

Horden Social Welfare Centre
Seventh Street
Horden
County Durham
SR8 4LX
Tel: 0191 518 0823

09 May 2025

Dear Member

You are hereby summoned to attend the Meeting of Horden Parish Council (meeting in their capacity as the Trustee of Horden Recreation Ground) to be held in Horden Social Welfare Centre, Seventh Street, Horden on Thursday 15th May 2025 immediately following the Meeting of Horden Parish Council for the purposes of transacting the following business:

HORDEN RECREATION GROUND
ORDER OF BUSINESS
Meeting to be held 15 May 2025

- 1 Election of Chairman 2025/26
- 2 Election of Vice-Chairman 2025/26
- 3 Apologies for Absence – to consider for approval.
- 4 Declarations of Interest in items on the agenda.
- 5 Minutes of the Meeting held 3rd April 2025 (enclosed) – to consider for approval.
- 6 Public Participation – to receive any representations or questions from the public in accordance with standing orders 3 e-g. ***Members of the Public are invited to address the Committee on matters relating to the agenda for up to 3 minutes per person during a period not exceeding 20 minutes.***
- 7 Register of Delegated Decisions – to note there are no decisions since the last report.
- 8 Outdoor Team Manager Report - to consider the report.
- 9 Horden Recreation Ground Financial:
 - a) Bank Balance as at 31/03/2025 – to note the information.
 - b) Finance Report (enclosed) – to consider Income, Expenditure and Variance Reports to 31/03/2025 (unaudited)
 - c) Invoices for endorsement for payment (enclosed) – to approve payment
- 10 South Terrace Wall update (enclosed) – to consider the report and tenders.
- 11 Legal Advice (Confidential) (enclosed) – to consider the report.



Samantha Shippen
Clerk to the Council
9th May 2025

To: The Trustee of Horden Recreation Ground/cc Public Notice

HORDEN RECREATION GROUND COMMITTEE
Minutes of Meeting held 3 April 2025

Present: Councillor F Leadbitter (Chair)
 Councillors R Bagnall, T Baldasera, C Cain, E Laing, W Morrow, C Robson, A Turner, J Ward,
 L Williams and P Wood.

Staff: Mrs S Shippen (Clerk to the Council) and Mr C Jackson (Deputy Clerk).

Other: Two members of the public were present.

Chair and Vice Chair were unable to attend the meeting, it was **AGREED** that Councillor F Leadbitter would be Chair for the meeting.

HRG 24/25/119 **Apologies for Absence.**
RESOLVED: That apologies be **APPROVED** Councillor W Smith, D Tait and F Winrow.

HRG 24/25/120 **Declarations of Interest in items on the agenda.**
 Councillor C Cain declared an interest in item 9 as Chairman of the football club.

HRG 24/25/121 **Minutes of Meetings held 6th March 2025.**
RESOLVED: The Minutes be confirmed as a true record and signed by the Chair.

HRG 24/25/122 **Public Participation.**
 Two members of the public were present and gave information of agenda item 10 Junior Park Run, which they propose to run every Sunday from 09:00am. They provided further information on insurances and safety precautions and volunteer management.

HRG 24/25/123 **Register of Delegated Decisions.**
RESOLVED: Trustee **NOTED** the decisions since the last report.

HRG 24/25/124 **Damage and Incident Report.**
RESOLVED: Trustee **NOTED** no damage and incidents to consider.

HRG 24/25/125 **Outdoor Team Manager report.**
RESOLVED: Trustee **NOTED** the report.

HRG 24/25/126 **Invoices for endorsement for Payment.**
RESOLVED: Trustee **APPROVE** payment of the schedule of invoices totalling £5,900.79.

7:25pm Councillor C Cain left the meeting.

HRG 24/25/127 **HCWFC Request.**
RESOLVED: Trustee **APPROVE** the request subject to pitch number two being available and fit for use.

7:30pm Councillor C Cain entered the meeting.

HRG 24/25/128 **Junior Park Run Request.**
RESOLVED: Trustee **APPROVE** the request to hold a Junior Park Run within the Park, subject to a suitable route being agreed with Officers..

HRG 24/25/129 **Exclusion of Press and Public**
RESOLVED that due to the nature of the business relating to legal matters, that the press and public be excluded in accordance with the Public Bodies (Admissions to Meetings) Act 1960.

HRG 24/25/129 **Big Foot Studios Lease update.**
RESOLVED: The Trustee **APPROVE** the extension to lease to the end of June 2025, with the Trustee to review in June 2025.

The Meeting concluded at 7:45pm

Horden Recreation Ground Invoices for Payment - March 2025

SUPPLIER	DATE	DESCRIPTION	AMOUNT	Pay Ref:
Durham County Council	31.03.25	Oil & Filter Change on John Deere Ride On & Kubota Tractor	£775.66	100536
Rickerby Limited	10.03.25	Weibang Legacy 56 Pro Mower	£1,500.00	100537
Screwfix	12.03.25	Safety Trainers - CL	£42.99	100538
Select Telecom Limited	28.02.25	Fibre Broadband - March 2025	£47.40	D/D
SSE	07.03.25	Welfare Ground Electricity 01/02/2025-28/02/2025 (Fully Recharged to HCWFC)	£465.76	D/D
SSE	13.03.25	Welfare Park Electricity 01/02/2025 - 02/03/2025	£76.86	D/D
SSE	13.03.25	Floodlight (No2) 01/02/2025 - 27/02/2025	£63.34	D/D
SSE	13.03.25	Works Building Electricity 03/01/2025 - 02/03/2025 (recharged £54.46 to Heritage Tearooms)	£108.53	D/D
SSE	27.03.25	Cricket Pavilion Electricity 03/01/2025 - 02/03/2025	-£2.73	D/D
Thinford Nurseries Ltd	17.03.25	Winter Bedding Plants	£2,035.20	100539
Uniform Supplies Limited	19.03.25	Uniform Trousers - MB	£23.94	PART 100540
Uniform Supplies Limited	26.03.25	Uniform - BP Trousers - AB & Vis Vests	£119.87	PART 100540
Veolia	31.03.25	Trade Waste - March	£249.98	D/D
Wex	10.03.25	Equipment Fuel	£106.47	D/D
Wex	24.03.25	Equipment Fuel	£109.64	D/D
Wex	31.03.25	Equipment Fuel & Monthky Card Fee	£110.92	D/D
OTHER PAYMENTS				
Wave	13.03.25	Cricket Pavilion Water 13/12/2024 - 12/03/2025 (£24.00 pcm)	£66.96	D/D
		Horden Recreation Ground MARCH 2025 TOTAL	£5,900.79	

HORDEN RECREATION GROUND

Outdoor Team Manager Report

1. Background

This monthly report is to provide the council with an update of the program of works which were carried out in the Welfare Park, over the period of 27th March 2025 to 8th May 2025.

2. Welfare Park Update

2.1 The sports season is now in full swing, with the bowls, football and cricket pitches/greens requiring constant maintenance e.g. regular cutting, marking out to support the games every week.

- The football season came to an end on 4th May. Therefore, we are carrying out end of season maintenance in preparation for next season. Over the years the goal mouths have risen, 6 inches higher than the pitch. This is caused by continuous dressing of that area. This is a common thing with football pitches. It is a slow process of removing the excess loam, which usually requires a contractor. However, I am confident that we have the skills in house to do this. We will also be overseeding the pitch ourselves.
- Cutting and strimming of the pitch and surrounding areas have been carried out every week.
- Bins emptied and litter picking after all games.

2.2 Bowling Greens

- The bowling season is well under way, with the greens opening on 11th April and are being well used.
- Both greens are cut twice per week
- Both greens have been vericut: this is a process of raking unwanted material, like moss and thatch out of the greens.
- It has been very dry over the past few weeks; therefore, we have had to water green number 1. This takes quite a bit of time but is needed to keep it healthy.
- The banks sides and surrounding areas are cut and strimmed every week.
- The gutters surrounding the greens are raked and cleaned out regularly.

2.3 Cricket Field

- The cricket season has now commenced with the first games on 17th April.
- Wickets are prepared two weeks prior to play; this is a slow process to achieve a good playing surface.
- Cricket out-field is being cut twice per week with the (Toro) machine.
- The surrounding grassed areas of the field have been cut and strimmed every week.

- We have also applied a selective weed killer to the cricket out-field to remove unwanted weeds in the turf.
- Prepared practice wickets for the senior and junior teams

2.4 Number two training pitch

- Number two training pitch is cut every week.
- Cutting and strimming of surrounding areas.
- The 3 pitches are marked out every week.
- We now have a regular litter picking programme to control the area which litter collect near the hedgerow.

2.5 Park Shrub Bed and other grassed areas:

- When time allows from main duties, we have a programme ongoing of putting new bark chippings onto the shrub beds, around the park.
- All grassed areas in the park are cut every week, around the flower beds and main drive.
- We have carried out hand weeding of the flower beds in the park.

Recommendation:

The Council is recommended to note this report.

Horden Recreation Charity Current Year

Bank - Cash and Investment Reconciliation as at 31 March 2025

Confirmed Bank & Investment Balances

Bank Statement Balances

31/03/2025	HORDEN RECREATION GROUND	12,525.61	
			12,525.61

Unpresented Payments

232.93

12,292.68

Receipts not on Bank Statement

0.00

Closing Balance

12,292.68

All Cash & Bank Accounts

1	Current Bank A/c	12,292.68
	Other Cash & Bank Balances	0.00
	Total Cash & Bank Balances	12,292.68

HORDEN RECREATION GROUND FINANCE REPORT

This report details accounts as at 31 March 2025 – accounts on a straight line we should be around 100%.

EXPENDITURE

Account	Page	£ Spend/ £ Budget	Explanation	Comment	Reported to Trustee
4120 – Water	1	4,053/3,160	Will balance with Water re-charge		11/07/24
4230 – Trade Waste	1	3,050/2,700	Green waste collection at beginning of year		11/07/24

INCOME

Account	Page	£ Receipt/ £ Budget	Explanation	Comment	Reported to Trustee
1220 – Water Recharge	1	1,963/650	Meter readings taken regularly and recharged appropriately		06/06/24

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
100 Income						
1120 BIG FOOT STUDIO RENT	525	525	0			100.0%
1130 Cricket Social Club Rent	701	667	(34)			105.1%
1150 Income-Ambulance House Rent	421	420	(1)			100.2%
1160 Bowls Ground Income	840	840	0			100.0%
1170 Cricket Ground Income	1,987	2,086	99			95.3%
1180 Welfare Ground Income	4,416	4,416	0			100.0%
1190 Other Ground Fees	2,968	4,725	1,758			62.8%
1210 Electricity Recharge	6,000	7,200	1,200			83.3%
1220 Water Recharge	1,963	650	(1,313)			302.1%
1270 Income-Wayleaves	106	108	2			97.8%
1300 Miscellaneous	65	0	(65)			0.0%
J Income-Parish Council Grant	0	86,435	86,435			0.0%
1401 Asset Sale Income	1,645	0	(1,645)			0.0%
1404 Income - Loan	0	120,000	120,000			0.0%
Income :- Receipts	21,636	228,072	206,436			9.5%
Net Receipts	21,636	228,072	206,436			
200 Expenditure						
4070 Professional Fees	1,351	8,000	6,649		6,649	16.9%
4120 Water	4,053	3,160	(893)		(893)	128.3%
4130 Electricity	9,207	12,927	3,720		3,720	71.2%
4150 Telephone/Fax	474	500	26		26	94.8%
4160 Insurance	4,065	4,065	0		0	100.0%
4170 Cleaning	294	300	6		6	97.9%
4180 Clothing	312	450	138		138	69.2%
4200 Buildings	1,447	30,000	28,553		28,553	4.8%
4210 Plant and Equipment	580	705	125		125	82.3%
4220 Play Equipment	58	1,000	942		942	5.8%
4230 Trade Waste	3,050	2,700	(350)		(350)	113.0%
4250 Tools	0	300	300		300	0.0%
4260 Equipment Repairs	4,006	4,500	494		494	89.0%
4270 Grounds Maintenance	9,628	10,000	372		372	96.3%
4290 Equipment Fuel	2,902	4,300	1,398		1,398	67.5%
4300 Vehicle Maintenance	525	3,500	2,975		2,975	15.0%
4310 Horticulture	1,595	4,050	2,455		2,455	39.4%
4320 Health and Safety	194	1,000	806		806	19.4%
4330 CAPITAL PURCHASE	6,795	6,795	0		0	100.0%
4340 Loan Repayment-South Terr Wall	0	4,800	4,800		4,800	0.0%
4350 Major Schemes Expenditure	3,413	5,000	1,588		1,588	68.3%

Detailed Receipts & Payments by Budget Heading 31/03/2025

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent
4500 Miscellaneous Expenditure	0	20	20		20	0.0%
4650 Funded Capital Projects	0	120,000	120,000		120,000	0.0%
Expenditure :- Indirect Payments	53,946	228,072	174,127	0	174,127	23.7%
Net Payments	(53,946)	(228,072)	(174,127)			
999 VAT Data						
115 VAT on Receipts	7,702	0	(7,702)			0.0%
VAT Data :- Receipts	7,702	0	(7,702)			
515 VAT on Payments	7,398	0	(7,398)		(7,398)	0.0%
VAT Data :- Indirect Payments	7,398	0	(7,398)	0	(7,398)	
Net Receipts over Payments	304	0	(304)			
Grand Totals:- Receipts	29,338	228,072	198,734			12.9%
Payments	61,344	228,072	166,728	0	166,728	26.9%
Net Receipts over Payments	(32,006)	0	32,006			
Movement to/(from) Gen Reserve	(32,006)	0	32,006			

Horden Recreation Ground Invoices for Payment - April 2025

SUPPLIER	DATE	DESCRIPTION	AMOUNT	Pay Ref:
Amazon	07.04.25	2 x Watering Lance	£58.96	
Hutton Fire Protection	14.04.25	Annual Fire Extinguisher Servicing	£129.60	
Rialtas Business Solutions Limited	01.04.25	Annual software support for 5 Alpha Users 01/04/25 - 31/03/26	£352.80	
Rialtas Business Solutions Limited	01.04.25	Making Tax Digital for VAT Annual Subscription 01/04/25 - 31/03/26	£139.20	
Geo Robinson & Son	31.03.25	Paint, Rollers, Brushes, WD40, String, Batteries, Ear Defenders and Security Locks	£196.40	
Select Telecom Limited	31.03.25	Fibre Broadband	£47.40	D/D
SSE	07.04.25	Welfare Ground Electricity 01/03/2025-31/03/2025 (Fully Recharged to HCWFC)	£533.41	D/D
SSE	14.04.25	Welfare Park Electricity 03/03/2025 - 31/03/2025	£71.26	D/D
SSE	14.04.25	Cricket Pavilion Electricity 03/03/2025 - 31/03/2025	£24.30	D/D
SSE	14.04.25	Floodlight (No2) 28/02/2025 - 31/03/2025	£42.79	D/D
SSE	14.04.25	Works Building Electricity 03/03/2025 - 31/03/2025 (recharged £91.85 to Heritage Tearooms)	£197.22	D/D
SSE	07.05.25	Welfare Ground Electricity 01/04/2025-30/04/2025 (£484.18 Recharged to HCWFC)	£498.20	D/D
Turfcare Specialists Limited	09.04.25	Weedkiller	£117.60	
Veolia	30.04.25	Trade Waste - April	£249.98	D/D
Wex	07.04.25	Equipment Fuel	£83.92	D/D
Wex	21.04.25	Equipment Fuel	£108.92	D/D
Wex	28.04.25	Equipment Fuel	£214.11	D/D
Wex	05.05.25	Monthly Card Fee	£6.00	D/D
OTHER PAYMENTS				
Wave	13.04.25	Water - Horden Heritage Centre 13/01/2025-12/04/2025 (full recharge to Heritage Tearooms)	£114.12	D/D
Wave	13.04.25	Water - Football Grandstand 13/01/2025-12/04/2025 (full recharge split between HCWFC & Bigfoot)	£551.02	D/D
		Horden Recreation Ground APRIL 2025 TOTAL	£3,737.21	

HORDEN RECREATION GROUND

SOUTH TERRACE WALL UPDATE

1. Background

- 1.1 The Trustee has been aware of the requirement to replace the wall on the South Terrace side of Horden Welfare Park for some time.
- 1.2 A Planning Application was recently submitted by Horden Parish Council as landowner. Planning consent was granted on 7th May 2025 subject to conditions. Consent is attached at Appendix 1 of this report
- 1.3 A full tender exercise was undertaken during March 2025 with the support of the appointed architect, BBA.
- 1.4 Four tenders were returned by the closing date. These were opened by The Clerk to The Council in the presence of Councillors Bill Morrow and Jackie Ward on 31st March 2025. A tender summary will be circulated as a confidential report at the meeting for consideration. Two further tenders were received after the closing date, these have not been considered.
- 1.5 The Architect has scrutinised the tenders and made a tender report based upon the lowest tender received. The tender report will be circulated as a confidential report at the meeting for consideration.
- 1.6 An earmarked reserve is held by Horden Parish Council of £111,250 for the project. The reserve is currently insufficient to meet the tendered costs, however earmarked movements at year ended 31 March 2025 are yet to be considered by the Council. The Trustee would need to request financial support from Horden Parish Council in order to progress this project further.

2. Proposal

- 2.1 In order to consider the tender proposals, it is suggested that an exclusion of press and public is agreed on the basis that the information is a contractual arrangement.
- 2.2 In order to enable the Project to move forward in a timely manner, it is suggested that the Trustee considers the scope of the originally agreed project and whether to proceed with the project in its entirety or reduce the scope.
- 2.3 Details of the scope of the contract can be found on the Council's website at [Procurement and Tender Invitations exceeding £5,000 - Horden Parish Council](#)
- 2.4 Once any decision has been made, Officers will be required to be delegated authority to work with the nominated contractor and request sufficient funding be requested from the Parish Council.

3. Recommendation - Trustee is recommended to consider

1. Acceptance of the lowest tender, subject to any reduction in scheme deemed necessary and instructions to Officers;
2. any request for financial support from Horden Parish Council to enable the South Terrace Wall Replacement Project.

Samantha J Shippen FCG, FSLCC, CMC

Clerk to the Council

May 2025.

Contact: Daniel Puttick
Direct Tel: 03000 262384
email: Planning@durham.gov.uk
Your ref:
Our ref: DM/25/00618/FPA



Beaumont Brown Architects LLP
Mr David Brown
The Old Brewery
Castle Eden
TS27 4SU

7th May 2025

Dear Sir/Madam

Town and Country Planning Act 1990

Proposed Demolition and reconstruction of currently unsafe boundary wall.
At Horden Welfare Park Football Ground Welfare Park Horden SR8 4LW
For Horden Parish Council

The above application was considered by the Council and it has been agreed that permission should be granted, and I enclose the appropriate certificate.

If a Building Regulations application was also submitted, development must not commence until Building Regulations Approval has been received from Building Control. Should Building Control require any alterations to the approved plan(s), you are required to resubmit a copy of the amended plan(s) to me for approval before commencing work.

I would also draw your attention to the conditions of the permission and particularly if there are matters requiring approval before development commences. This must be done by way of a formal application for the approval of details reserved by a condition. Forms can be downloaded from the Council's website (www.durham.gov.uk/planning) or submitted electronically via the Planning Portal. **Please note that failure to comply with conditions and any requirements for Biodiversity Net Gain could lead to the Council taking of enforcement action.**

I would also be grateful if you would complete and return the Notification of Commencement of Development form at the appropriate time.

Yours faithfully

Michael Kelleher
Head of Planning and Housing

Regeneration, Economy and Growth

Durham County Council, Planning Development (East South)
PO BOX 274, Stanley, Co. Durham, DH8 1HG Main Telephone: 03000 262 830

www.durham.gov.uk

Regeneration, Economy and Growth
Durham County Council
Planning Development (East South)
PO BOX 274, Stanley, Co. Durham, DH8 1HG Main
Telephone: 03000 262 830



APPROVAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: **DM/25/00618/FPA**

Applicant

Horden Parish Council
Ms Samantha Shippen
Seventh Street
Horden
Peterlee
SR8 4LX

Agent

Beaumont Brown Architects LLP
Mr David Brown
The Old Brewery
Castle Eden
TS27 4SU

PART 1 – PARTICULARS OF THE APPLICATION

Proposed: Demolition and reconstruction of currently unsafe boundary wall.

At: Horden Welfare Park Football Ground
Welfare Park
Horden
SR8 4LW

Date of Application: 13 March 2025

PART 2 – PARTICULARS OF DECISION

The **Durham County Council** hereby give notice in pursuance of the Town and Country Planning Act 1990 that planning permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions and reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the approved plans listed in Part 3 - Approved Plans.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy(ies) 29 and 31 of the County Durham Plan and Parts 9 and 12 of the National Planning Policy Framework.

3. Notwithstanding any details of materials submitted with the application, no development above foundation level shall be commenced until precise details of the make, colour and texture of the brick to be used in the replacement wall have been submitted to and

approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details.

Reason: To ensure the development relates acceptably to the character and appearance of the surrounding area and to comply with Policy 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework.

PART 3 – APPROVED PLANS

Plan	Drawing No.	Date Received
General arrangement Existing including location plan	3 A 1 Rev A	13/03/25 03/03/25

BIODIVERSITY NET GAIN

IMPORTANT - The following provisions will affect your development:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Durham County Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or

- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
- 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
- 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
- 4.5 Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

** “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.*

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier

Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF.

SIGNATURE

Signed:

Date: 7 May 2025



Michael Kelleher
Head of Planning and Housing

INFORMATIVES

Be A Considerate Developer

In order to minimise any disturbance to adjoining or nearby properties, it is recommended that:-

Site works (including deliveries and temporary site generators) are only be carried out during the following hours:

Monday - Friday (08:00 to 18:00 hours)

Saturday (09:00 to 14:00 hours)

Sunday and Bank Holiday (Noisy work audible at site boundary should be avoided).

All noisy plant, vehicles, equipment and machinery used in connection with site development activities are properly operated, used and maintained so as to control and minimise noise and dust emissions. Where necessary and practicable, they should be fitted with suitable silencers or enclosed to reduce noise levels.

Developers undertaking works requiring access to the public highway must be made aware of the requirements of The County Council of Durham Road and Street Works Permit Scheme. This scheme permits access to the public highway and it is a legal requirement for developers to adhere to the scheme requirements. Failure to adhere to the scheme will result in delay to development proposals and potential legal action by this highway authority. Scheme details can be found at <http://www.Durham.gov.uk/roadworks>

All correspondence relating to the scheme should be addressed to
DCCstreetworkspermitscheme@durham.gov.uk

Developers undertaking works which require the occupation of highway space (carriageway, verge or footway) in connection with building work must obtain a licence from the Highway Authority. Further details can be found at the following website link:
<http://www.durham.gov.uk/article/2155/Occupation-of-the-road-in-connection-with-building-work-licence>

IMPORTANT NOTICE

THIS PERMISSION IS NOT VALID UNLESS THE CONDITIONS LISTED ARE COMPLIED WITH

NOTES TO APPLICANT

Further Information

This certificate is issued under the Town and Country Planning Acts and Orders and does not constitute a permission, approval or consent for any other purpose. Applications must therefore be made for any other permission, approval or consent (including Building Regulations approval or the approval of the Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development. Further approval of this local planning authority must be obtained for any subsequent alterations to the approved plans.

Appeals to the Secretary of State

* If the applicant is aggrieved by the decision of the Council to refuse permission, they may appeal under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. In the case of 'Householder' or some forms of minor commercial development, the appeal must be made within 12 weeks of the date of this notice. If an enforcement notice relates to the site, there may be a shorter period for making the appeal. Please contact us for further advice.

Purchase Notice

* If the local planning authority or Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

* In these circumstances, the owner may serve a purchase notice on the Council. This will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

* In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application.

* These circumstances are set out in Part IV and related provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

Public Rights Of Way

This planning permission does not convey any rights to stop up, divert, obstruct or otherwise effect public rights of way, and appropriate orders must be sought for these purposes before any development starts.

The Definitive Map of Public Rights of Way can be viewed at www.durham.gov.uk.

Regeneration, Economy and Growth
Durham County Council
Planning Development (East South)
PO BOX 274, Stanley, Co. Durham, DH8 1HG Main
Telephone: 03000 262 830



NOTIFICATION OF COMMENCEMENT OF DEVELOPMENT

Planning Reference: DM/25/00618/FPA
Address of Works: Horden Welfare Park Football Ground Welfare Park Horden
SR8 4LW
Case Officer: Daniel Puttick

I confirm that the above development will begin on site on: _____

and end approximately on: _____

Name (please print) _____

Signed: _____ Date: _____

Contact Tel No: _____

Submission of this notice will allow us to help you by monitoring your development effectively. Please return it at least 2 weeks before work begins on site to planning@durham.gov.uk or the address above.

IMPORTANT INFORMATION

There may be a number of conditions attached to your planning permission. Please read this carefully and note those details which require the approval of Durham County Council before your development begins on site. It is particularly important that these conditions are fully complied with as failure to do so may have the effect of invalidating your planning permission. The approval of a further planning application would then be necessary in order for you to proceed with the development.

Once the development has commenced the Monitoring and Enforcement Officer may inspect the site to ensure that the requirements of all conditions are fully met and that your approved plans are being precisely followed. In the event of any non-compliance Durham County Council will consider the taking of enforcement action to remedy the situation.

Thank you for your co-operation