

# COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION NO:</b>	DM/18/02665/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	Reinstatement and repair of former cricket club building and extension to convert to 2 bed disabled self-catering holiday accommodation with vehicular access.
<b>NAME OF APPLICANT:</b>	Leslie Thompson
<b>ADDRESS:</b>	Miners Meadow Wheatley Hill Durham DH6 3AW
<b>ELECTORAL DIVISION:</b>	Trimdon and Thornley
<b>CASE OFFICER:</b>	Jennifer Jennings

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### DESCRIPTION OF THE SITE AND PROPOSALS

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#### Site

1. The application site consists of the remains of the former cricket pavilion located to the north east of the settlement of Wheatley Hill. When in use, the former buildings would have overlooked the cricket grounds which would have been located to the south east of the building. The remains consist of two separate rectangular buildings, located with the short ends side by side, with one building showing the remains of a double height tower overlooking the grounds.
2. The site is accessed by an existing long gravelled access track, for which there is no record of any planning application. Access to the track would be taken from Patton Walk to the north east, using the same access as that used by the bungalow where the applicant currently resides. The site is surrounded by agricultural fields to the west and north west, the former cricket grounds, currently laid to grass, to the south and east and a former allotment site to the north east.

#### Proposal

3. The application is a resubmission following refusal in January 2018 for the refurbishment of the former cricket pavilion building and for its conversion to a holiday let. The current scheme is almost identical to the refused scheme apart from a new emphasis on providing disabled accommodation.
4. The building works would involve rebuilding the two rectangular sections and building a glazed link corridor between the two buildings. One of the buildings would contain the main living area, with kitchen and living room, contained within the existing footprint with small external lean to for cycle storage on the north west elevation. The other building would provide the sleeping area, with bedroom and accessible bathroom within the existing footprint of the building and an extension added on the west elevation to allow a double bedroom and bathroom to be accommodated.

5. Externally one of the buildings would be finished in matching brick, whilst the other would be finished in a render finish. Both buildings are proposed to be finished in reconstituted slate on the roofs, with timber windows and doors. A patio area is proposed adjacent to the main living area of the building, with a reinstated dwarf stone wall with timber posts and rope over around the perimeter.
6. No permission was previously sought for the existing track that leads from the rear of the bungalow to the former pavilion site but as it was included within the red line boundary as part of the original refused application, it formed part of the consideration of the proposals on a retrospective basis. The same will apply with the current submission.
7. This application is being reported to Committee at the request of Divisional Councillor Grant in order to consider the tourism benefits of the scheme.

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## **PLANNING HISTORY**

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8. Planning permission refused on 4 January 2018 for the change of use and refurbishment of former cricket club pavilion and changing room building to provide holiday letting accommodation with vehicular access from the B1279 classified road.

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## **PLANNING POLICY**

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### **NATIONAL POLICY**

9. A revised National Planning Policy Framework (NPPF) was published in July 2018. The overriding message continues to be that new development that is sustainable should go ahead without delay. 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.
10. In accordance with Paragraph 213 of the National Planning Policy Framework, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). The relevance of this issue is discussed, where appropriate, in the assessment section of the report. The following elements of the NPPF are considered relevant to this proposal.
11. 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.
12. 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.

13. NPPF Part 11 Making Effective Use of Land - Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
14. 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.
15. NPPF Part 15 Conserving and Enhancing the Natural Environment - 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.

#### Emerging Local Plan Policy

16. 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.

#### **LOCAL PLAN POLICY:**

#### **District of Easington Local Plan**

17. Policy 1 - Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.
18. Policy 3 - Development limits are defined on the proposal and the inset maps. Development outside 'settlement limits' will be regarded as development within the countryside. Such development will therefore not be approved unless allowed by other policies.
19. Policy 7 – Protection of Areas of High Landscape Value - Within the AHLV development likely to adversely affect character, quality or appearance will only be permitted if it meets a need that outweighs value of landscape and no alt sites. Minimisation and compensation will be required.
20. Policy 18 - Development which adversely affects a protected species or its habitat will only be approved where the reasons for development outweigh the value of the species or its habitat.

21. Policy 35 - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.
22. Policy 36 - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.
23. Policy 37 - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).

*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>.*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

24. Highway Authority raises no objections to the proposals.

### **INTERNAL CONSULTEE RESPONSES:**

25. Spatial Policy states that the proposal would need to be considered against Paragraph 11 of the NPPF as the two most relevant policies within the local plan for determining the application are out of date. Further comments are contained with the main body of the report.
26. Tourism section – Visit County Durham – have no comments to add as the Tourism Statement submitted reflects the intelligence freely available as referenced within the statement.
27. Landscape section raised concerns that the effect on landscape character from redeveloping the site would be negative and noted that no detailed landscape scheme or mitigating works to offset any damage to visual amenity value of the area have been included.
28. Environmental Health – Contaminated Land – require that any approval granted includes a condition for a full pre commencement scheme to deal with contamination, given that the development constitutes a change of use to a more sensitive receptor and the site is close to previous colliery workings.
29. Environmental Health – Nuisance section – raised concerns that the nearby operational dairy farm would create noise that could cause disturbance to occupiers of the holiday let. Any approval granted would require the inclusion of a condition for a noise assessment to be submitted prior to commencement of development and with appropriate sound insulation measures installed as required prior to occupation of development.

## **PUBLIC RESPONSES:**

30. Neighbouring residents were notified about the application and a site notice posted near the entrance to the site. No representations were received.
31. The applicant included with the application three letters of support. The first letter was from the Wheatley Hill Parish Council who noted that the applicant attended the Parish Council meeting to seek support for the proposal. The Parish Council agreed that the proposed refurbishment would see an old dilapidated building brought back in to use. They stated that they supported the resubmission of the planning application.
32. The second and third letters of support provided were from a rehabilitation centre and solicitors specialising with personal injuries. Both letters strongly support the provision of facilities for people with life changing injuries, commenting that it provides an opportunity for them to get back to as normal a life as possible through going on holidays and that provision of such facilities can be hard to find.

## **APPLICANTS STATEMENT:**

33. This re-submission application presents a real and positive opportunity to create a bespoke self-catering holiday unit specifically designed to meet the needs of people with mobility impairment.
34. The proposed change of use and refurbishment of the former cricket pavilion and changing room buildings will provide a self-catering holiday unit that will offer: (M3ae) and (M3ie) accommodation for levels of mobility impairment to British Standard BS 8300:2001; and achieve the standards set by the National Accessible Scheme for Disabled Access for either independent or assisted wheelchair users.
35. Positive support for the proposal has been received from Neural Pathways an organisation the deals directly with clients who have spinal or brain injuries; and Irwin Mitchell who deal with clients who have specialist needs. Copies of their letters of support setting out the benefits of the availability of self-catering holiday accommodation offering exceptional access to clients for family holidays as a means of rehabilitation and a pathway to living as far as is possible a normal life are included as supporting documents submitted with this application.
36. In terms of planning policy there is no requirement to demonstrate a level of need to justify a tourism proposal development subject to other material considerations such as impacts on amenity, traffic, or other adverse effects that cannot be addressed by condition. It is believed there are no significant adverse impacts or effects associated with this re-submission application sufficient to warrant its refusal.
37. The proposal is also consistent with the current NPPF that supports positive policy making and decision taking as essential to supporting a strong and prosperous rural economy including encouraging the growth and expansion of tourist and visitor facilities.
38. The proposed refurbishment of the former cricket club pavilion and changing rooms is for the most part sympathetic to the appearance of the original buildings and has the support of Wheatley Hill Parish Council who feel the development will bring back into positive use a building that was for many decades part of the social and historic fabric of the local community.

39. In terms of tourism needs, value and benefits the proposal meets relevant key priorities identified by Visit County Durham and set out in the County Durham Tourism Management Plan 2016 – 2020.

40. The three key priorities are:

- Increasing the overall length of time of visitor stay in the County;
- Attract new staying visitors to the County; and
- Develop new product and at the same time support existing product strengths.

41. The re-submission proposal meets all three of these priorities. The location of the proposed development is within the Durham Heritage Coast area which is a target area for encouraging tourism growth and will assist in meeting forecast demand for visitor accommodation in this area. Furthermore the bespoke nature of the proposed development catering specifically for persons with mobility impairment is identified as a key need in the County Durham Visitor Accommodation Futures Study.

42. It is acknowledged the location of the proposed development lies outside the established village framework of Wheatley Hill however members' attention is drawn to the permission granted in 2016 for 10 holiday lodges west of Wingate and south of the A181 junction and Durham Road that also lies in open countryside. The circumstances of the re-submission application in relation to this application do not differ and therefore it should be similarly considered favourably.

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

<http://82.113.161.89/WAM/showCaseFile.do?action=show&appType=planning&appNumber=10/00955/FPA>

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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43. 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, impact upon its surroundings and landscape, and highway safety.

### Principle of development

44. 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 Easington District Local Plan remains the statutory development plan and the starting point for determining applications. However the NPPF advises at paragraph 213 that the degree of weight to be afforded to existing local plan policies will depend upon their degree of consistency with the NPPF.

45. The two most relevant policies within the Local Plan for determining this application were not saved. These were policies 97 - Visitor Accommodation and 59 - Re-use and adaptation of Buildings for Industry and Business (which included holiday cottages). Also of relevance is policy 3 for the protection of the countryside which has been saved. Under this policy, the boundary of settlements is defined to differentiate between built up areas and countryside and to clarify where development would generally be resisted from a locational perspective. The application site is noted as being outside the settlement boundary and therefore conflicts with this policy. However the evidence upon which the policy is based is considered out of date, and on this basis can carry limited weight in the decision making process.

46. In accordance with paragraph 11 of the NPPF, where local development plan policies which are most important for determining the application are out of date, permission should be granted unless specific policies within the NPPF indicate it should be restricted or any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. The site of the proposed holiday let is not located within any protected landscape designations although a designated Area of High Landscape Value (AHLV) is located to the east and south east and includes part of the access into the site as well as part of the access track. A designated wildlife corridor also exists along part of the access track but in consultation with ecology section no ecology surveys were required in relation to the development. The remnants of the building are not listed. There are therefore no specific policies indicating development should be restricted in this location. The development needs to be considered in terms of whether adverse impacts would significantly and demonstrably outweigh the benefits when considered against the policies in the NPPF taken as a whole.
47. Paragraph 83 of the NPPF seeks to promote a prosperous rural economy, stating that planning decisions should enable the expansion of all types of business through conversion of existing buildings and well designed new build, and support sustainable rural tourism that respects the character of the countryside. Paragraph 84 goes on to state that planning decisions should recognise that sites to meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land and sites that are physically well related to existing settlements should be encouraged where suitable opportunities exist.
48. The proposal accords with policy 83 in that the proposed holiday let would support rural tourism, which in turn would provide some economic activity, albeit limited, by means of potential use of local services by visitors to the accommodation. This is clearly a benefit of the scheme along with the emphasis now placed on providing holiday accommodation for disabled clients, which may provide for a niche market.
49. Policy 83 also makes provision for conversions as well as designed new builds to meet business expansion. The proposal relates to the reinstatement and conversion of derelict buildings that at one time were associated with the village cricket ground. From assessing the remains of the building on site and having perused the structural survey provided in support of the application, it is clear that the building is substantially derelict with only very small sections remaining that could potentially be incorporated into the final build. Whilst the pavilion section does give an impression of its former appearance, with some parts of the roof structure viewable along with the upper floor section, the former changing room building is largely dilapidated with perimeter walls remaining no higher than 1 - 1.2 metres in height. In this regard the building is not viewed as a conversion but rather a substantial rebuild with sections of the structure potentially needing to be removed and replaced due to structural decay over the passage of time. Building control section advised that given the age of the building and the extent of dereliction, whilst some of the walls could be retained, in all likelihood, they would be completely removed to make way for foundation underpinning from a practical and a cost saving perspective. In this regard the proposal would amount to a new build within the countryside and consideration on the design merits are provided in the section below in order to determine whether this accords with policy 83 and 84 which requires well designed new builds which must also be sensitive to their surroundings.

50. In terms of suitability of the location for a holiday let and whether it could be considered to be sustainable, the building is located outside the settlement boundary of Wheatley Hill, which is classed within the County Durham Settlement Study as a local service centre with some services, shops and facilities available. A recently completed access track measuring 330 metres in length has been constructed to link the pavilion area to the access point at Patton Walk, providing an excessively long, unlit, rough and uneven surface. From this access at Patton Walk the nearest shops and facilities would be a further 700 metres away. On this basis the proposed holiday let is considered to be very isolated, highlighted by the length of the access track, with the distance required to travel to services being deemed a significant journey, which would likely result in use of the private car.
51. It is noted that bus stops exist along Patton Walk, 400 metres from the pavilion. The bus stops cater for two major routes connecting Durham to Hartlepool, an hourly service, and Durham to Sunderland, a half-hourly service. Two other more minor services also run from this stop but with limited timetable and very local destinations. In this respect, whilst there is a fairly long distance to get to the main road, there appears to be reasonable links to main town centres available from this part of Wheatley Hill that could warrant the location as being considered sustainable. However, the location is clearly isolated away from the main built areas of the settlement, and despite the existence of remnants of the original building, the conversion works would amount to a substantial rebuild and essentially an encroachment into the countryside that would impact on its character.
52. It is noted that paragraph 84 accepts that there may be a requirement to allow for development of sites beyond existing settlements, but this is on the basis that it would meet a local business need. A tourism statement was submitted to support the application, however, the statement was general in its approach, quoting largely from the County Durham Tourism Management Plan and the County Durham Visitor Accommodation Futures Study. It is accepted that the provision of a new holiday let would support tourism aims which would offer economic benefits, with the provision of overnight accommodation generating more spend in the area than day trips. It is also agreed that there would likely be a demand for disabled access accommodation. The letters of support submitted by the applicant would appear to back this up. However this does not demonstrate a business need for this specific isolated location and it is unclear whether tourist accommodation in this location would be viable, given that the immediate area does not lend itself to obvious tourist facilities, particularly as there are no public rights of way adjacent to the site and the coastal area and other significant tourist facilities are located over 10 kilometres away. Whilst a new holiday let would meet with the broad strategy aims of the management plan it does not follow that any provision can be viewed as acceptable or indeed sustainable. In addition no marketing strategy was provided to indicate how the proposed letting of the property would be undertaken and that the applicant was satisfied that a feasible business could exist.
53. The previously refused application similarly provided a tourism statement that did not demonstrate potential viability or a marketing plan and in consultation with Visit County Durham at that time, it was acknowledged by them that insufficient detail was provided, with the information considered too generic and not specifically tailored to the site. It is considered that the current tourism statement has not addressed the concerns previously raised. Visit County Durham's comments in relation to the current application is that they are currently unaware of any new information that would allow a reassessment of the feedback previously provided as noted above.

In the absence of any business strategy with a reasonable plan of action for attracting visitors it is difficult to consider the current proposals as being justified in this specific location. No clear need or shortfall has been identified within the statement which backs up the development of this isolated site and in this respect it could not be considered an appropriate location. Access to the site along a recently completed and excessively long access track adds to the inappropriateness of the location and its isolation from the main centre.

54. Whilst there is some compliance with policy 83 and a number of benefits have been identified that would appear to weigh in favour of the proposals, there are significant concerns regarding its viability as a business, as well as its sustainability credentials and concerns regarding its impact on the character of the countryside due to its isolated location, factors that potentially outweigh these benefits. Further assessment on the impacts on the character of the area is considered below.

#### Impact on the character and appearance of the area

55. The site is located within open countryside, characterised by gently undulating terrain consisting of grass fields, agricultural crops and pockets of tree planting and hedgerow boundaries. The existing building remnants are not visible from the roadway and do not feature obviously on the general landscape due to the terrain and planting. The proposed access road and surrounding land to the east and south lie within an AHLV.
56. Historic google earth images from April 2015 show that the allotments located to the north east of the site were in use with a number of small scale structures such as sheds and poly tunnels on the plots, the nearest one of these being 30 metres from the application site. It is also noted that the access track was not in existence at this time. These allotments are no longer in use with most of the structures now removed but timber fencing has since been erected around the whole site. A small number of plots exist within the boundary of the applicant's land separated from the main former allotment site by a belt of tall mature trees and some small scale structures are still apparent along with a 1.5-1.8 metres high boundary wall around the eastern most plot, and dilapidated fencing around the western plots. It is not clear whether these are still in use but their visual appearance on the landscape is considered minimal due to blending with the general landscape and being akin to countryside uses. The former pavilion building remains are observed as being separate and isolated from these features and they do not read as being part of the settlement of Wheatley Hill.
57. From looking at historic maps the earliest record of the cricket ground dates from early 1920s with the pavilion appearing in the 1950s. At that time, a public footpath link provided access to the site from nearby colliery housing, now demolished, and from the village, however, this link no longer exists with the footpath now being in private and separate ownership.
58. No pictures or drawings are provided of the original building, but from what remains, it does not appear that the building was of any particular architectural merit and the design would have been centred on its primary function to accommodate changing rooms and a general pavilion building. In this respect, the rebuild of the derelict remains of the building along the lines of the original design is not considered to be beneficial or warranted. It is agreed that the structural remains do not positively contribute to the character of the area, but they have an unassuming form in the landscape. The rebuild of the structure remnants would add to the bulk of what remains and increase its visibility from a number of viewpoints, and result in it appearing as an incursion into the openness of the countryside, this further exacerbated by the proposed new extension and linkway adding a 38 per cent increase to the building footprint as well as over 30 square metres of additional patio hardstanding around the building, two car parking spaces and the existing hard core track leading to it in excess of 330 metres.

59. At present the land surrounding the pavilion site is entirely rural in nature. Landscape section reviewed the application and assessed the site as being of moderate - high sensitivity to the effects of the built development proposed. In their view the effect on landscape character of development at the level of the site and the immediate locality would be negative. It was also noted that no detailed scheme for landscape or external works relating to the track and hard standing supports the application, meaning no mitigating works are suggested to offset any damage to the visual amenity value of the area. In this way the proposals in terms of their design, appearance and siting, are not considered to respect the character this open countryside area as required by policy 83 of the NPPF, nor would the development be considered as being sensitive to the surroundings in line with policy 84 of the NPPF.

60. In summary the proposals are considered to conflict with NPPF policies as well as policy 35 of the local plan by reason of being a visual intrusion in the open countryside, thereby negatively impacting on its overall character.

#### Impact on neighbouring amenities

61. Given the isolation of the buildings and their separation distances from residents, it is not expected that the existing residents would be negatively impacted by loss of privacy, although the access track leading to the pavilion remains would pass quite close to existing residents. With one holiday let intended by the proposal, the level of traffic would not be expected to be high and the distance of the track from the rear garden boundary is in excess of 23 metres. There are no concerns with regards impacts on neighbours on the basis of a single holiday let in the area. In this regard the proposals accord with policy 35.

#### Highways

62. There are no highway concerns with regard to access to the site from Patton Walk or provision of car parking. However it was noted by highways the excessive length of the track leading to the proposed holiday let. This aside, the proposals would not be prejudicial to highway safety and no objections were raised in this regard.

#### Other issues

63. Environmental Health section were consulted on the proposals and requested conditions associated with contaminated land and noise insulation should planning permission be granted.

#### Planning Balance

##### Benefits

64. The benefits of the scheme relate to the provision of a small scale business in a rural area, by means of tourist accommodation which indirectly would provide support to local services. The provision of accommodation specifically intended for disabled access and use would also be a beneficial addition. The close proximity of bus services to the wider area also weighs in support, as would the visual benefits of tidying up a derelict site.

##### Adverse Impacts

65. However having considered the various other elements, including its isolation and separation from the built area of Wheatley Hill, necessitating the long access track, the ensuing impact on the character of the countryside by encroachment of built development of unremarkable design, along with the associated hardstanding areas into the openness is considered unacceptable. In addition the absence of any marketing strategy associated with the letting of the holiday property raises concerns about the success of such a venture with the risk of permanent built development remaining should it not succeed, to the detriment of the character of the countryside area. The proposals are therefore not considered to respect or enhance the character and quality of the area and would have significant and demonstrable adverse impacts that are deemed to outweigh the benefits associated with the proposals.

66. The proposals are therefore recommended for refusal.

67. In terms of the existing access track that does not benefit from planning permission, further discussion with the applicant will be necessary to determine the need for such a track and potential consideration of a separate retrospective application, subject to such a need being clarified and potential reduction in length of the track. Failing this, enforcement action against the track would have to be considered.

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## **CONCLUSION**

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68. In consideration of the various issues associated with the development of a new holiday let accommodation within this isolated countryside location, it is determined that the adverse impacts associated with the development significantly and demonstrably outweigh the benefits and the proposals are therefore recommended for refusal.

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## **RECOMMENDATION**

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

1. The proposals are considered to have a significant adverse impact on the character and appearance of the open countryside, by reason of the design and scale of the proposed buildings, along with associated hardstanding areas and by reason of their separation and isolation from the nearest settlement of Wheatley Hill. The proposals provide no clarification of identified need to be located in such an isolated site and are therefore considered an unacceptable encroachment into the countryside to the detriment of the visual amenities of the area, contrary to paragraphs 83 and 84 of the NPPF and policy 35 of the Easington District Local Plan 2001.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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The Local Planning Authority in arriving at its decision 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. Unfortunately a positive outcome was not able to be reached on this application. (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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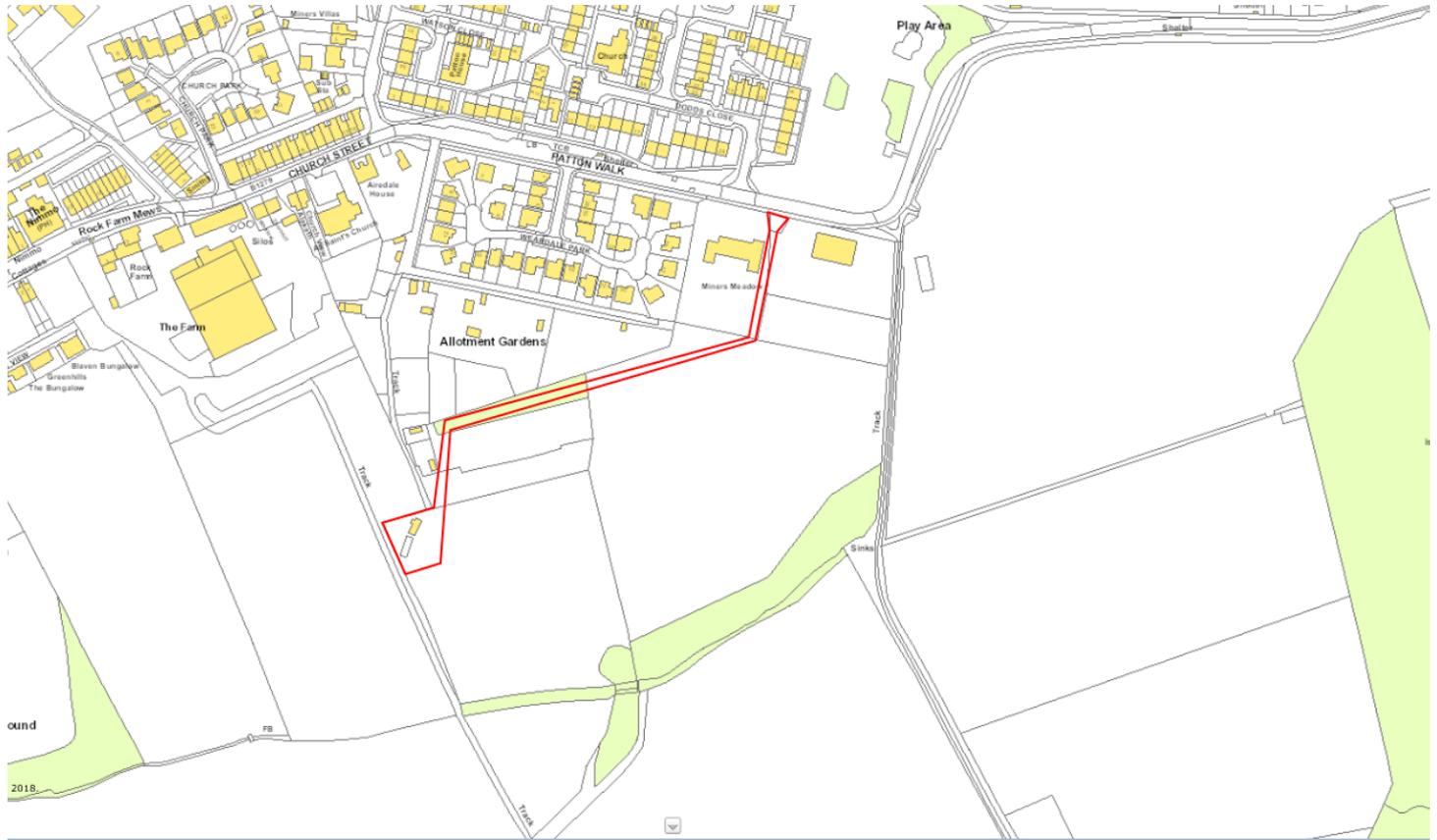
Submitted application form, plans supporting documents and subsequent information provided by the applicant.

The National Planning Policy Framework (2018)

National Planning Practice Guidance Notes

Easington District Local Plan 2001

Statutory, internal and public consultation responses



**Planning Services**

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**Comments**

**Date** 2 August 2011

**Scale** 1:2500