

**DELEGATED**

**AGENDA NO . 7**

**PLANNING COMMITTEE  
31<sup>st</sup> JANUARY 2007**

**REPORT OF CORPORATE DIRECTOR  
OF DEVELOPMENT AND  
NEIGHBOURHOOD SERVICES.**

**06/3591/FUL**

**THE ROOKERY, SOUTH VIEW, EAGLESCLIFFE.**

**REVISED APPLICATION FOR EXTENSION AND CONVERSION OF EXISTING  
HOUSE INTO 8 NO APARTMENTS AND CONSTRUCTION OF NEW BUILDING  
TO FORM 5 NO. APARTMENTS.**

**EXPIRY DATE: 23<sup>rd</sup> FEBRUARY 2007**

**Summary:**

Since the previous report to members of the planning committee it has been raised that an element of the comments from the CPRE were missing from the report. These are now fully detailed within this update report.

**Consultations**

**Council For The Protection Of Rural England**

I have studied the plans for the proposed revised development kindly sent to our Chair Jan Arger at 5 Belle Vue Eggleston, who has asked me to comment on her behalf.

You will recall that we were vehemently opposed to the proposed demolition of The Rookery a fine Art Deco building in a prominent position in the Egglecliffe Conservation Area, in the original application.

We are encouraged therefore to see that on this occasion, it is proposed that the building should be retained and converted into apartments. This appears to be done with some appreciation of the strengths of the original design.

Our concerns relate principally to the scale of the development and the impact it will have on the privacy of the surrounding properties, either existing or already approved and in particular on the traffic and related parking on a key junction in Egglecliffe. An increase from one dwelling to thirteen in two blocks, is in our view unacceptable.

To carry out a traffic assessment during August when the Comprehensive and Primary schools are closed is a waste of everybody's time and we would request that a new assessment is carried out during term time before any recommendation is made by yourself. You will be aware that Egglecliffe Comprehensive School is the designated local senior school for the area and that Tesco's is the sole supermarket and that the only access from traditional Egglecliffe to both is via this junction. You will also be aware that the trebling in size of Durham Tees Valley Airport has now been approved and

this will inevitably increase traffic pressure at this point. The increase in local traffic generated by the various new developments, both adjacent to, and throughout greater Eaglescliffe, which are in the process of being constructed or are in the pipeline, must also be taken into account by your engineers.

Were it proposed to significantly limit the scale of the development then it would be likely to have our support, however in the meantime, for all of the above reasons we request that you recommend refusal for this application.

**Corporate Director of Development & Neighbourhood Services**  
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