

COTHERSTONE PARISH COUNCIL

Planning matters

Author Clerk
Meeting date 8 May 2019

1. Applications considered by Parish Council prior to the meeting of 10 April 2019 due to the response deadlines:

Ref.	At	Description	Parish Council Decision
DM/19/008 47/TCA	Moorfields, Cotherstone DL12 9PJ	Removal of 9 leylandii trees	An email had been sent to all councillors asking for response by 22 March. 'Supportive' responses were received from Cllrs Watson and Sabey; 'no objection' response received from Cllr Hunter. No response (so, as stated, assumed no comment to make) from Cllrs Green, Thorn and Birkett. Therefore a 'support' response, with the comment 'Cotherstone Parish Council has considered this application and is supportive of the removal of the seven leylandii trees' was prepared. However, the planning portal then reports '[this application] notifies the Council of proposed work or development not needing its permission. The Council will not be approving or refusing the proposal, so comment is not invited.'

2. Applications considered by Parish Council prior to the meeting of 8 May 2019 due to the response deadlines — None

3. Applications to be considered at the meeting of 8 May 2019 — None

4. Planning application decisions of Durham County Council to be received — None

5. Planning applications summary

Appendix 1 contains a summary of planning applications relevant to the Parish Council since April 2018.

Recommendations

1. To note the response of the Parish Council to application DM/19/00847/TCA considered prior to the meeting of 10 April 2019 due to the response deadline.
2. To note the summary of planning applications relevant to the Parish Council since April 2018.

Appendix 1: Summary of planning applications

Cotherstone Parish Council

Planning Applications Summary Listing

Planning Ref Number	Application validation date	KEY		Description of works	Listed Building	Consultation deadline	Parish Council submission	Durham County Council Status / Date	Comment
		Applicant	Address						
			Pending						
				Status changed since last report to Parish Council					
DM/19/00726/FPA	6.3.19	EE Ltd	Water Knott, Baldersdale, Cotherstone DL12 9UP	Installation of a 15m mast housing 2 antennas and 2x0.3m dishes, 3 equipment cabinets, 1 electrical meter cabinet, 1 generator and 1x1.2m satellite dish on 2.6m high support pole within a 8.5mx5m compound surrounded by a 2.1m chain link fence	No	2.4.19	No	Withdrawn 18.4.19	
DM/19/00847/TCA	13.3.19		Moorfields, Cotherstone DL12 9PJ	Removal of 9 leylandii trees	No	5.4.19	No	Raise no objection	
DM/19/00565/FPA	28.2.19	Mr & Mrs Richard Laybourn	Four Winds, Cotherstone DL12 0QW	Detached annex	No	21.3.19	Cotherstone Parish Council has considered this application and would like the Planning Authority to take into account the following: - That the whole of Four Winds lies outside the settlement edge boundary, as adopted by Durham County Council from the Teesdale District Plan; - That Four Winds lies within the Conservation Area surrounding the village; - That the proposed development represents over-development of the site; - That the curtilage of the property has encroached more and more into the Conservation Area following extensions approved in 1995 and 2003. Further encroachment will result from the current application and is further exacerbating 'creep' into the Conservation Area; - That in previous planning applications associated with this property, Durham County Council has raised various objections, albeit that these were subsequently discounted/not upheld by the South West Planning Committee and the Appeal process; - That the applicant is submitting the same Design and Access statement as with previous applications, despite the fact that since that time they have sold off one of the units of land to the west of the property as an approved building plot; - That the Parish Council does not recall that there has ever been permission granted for a change of use from agricultural land to garden/domestic use at this property; - That the proposed development will have a detrimental impact on the Cotherstone Conservation Area; - That Hallgarth Lane is considered unsuitable as a means of vehicular access by reason of restricted width turning space (reference 6/2012/0253/DM, 25 October 2012. No alterations to the access lane have been made since 2012; - That the proposal includes a render finish, whereas surrounding properties are stone.	Withdrawn 16.4.19	
DM/18/03731/FPA	6.12.18	D G & M Construction	Haggworm Hall, Baldersdale, Cotherstone DL12 9UP	Refurbishment of farmhouse including conversion of outbuildings to habitable living accommodation and erection of garage and stables (RESUBMISSION)	No	28.12.18		Pending consideration	
DM/18/03213/FPA	23.10.18	W & J Riding Builders Ltd	Haggworm Hall, Baldersdale, Cotherstone DL12 9UP	Refurbishment of farmhouse including conversion of outbuildings to habitable living accommodation	No	19.11.18		Withdrawn 14.11.18	
DM/18/01949/LB		Mr Malcolm Riley	Fox Hall, Cotherstone DL12 9NL	Repaint all external windows and doors	Yes				DCC confirmed that no application necessary, so not circulated to councillors
DM/18/01458/FPA	15.5.18	Mr Paul Wilson	Land to the north east of Latheholme, Cotherstone, DL12 9PQ	Application to retain works carried out including the removal of a section of wall, fencing, gate and hedge/shrubs and installation of a replacement recessed access point with new field gate, pedestrian access and formation of a flank wall and surfacing material	No	14.6.18	No	Approved 10.7.18	
DM/18/01380/FPA	14.5.18	Mr Malcolm Riley	Fox Hall, Cotherstone DL12 9NL	Detached summer house to rear garden	No	5.6.18	No	Approved 9.7.18	
DM/18/01137/FPA	1.5.18	Mr & Mrs Simon Martin	Haggworm Hall, Baldersdale, Cotherstone DL12 9UP	Refurbishment of farmhouse including conversion of outbuildings to habitable living accommodation	No	23.5.18	No	Approved 26.6.18	