

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	DM/18/02424/FPA
FULL APPLICATION DESCRIPTION:	Erection of stables, formation of associated parking and change of use of land for equestrian purposes
NAME OF APPLICANT:	Mr Ged Joyce
ADDRESS:	Ebchester Hill, Medomsley
ELECTORAL DIVISION:	Leadgate and Medomsley
CASE OFFICER:	Nick Graham Planning Officer Telephone:03000 264 960 nicholas.graham@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site measures 5.24 hectares in area and is considered agricultural land. The site is bounded by a road and residential properties with timber post and wire fencing to the southern boundary, and dry stone walling to the other boundaries. The site sits at a prominent location at the corner of Ebchester Hill and Broomhill Terrace to the west and south respectively with residential properties to each of these elevations overlooking the site. Open countryside lies to the north and east of the site. The site falls away to its northern elevation in line with the topography of Ebchester Hill. The site is proposed to be accessed via an existing opening to Ebchester Hill. This site falls within a High Risk Area in terms of Coal Mining legacy.

The Proposal

2. Planning Permission is sought to change the use of the land from agricultural to equestrian use, with a subdivision of the site into four separate paddocks. The proposal also proposes the erection of stables which would consist of four separate structures containing eight horse boxes, four tack / hay stores, and a separate manure store and would be constructed of concrete block render with vertical timber boarding and a Marley slate roof.
3. The existing access to the site would be widened and gates installed. An area of dolomite surfacing would also be created within the site, and eight parking spaces provided, along with a parking area for a horse box. This area would be divided from the stable buildings by post and rail fencing. The stables and associated hardstanding would be located near the south western boundary of the site. The applicant proposes to dispose of waste by collecting in the manure store and then spreading over the paddocks. In terms of the amount of acreage proposed, the site exceeds British Horse Society standards of two horses per hectare, as a maximum of eight horses would be stabled at the site and the site extends to over five hectares in area.

4. The application is reported to Committee due to the size of the site and that the development would be for non-personal equestrian use.

PLANNING HISTORY

5. There is no relevant planning history at this site.

PLANNING POLICY

NATIONAL POLICY:

NATIONAL PLANNING POLICY FRAMEWORK:

6. In March 2012 the Government consolidated all planning policy statements, circulars and guidance into a single policy statement, termed the draft National Planning Policy Framework (NPPF). The overriding message from the Framework is that planning authorities should plan positively for new development and approve all individual proposals wherever possible. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependent. There is a presumption in favour of sustainable development. It requires local planning authorities to approach development management decisions positively, utilising twelve ‘core principles’ that should underpin both plan-making and decision making, the most relevant of these in this instance being:
7. *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.
8. *NPPF Part 8 - Promoting healthy and safe communities* - The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
9. *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.
10. *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.

11. In accordance with Paragraph 215 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report below.

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

NATIONAL PLANNING PRACTICE GUIDANCE:

12. The 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.
13. *Design* - The importance of good design. Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design, it enhancing the quality of buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.
14. *Land Stability* - The guidance provides advice to local authorities and developers to ensure that development is appropriately suited to its location, and that there are no unacceptable risks caused by unstable land or subsidence.
15. *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.
16. *Noise* - Noise needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. Consideration should be given to whether significant adverse effect or an adverse effect occurs or is likely to occur; or whether a good standard of amenity can be achieved. Paragraph 123 of the NPPF provides policy support to this aspect.

LOCAL PLAN POLICY:

17. The following section details the saved policies in the Derwentside District Local Plan thought most relevant to the consideration of this application:
18. *Policy GDP1 – General Development Principles* – outlines the requirements that new development proposals should meet.
19. *Policy EN1 - Development in the Countryside* - will only be permitted where it benefits the rural economy / helps maintain / enhance landscape character. Proposals should be sensitively related to existing settlement patterns and to historic, landscape, wildlife and geological resources.
20. *Policy EN2 - Preventing Urban Sprawl* - Except where provision has been made in the plan, development outside built up areas will not be permitted if it results in: the merging

/ coalescence of neighbouring settlements; ribbon development or; and encroachment into the countryside.

21. *Policy EN26 – Control of Development Causing Pollution* – permission will only be granted for development which is not likely to have an adverse impact on the environment having regard to likely levels of air, noise, soil or water pollution.
22. *Policy TR2 – Development and Highway Safety* – relates to the provision of safe vehicular access, adequate provision for service vehicle manoeuvring, etc.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=494>

EMERGING POLICY:

23. Paragraph 216 of the NPPF says that decision-takers may give weight to relevant policies in emerging plans according to: the stage of the emerging plan; the extent to which there are unresolved objections to relevant policies; and, the degree of consistency of the policies in the emerging plan to the policies in the NPPF. The County Durham Plan was submitted for Examination in Public and a stage 1 Examination concluded. An Interim Report was issued by an Inspector dated 15 February 2015, however that report was Quashed by the High Court following a successful Judicial Review challenge by the Council. As part of the High Court Order, the Council has withdrawn the CDP. In the light of this, policies of the CDP can no longer carry any weight.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

24. *Highways Engineer*: No objections subject to the vehicular access crossing onto Ebchester Hill being constructed in accordance with the requirements of Section 184(3) of the Highways Act 1980.

INTERNAL CONSULTEE RESPONSES:

25. *Environmental Health Officer*: Considers that some of the measures proposed within the application would be difficult to control, specifically relating to the proposed hours of use and the lack of lighting proposed particularly early morning and evening when horses are turned and out and cleaned out prior to and after work. Management of the gate with each user is also queried. Lighting may also be a requirement particularly in winter months for animal welfare reasons however the applicant has indicated head torches would be used which is unlikely to cause significant impact. In terms of odour given the scale of the development the measures proposed are considered acceptable in principle.
26. Good animal husbandry and waste management should remove concerns regarding pest control whilst there is an expectation feed will be in sealed containers to prevent rodents at the site.
27. The Officer is also satisfied, based on the information submitted with the application, provided the operation of the site is carried out as per the application information, and subject to conditions relating to hours of use and prohibiting external lighting, that the potential of a statutory nuisance arising from the development would be mitigated against.

28. *Landscape Officer*: Advise that the site lies within an area identified in the County Durham Landscape Strategy as a Landscape Conservation Priority Area with a strategy of 'conserve and restore'.
29. The Officer considers that the development would have localised significant effects on the character and appearance of the site, introducing built development into a visually open part of the countryside and adversely impacting on views from bounding roads. Additionally, the area surrounding the proposal is liable to become cluttered with equestrian paraphernalia which the Local Planning Authority would have limited control over and would further erode the character of the area.
30. The Officer goes on to note the development would appear as an intrusive and isolated feature within the countryside and would not be in keeping with the open character and appearance of the site. The proposed scheme of landscaping would not be sufficient to screen the development, especially from the road to the north or residential properties to the south. The proposed materials are also considered unsuitable.

EXTERNAL CONSULTEE RESPONSES:

31. *Coal Authority*: Objects to this planning application, as the required Coal Mining Risk Assessment Report, or equivalent, has not been submitted as part of the application.

PUBLIC RESPONSES:

32. Neighbouring land owners and occupiers have been consulted, a site notice was posted close to the site and press notice published in the Northern Echo. This has resulted in 13 letters of objection being received.

Objectors' comments are summarised as follows:

- Management of the stables.
- Ancillary features associated with the stables.
- Smell from much heaps.
- Vermin from feed stores.
- Development would appear visually intrusive in the landscape.
- Design of the proposal is not in keeping with nearby stone-built properties.
- The development would be clearly visible from residential properties at Broomhill Terrace.
- The site is home to numerous wildlife species.
- Area is at saturation point with horses and stables.
- The site is unsuitable for a large commercial enterprise.
- Risk of further structures on site / a new dwelling house.
- Should the business fail there is a risk of alternative development proceeding.
- The centre of the site floods.
- Additional landscaping would be ineffective as the nearby residential buildings are taller.
- No mention of electricity or water connection including a toilet.
- No floodlighting is a risk on dark winter evenings.
- Access point is close to a busy junction on a busy road.
- Slow moving vehicles could significantly increase the risk of accidents.
- Inevitable parking of large vehicles on the roadside.
- Damage to footpath from existing horses in the area.
- The actions of existing horse riders in relation to horse manure is unacceptable.
- The site address is inaccurate and should read Medomsley Edge crossroads.
- Land ownership issues.

- Inaccuracies on the application form.
- Compliance with Health and Safety regulations.
- Informed by a solicitor nobody can build in front of my property due to mine workings.

APPLICANTS STATEMENT:

33. I have worked with officers to address concerns, particularly the potential for the development to cause a statutory nuisance. Subject to conditions of approval, the Council's Pollution Control team has removed its objection to the proposal.
34. I understand there are concerns the proposed development would have an unacceptable impact on the character of the landscape. Policy EN1 of the Local Plan advises that development will only be permitted in the countryside where it benefits the local economy or maintains or enhances landscape character. In its pre-application advice, the Council accepted the proposal would introduce economic benefits. LP Policy GPD1 requires development to be of a high-quality design, in keeping with the character and appearance of the area and which protects existing landscape features. I would welcome a condition of planning permission to ensure the materials I use are appropriate.
35. Whilst I appreciate the stables would be visible from the public vantage points, the proposed buildings, by virtue of their small scale and use of materials, would be appropriate and characteristic buildings suited to their purpose. Stables and the keeping of horses is an activity commonly found in rural areas and the site's use for these purposes is not inappropriate given its countryside location. Most of the site would remain open and undeveloped and therefore the proposal would not be unduly prominent, or so dominant, that it would harm the character and appearance of the rural landscape. Please note the land could be divided with fencing without the express planning permission of the Council. Refusing the development on the basis the land is divided would be unreasonable. Additional screening could be secured by planning condition(s) which would lessen the proposal's visual impact. Furthermore, the stable development would not be viewed in isolation but in the context of surrounding development including residential properties to the south and southwest.
36. As for the impact of vehicles and associated general activity, limiting the operations by condition will ensure any adverse impact on residential amenity is minimised, whilst noting the site is northeast of a busy junction. We are not aware of any concerns being raised regarding the proposal's impact on highway safety.
37. May I draw the Committee's attention to the Council's refusal of planning application reference DM/16/00473/FPA in May 2016. This application proposed a new stable block at Broomhill South Farm, Ebchester Hill, Durham DH8 6RZ just to the north of my site. The Council's decision was overturned at appeal, reference APP/X1355/W/16/3153532.
38. Councils are at risk of an award of costs at appeal if they behave unreasonably with respect to the substance of the matter under appeal, for example, by unreasonably refusing planning applications. '*Not determining similar cases in a consistent manner*' is an example of unreasonable behaviour. I suggest this appeal decision is a material planning consideration that carries significant weight in the consideration of my application. '*Refusing planning permission on a planning ground capable of being dealt with by conditions risks an award of costs, where it is concluded that suitable conditions would enable the proposed development to go ahead*' is another example. I firmly believe that conditions of planning permission that afford the Council control over the development will make my proposal acceptable. For this reason, I would respectfully ask

the Committee to overturn the Officer recommendation and grant conditional planning permission for my proposal.

PLANNING CONSIDERATIONS AND ASSESSMENT

39. 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 the development, protection of existing landscapes, design, residential amenity, highway safety, land stability and drainage.

The Development Plan

40. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The Derwentside District Local Plan remains the statutory development plan and the starting point for determining applications as set out at Paragraph 12 of the NPPF. However, the NPPF advises at Paragraph 213 that the weight to be afforded to existing Local Plans depends upon the degree of consistency with the NPPF.

41. The Local Plan was adopted in 1997 and was intended to cover the plan period until 2006. However, NPPF Paragraph 211 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. Notwithstanding this, it is considered that a policy can be out-of-date if it is based upon evidence which is not up-to-date/is time expired depending on the circumstances.

42. The County Plan is at the beginning of the process to consider and ultimately adopt its policies.

The NPPF

43. 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 an up-to-date 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 this (sic) 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 this Framework taken as a whole.

Policy Principle – Development in the Countryside

44. The Policies 'most important' for determining the application are; EN1, 'Protecting the Countryside' and EN2, 'Preventing Urban Sprawl'. These policies are designed to protect

the intrinsic value of the countryside and are not considered out-of-date therefore the first bullet point of Paragraph 11 of the NPPF is applicable.

45. Policy EN2's relevant criteria, Point C, that development will not be permitted outside existing built up areas if it results in an encroachment into the countryside, is failed. Policy EN1 allows for development where it would benefit the rural economy, or where it helps maintain or enhance landscape character. It further requires proposals should be sensitively related to existing settlement patterns and to historic, landscape, wildlife and geographical resources in the area. The proposals are considered to fail these requirements for the reasons outlined below.
46. The Landscape Officer has set out value of the site as countryside, and its raised value as within an area identified in the County Durham Landscape Strategy as a Landscape Conservation Priority Area with a strategy of 'conserve and restore'. The value the local community put on the land is strongly represented through their consultation responses.
47. It is accepted that by their nature such proposals are frequently found in the countryside. The Landscape Officer has however noted significant concerns in relation to the localised effects of the development on the character and appearance of the site. The development is proposed in a visually prominent location, at the crossroads of two well-used rural routes within this area of the County and would be viewed from considerable distances within the locality.
48. There is also the risk of the area becoming cluttered with equestrian paraphernalia which the Local Planning Authority would have limited control over and would further erode the character of the area. A formalised parking area close to Ebchester Hill would also negatively impact upon this countryside setting, with the Landscape Officer noting the proposed scheme of screening / planting appearing out of place at this part of the site. Significant concerns have also been raised by objectors in this regard.
49. Given all of the above, it is considered the development would not protect the existing landscape features of the site, and would result in encroachment into the countryside, contrary Policies EN1 and EN2 of the Local Plan.

Design

50. Derwentside Local Plan Policy GDP1, Point A, requires a high standard of design in keeping with the character and appearance of the area. The form, mass, layout, density and materials must be appropriate to the site's location and should take into account the site's natural and built features. This fully complies with Section 7 of the NPPF. It is noted that objectors consider that the design is not in keeping with the character of the area as the buildings are not in keeping with the nearby residential stone-built properties.
51. The buildings are of a simple design and are generally of a suitable material for non-personal equestrian use, with the design being similar to many other modern equestrian buildings seen throughout the County and the materials alone are not considered unacceptable. However, the buildings would be visible from the first floor windows of the residential properties approximately at Ebchester Hill and Broomhill Terrace, and in terms of their overall scale and massing are likely to have a negative effect due to the overall built development proposed and their concentration within the western part of the site. This is likely to affect the overall character of the area in association with the landscape concerns raised above and in this regard the development is considered contrary to Point A of Policy GDP1.

Impacts on residential amenity

52. Derwentside Local Plan Policy GDP1 seeks to ensure that neighbours are protected from harmful development. Policy EN26 of the Derwentside Local Plan only allows for development to be granted where it is not likely to have an adverse impact on the environment having regard to likely levels of noise pollution. Both policies accord with Part 15 of the NPPF which advises that decisions regarding developments should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development and should aim to mitigate and reduce impacts arising from noise through the use of conditions.
53. Proposals involving stables and keeping of horses have the potential to cause detrimental impacts upon the amenity of residents in terms of noise, odour and general disturbance from comings and goings which are all concerns raised by residents.
54. The stables would be approximately 55m from the nearest neighbouring properties at Ebchester Hill. Whilst the concerns of neighbours are recognised the Environmental Health Officer considers that subject to appropriate conditions relating to lighting and the hours of operation, the proposal is unlikely to lead to a statutory nuisance and would not lead to an adverse impact in relation to noise, odour or vermin issues for residents due to the waste management proposed and number of horses detailed in the application.
55. It is considered therefore that there would no adverse impacts in terms of residential amenity and therefore the proposal accords with both the policies of the Local Plan and the NPPF.

Highway Safety

56. In accordance with Derwentside Local Plan Policy TR2 all developments should have a safe access to the Highway. Whilst it is recognised the existing access to the site from Ebchester Hill would be insufficient, the Highways Engineer is satisfied the improved access as detailed on the proposed plans, along with the proposed parking arrangement, would be acceptable in highways terms.
57. Concerns raised by objectors in relation to access visibility, and additional and slow moving traffic, have not been raised as concerns by the Highways Officer. Therefore, it is considered that the access would be adequate and vehicle movements / types of vehicles associated with the usage would not be detrimental to the safety of the local roadways in accordance with Policy TR2.

Land stability

58. The site is within a high risk area in terms of former mine workings which could affect the safety and stability of the area. Land stability and the lack of detail in relation to this matter is concern that has been raised by several local residents.
59. In terms of the NPPF, Part 15 requires Local Planning Authorities to prevent new development from being put at unacceptable risk from amongst other effects land instability. It is noted that the Coal Authority have objected to the development as they consider there is insufficient information to assess whether or not issues of land instability relating to the past coal mining activity on the site can be satisfactorily overcome. The applicant has been advised to undertake a Coal Mining Risk Assessment to overcome this issue however as the proposal is unacceptable in principle have not provided this detail.
60. In this regard the development is considered unacceptable in land stability terms as the required Risk Assessment has not been provided to sufficiently address the potential land instability issues at the site, contrary to Part 15 of the NPPF.

Drainage Issues

61. Derwentside Local Plan Policy GDP1 seeks to ensure that there is adequate provision for surface water drainage. This has been raised as a concern by residents who detail historical drainage issues within the centre of the site particularly. It is proposed that surface water will drain to a soakaway which would accord with the County Durham Surface Water Management Plan and therefore this would be considered acceptable subject to a suitable condition requiring its installation within a specific timescale. This policy is consistent with Part 11 of the NPPF and can therefore be afforded weight in the decision making process.
62. The applicant has confirmed a mains water connection would be secured to each individual stable block. The views of Northumbrian Water had not been received in this regard at the time of the report being published.

Promotion of Health

63. Part 8 of the NPPF seeks to facilitate social interaction and create healthy, inclusive communities and recognises the importance of access to opportunities for sport and recreation. Being a proposal that enables personal outdoor pursuits this proposal would gain the support from the NPPF in this respect.

Ecology

64. Concerns have been raised by objectors in relation to wildlife at the site, however the proposal does not fall within any of the ecology buffer zones relating to ponds, water or woodland, and given most of the site would remain grassed it is not considered reasonable to request a Biodiversity survey is undertaken in this regard.

Other Issues

65. The objectors have raised several issues many of which are not material planning considerations and do not therefore form a part of the assessment of the application. Issues regarding the ownership of the site and land ownership rights across the access are not of relevance as the correct notice has been served on the land owners.
66. It is noted that objectors are concerned that approval of the application would set a precedent for further or different development however any further applications would be considered on their own merits.
67. Concerns have been raised over the cumulative impacts of equestrian development in the vicinity of Medomsley. This has come about in recent years due to the national trend of closure of riding schools and the breakup of agricultural smallholdings in the area and it is acknowledged in edge of settlement and countryside locations such development is more prevalent, however each case must be considered on its own merits.
68. Comments have been raised regarding whether the proposal complies with Health and Safety legislation in terms of floodlighting / electricity / drainage / lack of a toilet, however this would be a matter for the relevant legislation and is not for the Planning Department to enforce.

PLANNING BALANCE AND CONCLUSION

69. The Policies most important for determining the application, Policies EN1 and EN2, are not out-of-date and therefore lead the assessment and conclusions of the application.

70. The short-term benefits to the local economy brought by the construction phase are identified as of positive material weight. Additional economic activity by prospective tenants in the local area also counts in the application's favour.

71. However, the landscape impacts and encroachment into the countryside are considered unacceptable and contrary to Policies EN1, EN2 and GDP1 of the Derwentside District Local Plan, whilst the required Coal Mining Risk Assessment has not been provided to address land instability concerns contrary to Part 15 of the NPPF.

RECOMMENDATION

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

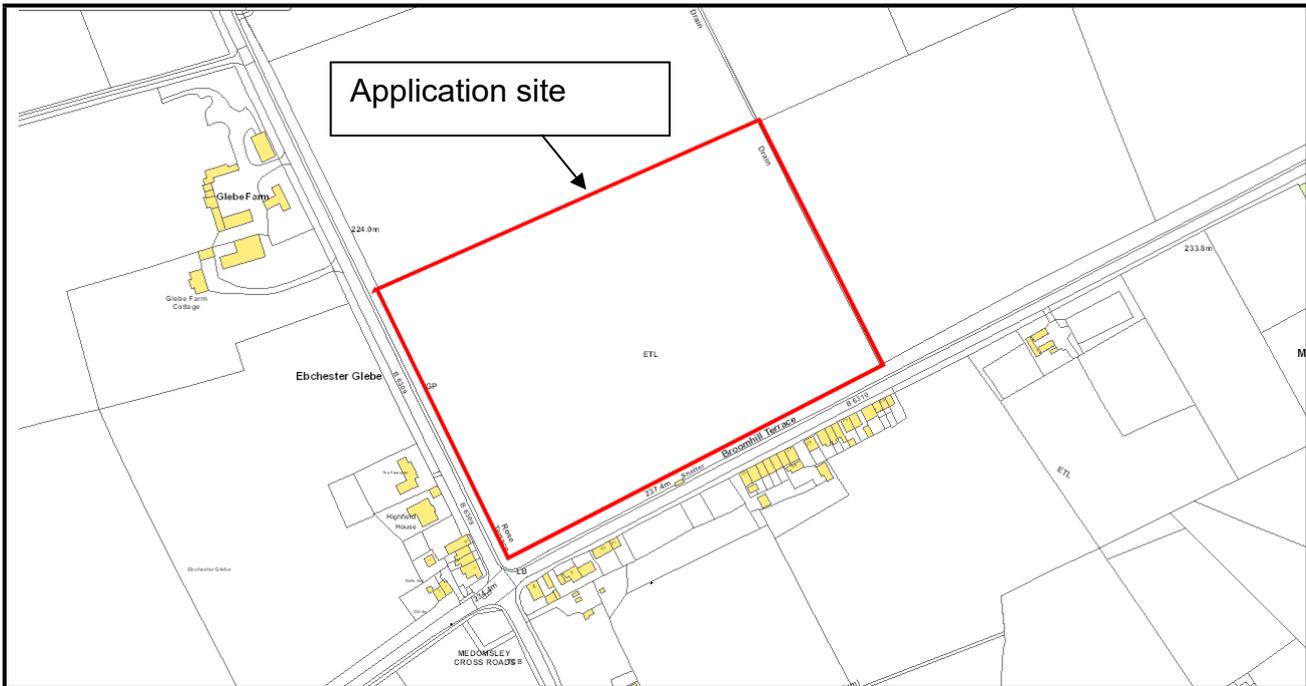
1. The proposed development and paraphernalia normally associated with equestrian activity is considered to conflict with the Policies, EN1, EN2 and GDP1 in the saved Policies of the Derwentside District Local Plan 1997, and Paragraph 170 of the Framework, being an encroachment into the open countryside in a prominent and open location thereby having a significant and detrimental impact upon the landscape character the area.
2. The land instability impacts of the proposal have not been sufficiently addressed, contrary to Part 15 of the NPPF.

STATEMENT OF PROACTIVE ENGAGEMENT

The Local Planning Authority in arriving at the decision to refuse the application has tried to secure a positive outcome in accordance with the NPPF however the proposal is considered to be unacceptable in principle.

BACKGROUND PAPERS

Derwentside District Local Plan (saved policies 2007)
National Planning Policy Framework, March 2012
National Planning Practice Guidance
Statutory, internal and public consultation responses
Submitted forms, plans and supporting documents



Planning Services

Ebchester Hill, Medomsley

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding. Durham County Council Licence No. 100022202 2005

Comments

Date 4th December 2018

Scale 1:2500