

- 01. *In the opinion of the Local Planning Authority, the proposal does not relate to a business use that would not result in the diversification of the rural economy. Furthermore, there has been no robust justification submitted for the use of the site and for the addition of structures and buildings and changes to the buildings which indicates a specific need for this rural location. It is therefore considered that the use and works to buildings are contrary to Policies GP1, EN13 and EN20 of the Stockton on Tees Local Plan and contrary to PPS7 Sustainable development in rural areas.***
- 02. *The works to enclose the large barn have significantly affected its appearance and form to create a more solid and dominant structure. Other unauthorised buildings, structures and hard standings erected on site have resulted in their being a significant proliferation of smaller elements. It is considered that these have had a significant detrimental impact on the character and appearance of the landscape being detrimental to Policies GP1, EN13 and EN20 of the Stockton on Tees Local Plan and PPS7 - Sustainable development in rural areas.***
- 03. *In the opinion of the Local Planning Authority the site access, being on a rural road which has a speed limit of 60mph and being at a point where there are bends within the highway, is unable to provide adequate forward visibility for vehicles leaving the site, thereby being detrimental to highway safety contrary to Policies GP1 and EN20 of the Stockton on Tees Local Plan.***
- 04. *In the opinion of the Local Planning Authority it is considered that the proposed development would place an undue pressure to provide some form of residential occupation on the site which would be contrary to both Local and National planning policy as a result of the use of the site relating to a hobby use which itself has inadequate justification for such a rural location.***

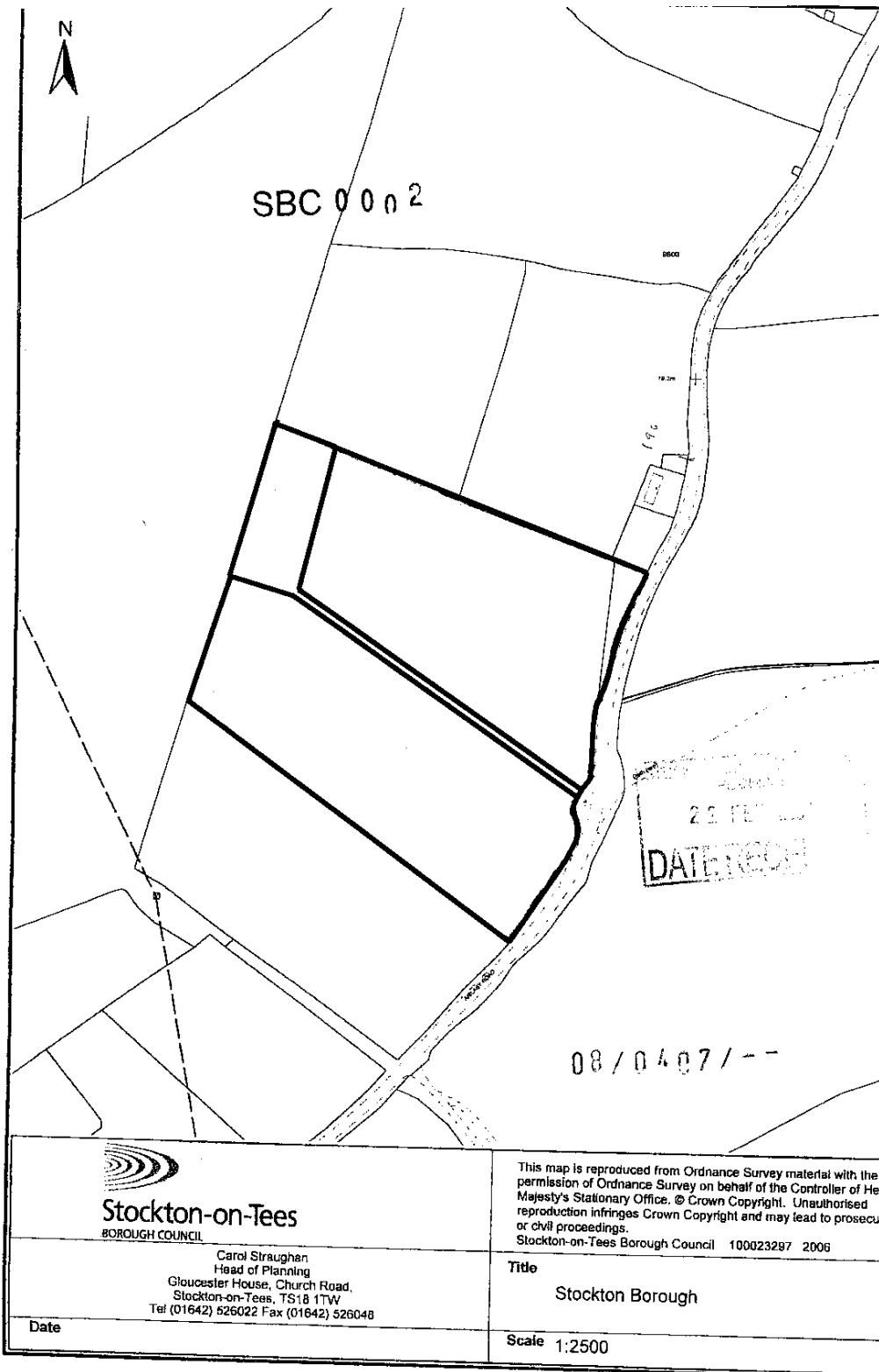
08/0407/REV, Highfield View, Aislaby Road, Eaglescliffe

Appendix reference 2

Photograph of former structures on site and area immediately surrounding them. Taken
17th Jan 2006



Appendix reference 3 - Site Location Plan



Stockton-on-Tees
BOROUGH COUNCIL

Carol Straughan
Head of Planning
Gloucester House, Church Road,
Stockton-on-Tees, TS18 1TW
Tel (01642) 526022 Fax (01642) 526048

Date

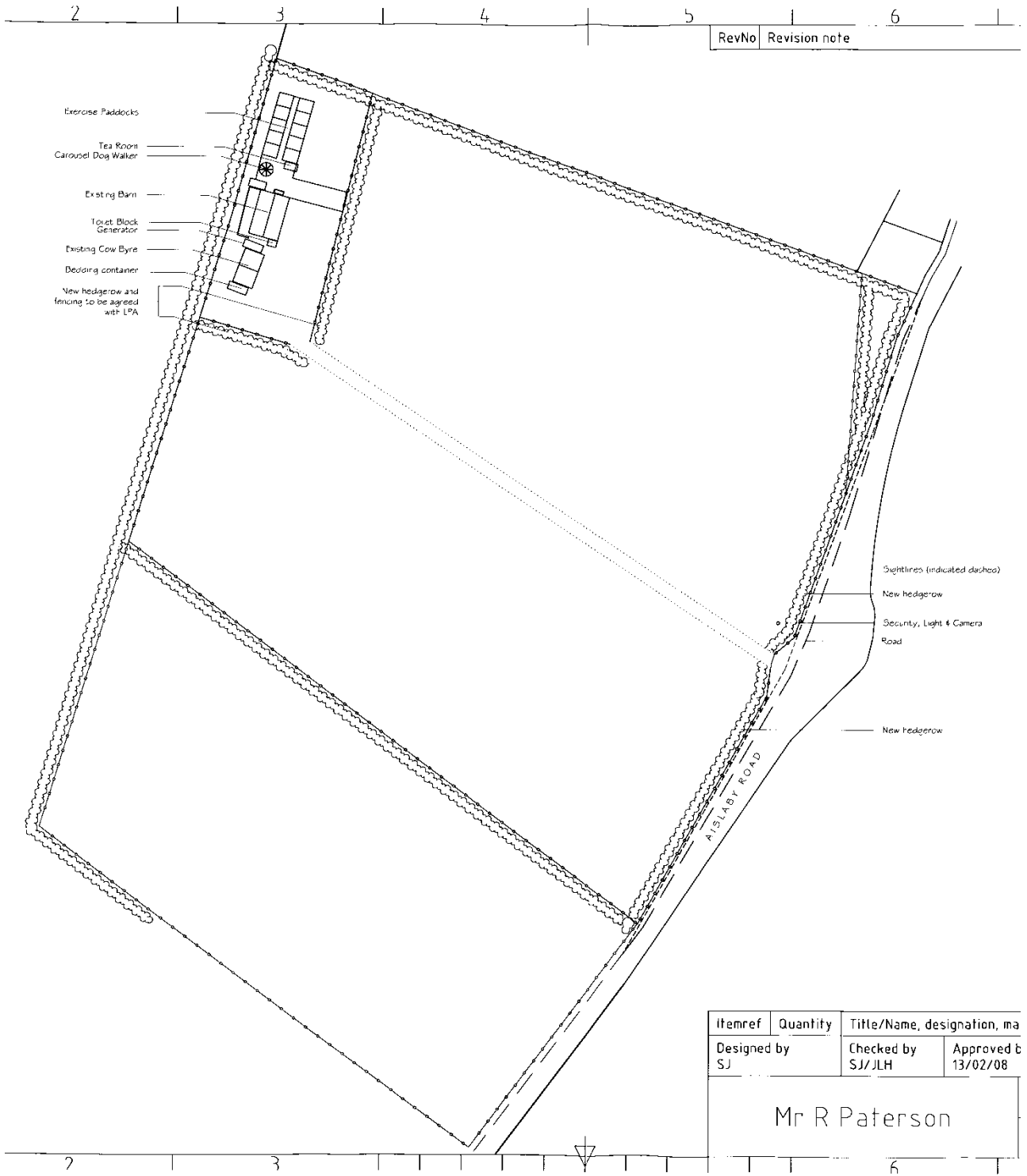
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Stockton-on-Tees Borough Council 100023297 2006

Title

Stockton Borough

Scale 1:2500

Appendix reference 4 - Site Layout Plan



- Exercise Paddocks
- Tea Room
- Carousel Dog Walker
- Existing Barn
- Toilet Block
- Generator
- Existing Cow Byre
- Bedding container
- New hedgerow and fencing to be agreed with LPA

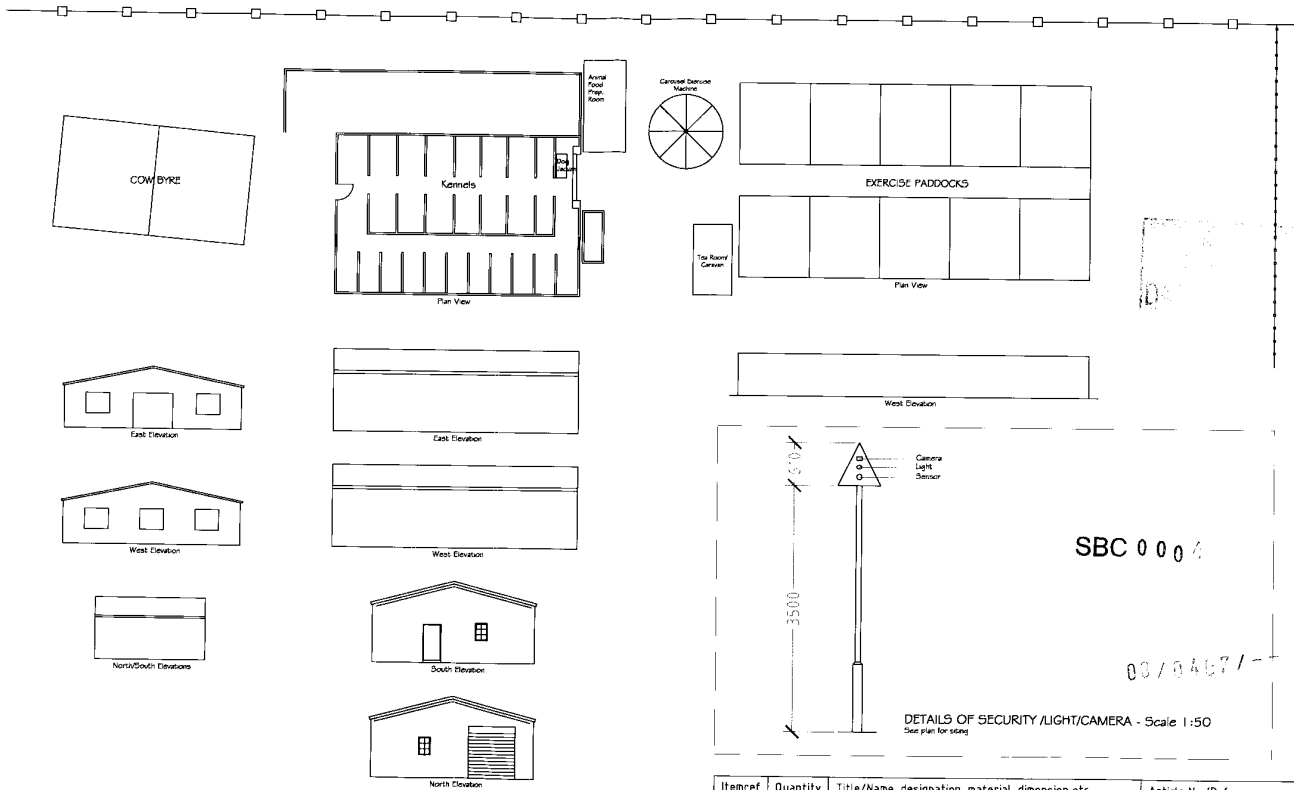
- Sightlines (indicated dashes)
- New hedgerow
- Security, Light & Camera Road
- New Hedgerow

RevNo	Revision note

Itemref	Quantity	Title/Name, designation, ma	
Designed by		Checked by	Approved by
SJ		SJ/JLH	13/02/08

Mr R Paterson

Appendix reference 5 - Building Details



Item/Ref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by SJ		Checked by SJ/JLH	Approved by - date 13/02/08	File name SN-07-012	Date 13/02/08	Scale 1:200
Mr R Paterson					Highfield View, Aislaby	
					Edition Sheet	