

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION No:	DM/17/00935/FPA
FULL APPLICATION DESCRIPTION:	Demolition of existing former community centre and construction of 14 new build houses and associated footway and landscaping
NAME OF APPLICANT:	Derwentside Homes Ltd
ADDRESS:	Wood View Community Centre Wood View Langley Park
ELECTORAL DIVISION:	Esh and Witton Gilbert
CASE OFFICER:	Steve France, Senior Planning Officer Telephone: 03000 264871 steve.france@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is 0.24 ha of land within the village of Langley Park, a settlement described as a small town/large village within the County Durham Settlement Study 2012. The village has a range of facilities commensurate with its size including a school, shops, post office social and sporting facilities, and an industrial estate giving employment opportunities. The settlement lies three miles west of Durham City with good public transport links.
2. The former school site is surrounded by traditional red brick, slate roof terracing. Whilst the roadways around the school are comparatively wide, surrounding streets have restricted vehicular highways formed around the old back lanes.
3. The existing school building is an ornate and characterful building, highly detailed, with a character that shines through unfortunate recent modern alterations to windows and openings.

The Proposal

4. The application proposes the demolition and redevelopment of a Victorian School building, latterly used as a Community Centre, to be replaced with 14 new dwellings – four in the form of 2 bed bungalows, the remainder as a terrace of 2 bed houses. Off-street parking is proposed for all dwellings, with each having a private rear garden.
5. The homes are to be built for a Registered Social Housing Provider under a grant scheme for Affordable Homes and Shared Ownership run by the Government's Homes and Communities Agency.

6. The application is accompanied by a legal agreement to provide a contribution for off-site open/play space in the immediate area at a rate of £1000 per unit.
7. The application is reported to Committee as a 'major' proposal.

PLANNING HISTORY

8. There is no relevant planning history on the site.

PLANNING POLICY

NATIONAL POLICY

9. 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.
10. 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'.
11. In accordance with paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, then the greater the weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report below.
12. The following elements of the NPPF are considered relevant to this proposal;
13. *NPPF Part 4 – Promoting Sustainable Transport.* Notes the importance of transport policies in facilitating sustainable development and contributing to wider sustainability and health issues. Local parking standards should take account of the accessibility of the development, its type, mix and use, the availability of public transport, levels of local car ownership and the need to reduce the use of high-emission vehicles.
14. *NPPF Part 6 – Delivering a wide choice of high quality homes.* Housing applications should be considered in the context of a presumption in favour of sustainable development. Local Planning Authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities. Policies should be put in place to resist the inappropriate development of residential of residential gardens where development would cause harm to the local area.
15. *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.
16. *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.

17. *NPPF Part 12 – Conserving and Enhancing the Historic Environment*. Working from Local Plans that set out a positive strategy for the conservation and enjoyment of the historic environment, LPA's should require applicants to describe the significance of the heritage asset affected to allow an understanding of the impact of a proposal on its significance

NATIONAL PLANNING PRACTICE GUIDANCE:

18. The newly introduced National Planning Practice Guidance (NPPG) both supports the core government guidance set out in the NPPF, and represents detailed advice, both technical and procedural, having material weight in its own right. The advice is set out in a number of topic headings and is subject to change to reflect the up to date advice of Ministers and Government.
19. *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.
20. *Conserving and Enhancing the Historic Environment* – Explores the terms 'significance' and 'special architectural or historic interest' and 'harm', noting assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
21. *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.
22. *Planning obligations* - Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms. Obligations should meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010 and as policy tests in the National Planning Policy Framework.
23. *Land affected by Contamination* - When dealing with land that may be affected by contamination, the planning system works alongside a number of other regimes including Building Control and Environmental Protection. To ensure a site is suitable for its new use and to prevent unacceptable risk from pollution, the implications of contamination for a new development would be considered by the local planning authority to the extent that it is not addressed by other regimes.

24. *Noise* - Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. Consideration should be given to whether significant adverse effect or an adverse effect occurs or is likely to occur; or whether a good standard of amenity can be achieved. Paragraph 123 of the NPPF provides policy support to this aspect.

LOCAL PLAN POLICY:

25. The following are those saved policies in the Derwentside District Local Plan relevant to the consideration of this application:
26. *Policy GDP1 – General Development Principles* – is an overarching policy which aims to ensure that all developments incorporate a high standard of design, conserve energy and are energy efficient, protect the existing landscape and natural and historic features, protect and manage the ecology of the area, protect valuable open land, provide adequate landscaping, incorporate crime prevention measures and improve personal safety, protect amenity, provide adequate drainage, protect flood risk areas and protect the water resource from pollution.
27. *Policy HO5 – Housing Development on Small Sites* – Langley Park 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 when taken together with an adjoining site.
28. *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.
29. *Policy TR3 – Cycling* – Requires cyclists' needs to be taken into account when considering proposals for new traffic management, road improvements and new developments.

RELEVANT EMERGING POLICY:

30. 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 at the present time.

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:

31. *Highways* – County Highways Engineers originally objected to the proposals as deficient in required visitor parking. A redesign of the layout to include additional visitor parking for the proposed terraced properties has overcome this objection.

EXTERNAL CONSULTEE RESPONSES:

32. *The Coal Authority* – raise no objection to the scheme.

INTERNAL CONSULTEE RESPONSES:

33. *Drainage* – The Senior Drainage Engineer confirms that following detailed assessment, with regard to surface water management and flood risk the proposal is acceptable.
34. *Design and Conservation* – acknowledge that the building is not listed, and the site is not within a designated Conservation Area. The site however represents a ‘non-designated heritage asset’, with the NPPF requiring that as the proposal involves ‘significant harm’, i.e. demolition of this, ‘a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’. The applicant’s case seeks to play down the significance of the asset, as a ‘well represented architectural form’, but this does not take into account the sites relationship to the intact surrounding street layout. That the building does not lend itself to conversion is likewise not accepted. It is the view of Conservation Officers that, ‘the limitations of such buildings are generally related to viability. On this basis it is advised that only if the LPA are satisfied that no viable scheme exists for the retention of the building should further consideration be given to the demolition proposal’.
35. If the viability arguments are accepted the appropriateness of the proposals must be assessed – ‘The inclusion of the 10 terraced units is therefore considered to be a true and accurate reflection of the surrounding built form. The inclusion of two gabled units to the end with a degree of embellishment is considered to be a reasonable nod to the character of the existing building on the site adding some interest to the development’. Conservation Officers are less convinced at the inclusion of the bungalows, given their proposed layout and the lack of local inspiration.
36. *Ecology* – consider the bat survey by Dendra Consulting is sound. No further ecological work is required.
37. *Contaminated Land* – Have assessed the submitted information and suggest a condition to ensure appropriate remediation of the site during development works.
38. *Sustainability* - The site is close to existing services and facilities in the village centre and benefits from good public transport links into Durham City- there are no issues in terms of the location of the development. To ensure embedded sustainability a standard condition should be applied to any approval.

PUBLIC RESPONSES:

39. As a 'major' planning application, the proposals were advertised through direct mail to 64 neighbours, site notices posted, and a press notice was published in The Northern Echo.
40. Objections have been received from 6 surrounding residents, with concern relating wholly to perceived loss of parking. Two residents make it clear that the principle of redevelopment and the removal of the existing building are elements of the proposals they support. Various alternatives are suggested, including one-way systems, angled parking bays, or redesigning the development to bring the dwellings to the site boundary with parking to the rear within the site to allow existing residents to park on the frontages. Existing parking issues include demand from St Joseph's Church and Langley Park Workman's Club.

APPLICANTS STATEMENT:

41. The development of this site will create good quality, much needed housing on a derelict brown field site in the heart of this residential area. The site has been unused now for a number of years and it is only deteriorating further from its original use as community centre.
42. The building once was at the community's heart, but lack of use has created the current tired, unused derelict shell which we have today. Following on from discussions with local residence in our community consultation it is clear that the old residence whom remember this have fond memories of the building in it's "hay-day". It is now an upsetting reminder of an old strong community spirit.
43. We have spent some considerable time coming up with best plan for this site. After pre-application discussions with the local authority it was strongly encouraged that the building should remain and the site redeveloped in some form. We undertook designs and appraisals to look at this option creating a 4 & 5 dwelling scheme but both options were simply unviable.
44. The County Council has marketed the site and is understood to have received no viable offers for a development which could retain and renovate the building.
45. This led us to a scheme looking at the full redevelopment of the site. When considering the current architectural merit and style of the current building, we have added in design notes to try and replicate features of the existing opposed to just offering up bland housing. We feel that this is sympathetic to the existing building and will create a high-quality scheme.
46. During the consultation process discussions have taken place with your officers as to the appropriate level of parking for the site. In addition, a small number of comments have been made by consultees regarding the current parking situation in the area. In response to these comments additional visitor parking spaces have been provided and we understand that the level of parking now proposed meets with the approval of both your planning and highways officers.
47. All in all, we feel that this site will provide much needed, sympathetically designed housing on this derelict and deteriorating site.
48. The homes will be provided by the local housing provider Karbon Homes. The dwellings will be utilising an allocation of Homes and Communities Agency Rent to Buy Grant funding which both the County Council and Karbon Homes have been

fortunate to secure for this settlement, and thus making it possible to create a supply of much needed Rent to Buy homes often assisting young families.

The above is not intended to list 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 <http://publicaccess.durham.gov.uk/online-applications/search.do?action=simple&searchType=Application>

PLANNING CONSIDERATIONS AND ASSESSMENT

49. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development, the loss of the heritage asset, parking and highway safety.

Principle of the Development

50. The application proposes residential development within an established settlement on previously developed land. Langley Park has a good range of facilities available, and is located on public transport routes to larger settlements. The location is seen as 'sustainable' and the proposed use of 'previously developed land' likewise.
51. The Development Plan context for consideration of the principle is set out in Policy HO5 of the Development Plan, with the relevant criteria for this development seeking to ensure the proposal is appropriate to the patterns and form of development in the settlement, and the site is below 0.4 ha in size. Ten of the proposed units directly reflect the terraced form of the surroundings, with some detailing on the buildings proposed seeking to reflect that on those lost. The four bungalows proposed are acknowledged as a new form of development in this part of Langley Park, however with Aged Miner's Cottages a common feature in the former 'pit villages', and indeed a feature in other parts of this settlement, the form of development is not considered 'alien' as contended by the Conservation Officer. To this end the principle of development is concluded to accord with the Development Plan although as Policy HO5 is not wholly NPPF compliant, it must therefore be afforded less weight, in accordance with paragraph 215 of the NPPF.
52. Paragraph 14 of the NPPF is engaged as the , a Council is unable at the present time to demonstrate a 5 year housing land supply and the evidence base which informs the settlement boundary policies must be considered to be out of date... As there are no policies which indicate that the development should be restricted then the presumption in favour of granting planning permission in the first limb of the second bullet point of paragraph 14 must be applied. This balancing test will be considered in more detail later in this report.

Affordable Housing

53. This is not a size of scheme that would require the inclusion of 'affordable' housing within it to reflect a planning requirement. However, as noted above, the homes are proposed to be built for a Registered Social Housing Provider under a grant scheme for Affordable Homes and Shared Ownership run by the Government's Homes and Communities Agency.
54. The applicant states, 'this allows tenants to rent their homes at affordable rent i.e. 80% of Market Value for a period of five years, after which they may buy the property or continue to rent it at full Market Rent. During the initial five-year period Prince Bishop

Homes will work with the tenants to provide financial advice and to encourage them to make use of the Help to Buy ISA scheme to build a deposit so they can be mortgage ready in order to buy their homes. At the end of the five year period the scheme will be refinanced so as to allow the HCA funding to be recycled into further Rent to Buy Schemes. Any sales receipts will be used to pay down this funding’.

55. Whilst this form of affordable housing does not meet the definition of such in the Framework, and there is no ‘planning’ requirement for affordable housing on this scheme, Local Planning Authorities are encouraged at paragraph 50, to ‘deliver a wide range of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities...’.
56. The provision of rent to buy housing is of material favour in consideration of the application.

Highways

57. This part of Langley Park is high density, with narrow streets and back lanes proving a challenge to car owning residents. However, two of the three streets surrounding the school are particularly wide and it appears that some local residents have taken the opportunity to displace their parking to around the school site, remote from their own properties. Residents’ contention is effectively that the driveways from the proposed dwellings will prevent them from opportunistic parking on-street around the school site. The street layout was obviously not set out to take into account the potential for car ownership, and ultimately existing residents have no right to park around the site despite the fact they do park there at present. The planning system cannot therefore be used to protect this claimed right. Likewise, the development is only required to provide sufficient parking for the houses proposed and cannot be required to address an existing problem. Highways Engineers have assessed both the parking requirements for the new scheme, confirming that the development makes appropriate provision for the off-street parking of proposed residents and their visitors’ cars in line with the County standards. Their assessment and recommendations includes the vehicular capacities and safety implications of existing and proposed vehicular movements at all times of day on the immediate and surrounding road network. On the basis the scheme is considered consistent with the requirements of Policy TR2 of the Development Plan.
58. This assessment has taken into account that this issue is the point of contention to local residents, and whilst the objections of the six surrounding residents have been taken into account, the absence of any objection from County Highways Engineers means that a refusal on highways grounds would be unsustainable. The NPPF advises that, ‘development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe’.
59. A final dimension of the Highways assessment is to ensure that the proposals meet the requirements of Policy TR3, and make adequate provision for cyclists. With each of the dwellings having individual access to secure rear gardens and therefore safe bicycle storage potential, this Policy is considered proportionately satisfied.

The Historic Environment

60. The school site and buildings are not ‘listed’ and not within a Conservation Area. They are of historical interest however, and can therefore be classified as a ‘non-designated heritage asset’. The school buildings are a delightful complex of ‘arts and crafts’ style structures, highly designed and detailed, that remain as part of the Victorian village that reflect both the importance given to architecture and education given by that

society to a development for the working class. The retained Victorian environment extends beyond the built structures of the school and surrounding dwellings, but also includes the blockwork of the surrounding highway surfaces. The historic 'significance' of the school is therefore limited to its immediate environment.

61. That none of the objectors have indicated value in the appearance of the buildings and their history perhaps shows how some values have changed – where comment is made it references concern at lack of maintenance and potential for vandalism. The built forms that reflect the history of the Industrial Revolution are too easily lost, and often undervalued. Whilst the buildings appear to have some potential for conversion, they have been redundant since their latter use as a Community Centre, their first re-use, and their subsequent re-marketing for re-use has not resulted in viable bids. Planning Officers have insisted through the marketing of the site that preference be given to the use, or even partial re-use of the existing structures, and are disappointed that this resultant application should be for re-development. The advice of Design and Conservation Officers is entirely correct that, 'only if the LPA are satisfied that no viable scheme exists for the retention of the building should further consideration be given to the demolition proposal', and 'only if the LPA are satisfied that no viable scheme exists for the retention of the building should further consideration be given to the demolition proposal'. Planning Officers do concur with this specialist Officer's view that the applicant's contentions that the form of building is well represented elsewhere, and does not lend itself to conversion are unconvincing.
62. However, the viability assessment provided by the applicant does show that the financial implications for keeping the building in terms of conversion of the building for a residential use are such that assessed against the advice in the NPPF, demolition can be justified.
63. If the demolition of the existing structures is accepted, the appropriateness of the replacement buildings must be considered. The terraced part of the development reflects the surrounding street-form, mass and scale, but moved from the pavement edge to allow for off-road parking. The new building include some design detail references to the existing structures, and are proposed constructed of an appropriate type and colour of materials. Whilst Conservation Officers have reservations at the appropriateness of bungalows in this location, the applicant has attempted reference to an 'Aged Miner's Homes' vernacular through the use of finials and decorative gable features, and has agreed to colour these rather than painting them a more modern white. It is agreed that to have the full appearance of an Aged Miners development – a standard feature of the former mining settlements – a street frontage linear development is required, but the inclusion of bungalows with elevational flourishes is a feature of this type of settlement, and the reference to such within this development, in Planning Officers' opinion, could be considered acceptable. This must be considered in the 'planning balance', below.

Neighbouring Amenity

64. No issues have been raised by objectors to this issue. Ensuring the design sets a balance between an appropriately historically referenced appearance and meeting modern expectations of privacy – in facing window distances, and amenity – in providing off-street parking and private gardens has been successfully achieved to a level that meets the requirements of Policy GDP1.
65. The inclusion of the bungalows in this development is a reflection of designing to address amenity issues – the relationship of the development to 1 – 3 Yew Terrace having been identified as a potential difficult massing/privacy relationship, pre-submission. Those dwellings enjoy long front gardens and face west-south-west, with

the proposed bungalow due west. With the reduced impact to light of a single storey structure, and the new and existing dwellings' respective relationship to the track of the sun, any effect from the massing of the new building on the amenity to the existing residents is considered acceptable – perhaps reflected by the lack of correspondence from this source.

Other considerations

Sustainability

66. Taking into account the submitted 'Sustainability Study', Specialist Officers indicate support for the proposals in terms of locational sustainability, with a suggested condition to ensure the promised 'embedded' sustainability.

Ecology

67. Potential implications for species protected by law have been examined and concluded acceptable by the County Ecologist.

Drainage

68. The applicant has provided detailed drainage calculations with the application which are under consideration as this report is written - a standard condition is expected.

Contributions

69. A development of this size is expected to provide either on site space for public open space and play space, or monies in lieu of such so that similar facilities can be provided or enhanced in the locale. The applicant offers a s.106 legal agreement to ensure the required £1000 per dwelling is provided through an approval. National Planning Policy Guidance confirms the tests set out in the Community Infrastructure Levy Regulations 2010 and paragraph 204 of the Framework that planning obligations should only be sought where they; are necessary to make the development acceptable in planning terms, are directly related to the development, and they are fairly and reasonably related in scale and kind to the development. That the development will create demand for open/play space, and that the legal agreement will require any monies to be spent to this end, in the surrounding area is considered to justify the requirement and proportionately meet the tests.

Coal Mining Legacy

70. The submission of a Coal Mining Risk Assessment is not a validation requirement, but the lack of such, as in this case, often leads to an objection from the Coal Authority. A standard condition to ensure the required assessment and mitigations at the appropriate parts of the development process is suggested.

Economic Benefits

71. Whilst not quantified to a degree that would allow specific weight to be added to this important component of the planning assessment, that the development will bring economic benefits to the local economy during the construction phase of development is a material factor in favour of the development.

Noise and site works

72. Given the close proximity to surrounding residential dwellings and the restricted working environment, officers suggest imposition of the current standard site works condition to protect the amenities of surrounding existing residents, to an appropriate degree during the construction process.

The Planning Balance

73. Planning applications must be determined in the first instance against the policies in the Development Plan. There is then a 'planning balance' test, with those policies attributed weight dependent upon their compliance with the NPPF and applying the weighted 'presumption in favour' – does the harm significantly and demonstrably outweigh the benefits?
74. Policy GDP1 is considered NPPF consistent, and likewise the relevant parts of Policy HO5, therefore in terms of the extent of those policies, the scheme has been concluded acceptable. In terms of the paragraph 14 presumption in favour of granting planning permission, this is in play because there are no specific policies which would indicate that the development should be restricted.
75. The application brings the benefits of new housing, in an 'a rent to buy form, along with the economic benefits associated with its construction. However, development involves the loss of a non-designated heritage asset although with the marketing and viability arguments of the existing buildings having been assessed against their 'significance', the loss of the school buildings are reluctantly accepted.

CONCLUSION

76. Whilst there would therefore be some harm occasioned by the loss of the building, it is not considered that it would significantly and demonstrably outweigh the identified benefits of the proposed housing scheme, and on this basis, and subject to the imposition of conditions and a legal agreement to ensure a contribution towards provision and/or enhancement of offsite open space, the quality and appropriateness of the development whilst protecting residential amenity, the proposals are recommended positively.

RECOMMENDATION

77. That the application be APPROVED subject to the developer entering into a legal agreement to secure a financial payment for the provision/enhancement of open space and/or play space and 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:
Proposed Site Plan 924 – 03C
Drainage Plan R4589-100
Boundary enclosure details 924 - 05C
Proposed Street Elevations Sheet 1 924 - 07B
Proposed Street Elevations Sheet 2 924 - 08B
Proposed Floor Plans and Elevations 924 - 10 HT-A
Proposed Floor Plans and Elevations 924 - 11C HT-B
Proposed Floor Plans and Elevations 924 - 12C HT-C
Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies GDP1, HO5, TR2 and TR3 of the Derwentside District Local Plan 1997 (saved policies 2009).

3. The development shall be constructed wholly in accordance with the approved details of external elevational materials consisting:
- Roof Tile – Condron Senior Slate, Dark Grey (Concrete TLE Tile)
 - Brick – Carlton – Ridings Gold
 - Rainwater Goods, Fascia & Soffits – Black
 - Windows & Rear Doors – White Upvc
 - Front Doors – 4 Panel, Coloured Composite Doors
 - Windows & Doors to be recessed by 75mm
 - Driveways – Brindle setts with Charcoal edging & demarcation
 - Onsite footpaths – Buff Flag Paviours
 - Façade detailing – Buff Artstone

Reason: In the interests of the appearance of the area and to comply with Policy GDP1 of the Development Plan

4. Development must be carried out in full accordance with the submitted drainage scheme as set out on Drainage Plan R4589-100.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF Part 10.

5. For Contaminated Land the full scheme for completion shall include the following, unless the Local Planning Authority confirms in writing that any part of sub-sections a or b are not required.

Throughout the completion phases of the development all documents submitted relating to Phase 4 as detailed below shall be carried out by competent person(s) and shall be submitted to and agreed in writing with the Local Planning Authority.

Completion

(a) During the implementation of the remedial works and/or development if any contamination is identified that has not been identified pre-commencement, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be carried out and where necessary a Phase 3 Remediation Strategy shall be prepared. The development shall be completed in accordance with any amended specification of works.

(b) Upon completion of the remedial works, 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 (section 8.5 of the Arc Environmental Phase 2 report; project number 16-658 dated 22nd September 2016) shall be submitted to and agreed in writing with the Local Planning Authority within 2 months of completion of the development.

Reason: The site may be contaminated as a result of past or current uses and/or is within 250m of a site which has been landfilled and the Local Planning Authority wishes 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 in accordance with NPPF Part 11

6. Prior to the erection of the first unit hereby approved, a scheme to embed sustainability and minimise Carbon from construction and in-use emissions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme.

Reason: to ensure the scheme meets the NPPF's requirement for sustainability as set out in Part 11 of the NPPF.

7. No construction operations, including the use of plant, equipment and deliveries, which are likely to give disturbance to local residents should take place before 0800hrs and continue after 1800hrs Monday to Friday, or commence before 0800hrs and continue after 1300hrs on Saturday. No works should be carried out on a Sunday or a Bank Holiday.

Reason: to protect the reasonable expectations of residential amenity from surrounding dwellings as required by Policy GDP1(h) of the Derwentside District Local Plan, 1997 (saved 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 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

Derwentside District Local Plan (saved policies 2009)

The County Durham Strategic Housing Land Assessment

The County Durham Strategic Housing Market Assessment

Statutory, internal and public consultation responses



Planning Services

Wood View Community Centre, Wood View, Langley Park

Application Number DM/17/00935/FPA

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Comments

Date 29th June 2017

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