

Planning Officer's Report; S&DR Friends Meeting 5 September 2024

Any further updates or new applications will be reported at the meeting. Otherwise, this report will be taken as read unless members have comments or questions to raise. Decisions and new items are highlighted in **red**.

1 DURHAM COUNTY

k DM/22/01891/FPA Craggwood Holiday Park proposed extension

Further to previous reports, and after a lengthy delay, **permission was eventually granted** by officer delegated authority on 22 August. There will be seven holiday caravans on the top of the embankment of the former S&DR Haggerleases Branch, screened by a hedge. Treatment of the visible northern slope of the embankment is unclear, but we asked for a grass/wildflower mix and any shrubs should be low growing and shallow rooted to avoid damaging the historic embankment. A watching brief will be applied to record any finds or save any heritage materials. The public footpath following the Branch at the embankment foot will be protected.

l DM/23/00486/FPA Proposed Bluestone Solar Panel Farm, High Lands, Cockfield

No change; we still await consultation on the interpretation panel(s).

n DM/22/03739/FPA New wall etc at Northern Metal Recycling. Hackworth Industrial Park, Shildon

No change. Issues relating to the hedge and requirement for artwork on the wall are for Durham CC and Mr Bell to resolve. We are waiting to be consulted on the design of the mural.

Non-Designated Heritage Assets Draft Supplementary Planning Document.

Following discussion at July's meeting, I submitted the following response to consultation; *The consultation document was reported to the meeting of the Friends of the S&DR on 4 July. The meeting welcomed the SPD but expressed concern that many of the sites previously forwarded to the Council have not been entered on the Historic Environment Register. Paragraph 4.572 of the adopted County Durham Plan states: 'Any proposal for development of a S&DR related designated or non-designated heritage asset associated with the route must be informed by the S&DR Historic Environment Audit, the research outcomes published as part of the Heritage Action Zone.'* *In view of this, the Friends would be pleased if you would confirm that undesignated sites identified in the Historic Environment Audits for the S&DR (2016), the Haggerleases Branch Line (2022), the Black Boy Branch Line (2023) and the forthcoming Surtees Branch Line will be automatically recognised as Non-Designated Heritage Assets.*

No response has been received from the Council.

Conservation Area

Further to July's report, it is not known when the Council will make any progress on these proposed new designations.

2 DARLINGTON BOROUGH

f 21/529/FUL Land To The West & South Of Station Road Station Road M ST GEORGE

Further to last March report, we have been informed by developer Story Homes that they are will pay the £10,000 section 106 contribution towards S&DR research and information at Fighting Cocks now so that the money can be used by the Friends on projects to be ready for next year's bicentenary. A publicity photoshoot is being arranged by Story Homes.

i North Road Rail Heritage Quarter – Hopetown

24/00593/CON Details for landscaping etc at Hopetown Visitor Attraction

Further to July's report, we have been informed that trees will now be planted only at the foot of the wall at the western edge of the car park. We have asked for details to ensure that none obscures the bridge when seen from Dobbin View.

m 21/01353/FUL Site of Former Corus Works (East Site) Whessoe Road

No change. Further to previous reports, the applicant is preparing revised proposals to take into account comments received. We raised concerns about the appearance of the development from the railway and the need to include a link to the Walking and Cycling Route.

o 22/00213/FUL Installation of a solar farm on land north of Burtree Lane

No change. Some details have been submitted for approval, but these do not relate to matters of concern to us, that is landscaping, information displays and the walking and cycling route.

y 24/00083/DC Walking and Cycling Route; Upgrade between Mill Lane to St George's Way, Middleton St George.

Further to July's report, the period to decide this application has been extended to 7 October to allow revised plans to be submitted.

z 24/00565/FUL Facility to test freight scanning software technologies at Teesside International Airport.

Our comments on this application were requested by 28 August. This is a triangular area of land adjoining the railway just west of the airport station. Overhead gantries, security lighting, fencing, portacabins and a landscape buffer are proposed but the application makes no reference to policy ENV2 to respect the setting of the S&DR.

We submitted the following comments;

The Friends are disappointed that the applicant has either ignored or been unaware of the local plan requirement to have regard to the setting of the S&DR, policy ENV2. However, the Friends are pleased to see a proposed landscaped buffer between the site and the railway. The Friends recommend that details of the landscaping should be designed to screen the site as much as possible from the railway and to construct a screen fence in addition.

I have informed the Council's S&DR Projects Officer, Richie Starrs, of this application and I understand that he will be making representations about the need to safeguard the route of the proposed S&DR Walking and Cycling path between the application site and the railway.

Richie has submitted an objection, requesting that a 4 metre corridor be safeguarded for the path.

Conservation Areas

Further to July's report, the Conservation Officer has accepted our invitation to give a presentation on the proposed Northgate Conservation Area extensions at our next meeting on October 3rd. Middleton St George Parish Council has requested a presentation on the proposed railway conservation area in the village, to which we will be invited. We will publicise the two consultation exercises on our website and Facebook page.

3 STOCKTON BOROUGH

m 23/1768/DCH discharge condition no5 (Soft Landscaping) of planning approval 21/2240/FUL - Erection of industrial/business units at Urlay Nook Road Eaglescliffe.

No change. There has been no progress with this application since November 2023

n 23/2223/FUL Erection of 87no. dwellings on land East Of Mandale Park Urlay Nook Road Eaglescliffe

Further to previous reports we were notified of the submission of a revised layout plan. I submitted the following comments;

We refer to our earlier comments and the Friends remain disappointed that no trees are proposed to be planted along the northern boundary of the site as shown in an earlier submission and as agreed by the applicant's consultant ELG.

The revised layout shows trees in areas adjoining dwellings, but, being so close, they will have to be small ornamental species. These would not provide an appropriate new setting for the Stockton & Darlington Railway as required by Local Plan Policy HE3.

We suggest that an approval of the application be accompanied by a condition requiring landscaping details to be approved before work commences on site and that the applicant be advised that these include a row of native forest trees along the northern boundary of the site, in order to comply with policy HE3.

p 24/0249/COU Application for the conversion into 2no dwellings at 519 Yarm Road Eaglescliffe

No change. Tees Archaeology have been consulted (at our request) and they agree that a condition requiring archaeology work be attached to a permission.

4 MIDDLESBROUGH

Draft Local Plan

No change. The Council has acknowledge receipt of our comments but have not yet responded to our request for a meeting to discuss policy to protect the 1830 S&DR extension.

Ross Chisholm, Planning Officer, 01/09/2024