

Durham County Council

Regeneration and Economic Development
 Planning Development
 County Hall
 Durham
 DH1 5UL



Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Clarence Chare Allotments

Address Line 1

Clarence Chare

Address Line 2

Address Line 3

Durham

Town/city

Newton Aycliffe

Postcode

DL5 5HX

Description of site location must be completed if postcode is not known:

Easting (x)

427984

Northing (y)

524235

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

176.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Great Aycliffe Garden Guild has been set up as a not for profit entity to set up a Shop and Community Room at Clarence Chare Allotments , Newton Aycliffe. The land is owned by Great Aycliffe Town Council and the Guild will occupy the site via a licence issued by the Council. The facilities will be set up on an existing area in the allotment site. This area is currently a mix of concrete hardstanding and grassed area. This is the site of the former Guild Shop. The area is currently either used as carparking for the allotment holders or is not currently used.

The facilities will consist of the following items:

- 1 x reused metal reused shipping container measuring 6 metres long, 2.5metres wide 3metres tall. To store Stock
- 1x reused metal reused shipping container measuring 3 metres long, 2.5metres wide 3metres tall. To store Stock
- 1 wooden shed measuring 3.5metres long by 2.5 metres wide by 2.5metres tall from which the shop will operate
- 1 reused portacabin measuring 7.3metres long 3.5metres wide by 2.5metres high - this will be used as the community room.

These facilities will be powered by solar panels that are fixed to the top of the metal shipping containers. Plants etc will be planted to climb up the containers to make them more Aesthetically pleasing. There is a wooden fence between the proposed site of the facilities and a residential property. This fence will be replaced as part of the works so that performs a sufficient barrier between the residential property and the facilities . The fence will be approximately 2-2.5 metres high and will be wooden.

The shop and community room will be ran by volunteers. The shop will be open from 9am to 12pm on Saturday and Sunday all year round. The community room will be open when the shop is open and for one off events on a monthly basis. These events will be ran on an evening or weekend and last approximately 2 hours. They will be ticketed events with number of attendees expected to be around 20 participants at each event. Users of the shop / community facilities will park in the allotment site, where existing allotment holders park. Stock deliveries will be limited to once per week and a volunteer will oversee their delivery on site.

We will provide toilet facilities in respect of a compost toilet at another location on the allotment site that is not near any dwelling houses.

These facilities will have a disabled access pathway and a ramp up to them. The facilities will be housed in a wooden building.

We have already considered if we can site the facilities in another location on the allotments, there is not sufficient space elsewhere to be able to site these facilities elsewhere. We also need to make use of the existing concrete hardstanding where the metal containers are to be sited.

The site proposed is where the former guild shop stood. it is also close to the existing parking facilities in the allotments. We will not need to change the access to the allotment site or need additional parking.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

The site is currently vacant as part of Clarence Chare allotment site. The concrete hard standing is used occasionally for parking for current allotment plot holders. There are other parking facilities onsite for allotment plot holders to use. The grassed area is not currently used.

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

It was previously used to house the Allotment Guild Shop in a large wooden shed. The shop was open on weekends and sold gardening products to the general public. These facilities closed in circa 2008-2010.

When did this use end (if known)?

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Currently a wooden fence between residential property and allotment site.

Proposed materials and finishes:

Replacement with wooden fence. Treated timber , unstained.

Type:

Walls

Existing materials and finishes:

No buildings currently there

Proposed materials and finishes:

Containers - will be Metal and Painted green. Allotment shop - will be a timber treated wooden shed , brown in colour Portacabin will be rendered wooden - coloured green or cream. Toilet - will be a timber treated wooden structure, brown in colour

Type:

Roof

Existing materials and finishes:

No buildings currently there

Proposed materials and finishes:

Containers - will be Metal and Painted green. Allotment shop -grey felted roof Portacabin - grey felted roof Toilet building - -grey felted roof

Type:

Windows

Existing materials and finishes:

No buildings currently there

Proposed materials and finishes:

All buildings will have clear Perspex or Glass windows

Type:

Vehicle access and hard standing

Existing materials and finishes:

There is currently a concrete access to the site for vehicles and a road with compacted tarmac for vehicles to park on.

Proposed materials and finishes:

No changes proposed

Type:

Doors

Existing materials and finishes:

No buildings currently there

Proposed materials and finishes:

Containers - Green metal door Allotment shop - wooden door painted brown Portacabin - brown or black wooden door Toilet - wooden door painted brown

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

20

Total proposed (including spaces retained):

20

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Other

Compost toilet urine will go through a soakaway. Other waste disposed via underground compost chamber

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

A1 - Shops

Unknown:

No

Monday to Friday:

Start Time:

End Time:

Saturday:

Start Time:

09:00

End Time:

12:00

Sunday / Bank Holiday:

Start Time:

09:00

End Time:

12:00

Use Class:

Other (Please specify)

Text Field:

Meetings / events in community room

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE28/21/03831

Date (must be pre-application submission)

20/12/2021

Details of the pre-application advice received

I refer to your recent enquiry in relation to Clarence Chare Allotments, Newton Aycliffe.

I am now in receipt of comments from internal consultees and am in a position to confirm that planning permission would be required to develop the site as a garden guild, including the siting of the proposed cabins/sheds and compost toilet.

Whilst the principle of the development is likely to be considered acceptable in the context of the overall use of the site as an allotment garden, I have some concerns regarding the potential impact of the proposal upon the amenity of the neighbouring residential properties in terms of noise and general disturbance. In particular, No.21 Clarence Chare given that the site directly abuts the eastern boundary of this property.

The fairly small-scale nature of the proposal is acknowledged, and that the site has previously been used as a garden guild (albeit approximately 10 years ago). However, to reduce the potential impact upon the neighbouring residents, it is suggested that consideration be given to relocating the proposal to a more sensitive area of the allotment garden, where there is a greater buffer between the use and the surrounding residential properties.

It is noted that the Highways Authority have raised no objections to the scheme from a highway safety of visibility perspective.

Taking into account the above, it is recommended that in preparation of a final scheme, public consultation be undertaken with residents of the nearby properties. I would also be more than happy to further comment should a revised location be put forward for consideration.

I hope the above is of assistance, however please do not hesitate to contact me if you would like to discuss further.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownershin - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

School Aycliffe Ln

Number:

Suffix:

Address line 1:

School Aycliffe Lane

Address Line 2:

School Aycliffe

Town/City:

Newton Aycliffe

Postcode:

DL5 6QF

Date notice served (DD/MM/YYYY):

12/10/2021

Person Family Name:

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lucy Donner

Date

13/02/2022