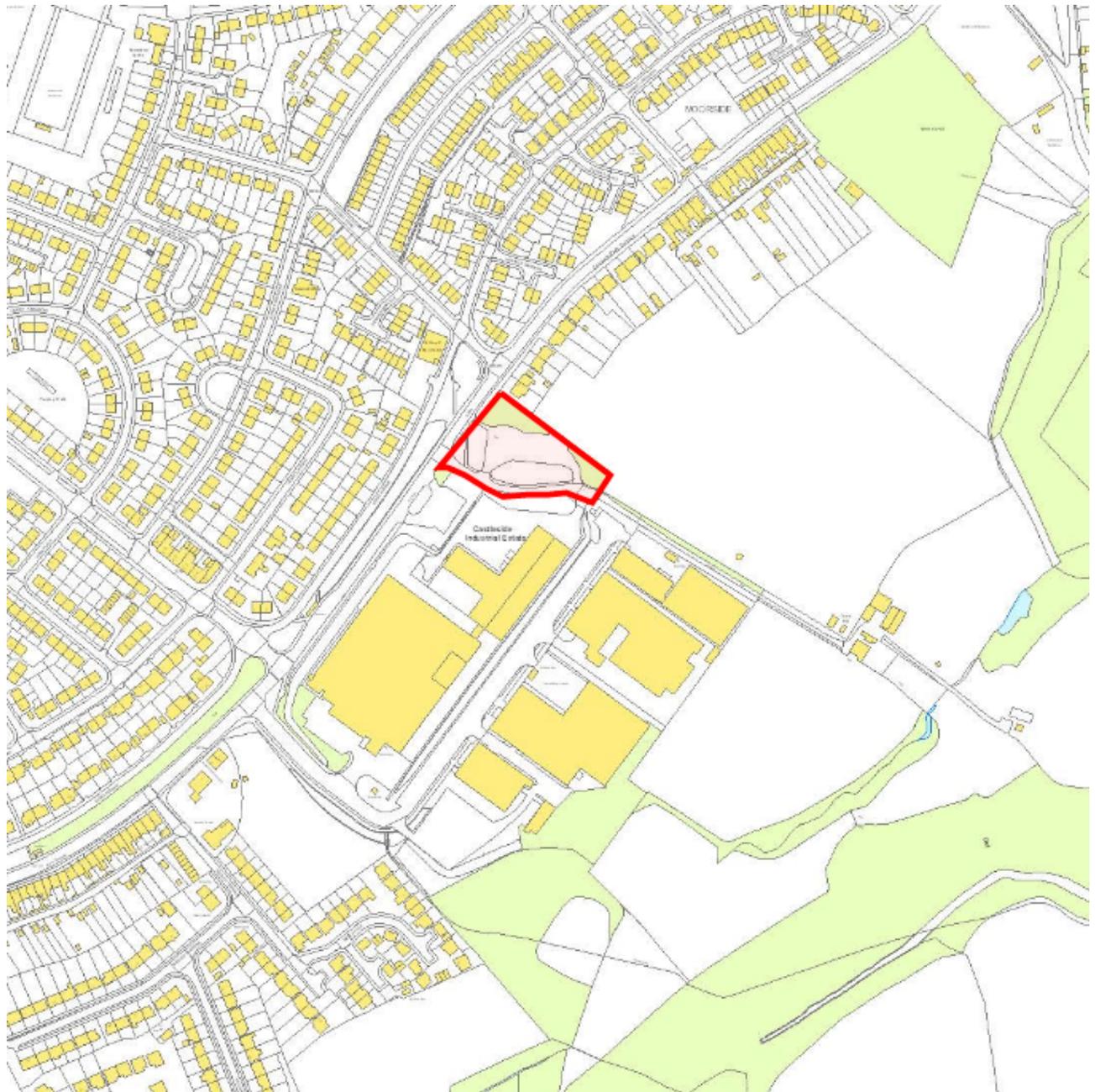
Submitted application form, plans supporting reports, documents and updated information provided by the applicant.

The National Planning Policy Framework (2012)

National Planning Practice Guidance Notes

Derwentside District Local Plan (saved policies 2009) The County Durham Strategic

Statutory and internal consultation responses



Planning Services

The Moorside Hotel

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Comments

Date February 2017

Scale Not to scale