

# Planning Officer's Report; S&DR Friends Meeting 1 February 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 applications are highlighted in **red**.

## 1 DURHAM COUNTY

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

Nothing further to report since December's meeting.

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

**This application was recommended for approval** by Committee on 11 January, subject to conditions and a legal agreement under the Wildlife and Countryside Act.

The following are extracts from officer's report;

*The Friends of the Stockton & Darlington Railway raise no objection. They note with interest the proposal for information boards within the site's network of public rights of way and elsewhere. The Friends state they have already supplied heritage information to the applicants and would welcome the opportunity to check the proposed texts to ensure their accuracy.*

*Interpretation of elements of the heritage is offered, as accepted by the Friends of Stockton and Darlington Railway as a positive benefit. In terms of policy tests this would better reveal significance and add to understanding, as such this is welcomed and should be secured if permission is granted, through an appropriate mechanism*

*Having weighed the landscape harm and reduction in the quality of the experience for recreational users in the planning balance, it is considered that the benefits of the proposal would outweigh this harm.*

*Consideration has also been given to the impact on designated and non-designated heritage assets and no harm has been identified. The proposed interpretation information is regarded as positive.*

*Condition 21. Within 6 months of the commencement of development detail including construction and content of proposed site interpretation material based on the local heritage and including a timescale for installation shall be submitted to and approved in writing by the Local Planning Authority. The interpretation material shall be erected and maintained in accordance with the approved details.*

We await consultation on the interpretation panel(s).

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

Further to previous reports, Council officers have confirmed that the hedge is to be removed and that Mr Bell is responsible for securing the Friends' approval of the design for the mural.

### p DM/23/01151/FPA Change of use from agricultural land to private garden; Land North Of Chapel House Phoenix Row

The Friends' Etherley Incline Group have reached agreement with the owner on creating a track installation in the garden.

### q DM/23/02905/FPA Erection of industrial buildings etc. Plot 3B Merchant Park, Millennium Way, Aycliffe Business Park

Nothing further to report since December's meeting.

### r DM/23/03785/AD Erection and display of various directional signs and advertisements on the existing buildings and structures and around Locomotion NRM Shildon.

It is proposed to submit no comments on this application although there may be some conflict or duplication with waymarking the Walking and Cycling Route through the site.

The following is the link to see the details and the reasoning behind the designs;

[https://publicaccess.durham.gov.uk/online-applications/files/99F1BA69DA91B800B930A23C208C8FE6/pdf/DM\\_23\\_03785\\_AD-DETAILS\\_OF\\_PROPOSED\\_SIGNS-3499897.pdf](https://publicaccess.durham.gov.uk/online-applications/files/99F1BA69DA91B800B930A23C208C8FE6/pdf/DM_23_03785_AD-DETAILS_OF_PROPOSED_SIGNS-3499897.pdf)

## **2 DARLINGTON BOROUGH**

### **f 21/00529/FUL Residential development by Story Homes of 260 no. dwellings on Land To The West & South Of Station Road Station Road MIDDLETON ST GEORGE**

Further to December's report, **this application was approved** by the Planning Applications Committee on January 10<sup>th</sup>. Permission is subject to conditions and signing a section 106 Agreement which includes £10,000 towards research and interpretation of the former Stockton and Darlington Railway to be paid prior to the occupation of the first dwelling.

#### **i North Road Rail Heritage Quarter – Hopetown**

##### **23/00186/CON Details for the Head of Steam Station Building**

Nothing further to report since December's meeting.

##### **23/01175/DC Formation of a play area etc.**

Further to discussion at December's meeting, we submitted the following comments;

*Thank you for seeking comments and advice from the Friends of the S&DR on this application.*

*The Friends are please to support the proposals, which present a well-researched railway heritage theme.*

*One slight blemish is the use of the modern-day spelling of 'wagons'. We suggest it more appropriate to adopt the older version 'waggon'.*

*The Friends recall that one of the objectives of the Hopetown project is to provide a leisure and education resource for the local community. We would therefore hope that arrangements can be made for children in the locality to access the play area at a discounted charge.*

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

Nothing further to report since December's meeting.

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

Still nothing to report on the details for information displays and the walking and cycling route

##### **p 22/01342/FUL Greater Faverdale (Burtree Garden Village) re-submission**

Further to last December's report, we were asked for our comments and advice on a re-submission of this application. I reaffirmed our earlier concerns in response to this consultation. (see the March 2023 planning report for our full comments).

##### **w 23/00632/OUT Outline planning application for the erection of 3 no. units for industrial/business/storage and distribution use, Land At Lingfield Point. Darlington**

Highways Further to previous reports, a decision on this application has been deferred until 30 January 2024 at the request of National Highways.

##### **y Walking and Cycling Route; Mill Lane to St George's Way, Middleton St George.**

Further to December's report, we have been informed that the existing metal barriers will be reused to save costs.

## **3 STOCKTON BOROUGH**

### **b 23/0061/REM Details for phases 3-9 for the creation of new urban Park etc at Castlegate.**

Further to previous reports, we still await the submission of details of all artworks, heritage details and interpretation signage artworks, as required by condition 6 of the planning permission.

### **l 23/1730/FUL and 23/1711/LBC Application of render to the existing single storey extension to include removal of 1no window and 1no door, replacement of 1no window and 1no door and installation of 1no roof lantern and other ancillary works. Layfield House, Urray Nook Road, Eaglescliffe.**

There is nothing further to report since October's meeting.

**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.**

There is nothing further to report since December's meeting.

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

This application is for housing development to replace the previously approved industrial development. The site is currently an open field between existing housing to the east and the recently completed Mandale Business Park to the west at Urlay Nook Road. The three sites are readily visible from the railway line between Urlay Nook crossing and Allens West station.

Further to the discussion at the December meeting, I submitted the following comments;

*The Friends have no objection to the principle of housing development on this site. However, we are disappointed that there is no assessment of the impact of the proposals on the setting of the Stockton & Darlington Railway as required by policy HE3 of the adopted Stockton Local Plan.*

*The policy states that the Council will support development which preserves and enhances the setting of the historic Stockton & Darlington Railway of 1825.*

*The railway runs parallel with the northern boundary of the site on the opposite side of Urlay Nook Road.*

*This omission is surprising considering that Mr Jeremy Good of the applicant's consultants ELG Planning consulted the Friends prior to the application being submitted. My email of to him of 9 November advised;*

*'The main issue as far as the Friends of the S&DR are concerned is compliance with local plan policies HE2 and HE3. In particular, HE3 requires development to have regard to protecting or enhancing the setting of the former S&DR, a non-designated heritage asset.*

*The setting is characterised by the existing open field visible from the railway and this will change when the site is developed. I would expect the layout to provide a generous open corridor, say 10 metres in depth, within the Urlay Nook Road frontage, with tree planting. This will be consistent with the adjoining Mandale Park development (we have asked for more trees to compensate for those felled and to soften the visual impact of the units) and with the housing to the east (their featureless open space could do with some planting). Artwork within the landscaped corridor would certainly inform residents and passers-by on Urlay Nook Road of the heritage of the S&DR and would be a feature to attract the attention of railway passengers.*

*In this way, I consider that the development would be compliant with policy HE3 and would likely attract the support of the Friends when the application is submitted.'*

*'Mr Good replied the same day, saying; 'That's certainly the intention to try and leave a set back but add in more planting than the neighbouring scheme.... I think we might be able to give the front of the site a little more breathing space, as suggested.'*

*The submitted Statement of Community Involvement refers to engagement with the Friends but makes no mention of the above exchange.*

*It would be helpful if the applicants could submit an image showing the appearance of the development from the railway showing native forest trees in their maturity.*

*The Friends support the installation of an artwork and would be pleased to advise on its design and wording.*

*To summarise, the Friends of the S&DR have no objection to the proposals subject to conditions being attached regarding details of landscaping and the artwork.*

**23/2250/DLO Prior approval for erection of new footbridge including lifts and new staircases, renewal of the existing footbridge, ticket office and taxi office, construction of new brick modular waiting shelter and taxi building. Eaglescliffe Railway Station.**

This application is to replace the existing footbridge, which has ramps to allow wheelchair access to the platforms in the event of the lifts at the new bridge being out of action. It is not proposed to submit any comments.

Ross Chisholm, Planning Officer, 27/01/2024