

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/18/01134/OUT
FULL APPLICATION DESCRIPTION:	Outline application for the erection of four dwellings on site of former public house/nightclub (resubmission) (all matters reserved)
NAME OF APPLICANT:	Mr Keith Levitt
ADDRESS:	Jingling Gate Inn Twizell Lane West Pelton
ELECTORAL DIVISION:	Grange Villa and West Pelton Ward
CASE OFFICER:	Louisa Ollivere Planning Officer Telephone: 03000 264878 louisa.ollivere@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

- 1.The application relates to the site of the former Jingling Gate Pub that was demolished following a fire several years ago. The site lies adjacent to and on the south side of Twizell Lane, approximately 185m west of West Pelton Village and outside of the West Pelton settlement boundary as defined in the Chester-Le-Street Local Plan. The site is flat and consists of both the concrete raft that lay beneath the former pub and the parking area for the pub. The site is currently enclosed with temporary fencing. There is also hedging on all boundaries. To the south, west and east of the site is open countryside used as pasture. To the north is Twizell Lane and open countryside used for equestrian purposes. There is a poultry farm approximately 50m to the North West. The nearest group of residential properties lie 120m to the north east.

The Proposal

- 2.The application originally sought outline planning permission for the erection of six dwellings however this had since been reduced to four dwellings with all matters reserved.
- 3.This application is reported to Committee upon the request of Councillor Danny Wood on the basis of the economic benefits to the local economy, the improvements to the visual amenity of the site, and that the site cannot be considered to be isolated.

PLANNING HISTORY

- 4.The site has a long and chequered planning history spanning over 40 years however the following applications are of most relevance to this application:
- 5.DM/17/01446/OUT Erection of six dwellings on site of former public house/nightclub (withdrawn).
- 6.07/00055/OUT Outline application for the demolition of the existing public house and there erection of 5 dwellings. This was refused on the grounds that it was unjustified development in the open countryside in an unsustainable location and as it had not been demonstrated that there would not be adverse impacts on protected species.
- 7.08/00261/FUL The conversion of existing property to two dwellings, the erection of one 'work and live' unit and a commercial building with associated car parking and landscaping. This application was withdrawn.
- 8.08/00378/FUL Erection of two residential dwellings and one live-work unit, plus associated access and parking. This application was withdrawn.
- 9.08/00487/FUL Erection of four live/work units and two holiday lets. This application was approved but not implemented.
- 10.2/09/00244/VAR Variation of Conditions 10, 11 & 12 of previously approved application 08/00487/FUL to allow residential development. This application was withdrawn.
- 11.2/09/00294/VAR Variation of Conditions 6, 9 & 16 of previously approved application. This was refused on the grounds that it was unjustified development in the open countryside in an unsustainable location and as it would be detrimental to the range of accommodation available to tourists in the area.

PLANNING POLICY

NATIONAL POLICY

- 12.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.
- 13.The NPPF requires local planning authorities to guide development towards sustainable solutions whilst taking local circumstances into account, to reflect the character, needs and opportunities of each area.
- 14.In accordance with paragraph 213 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the

weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report below.

15. The following elements of the NPPF are considered relevant to this proposal;
16. *NPPF Part 2 - Achieving sustainable development.* The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.
17. *NPPF Part 4 - Decision-making.* Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
18. *NPPF Part 5 - Delivering a sufficient supply of homes.* To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
19. *NPPF Part 6 - 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 a low carbon future.
20. *NPPF Part 9 - Promoting sustainable transport.* Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.
21. *NPPF Part 12 - Achieving well-designed places.* 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.
22. *NPPF Part 14 - Meeting the challenge of climate change, flooding and coastal change.* The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
23. *NPPF Part 15 - Conserving and enhancing the natural environment.* The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or

being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate. Amongst other aims decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site to impacts that could arise from the development. Noise should be mitigated and reduced to a minimum potential adverse impact to avoid noise giving rise to significant adverse impacts on health and quality of life. Decisions should ensure that new development can be integrated effectively with existing businesses. Existing businesses should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business could have a significant adverse effect on new development the applicant should be required to provide suitable mitigation.

NATIONAL PLANNING PRACTICE GUIDANCE:

24. 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.
25. *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.
26. *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.
27. *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.
28. *Rural Housing* - It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.
29. *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.

LOCAL PLAN POLICY:

30. The following saved policies in the Chester-le-Street Local Plan 2003 are relevant to the consideration of this application.
31. *Policy NE2 - Development beyond settlement boundaries* - outside of settlement limits development will be strictly controlled. Development should protect and enhance the character of the countryside and be consistent with maintaining the economic sustainability of agriculture and other rural businesses.
32. *Policy HP6 - Residential within settlement boundaries* – Proposals for residential development will be permitted within the defined settlement boundaries of a number of listed settlements providing it is classed as previously developed land and meets the general criteria of Policy HP9.
33. *Policy HP9 - Residential Design Criteria (General)* - requires new development to; relate well to the surrounding area in character, setting, density and effect on amenity of adjacent property, to provide an attractive, efficient and safe residential environment, to provide adequate privacy and amenity, safe road access and retain existing landscape features.
34. *RL5 – Outdoor sport and recreation provision in new residential development* -the requirements for every 1 hectare of land developed or redeveloped for residential purposes, will be that at least 125 square metres of equipped children’s play space and 250 square metres for informal open space be provided within the site. On sites of under 1 hectare a proportion of this standard will be expected within the site. Open space for sporting use, of at least 1000 square metres per hectare developed or redeveloped should be provided within or adjacent to the site. As an alternative to on-site provision a developer may make a commuted payment for off-site provision.
35. *BE2 – Public art* - Where development costs total £500,000 or more, Chester-le-Street District Council will encourage developers to devote at least 1% of those costs to the provision of works of art in new building and landscaping projects accessible to the general or client public. In determining planning applications, due regard will be given to the contribution made by any such works to the appearance of the scheme and the amenities of the area.
36. *T6 – Provision for Public Transport: General* – Development proposals should be designed to encourage use of public transport and reduce reliance upon the private car by locating accesses close to bus routes and footpath links. Where new transport links are required an appropriate contribution will be sought from the developer through a Section 106 obligation.
37. *Policy T8 – Car Parking Provision* – States that new development should seek to minimise parking provision other than for cyclists and disabled users, other than in exceptional circumstances.
38. *Policy T15 - Access and Safety provisions in design* - Development should have safe access to classified road, should not create high levels of traffic exceeding the

capacity of the local road network, and have adequate links to public transport, with consideration for cyclists and service vehicles and emergency vehicles.

39. *Policy T17 - General Policy* - All new developments should have regard to and be consistent with the provision of a safe and accessible transport network, in particular through reducing reliance on the private car, encouraging the use of public transport and promoting cycling and walking

RELEVANT EMERGING POLICY:

40. Paragraph 48 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. An 'Issues & Options' consultation was completed in 2016 on the emerging the County Durham Plan (CDP) and the 'Preferred Options' was approved for consultation at Cabinet in June 2018. However, the CDP is not sufficiently advanced to be afforded any weight in the decision making process 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:

41. *Highways* – No objections to the principle of new residential development. The Officer advises that there are however some highways improvements required to provide both vehicular and pedestrian access to the units. The 4 vehicular access points onto Twizell Lane are considered acceptable in highway terms, as is the widening of the public highway. However it is advised that the new footway will need to be constructed to highway construction standards at this point to 1200mm in width and then tapered to the existing 1.8m wide footway to form a new coherent footpath link to the existing footpath northeast of unit 1. It is also advised that the footway will need to be improved from unit 3 up to the point of the first existing dwelling to the northeast of the site to assist the footfall from the development.
42. *Northumbrian Water* – Advise that the planning application does not provide sufficient detail with regards to the management of foul and surface water from the development to be able to assess NWL capacity to treat the flows from the development. They therefore request a condition requiring the submission and approval of a detailed scheme for the disposal of foul and surface water from the development prior to its commencement and that any approved scheme is implemented thereafter.
43. *Coal Authority* – The Coal Authority objects to the planning application and recommends that evidence needs to be provided to demonstrate that coal mining legacy features and hazards have been fully considered.
44. *The Environment Agency* – No comments received to date.

INTERNAL CONSULTEE RESPONSES:

45. *Environmental Health Officer*: A technical review of the submitted noise and odour impact assessments in relation to the nearby intensive poultry unit has been undertaken in relation to the likely impact upon amenity in accordance with the relevant TANs (Technical Advice Notes). Below is a summary of the EHO assessment however the full and comprehensive details of this review can be accessed at:

<https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P7ACJGGDKOB00>

46. The proposed development site is noted to be in very close proximity (50m) to a significant odour source (five unit intensive broiler chicken farm with 127,000 birds) and another odour source (stables to the north east of the site). The EHO explains that odour impacts can be very challenging to measure and assess and that it is beneficial to utilise a range of both quantitative and qualitative methods to establish a robust estimation of the potential impact, this includes odour monitoring and modelling, odour surveys, looking at history of complaints and an odour risk assessment. The odour monitoring results (9 sniff tests taken over a 3 week period in late Spring) indicate that odour was detectable on 4 occasions out of 9. The sniff test assessment concludes that when detectable the odour was strong and unpleasant. However on a number of occasions odour was not detectable and when it was, the "average odour intensity level" was fairly low, indicating limited potential of impact. However the Officer advises that this is only a snapshot over a short period of time in an unusually dry period. The Officer advises that moisture levels have a significant impact on the odour level and advises the dry spell would have reduced odour levels and may explain the discrepancy between the modelling data and sniff tests.

47. The EHO advises that dispersion modelling based on a donor site indicates a moderate adverse-substantial adverse impact, and therefore a significant odour effect.

48. In terms of local surveys the EHO notes that 58% of persons questioned never detected a smell and when smells are detected it tends to be when the sheds are cleared out once every 8 weeks. However the EHO points out that the persons surveyed are a considerable distance from the site, some 160m being the closest and advises that the impacts of odour are very much distance related. The Officer noted that no complaints have been received from the existing properties to either the Local Authority or the Environment Agency.

49. In terms of the odour risk assessment whilst this indicates that the impact of odour will not be significant the EHO considers this relies too much on the sniff test data rather than the modelling data.

50. The Officer advises that anecdotal, and previous experience, indicates that the development will be subject to significant odour emissions. Whilst, the monitoring undertaken on site, and questionnaire/risk assessment indicate that there will be times at which the odour level will not be significant the Officer advises that this is likely dependant on climatic conditions and unlikely to be the case throughout the year.

51. The EHO advises that two scientifically derived models indicate that for 98 percent of the year odour will be at a level considered significant and therefore likely to lead to complaints. Although the Officer accepts that models cannot be wholly accurate, the presence of two models, and the more recent being significantly above

recognised threshold levels, is considered to be a strong indicator that potentially the results from the odour monitoring taken over a short and dry spell may not demonstrate the full picture. It is therefore the view of the EHO that there is a strong likelihood that for significant portions of the year any future residents of the proposed site will be subject to odour levels above those stated within recognised guidance. As such the Officer considers that should the development be allowed it will result in a statutory nuisance and as such the Officer considers that it would impact on the existing neighbouring business via enforcement action.

52. In terms of noise, the Officer considers the noise rating level is such that it demonstrates a range of activities on site are considered likely to lead to an adverse/significant impact. However the Officer advises that the majority of operations are not constant and therefore the impact is reduced and likely restricted to the summer time in relation to the noise from the operation of fans and a week every 8 weeks in relation to daytime operational noise from loaders, HGV's, loading shovels and pressure washers when the buildings are cleaned out and 3 evenings every 8 weeks when there are operations relating to the catching of birds (forklift noise, operational noise and HGV movements).

53. The EHO notes that the consultant has suggested some mitigation measures which the EHO considers are likely to reduce the potential of impact to some extent. However it is still considered likely that during the significant operations of activity on site, noise will result in an adverse impact. In addition the proposal to restrict sensitive rooms to the façade away from the noise source is considered to be likely difficult to control in practice and there is no restriction on the room uses changing in the future.

Impact on business

54. The potential impact on the business has also been considered by the EHO who considers the closer proximity of residents increases the potential of complaint.

55. It is advised that the commercial activity is both a significant odour and noise generating development, the majority of which is unavoidable and associated with the profitable functioning of the business. The Officer details that measures such as catching birds during the night-time period are needed so as to enable birds to reach markets and ensure welfare provision etc. However the Officer advises that obviously night-time activities are far more likely to result in complaint than that during the day.

56. The Officer advises that any complaints arising from future residents have the potential of resulting in future action and therefore requiring restrictions being placed on the operation or changes being required which may result in significant monetary impact. In terms of the likelihood of complaint and potential outcome this would be dependent on whether there was a statutory nuisance.

Statutory nuisance

57. Having assessed the environmental impacts which are relevant to the development in relation to their potential to cause a statutory nuisance the Officer would object to the granting of planning permission as he considers that the development is likely to lead to a statutory nuisance and does not consider that conditions can be imposed to mitigate the impact.

58. *Contaminated Land Officer* – Requests a pre-commencement scheme to deal with contamination should consent be granted.

- 59.*Design and Conservation Officer* – No objections from a heritage or design perspective. The Officer welcomes the number of units being reduced from 6 to 4 as this would create more spaciousness allowing for a greater volume of amenity space to be provided and the inclusion of sensitively designed landscaping. It is also considered that this will provide a number of positive functions in softening the development, enhancing its aesthetic appeal, and giving the future residents a more attractive outlook. It is advised that the provision of landscaping will be particularly relevant in this case as the development would be seen in open rural rather than denser urban context. The layout indicates a courtyard type configuration which can create character and a more distinctive sense of place.
60. Turning to the units themselves, they are shown as a mixture of single and two stories which the Officer considers would be commensurate the existing properties to the north at Eden Hill Farm and along Twizell Lane. The traditional design approach in terms of modelling, detailing and materiality is considered to generate a good quality aesthetic and the Officer considers it would ensure they relate acceptably to the context of the site and its surroundings.
- 61.*Landscape Officer* – Advises that the site is within an adopted DCC Landscape Conservation Area where the spatial strategy is to Conserve and Restore. It is pointed out that this is an open rural landscape which offers distant viewpoints. It is considered that the significant receptors are along Twizell Lane serving Twizell Hall and associated dwellings. The Landscape Officer considers that the proposals would have some adverse landscape and visual effects and recommends a reduction in the number of units from 6 to provide an acceptable amount of private open space in this rural context.
- 62.*Spatial Policy* – In terms of housing land supply, the Officer advises that the weight to be afforded to the boost to housing supply as a benefit of the development is clearly less than in instances where such a healthy land supply position could not be demonstrated and that this will need to be factored into the planning balance. In respect of broadening housing choice it is advised that the core planning principles of the NPPF include the requirement to meet housing need for the area and expand the range and choice of housing. In terms of the local economy, the Officer advises that the development of the site would contribute to the economy through the delivery of houses, both during their construction but also via new residents supporting local services. The Officer considers this as a minor benefit given the scale of the proposal. It is considered that the locational sustainability should be factored into the balance. The Officer advises that consultation with relevant specialist teams will identify whether there are any additional concerns to consider under the second limb of the NPPF Paragraph 11 test. Any adverse impacts and benefits relating to points of finer detail are advised to be factored into the planning balance.
63. Ecology Officer – Advises that the ecological work undertaken is sound. It is advised that the recommendations for a low level lighting scheme and bird and bat boxes will ensure the site meets the requirements of the NPPF. It is advised that the details of the lighting scheme and bat and bird boxes be conditioned as part of any planning permission.
- 64.*Education Officer* – Views are awaited.

PUBLIC RESPONSES:

65. One hundred and thirty two letters of consultation were sent out to surrounding residents and a Site Notice was posted. This has resulted in 8 letters of objection from a local business and residents. In support a petition has been signed by 60 local residents and 10 letters of support have been received from local businesses and residents. The Local MP, Kevan Jones, has also submitted a letter requesting that the high level of support within the village and the Applicant's willingness to amend their application be taken into account before a decision is taken on this application. The MP has also requested that consideration be given to amenity issues, the impacts to a neighbouring business, housing need and powers of Local Planning Authority to clean up a site.

66. In terms of objections the concerns of local residents and the owner of the nearby chicken farm are summarised as follows:

- Neighbouring occupiers are not opposed to all forms of development on this site but they are to residential development.
- The occupants of the dwellings will be subject to adverse conditions from dust, noise, odour and traffic which could result in a flood of complaints to the Environmental Health Department and to the owner of the chicken farm.
- A previous outline application was refused on the basis of impacts to residential amenity and nearby chicken farm (2/07/00055/OUT).
- Previous proposals on the site were only accepted on the grounds that as live/work units and holiday accommodation that these would be a commercial use (08/00487/FUL).
- The owner of the broiler house has commissioned an odour dispersion modelling study which indicates that odour levels would cause annoyance and elicit complaints. Having seen the applicant's surveys the independent consultant considers his findings still apply.
- Environmental Health officers object to the application and consider that it would lead to a statutory nuisance for which no relevant planning conditions could be imposed to mitigate the impact.
- Residents are likely to be less tolerant to noise and odour on farms than traditional rural populations.
- Noise occurs from vehicular movements and stacking of vehicles both during the day and at night. These operations would not be camouflaged by any significant amount of background noise and would be very disturbing to people living in close proximity.
- The door to the nearest unloading point is only 55m away from the site.
- The residential use ancillary to the former pub was only ever intermittent with windows being closed during business hours and noise would have been camouflaged by noise from the pub/nightclub.
- Occupiers of the new dwellings would be likely to leave windows open and sit outside in their gardens making them sensitive to impacts.
- The noise assessment has failed to take into account that the gable fans will operate at night in warm weather, that cleaning out can take up to 10 days and collections can vary sometimes involving 4 overnight visits in a 3 week period.
- The mitigation would not work as odours would be sucked in via negative pressure and there would be no possible control over room uses.
- Vehicles leaving the site at night have roof mounted lights and this may be a further issue.

- The conclusion of the odour assessment that there is not a significant effect is an erroneous conclusion based upon false interpretation of the observational findings of community based tools.
- Complaints to DCC Pollution Control would result in the farm incurring losses in time, costs and expenses in dealing with these complaints.
- The food industry is vital to this country and the Jingling Gate Poultry Farm contributes to this industry and has done so since 1969. It has a significant turnover and provides employment for on and off-site management, transport drivers, cleaning contractors, feed-mill operators, equipment suppliers and related business contacts whereas a housing development only provides a one-off profit for the speculators and some temporary employment for people in the building trade.
- Access to the farm for long vehicles could be obstructed by any roadside parking associated with the housing.
- The condition of the site is a totally separate issue, the applicant should keep it tidy out of consideration to the neighbours, and it should not be a lever to promote the development.
- The proposed residential use is contrary to the County Durham Structure Plan and Policies NE2 and HP3 of the Chester-Le-Street Local Plan.
- The proposed houses will have a considerably larger footprint than the previous public house, they would be an inappropriate intrusion into the open countryside contrary to Policy TM3.
- This would set a precedent for future ribbon development along both sides of Twizell Lane.
- Housing targets can be met by building on more appropriate sites in the Council's planning strategy and on more suitable sites in the local area.
- The road is not suitable for more traffic.
- This is unjustified development in the open countryside.
- Residents would rely on private vehicles therefore this is unsustainable.
- No shortage of housing within the Parish.
- Statements within the initial noise and odour statement are subjective and not based on evidence.

67. In terms of support the following representations have been made :

- Investment to the village.
- The development will improve the appearance of this eyesore site.
- Reduction of fly tipping.
- This is a good location for housing for local people close to settlement, facilities and transport links.
- Any traffic would be less than its former use or a commercial use.
- Parking would be on-site so no on-street parking issues would be caused.
- Need for good quality family housing and a greater range of housing.
- Design in keeping with semi-rural location.
- Brownfield status of the site.
- Local residents have expressed an interest in purchasing the houses.

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=documents&keyVal=P7ACJGGDKOB00>

APPLICANTS STATEMENT

68. This matter has been called to Planning Committee by our Ward Councillor, Danny Wood due to the high level of support throughout the village. The site is regarded as part of the village - it used to have the local pub on it. We have owned the site for over 4 years and lived in the village for over 50 years. It is our intention to build and move into one of the dwellings on site if permission is granted.
69. We have in-depth knowledge of the site and surrounding area, we've lived here 50 years. We thus have first-hand knowledge of living in close proximity to a working poultry farm, as have many of the people who have offered letters of support and completed community surveys - the case officer has all of them. We are keen to develop the site as not only us, but also many of the villagers consider that the poultry farm is not a negative factor - be it the noise, any smells or traffic - all of those impacts are fleeting, far from permanent, and part of what one expects from time-to-time 'living in the countryside' - and the actual survey work supports these views. It is only the artificial 'models' which seem to count against a residential use. The residential use was approved as live/work units not so long ago anyway. There are already a number of residential premises already exposed to nuisance levels of odour if modelling was to be given most weight - the situation on the ground as stated in the reports and community surveys directly contradicts the modelling evidence.
70. We have lowered the number of houses proposed from 6 to 4 - which the site can easily accommodate on a layout which ensures that the farm has minimal impact. We have also endeavoured to accommodate widening the road in our plans for the site to assist the farm to access their existing site. It is our intention to work with the farming businesses which are nearby; that is the way in these parts. It should be noted that the current fence line is not on the legal boundary of our plot. If this fence was to be moved onto the actual legal boundary the poultry farm would find access very difficult and would likely have to find an alternative access away from our site.
71. Our aim is to remain in the village and invest in redeveloping this ugly, eyesore site and bring some pride back into the village. As you will note we have received a letter of interest from another resident of Twizell Lane, expressing a wish to purchase a plot if planning permission was granted - there is that much support people already want to buy the houses before they have a permission. Planning permission for mixed use development was granted in the past, and the case officer has already suggested that "holiday lets" could be a possibility if we withdrew this current application (but we want to live there, so we did not do that).
72. We think that the Council are basing their decision on a 'sometimes possible', but actually 'not very probable' scenario which would ultimately add up to a few hours over a couple of days, every 2-3 months - so: much less than 15 days, spread 4 or 5 times across a year at most - and that is the worst case scenario - in different season and climates the impacts are far less. The Environmental Health Unit appear to have discounted all of the on-site evidence provided by our Environmental Consultant and recommended refusal, despite the fact that the EHO has acknowledged that our noise and odour reports are robust - so will have considerable weight at appeal. We think that too much weight has been given to the artificial 'models' which predict possible outcomes, whilst totally disregarding the actual position on the ground evaluated by an industry expert during periods which are accepted to be the worst case scenario during the farming cycle. It is underlined that the Environment Agency, the authority responsible for monitoring such facilities and ultimately the authority who would deal with any complaints: have raised no objections. The poultry farm has to operate within its this Environmental

legislation, requirements and guidelines, which ensure there is no nuisance to the existing properties in the village, and these new properties are likewise considered to be protected sufficiently by the existing framework. That is what the experts are telling us all.

73. These are compatible uses and the detailed layout plans at reserved matters stage can further help with this - and that is why planning permission should be approved, as this scheme is a beneficial regeneration of a derelict and despoiled site. Please do come to the site anytime to see it for yourselves and consider the smells and noises and traffic.

PLANNING CONSIDERATIONS AND ASSESSMENT

The Principle of the Development

74. 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, whether this is a sustainable location for housing development, the impacts upon residential amenity and the economy, impacts upon the character of the area, ecology and highway safety and whether appropriate land safety, stability and drainage can be achieved.

The Development Plan

75. 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 NPPF was updated in July 2018. The overriding message remains 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.

76. In accordance with paragraph 213 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report below.

The Principle Issues

Engagement of paragraph 11 of the NPPF

77. Paragraph 11 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; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Policy HP6 of the Chester-le-Street Local Plan identifies settlements where development would be suitable subject to criteria. West Pelton is not detailed as one such settlement. However this policy is considered to be both inconsistent with the NPPF also out-of-date, given the age of the evidence base which informs it. Therefore the weight to be afforded to that policy is reduced and paragraph 11 of the NPPF is engaged. Policy NE2 of the Chester-le-Street Local Plan restricts dwellings outside of settlement boundaries unless they are required to support existing agricultural, forestry or other rural business and where the development protects or enhances the character and quality of the countryside. The proposal is for private market dwellings which would not be supported by this policy. However this policy is inconsistent with the NPPF which sets out a wider range of circumstances in which development may be acceptable and accordingly, reduced weight can be afforded to it.

78. As specific policies in the Framework do not indicate that the development should be restricted the acceptability of the proposal rests on an assessment of whether any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Housing Supply considerations

79. Paragraph 73 of the NPPF requires Local Planning Authorities (LPAs) to maintain a five-year supply of deliverable sites (against housing requirements).
80. The Council is able to demonstrate in excess of 6 years supply of deliverable housing land against this figure. Accordingly, the weight to be afforded to the boost to housing supply as a benefit of the development is clearly less than in instances where such a healthy land supply position could not be demonstrated. The boost to housing supply from the development of four dwellings should not therefore be given significant positive weight in the planning balance.

Rural Housing

81. The NPPF advises that in rural areas such as this decisions should be responsive to local circumstances and support housing development that reflects local needs. The NPPF advises that to promote sustainable development in such areas housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 78 of the NPPF recognises that development in one village may support services in a village nearby. Paragraph 79 of the NPPF however restricts the development of isolated homes unless certain circumstances apply.
82. Whilst the site is located within the countryside it is considered to be within close proximity to other dwellings and the settlement of West Pelton, and having regard to recent case law (Braintree District Council v Secretary of State for CLG & others [2017] EWHC 2743 this would not be considered isolated in NPPF terms. Therefore the critical issues in principle are whether the proposal would enhance or maintain

the vitality of rural communities and whether the development of the site would be sustainable in locational terms.

83. The local village of West Pelton is classed as a larger village in the County Durham Settlement Study. In terms of services within this village, it is noted that the site is within a desirable walking range of a school, within an acceptable walking distance to shops and below the maximum walking range to bus stops with regular services to Stanley, Sunderland, Chester-Le-Street, Newcastle, and Consett and to a secondary school. Walking to these services would be along a flat and well lit footpath. Given the presence of accessible shops and services it is likely that any future residents will use these facilities and services and therefore it is likely that this proposal would enhance the vitality of this rural community and would be moderately sustainable in locational terms in accordance with the NPPF.

Residential Amenity

84. Chester-Le-Street Local Plan Policy HP9 requires proposals to avoid damage to neighbouring amenity and provide an attractive environment and adequate privacy and daylight. This policy is broadly consistent with the NPPF and NPPG. Section 11 Paragraph 117 of the NPPF requires planning decisions to ensure healthy living conditions and paragraph 122 emphasis the importance of securing healthy places. Paragraph 170 of section 15 requires decisions to prevent new development from being put at unacceptable risk from, or being adversely affected by, unacceptable levels of pollution such as noise pollution. Paragraph 180 seeks to ensure that new development is appropriate for its location taking into account the likely effects of pollution on health and living conditions. In terms of noise, paragraph 180 advises that planning decisions should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

85. In this instance it is considered that the site could be developed in a manner that would achieve acceptable amenity for future residents but only in terms of privacy, light and outlook, it is quality of life afforded the future residents that is of greatest concern here.

86. The proposed development site is in very close proximity (50m) to a five unit intensive broiler chicken farm with 127,000 birds and another odour source (stables 55m to the north east of the site). Given the close proximity of the intensive broiler chicken farm the applicants were requested to submit noise and odour impact assessments of this neighbouring use. The submitted assessments contain thorough consideration of the appropriate methodologies to use in relation to the specific noise and odour issues arising and a technical review of the assessments has been undertaken by the Environmental Health Officer. It is considered by the EHO that there is a strong likelihood that for significant portions of the year any future residents of the proposed dwellings will be subject to odour levels above those stated within recognised guidance. As such the Officer considers that should the development be allowed the residents would experience significant odour effect impacts that would amount to a statutory nuisance. This would not ensure healthy living conditions and would result in residents being put at unacceptable risk from, or being adversely affected by, unacceptable levels of odour pollution contrary to sections 11 and 15 of the NPPF.

87. In terms of noise, the Officer considers that the noise rating level is such that it demonstrates a range of activities on the nearby chicken farm site would likely to lead to adverse/significant noise impacts. These are considered to be likely restricted to the summer time in relation to the fans, and a week every 8 weeks in

relation to cleaning out operation noise experienced during the day and 3 evenings every 8 weeks in relation operational noise associated with catching the birds. At this level the noise causes a material change in behaviour such as keeping windows closed for most of the time or avoiding certain activities during periods when the noise is present. There is the potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Generally the quality of life of future residential occupiers would be changed due to the acoustic character of the area.

88. Whilst it is recognised that the consultant has suggested some mitigation measures which is likely to reduce the potential of impact to some extent the EHO considers that it is still likely that during the significant operations of activity on site, noise is still likely to be considered to result in an adverse impact. In addition your Officers consider that the proposal to restrict sensitive rooms to the façade away from the noise source would be difficult to enforce and such a condition would not therefore meet the 6 tests of paragraph 55 of the NPPF. The Officer considers that the residents are likely to experience noise impacts that would amount to a statutory nuisance.

89. Given the above issues the EHO has objected to this application. Taking into consideration this advice it is not considered that the development would ensure healthy living conditions or a healthy place for future residents who would be put at unacceptable risk from, or be adversely affected by, unacceptable levels of pollution from odour and noise. The proposal would therefore be contrary to sections 11 (paras 117 and 122) and Section 15 (paras 170 and 180) of the NPPF and Chester-le-Street Local Plan HP9. It is not considered possible to avoid noise from the neighbouring business giving rise to significant adverse impacts on health and the quality of life without impacting on the economic viability of a neighbouring business. Therefore in accordance with paragraph 180 of the NPPF the new development is not appropriate for its location.

Building a strong, competitive economy

90. Section 6 of the NPPF advises that significant weight should be placed on the need to support economic productivity. Paragraph 182 of the NPPF seeks to ensure that new development can be integrated effectively with existing businesses. It advises that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. It also advises that where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

91. The neighbouring commercial activity is both a significant odour and noise generating development, the majority of which is unavoidable and associated with the profitable functioning of the business. Measures such as catching birds during the night-time period are needed so as to enable birds to reach markets and ensure welfare provision etc. However, obviously night-time activities are far more likely to result in complaint than that during the day.

92. The EHO advises that any complaints arising from future residents have the potential of resulting in future action and therefore requiring restrictions being placed on the operation or changes being required which may detrimentally affect productivity and turnover and harm employment for on and off-site management and negatively effect other businesses who provide transport, cleaning, feed-mill operators, equipment and related business contacts. In terms of the likelihood of

complaint and potential outcome this would be dependent on whether there was a statutory nuisance from the existing operations which the EHO considers is likely to occur should this development proceed.

93. To address these issues the applicant has attempted to provide mitigation which the EHO and Planning Officer consider may help reduce the impact, however there is no certainty that this would reduce the impacts to an acceptable level and the mitigation measures in terms of use of rooms would not meet the 6 tests for imposing a planning condition as the mechanism to secure it.

94. Bearing this in mind it is considered that this development would result in the existing neighbouring business having unreasonable restrictions placed on them to address a likely statutory nuisance to the proposed new residents. Therefore the proposal would be likely to significantly harm economic viability in terms of the neighbouring business and damage the viability of associated businesses.

95. In terms of the wider local economy it is recognised that the development would be likely to support the local construction industry and shops/takeaways in West Pelton. However in terms of construction this would only be short term and in terms of the local shops etc. the boost derived from four households would not be so significant to outweigh the likelihood of significant harm to the productivity and viability of the existing chicken farm and associated businesses.

Making effective use of land

96. Section 11 of the NPPF advises that decisions should promote an effective use of land in meeting the need for homes whilst safeguarding and improving the environment and ensuing safe and healthy living conditions. Paragraph 118 advises that substantial weight be given to using suitable brownfield land within settlements for homes and that support should be given to appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

97. This is a brownfield, run down site, and whilst this proposal would boost housing supply and improve the environment and hence has gained some local support, it is not considered that considerable positive weight should be given to these issues as the proposal would not ensure healthy living conditions. Significant weight should not be given to the improvement of dereliction, dilapidation or eyesore sites if it is likely that the problem could be remedied despite refusal of planning permission for any proposed development. This could be via section 215 powers to clean up a site in the event that the site cannot be appropriately redeveloped.

Impacts upon character of the area

98. Chester-Le-Street Local Plan Policy HP9 requires developments to relate well to the surrounding area, respect its predominant character and street pattern. This policy is broadly consistent with the NPPF although the NPPF is less prescriptive in respect of density stipulated design requirements. To achieve appropriate densities Section 11 of the NPPF requires LPA's to consider need, availability of land, local market conditions and viability, the availability and capacity of infrastructure, the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change and the importance of securing well-designed, attractive and healthy places. Section 15 of the NPPF requires developments to protect and enhance valued landscapes and to recognise the intrinsic character and beauty of the countryside. The site is within an adopted Landscape Conservation Area where the spatial strategy is to Conserve and restore.

99. The reduction in the number of units from 6 to 4 is welcomed by Officers as being appropriate for this site bearing in mind the considerations outlined in Section 11 of the NPPF.
100. The finer design details such as development footprint are not for consideration given this is an outline application. In terms of landscape impacts your Officers advise that whilst the new units would be detached from the main fabric of village, rather than integrated, which is ordinarily resisted, that this is not a significant concern in this instance given that buildings formerly occupied the site. It is considered that it would be possible to develop this site for four new dwellings in a manner that protects the landscape and the general character of the area. Concerns raised by objectors over potential precedent for further ribbon development along this lane are noted however the majority of land adjacent to this lane is not brownfield and any further proposals would have to be considered on their own merits.

Ecology considerations

101. Chester-le-Street Local Plan is silent in respect of ecological considerations. Section 15 of the NPPF seeks to ensure that planning decisions contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value and to minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure. Paragraph 175 of the NPPF advises that if significant harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. The submitted ecological survey concludes that the site is of low value in relation to bats and other protected species, other than for foraging and recommends mitigation. Ecology Officers are confident that the proposal would meet the requirements of the NPPF and recommends that the mitigation proposed in terms of lighting and provision of bat and bird boxes be made subject of a condition in the event of an approval. With such conditions it is considered the application gains the support of the NPPF in this respect.

Drainage Considerations

102. Chester-Le-Street Local Plan is silent in respect of flooding. Section 14 of the NPPF requires Local Planning Authorities to take full account of flood risk. Paragraph 163 advises that development should not increase flood risk elsewhere. The applicant has detailed several options in terms of surface water drainage which is contrary to the requirements of the County Durham Surface Water Management Plan and it is agreed with Northumbrian Water that a surface water drainage scheme would have to be made subject of a condition in the event of an approval. With such a condition it is considered the application gains the support of the NPPF in this respect.

Land safety and stability

103. Chester-Le-Street Local Plan is silent in respect of land stability. Section 15 of the NPPF requires Local Planning Authorities to prevent new development from being put at unacceptable risk from the effects of soil pollution and land instability which is of relevance as the site lies within a Coalfield development High Risk Area.
104. In terms of land stability it is noted that the Coal Authority have objected to the development as it has not been proven that the application site is safe, stable and suitable for development. Under such circumstances it would be considered appropriate to attach a condition to ensure that further assessment is undertaken to

assess whether the site can be remediated and if so that any necessary remediation carried out prior to the commencement of the development. This approach is consistent with that which has routinely been applied. With such a condition it is not considered that this would be an adverse impact in terms of the planning balance.

105. In terms of land remediation it is noted that the Contaminated Land Officer has requested a condition be attached requiring a pre-commence scheme to deal with contamination. With such a condition there would not be adverse impacts in respect of this issue.

Provision of Affordable Housing, Recreational Space, Education and community Facilities and Public Art.

106. The NPPF is supportive of delivering affordable housing as a component of ensuring sustainable development. This proposal falls below these thresholds and affordable housing would not be required based on the current number of units.

107. Paragraph 94 of NPPF confirms that the government places importance in ensuring that sufficient choice of school places is available to meet the needs of existing and new communities and requires LPAs to ensure this. It is not anticipated that the addition of four households would necessitate funding to improve school capacity.

108. Policy RL5 requires small sites such as this to dedicate a proportion of the site for equipped children's play space /informal open space or a commuted sum to be paid in lieu of such provision. This broadly aligns with the approach set out in paragraph 91 of the NPPF. While some amenity space would be encouraged on the site, contributions wouldn't normally be expected owing to the small scale of the proposal.

109. BE2 seeks contributions for public art where a development costs total £500,000 or more. This policy is consistent with the Framework insofar as the NPPF is supportive of ensuring that development is well designed and responds to local character. Delivery of public art must be considered in relation to viability, which will be dependent upon local circumstances. No public art provision has been proposed nor has a 106 agreement been requested given the unacceptable nature of the proposal, however this could be required in the event of an approval as the development cost is estimated to slightly exceed this figure.

110. Paragraph 92 of NPPF recognises the need for planning decisions to ensure an integrated approach when considering the location of new housing and to plan positively for the provision and use of community facilities and local services. This provides policy justification to seek mitigation in respect to essential services including GP provision where a deficit would result from, or be exacerbated by, a proposal. Given the size of the development the impacts to local community facilities would be minimal and neither weigh in favour or against this proposal.

Access/Parking/Highway Safety

111. A range of transport policies apply to this scheme however only T6 and T15 achieve some consistency with national guidance. T6 requires development to be consistent with a safe and accessible public transport network and should help to encourage its use by all members of the public. T15 requires developments to have safe access, turning and manoeuvring space, acceptable levels of traffic, adequate links and access to and provision for public transport and consideration for pedestrians and cyclists. Paragraph 108 advises that appropriate opportunities to promote

sustainable transport modes can be taken up, a safe and suitable access to the site can be achieved and that any significant impacts can be cost effectively mitigated.

112. As detailed above it is considered that this is a moderately sustainable location with opportunities for residents to use sustainable transport modes. Whilst the owner of the poultry farm and local residents have concerns over the potential for off street parking and traffic the Highways Officer has no such concerns and has no objections to the principle of new residential development subject to highway improvements. This issue can be addressed by way of condition. Bearing the above in mind it is therefore considered that in terms of Highways Safety the proposal is in accordance with the NPPF and Chester-Le-Street Local Plan Policy.

Other Issues

113. It is recognised that there is considerable local support for the development of this site however this must be weighed against the planning considerations detailed above.
114. Reference has been made by objectors to the County Durham Structure Plan and Policy HP3 of the Chester-le-Street Local Plan however this plan and policy are not saved.
115. Reference has also been made to C-L-S Local Plan Policy TM3 however this is not relevant as this policy concerns new tourist accommodation.
116. Reference has been made by objectors to previous planning decisions on this site however these were different developments and pre-dated the NPPF.
117. The prevention of fly tipping can only be afforded very limited weight in the assessment of this application as it is a matter covered by other legislation such as the Environmental Protection Act 1990 (EPA 1990).

The Balancing Exercise

118. The application brings the benefits of adding to the County's housing supply, enhancing the vitality of a rural community and aiding the local construction and retail economy and the remediation of a contaminated site. Whilst the improvement to the character of the area could be considered a benefit the weight to be afforded to this is reduced as there are other means of addressing potential blight sites.
119. The adverse impact considerations relate to the unhealthy living conditions for future residents who would be put at unacceptable risk from, or be adversely affected by, unacceptable levels of pollution. This would be from odour for significant portions of the year. It would also be from noise during the summer period and during the daytime one week on a bi-monthly basis and over 3 evenings on a bi-monthly basis. This is likely to result in both a statutory nuisance and a significant adverse impact on health and the quality of life which would not be possible to mitigate without impacting on the economic viability of a neighbouring business and associated businesses.
120. Measures likely to be required to overcome any complaints from future residents would require restrictions being placed on the operation or changes being required to the neighbouring business. These in turn may detrimentally affect productivity and turnover and harm employment for on and off-site management and negatively

effect other businesses who provide transport, cleaning, feed-mill operators, equipment and related business contacts.

121.All other issues are considered to be neutral.

122.This balancing exercise has led your Officers to the following conclusion.

CONCLUSION

The conclusion of the balancing exercise of paragraph 11 of the NPPF is that the impacts to the future residential occupiers in terms of noise and odour and to the agricultural economy in terms of adverse impacts on the operation of the neighbouring business would significantly and demonstrably outweigh the limited housing supply, construction and commercial economy benefits, visual amenity and remediation benefits when assessed against the policies in this Framework taken as a whole. Therefore in accordance with paragraph 11 of the NPPF, the application should be refused.

RECOMMENDATION

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

1. Given the proximity of the site to an established and fully operational chicken farm future residents would be subject to unacceptable levels of noise and odour. These impacts cannot be mitigated to prevent a significant adverse impact on the health and quality of life of future residents. Therefore the proposal is contrary to Chester-le-Street Local Plan Policy HP9 and section 15 paragraph 180 of the NPPF which seeks to ensure that new development is appropriate to its location to avoid significant adverse impacts on health and the quality of life.
2. The development cannot be integrated effectively within close proximity to an existing business as the chicken farm would be at risk of having unreasonable restrictions placed on it due to the significant potential for future residents to experience unacceptable levels of odour and noise. Suitable mitigation measures are not possible. The proposal is therefore contrary to the aims of Section 6 of the NPPF which seeks to promote a strong and competitive economy and specifically Section 15 paragraph 182 of the NPPF which seeks to ensure that new development can be integrated effectively with existing businesses without the need for unreasonable restrictions.

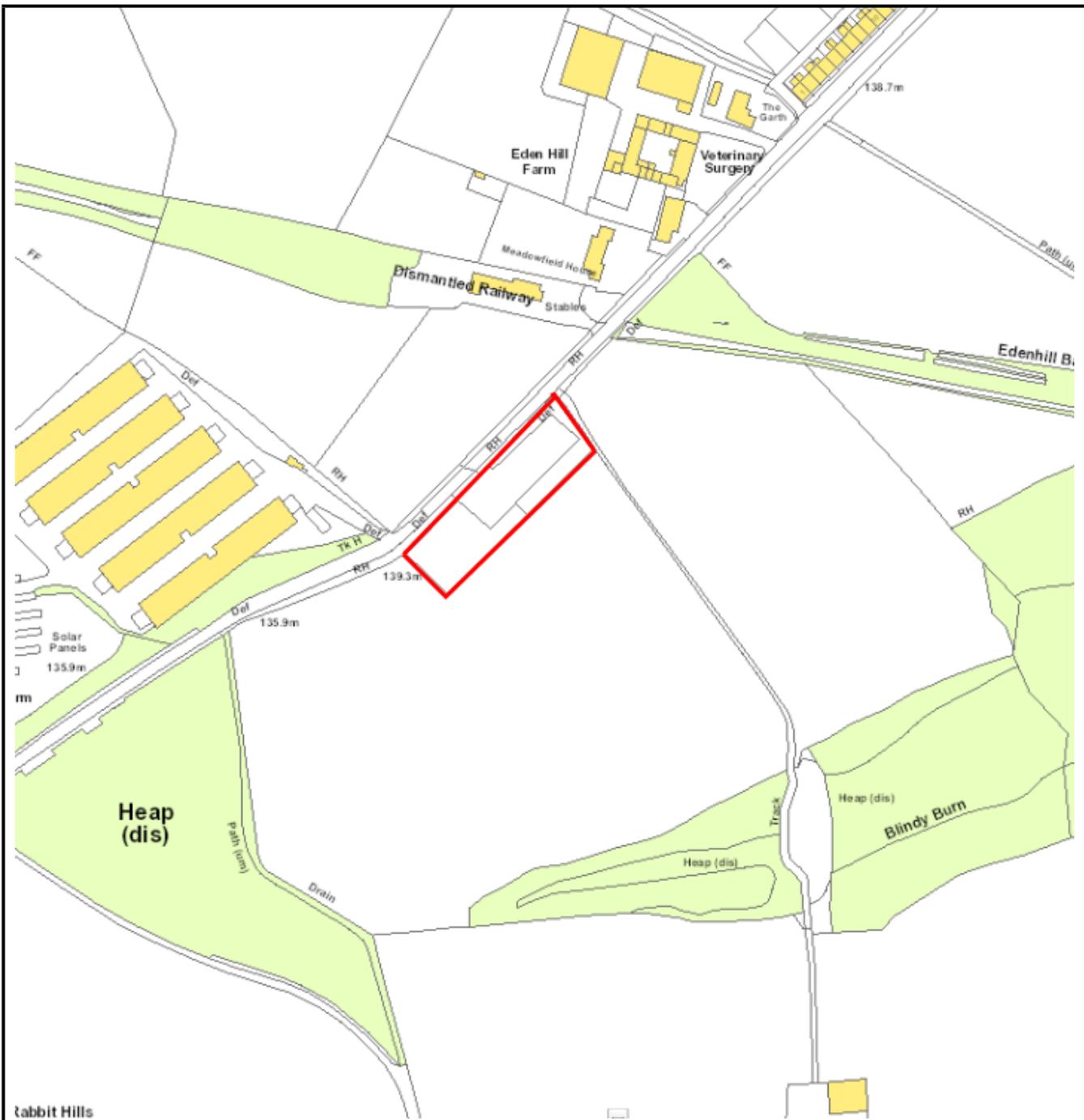
STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at its decision to refuse 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. However the delivery has not been possible in this instance. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.)

BACKGROUND PAPERS

The National Planning Policy Framework (2018)
National Planning Practice Guidance Notes
Chester-le-Street Local Plan 2003 (saved policies)
Statutory, internal and public consultation responses
Submitted forms, plans and supporting documents





Planning Services

Erection of four dwellings on site of former public house/nightclub (resubmission).

Application Number DM/18/01134/OUT

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Comments

Date 27.09.2018

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