

Planning Officer's Report; S&DR Friends Meeting 2 September 2021

Updates and new applications will be reported at the meeting

1 DURHAM COUNTY

a Proposed Industrial Unit at Dabble Duck Industrial Estate, Shildon. 20/00680/OUT

Further to previous reports, this application has still not been decided. The issue relates to the possible impact on the trees which line the S&DR route at Shildon.

b DM/20/00713/FPA Change of use of land for use within a General Industrial (B2) Class use. Hackworth Industrial Park Darlington Road Shildon

Further to previous reports, the application has still not been determined. However, revised plans have been submitted removing the proposal for a security fence along the northern boundary alongside the S&DR route. The roadside trees and other landscaping will remain under the control of the County Council.

c DM/21/01500/WAS | Construction and operation of a high temperature thermal treatment facility for clinical and hazardous wastes | Land North Of Hitachi Rail Europe Ltd Millennium Way Aycliffe Business Park DL5 6UG

Further to last month's report objections continue to be received despite reassurances from the applicants.

d DM/21/01647/FPA | Change of use of land for the keeping of horses and erection of stables together with the erection of domestic storage building. | North Leazes Smallholding Low Greenfields St Helen Auckland Bishop Auckland DL14 0LH

Further to last month's meeting this application has not been decided.

e DM/21/01954/FPA | Change of use of land for siting of 15 no. glamping pods | Land To The South Of Bridge Inn Gordon Lane Ramshaw

Further to last month's report our submitted comments are attached at Appendix 1e.

2 DARLINGTON BOROUGH

a Land at Vulcan Street/East of Wards Industrial Estate 19/00108/FUL

Still nothing has been heard from the developer regarding designing and managing the S&DR corridor landscaping. The unauthorised railings have yet to be moved and the site remains unoccupied.

b Darlington Local Plan

Further to last month's report, I am still waiting for a response from the Council.

d Platform 1 conversion from public house to convenience store 21/00223/OUT. Outline application with details of access, appearance, layout and scale (landscaping reserved for future consideration) for the conversion, partial demolition and rear extension of public house (Sui Generis) to form convenience store (Use Class E) with car parking, new access and associated works. Platform 1 Darlington Road MIDDLETON ST GEORGE DARLINGTON

Niall Hammond will report the latest discussions with the developers on the landscaping and information panels.

f 21/00529/FUL | Residential development comprising of 260 no. dwellings including access, open space, landscaping, sustainable drainage systems and associated infrastructure and works | Land To The West & South Of Station Road Station Road MIDDLETON ST GEORGE DARLINGTON

Further to last month's report, this application has not been decided.

g 21/00688/DC Darlington Station Gateway East

Demolition of existing buildings and erection of station building with concourse, multi-storey car park, transport interchange, public realm and highways works and alterations to boundary wall.

h 21/00691/DC Land West Of Darlington Railway Station

Demolition of Hogan's Public House, 97 Pensbury Street, 137-139 Victoria Road, 1 Waverley Terrace and 1-4 Park Lane together with highway and ancillary infrastructure works including creation of bus stops and lay-bys, new highway access and turning facility at rear of Pensbury Street, partial demolition of boundary wall to facilitate new vehicular access to existing car park, turning facility to Waverley Terrace and associated public realm landscaping works

Further to last month's report, these applications have not been decided. Revised details for the proposals at the top of Victoria Road have been submitted, but our comments still stand. Importantly, the Council's Conservation Officer remains opposed to the demolition of the 'Hogan's' building and other unsatisfactory aspects of the design. The separate application for listed building consent by for the alterations to the station building has not yet been submitted.

i 21/00708/DC | Proposed Railway Heritage visitor attraction comprising works to various buildings to provide visitor centre, cafe and display space (Goods Shed); exhibition and interpretation space (Head of Steam); archive study area, function and temporary exhibition space (Carriage Works); repair, maintenance, storage and display of locomotives and associated rail artefacts (1861 Building); erection of purpose built facility for the creation and maintenance of new steam locomotives and new pedestrian bridge link (Live Engineering Works); office accommodation (Lime Cells); construction of car park (land to east of High Northgate) and associated public realm, external works and landscaping | Railway Heritage Quarter Station Road DARLINGTON

Further to last month's report, this application has not yet been decided.

j 21/00780/FUL | Erection of 1.8m high boundary fence to enclose open space into domestic curtilage to rear of property | 3 Meadowbank Close HURWORTH PLACE DARLINGTON

k 21/00798/FUL | Change of use from open space to domestic curtilage with erection of 1.8m high boundary fence to rear of property (Retrospective Application) | 2 Meadowbank Close HURWORTH PLACE

Further to last month's report, objections have also been submitted by parish councillors. Objections from the Heritage Action Zone Projects Manager and the Parish Council have not appeared on the planning portal.

3 STOCKTON BOROUGH

b 21/0786/OUT Castlegate Shopping Centre And Multi-storey Car Park redevelopment.

Outline permission was granted on 9 August. The comments of the Friends (see report to the May meeting)) were included in full in the officer's report. The report refers to local plan policy HE3 for the S&DR and states: *"Improved connectivity to the river also provides opportunities for interpretation and physical works to celebrate and promote the story of the Stockton and Darlington railway and associated river heritage connections."*

It is recommended that our offer to be involved in the design of the riverside be referred to the Heritage Action Zone Projects Officer.

c 21/1037/COU Change of use from tanning studio to kitchen showroom to include raising of eaves and ridge height of existing roof and associated external alterations to existing windows and doors. | 704 - 706 Yarm Road Eaglescliffe

Further to last month's report, permission was granted by officer delegation on 30 July. Our comments were included in full in the officer's report. An extract from the officer's report is attached at Appendix 3c and we have requested to be consulted on the details required by condition 3 of the approval.

d 20/2792/FUL | Construction of 2no. retail units | Former Egglecliffe Library Butterfield Drive Egglecliffe TS16 0EL

Further to last month's report, the appeal has not yet been determined.

Ross Chisholm
Planning Officer
FSDR
19 08 2021

Appendix 1e

DM/21/01954/FPA | Change of use of land for siting of 15 no. glamping pods | Land To The South Of Bridge Inn Gordon Lane Ramshaw

Comments of the Friends of the Stockton & Darlington Railway

1 The Friends have no objection to the principle of the proposed development but draw attention to deficiencies in the submitted Planning Statement. The Statement makes no reference to the historic 1830 Haggerleases Branch of the Stockton & Darlington Railway which ran along the line of the access road on the northern boundary of the application site. The former railway is a popular recreation route for the public.

2 The site is open to view from Gordon Lane, but no details of landscaping, surface materials or means of enclosure are included in the application. These should be submitted to ensure that the pods have amenity and privacy and that the proposed development makes a satisfactory contribution towards the overall appearance of the locality.

3 In particular, policy 46 of the County Durham Plan seeks to protect and enhance the setting of the S&DR, including its branch lines. The creation of the glamping pod site, as proposed, will affect the setting and it is considered that suitable landscaping and boundary fencing is required to make the proposal compliant with the policy.

4 The Friends therefore recommend that a hedge and a line of trees be established inside the existing timber fence along the northern boundary, in addition to fencing and planting along the eastern boundary.

Ross Chisholm
Planning Officer and Trustee
Friends of the S&DR
09 08 2021



Proposed glamping pod site from Gordon Lane, Ramshaw (Aug 2019). The Haggerleases Branch ran along the road behind the fence.

Appendix 3c

21/1037/COU Change of use from tanning studio to kitchen showroom to include raising of eaves and ridge height of existing roof and associated external alterations to existing windows and doors. | 704 - 706 Yarm Road Eaglescliffe

Extract from the officer's report

Impact on heritage assets/character of the conservation area

The NPPF and the adopted Local Plan encourage high standards of design with Local Plan Policy SD8 setting out that new developments should be appropriate to the context of the surrounding area.

Planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question. The general presumption should be in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area. Policies SD5 and HE2 of the Local Plan and Paragraph 193 of the Framework advises that when considering the impact of development on the significance of designated heritage assets, great weight should be given to their conservation and that proposals should respond positively to heritage assets. The application is accompanied by a heritage assessment, building recording report and structural condition report.

The structural report concludes that the roof timbers are decayed and is to be replaced, with elements of the wall plate and supporting walls also requiring repair works. Existing tiles are to be re-used.

The building originally on this footprint is considered to have potential historical association with the S&DR and there has been a building on this footprint since approximately 1830 as shown by map regression. Comments have been received from the Friends of S&DR setting out the building context and historical development and raising concerns in respect of the physical changes proposed to the building.

The 2019 local plan has specific policies which look to protect assets associated with the S&DR for their heritage interest. Whilst the surviving building itself is of interest in respect of the context and development history of the S&DR branch line its physical structure and lack of any specific architectural interest means that its interest lies largely in its form and arrangement on site rather than any specific architectural features of the building itself.

The building has remained vacant and has had turnover of uses on a frequent basis due to its siting, position and difficult form enabling a commercial use. The current intention is to conserve the building on the same footprint but to allow alterations that would permit re-use and fit the purpose of the intended showroom. The applicant states that the low internal head room makes the unit dark and difficult to repurpose. Combined with the condition of the existing roof, the owner looks to replace the existing roof in a similar form but raised by approximately 600mm. The applicant proposes alterations to the existing windows and doors at the property which are not historic and has indicated how signage may be incorporated into the building albeit this is indicative at this stage.

The elevation to Yarm Road has been revised to look to retain the existing window cill heights and minimise the impacts on historic fabric here. Whilst the proposal would involve the raising of the roof of the unit, the general form of the building following the alignment on Yarm Road and therefor the historic positioning and legibility with the wider branch line and assemblance of buildings at the site would remain clearly evident. Whilst the raising of the roof height would change the existing appearance of the building it would enable active re-use and repair to the building which in turn would preserve the wider building for the future. Productive re-use of the building would undoubtedly improved the appearance of the immediate area and bring an active economic use back into currently vacant space.

Conditions can be applied to ensure the physical external changes are appropriate for the character and appearance of the conservation area.

On balance the changes are therefore considered to be acceptable and accord with the aims of conserving the character and appearance of the Egglecliffe conservation area and the policies SD5 and HE2 of the local plan.

Condition 3

Notwithstanding the submitted details, full details of the following external changes/materials to be used of the building shall be submitted to the local planning authority for approval prior to being installed at the property:

Proposed windows and doors (including details of colours);

Roof coverings;

wall surface treatments/finishes;

rainwater goods; and

lighting.

The works shall be carried out in accordance with and retained thereafter in accordance with the approved details.

