



## Planning Services

# COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION NO:</b>	<b>DM/17/03413/FPA</b>
<b>FULL APPLICATION DESCRIPTION:</b>	<b>New dwelling</b>
<b>NAME OF APPLICANT:</b>	<b>Ms Bernadette Gartland</b>
<b>ADDRESS:</b>	<b>Glebe Farm Ebchester Hill Ebchester Consett DH8 6RX</b>
<b>ELECTORAL DIVISION:</b>	<b>Leadgate and Medomsley</b>
	<b>Sarah Seabury</b>
	<b>Planning Officer</b>
<b>CASE OFFICER:</b>	<b>Telephone: 03000 261 393</b>
	<b><a href="mailto:sarah.seabury@durham.gov.uk">sarah.seabury@durham.gov.uk</a></b>

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### DESCRIPTION OF THE SITE AND PROPOSAL

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#### THE SITE:

1. The application site is situated on land within the Glebe Farm off the B6309 Ebchester Hill Road between Ebchester to the north and Medomsley Edge to the south. The farm comprises a 'U' shaped farm building currently undergoing conversion to four residential units, an agricultural storage barn, a rundown bungalow and rundown farm shed. To the south west is the newly built Glebe Farm Cottage which is accessed via a separate access road. The application site comprises the footprint of the existing rundown farm shed to the east of the site adjacent to the B6309 and the surrounding land.

#### THE PROPOSAL:

2. It is proposed to demolish the existing farm shed and construct a dormer bungalow and detached double garage on its footprint and surrounding land. The ground floor would accommodate a living room and kitchen, garden room, lobby with wheelchair charging point, a bedroom with associated dressing room and en-suite, utility, shower and cupboard. The first floor would accommodate a further 2 bedrooms, one with a balcony and a bathroom. The double garage would also be fitted with PV panels. Building materials would be facing brick and natural stone with a slate roof.
3. The site would be accessed from the existing access onto the B6309 to the south east and a small internal access road constructed to link the property to the existing internal access road.

4. The dormer bungalow and associated garage are proposed to accommodate a disabled resident who is finding it increasingly difficult in their current residence 0.2 miles away from the application site. The applicant is finding it increasingly difficult to live in her existing home due to her disabilities and therefore would like to build a specially designed property. The site on which the property is to be constructed is owned by a friend and part time carer, who lives in the adjacent farmhouse on site at Glebe Farm Cottage.
5. This application is being presented to the Committee at the request of the Local Member.

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## **PLANNING HISTORY**

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6. None relevant

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## **PLANNING POLICIES**

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### NATIONAL POLICY:

7. 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.
8. 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'
9. The following elements are considered relevant to this proposal:
10. 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.
11. 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.
12. 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 and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and remediating and

mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

#### NATIONAL PLANNING POLICY GUIDANCE:

13. *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.
14. *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.

#### LOCAL PLAN POLICY:

The Derwentside District Local Plan (1997):

15. *Saved 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.
16. *Saved Policy EN1 Development in the Countryside* – will only be permitted where it benefits the rural economy or helps maintain or enhance landscape character. Proposals should be sensitively related to existing settlement patterns and to historic, landscape, wildlife and geological resources.
17. *Policy EN2 – Preventing Urban Sprawl* – Except where provision has been made in the plan, development outside built up areas will not be permitted if it results in: the merging / coalescence of neighbouring settlements; ribbon development or; and encroachment into the countryside.
18. *Saved Policy TR2 – Development and Highway Safety* – relates to the provision of safe vehicular access, adequate provision for service vehicle manoeuvring, etc.  
Emerging Local Plan Policy

#### RELEVANT EMERGING POLICY:

19. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan (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.durham.gov.uk/article/3266/Whats-in-place-to-support-planning-and-development-decision-making-at-the-moment>.*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

20. *Highways* – No objection subject to a condition requiring the upgrade of the site access surface.

### **EXTERNAL CONSULTEE RESPONSES:**

21. *Northumbrian Water* – No comment.
22. *Coal Authority* – No objection.

### **INTERNAL CONSULTEE RESPONSES:**

23. *Landscape* - There are no landscape related designations on or around the site. However, the Farm and surrounding field pattern are within an adopted DCC Landscape Conservation Area where the strategy is to Conserve and Restore.
24. The site is currently occupied by a featureless steel profile sheet clad and rusted corrugated iron roofed agricultural barn of no aesthetic merit. A partially collapsed or robbed dry stone wall divides the barn from Ebchester Bank.
25. The farmland surrounding the existing or previously derelict farm buildings cluster is part of an open rural landscape within the Derwent Valley where distant views are highly rewarding. The visual amenity value and particular character of the landscape is in deep contrast to the farm.
26. *Design* - The proximity of the proposed house to the road does not acknowledge the established building line distances elsewhere on Ebchester Bank. Neither does it allow sufficient space within which to integrate a house, essentially suburban in character, into the countryside through structure planting. No reference is made to the highway boundary wall.
27. The proposals would have some significant adverse landscape and visual effects. The extent to which they would be in conflict with Policies and Clauses quoted above is a matter of judgement. My own judgement is that they would be.
28. *Ecology* - No ecological issues.
29. *Archaeology* – Views awaited.

## **PUBLIC RESPONSES:**

30. Neighbours have been consulted by direct letter. No letters have been received.

*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 <https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OXYUPPGDHZT00>*

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## **PLANNING CONSIDERATION AND ASSESSMENT**

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31. 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 and the impact upon the character and the appearance of the surrounding area, neighbouring amenity and highway safety.

### Principle of the Development

32. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The Derwentside District Local Plan remains the statutory development plan and starting point for determining application as set out in 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.

33. The Derwentside District Local Plan was adopted in 1997 and was intended to cover the period to 2007. However, NPPF Paragraph 211 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. Notwithstanding this, it is considered that a policy can be out-of-date if it is based upon evidence which is not up-to-date/is time expired depending on the circumstances.

### The NPPF

34. Paragraph 14 of the NPPF establishes a presumption in favour of sustainable development. For decision taking this means (unless material considerations indicate otherwise):

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - i) 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

ii) specific policies in this Framework indicate development should be restricted.

35. Paragraph 47 of the NPPF requires Local Planning Authorities (LPAs) to maintain a five-year supply of deliverable sites (against housing requirements) thus boosting the supply of housing.
36. Paragraph 49 of the NPPF advises that housing applications should be considered in the context of the presumption in favour of sustainable development and 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. In turn where a five year supply of deliverable housing sites cannot be demonstrated then Paragraph 14 of the NPPF is engaged, and an application is to be assessed in this context.
37. However, Paragraph 14 of the NPPF is, irrespective of the position on housing land supply, relevant to this application as policies for the supply of housing within the Derwentside District Local Plan absent where outlined below.

#### Five Year Housing Land Supply

38. The NPPF states that housing applications should be considered in the context of a presumption in favour of sustainable development and that if the Council cannot demonstrate a five year housing land supply, then housing policies in a Local Plan cannot be considered up to date.
39. In June 2016 consultation was carried out on the County Durham Plan Issues and Options, which presented three alternative assessments of housing needs, each based on average net completions up to 2033 (the end of the proposed plan period), these being:
  - 1,533 dwellings per annum (29,127 houses by 2033)
  - 1,629 dwellings per annum (30,951 houses by 2033)
  - 1,717 dwellings per annum (32,623 houses by 2033)
40. As of April 2017 the Council considered that it had a deliverable supply of 10,234 (net) new dwellings for the next 5-year period. Set against the lowest need figure the Council took the position that it could demonstrate a supply of 4.91 years of deliverable housing land, against the middle figure around 4.51 years' worth supply and against the highest figure, 4.20 years of supply.
41. Whilst none of the three scenarios within the Issues and Options were publicly tested, they served to demonstrate that set against varying potential figures, the Council had a relatively substantial supply of housing at that time.
42. However, on 14 September 2017, the Government published a consultation document entitled "Planning for the Right Homes in the Right Places". That consultation introduced a standard methodology for calculating housing need. Applying that methodology for County Durham, the housing need figure would be 1,368 dwellings per annum. On that basis, the Council would therefore be able to establish a supply of housing land in excess of 5 years.

43. Case law indicates that the boost to housing supply is a material planning consideration which should be factored into the planning balance test under Paragraph 14.
44. Given that the most up to date OAN methodology is contained within a consultation draft only and the very recent publication of that document, the Council is yet to formalise its position on the issue of 5 year land supply. In the interim period until it does so, it is considered that the three scenarios identified in the Issues and Options stage can no longer be relied upon and accordingly, the weight to be given to any benefits a housing proposal might have in terms of the boost to housing supply ought to be less than if the Council were to continue to rely upon the Issues and Options scenarios where a 5 year supply could not be demonstrated.
45. The Derwentside District Local Plan does not have any relevant housing policies applicable to this type of application therefore the development plan is silent. The acceptability of the development, in terms of Paragraph 14 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.
46. The NPPF seeks to boost significantly the supply of housing and requires that housing applications should be considered in the context of the presumption in favour of sustainable development. The Government's key housing objective and one which LPA's are expected to deliver is to increase significantly the delivery of new homes. The NPPF states that everyone should have the opportunity to live in high quality, well designed homes, which they can afford, in a community where they want to live. This means: increasing the supply of housing, delivering a wide choice of high quality homes that people want and need, widening opportunities for home ownership; and creating sustainable, inclusive and mixed communities, based on the needs of different groups within the community, including older people.
47. The NPPF goes on to state that new development should be directed towards sites which are sustainably located, being close to services and public transport links. It identifies the three dimensions of sustainable development, new development is expected to perform an economic, a social and environmental role and paragraph 8 makes it clear that sustainable development consists of a combination of all three elements.
48. In terms of the economy whilst the construction of the dwelling would support the local economy, because of the scale the proposal it would bring limited benefits other than to those employed in the construction of the property. From a social perspective the provision of this house would contribute to the provision of a range of housing types, specifically providing a property suitable for use by someone with mobility problems.
49. The applicant's agent has stated that it is not necessary to demonstrate that the site will be accessible by public transport as the applicant is disabled and will not use public transport to access the site. In determining the application consideration needs to be given to the potential future occupiers of the dwelling. Consent is sought for a property containing three bedrooms which could, in future, be occupied by a family with different needs than the current applicant. The application site does not lend itself to being accessed other than by the private car. It is situated a seven minute walk (460m), along a busy road using a lit footpath, to the nearest bus stop

providing access to Consett and Newcastle on an hourly basis. Whilst there would be some people who would not find the distance to the bus stop when taken together with the relatively infrequent bus service undesirable it is likely that the majority of people would due to the impracticality of the journey. In addition it is a twenty minute walk from the site to either Medomsley or Ebchester, both of which contain a limited range of services. Due to the topography involved and the lack of an alternative route other than alongside a busy main road it is unlikely that occupants of the property would travel on foot to facilities and services. These distances are over the recognised acceptable walking distances to such facilities as specified in the Institution of Highways and Transportation publication '*Providing for Journeys on Foot*'. Therefore access to and from the development would be highly reliant on the private car. The site could not, therefore, be considered sustainable in terms of encouraging the use of non-car modes of travel to the closest services contrary to the NPPF. From an environmental perspective, an agricultural building does not constitute previously developed land as defined in the NPPF. As such the proposal is contrary to one of the core principles of the NPPF as the application site would be considered to be a green field site. In view of the foregoing the proposal is not considered to constitute sustainable development.

50. Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located in areas where it will enhance or maintain the vitality of rural communities. The second part of paragraph 55 states that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as where the proposal involves a dwelling for essential need for rural worker, where it is re-using a heritage asset, or is enabling development to secure the future of a heritage asset or where it would re-use redundant or disused buildings or where the design of the dwelling is of exceptional quality or innovative in nature. The recent High Court Decision for *R (on the application of Braintree District Council) v Secretary of State for CLG & others [2017] EWHC 2743* redefines the definition of 'isolated' and concluded that isolated should be given its ordinary, objective meaning. This is a home "far away from other places, buildings, or people; remote" (Oxford Concise English Dictionary). As the proposed building would be located in close proximity to other buildings on the farm, some of which are being converted to residential properties the special circumstances test does not apply in this instance as the property could not be considered to be 'isolated'.
51. In terms of the Local Plan, development outside of the settlements listed within Saved Policy HO5 is considered to be within the countryside and would only be permitted under the criteria within Saved Policies GDP1, EN1 and EN2 of the Derwentside Local Plan which require housing in such areas to benefit the rural economy or maintain or enhance landscape character and to not result in an encroachment into the surrounding countryside. The application site is located within an existing farm that is clearly distinct.

#### Benefit to the Rural Economy

52. Saved Policy EN1 requires developments in the countryside to benefit the rural economy or help to maintain or enhance landscape character. In terms of its contribution to the rural economy the dwelling would be of some, albeit minimal value to the economy during the construction phase. This however would only be a short term benefit. Furthermore, the addition of a single dwelling at this location would



make little contribution to the viability of the neighbouring settlements or the existing communities.

#### Impact upon the Character and Appearance of the Area

53. The NPPF and Saved Policy EN1 of the Derwentside District Local Plan state that development should only be allowed where it enhances or maintains landscape character. Saved Policy EN2 does not permit development which would result in encroachment into the surrounding countryside. The Coalfield Upland Fringe Character Area, within which the application site lies, is characterised by board ridges, gently rounded topography, pastoral use with scattered conifer plantations. The landscape officer states that the farmland surrounding the existing farm buildings form part of an open rural landscape within the Derwent Valley where distant views are highly rewarding.
54. It is acknowledged that the existing farm building to be demolished makes no contribution to the amenity of area due to its condition and appearance. However the proposed property does not sit with the established building line as it is located both closer to the road to the east and is orientated at an angle in relation to the neighbouring structure. The property would be clearly visible on approach from the north and south along the B6309 and in landscape wider views. There is little opportunity for screening of the development from wider landscape views due to its proximity to the road to the east. The proposal would result in a large dormer bungalow and associated garage out of character with neighbouring structures of a predominately agricultural character. The proposed structure would be of a modern urban character and provide two floors of accommodation, the first floor of which would not be utilised by the applicant as it would only be accessed by stairs. It is acknowledged that neighbouring farm buildings are currently undergoing conversion to domestic properties however as these units are to be converted in a sensitive manner, the agricultural character of the buildings is to be retained where possible. The conversion of this building would therefore have a positive impact upon the landscape character. Furthermore, the new build Glebe Farm Cottage to the south west of the site was approved as a replacement dwelling for the original farmhouse which was no longer fit for purpose. Neither of these circumstances apply to this proposal. It is considered that whilst the proposal would result in the removal of a building in a poor state of repair the introduction of a larger modern building of urban character at this rural location would result in a significant and adverse detrimental impact on the countryside landscape.
55. It is therefore considered that the proposal is contrary to the NPPF and Saved Policies EN1 and EN2 of the Derwentside District. The limited benefits of the proposal would not outweigh the harm of a new dwelling within the landscape and would not be considered to be a sustainable location and is therefore contrary to the NPPF and Local Plan Policies. The proposal is therefore not considered acceptable in principle.

#### Impact upon Neighbouring Amenity

56. Saved Policy GDP1(h) of the Derwentside District Local Plan requires new development to respect the amenity of neighbouring residential occupiers and adjoining land users. The nearest residential property is Glebe Farm Cottage 85m to the south west, however existing buildings 15m to the west of the application site are undergoing conversion to residential dwellings at the moment. Due to the positioning

of the proposed property and its orientation the proposal would not result in an impact on the existing property or those under construction in terms of privacy or overlooking. Furthermore the garden for Unit four which is closest to the application site is located to the west of the building therefore would have a separation distance in excess 30m. It is therefore considered that the proposal is in accordance with the NPPF and Saved Policies GDP1 and HO5 of the Derwentside District Local Plan.

## Highways

57. Paragraph 32 of the NPPF and Saved Policy TR2 of the Derwentside District Local Plan require new development to achieve safe and suitable access to the adopted highway network for the type of use that is being proposed. In this case, access is proposed via an existing access south of the application site from the B6309 Ebchester Hill Road. A total of three car parking spaces are proposed in addition to a double garage. This is considered to be sufficient parking for the property and the Highways Development Management Officer is raising no objection to the proposal subject to a condition requiring the upgrade of the access surface. It is therefore considered that the proposal is in accordance with the NPPF and Saved Policy TR2 of the Derwentside District Local Plan.

## Personal Circumstances

58. The applicant has stated that the intended use of the dwelling would be for a disabled person. The evidence provided states that the applicant requires a property specifically designed to address their needs in terms of space, light, comfort and accessibility. This is supported by a medical statement which supports that stairs cannot be managed by the applicant. There are no other specific needs outlined in the application that could not be accommodated at a different, more sustainable, location.
59. The adjacent 'U' shaped farm building is being converted to provide four new residential units, three of which are ground floor only. These ground floor only properties could feasibly be converted to accommodate the needs of a disabled resident. Furthermore to the south of the application site is a rundown bungalow which could be converted to meet the needs of the applicant. Both of these options would allow the applicant to live close to their carer as they wish. The requirements of the applicant for wheelchair accessible accommodation is not bespoke, purpose built accessible accommodation is available and adaptations can be made to existing properties to accommodate accessibility. As such accommodation could be provided elsewhere or on site in an existing building conversion and is not restricted to the provision of a new build property at this specific unsustainable location within the open countryside. The justification for a new dwelling in an unsustainable location within the countryside has not been proven. Whilst officers sympathise with the personal circumstances of the applicant Officers feel that the applicant's needs could be addressed by looking at the alternatives outlined above and these do not outweigh the sound planning reasons for recommending refusal of the proposal. The human factor is, however, always present in planning decisions but will seldom outweigh the more general planning considerations.

## The Planning Balance

60. As there are no saved housing policies in the Derwentside District Local Plan that are applicable to the application and there are no restrictive policies that indicate that

development should be restricted the determination of the application reverts to the tilted balance contained within paragraph 14 of the framework.

#### The Benefits of the development

61. The proposal, for a single dwelling, would have very limited benefits in terms of housing supply and would result in only a small short term economic benefit from its construction.

#### Adverse Impacts of the development

62. Harm has been identified in relation to the unsustainable location of the site due to the distances involved in reaching the nearest settlements of Ebchester and Medomsley resulting in a significant barrier to an environmentally sustainable form of development. The separation would also lead to little economic or social benefits to these settlements, with the vitality of these settlements would experience little benefit through the proposed development. In addition the proposal would introduce a new building of suburban character into the landscape in a prominent location in close proximity to the road and out of line and character with the existing buildings of the farm steading. The personal circumstances of the applicant are recognised however these do not outweigh the more general planning considerations. It is therefore considered that the harm relating to sustainable development and landscape impact are such that they 'significantly and demonstrably' outweigh the benefits of the scheme.

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## CONCLUSION

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63. The development plan does not contain any housing policies that are relevant to this type of application and is therefore considered to be 'silent'. The proposal has been assessed in accordance with the tilted balance test contained within 14 of the NPPF. It is considered that the adverse impacts of the development are 'significantly and demonstrable' and do not outweigh the very minor benefits of the scheme. On this basis the application is recommended for refusal.

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## RECOMMENDATION

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That the application be **REFUSED** for the following reasons:

1. The proposal would result in the construction of a new dwelling in an unsustainable location within the open countryside. The proposal would not be considered to be environmentally sustainable and would result in little economic or social benefit to neighbouring settlements. Furthermore, it is considered that the vitality of the existing rural community would not be supported by the addition of a single dwelling in this location. The proposal would therefore be contrary to paragraphs 7 and 8 of the NPPF, and Saved Derwentside Local Plan Policies GDP1, EN1 and EN2 of the Derwentside District Local Plan.
2. The proposal would result in encroachment into the open countryside and would introduce a suburban form of development which would amount to an incongruous and prominent feature in the countryside harmful to the character of the area. The

proposal would therefore be contrary to Saved Policy EN2(c) of the Derwentside District Local Plan.

3. Whilst the application site is not considered to be isolated, it is not considered to be in a sustainable location. The proposal would be located on a green field site and is not sustainable in terms of accessibility therefore contrary to the NPPF. These adverse impacts of the development are therefore considered to significantly and demonstrably outweigh the benefits of a small contribution to the economy and the provision of a property specifically designed for the applicant.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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64. 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

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## **BACKGROUND PAPERS**

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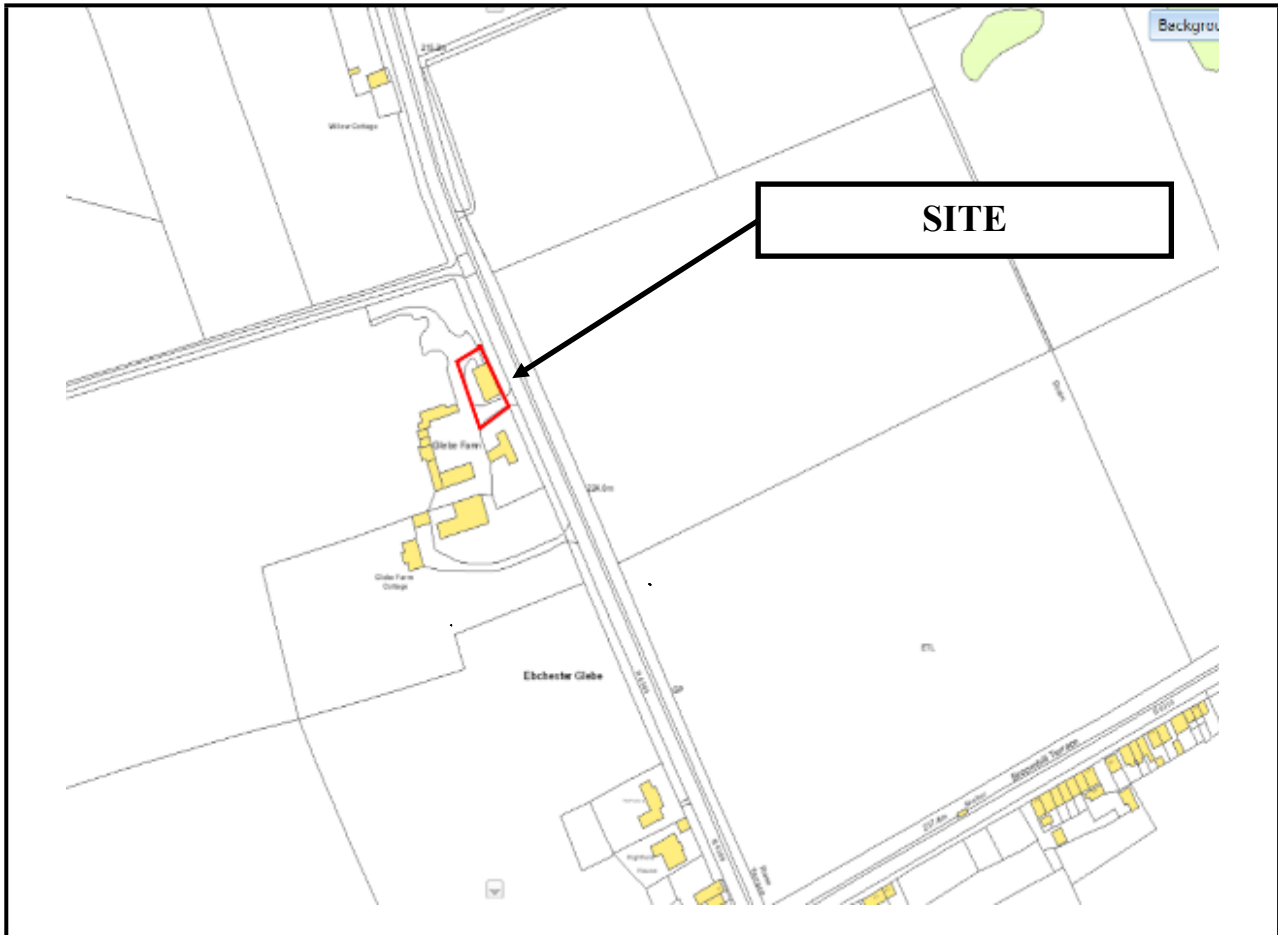
Submitted application form, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2012)

National Planning Practice Guidance

Derwentside Local Plan (Saved Policies 2007)

Statutory, internal and public consultation responses



**Planning Services**

Glebe Farm Ebchester Hill Ebchester Consett DH8 6RX

Application Number DM/17/03413/FPA

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**Comments**

**Date** 21<sup>st</sup> December 2017

**Scale** 1:2500