

COTHERSTONE PARISH COUNCIL

Planning matters

Author Clerk
Meeting date 10 July 2019

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

Ref.	At	Description	Parish Council Decision
DM/19/018 29/FPA	Four Winds, Cotherstone DL12 9QW	Proposed annex/ancillary accommodation	<p>An email was sent to all councillors on 15 June asking for response by 21 June. Cllr Watson declared an interest as a notified neighbour and made no comment; Cllr Bendin expressed concerns; no response was received from any other councillor.</p> <p>A further email was sent to all councillors on 22 June asking for response by 28 June, with a suggested Parish Council response. Cllrs Green, Hunter, Sabey and Birkett all responded with approval.</p> <p>Therefore an objection was submitted to DCC on 28 June as follows: Cotherstone Parish Council has considered this application and objects to it on the grounds that it appears to be a significant development rather than an 'annexe', with potential impact on and disruption to properties opposite as well as some risk to trees in a Conservation Area.</p>
DM/19/017 93/FPA	Greys Lodge, Cotherstone DL12 9BW	Remove existing conservatory and replace with single storey extension to west elevation, single storey extension to east elevation and second storey extension to existing single storey north elevation.	<p>An email was sent to all councillors on 15 June asking for response by 21 June. Cllr Waston responded with no comment; Cllr Bendin expressed concerns; no response was received from any other councillor.</p> <p>A further email was sent to all councillors on 22 June asking for response by 28 June, with a suggested Parish Council response. Cllrs Green, Hunter and Birkett responded with approval; no response was received from other councillors.</p> <p>Therefore an 'neutral' comment was submitted to DCC on 28 June as follows: Cotherstone Parish Council has considered this application and would like planning officers to be assured about the impact on bat population and any impact to the Lartington Conservation Area. Councillors feel that there appears to be minimal impact/disruption to neighbouring properties as Greys Lodge is on a private estate and extensions will be consistent in style to existing building and effectively hidden by high garden walls.</p>

2. Applications to be considered at the meeting of 10 July 2019 — None

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

4. Planning applications summary

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

5. Telephone kiosk – Marwood Terrace, Cotherstone DL12 9PX

The following information was received by email from Durham County Council on 28 June.

There has been a decline in payphone usage as a result of significant changes in communication in the UK. As part of BT's Universal Service Obligation it is required to provide adequate coverage of payphones within the area however, BT constantly needs to review payphone usage and on occasions to look to re-align public payphone provision more closely to the reducing demand that still exists. It has been identified that a BT payphone in your area are no longer required and could be removed. BT has asked Durham County Council to collate any comments regarding the matter and to relay these back to BT for consideration.

Details of the phone boxe(s) in question are detailed below:

Reference Number: PRE90/19/01767

Telephone Number – 01833 650252

Location of Box: Marwood Terrace Cotherstone DL12 9PX

BT offers to Parish Councils and registered charities the facility to adopt a kiosk, taking ownership of the kiosk for just £1 thereby protecting the heritage of the community.

Recommendations

- a. To note the response to two planning applications considered prior to the meeting on 10 July due to the response deadline.
- b. To note the summary of planning applications relevant to the Parish Council since July 2018.
- c. To consider a response to the proposed removal of the public telephone at Marwood Terrace and the option for the Parish Council to purchase (for £1) the kiosk as a heritage asset.

Appendix 1: Summary of planning applications

Planning Applications Summary Listing									
Planning Ref Number	Application validation date	Applicant	KEY	Pending	Status changed since last report to Parish Council	Listed Building	Consultation deadline	Parish Council submission	Durham County Council Status / Date
				Address	Description of works				
DM/19/01793/FPA	5.6.19	Mr Tim Metcalfe		Greys Lodge, Cotherstone DL12 9BW	Remove existing conservatory and replace with single storey extension to west elevation, single storey extension to east elevation and second storey extension to existing single storey north elevation.	No	1.7.19	Neutral - Cotherstone Parish Council has considered this application and would like planning officers to be assured about the impact on bat population and any impact to the Lartington Conservation Area. Councillors feel that there appears to be minimal impact/disruption to neighbouring properties as Greys Lodge is on a private estate and extensions will be consistent in style to existing building and effectively hidden by high garden walls.	Pending consideration
DM/19/01829/FPA	7.6.19	Mr Richard Laybourn		Four Winds, Cotherstone DL12 9QW	Proposed annex/ancillary accommodation	No	3.7.19	Objection - Cotherstone Parish Council has considered this application and objects to it on the grounds that it appears to be a significant development rather than an 'annexe', with potential impact on and disruption to properties opposite as well as some risk to trees in a Conservation Area.	Pending consideration
DM/19/01841/FPA	11.6.19			Hagg House, Cotherstone DL12 9QJ	Re-render property and garage	No	4.7.19	Neutral - no comment to make	Pending consideration
DM/19/01799/TCA	10.6.19			The Limes, Cotherstone DL12 9PG	Fell T1 fir tree and Fell T2 Hornbeam	No	1.7.19	Neutral - no comment to make	Pending decision
DM/19/01565/FPA	15.5.19	Ms H Varley		Land east of Holmfield, Cotherstone DL12 9PQ	Installation of 2no Eco-pods for holiday accommodation	No	21.6.19	Objection submitted - Cotherstone Parish Council has considered this application and objects to it on the grounds that it would be encroachment into the Conservation Area, with a detrimental impact in an Area of High Landscape Value and would set a precedent for the whole of the Conservation Area.	Pending consideration
DM/19/01349/VOC	21.5.19	Mrs Louise Whitburn		The Limes, Cotherstone DL12 9PG	Variation of condition 2 (approved plans) pursuant to permission DM/17/02357/FPA	No	19.6.19	Neutral - no comment to make	Pending consideration
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: <ul style="list-style-type: none"> - 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			
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
DM/18/00446/VOC	13.2.18	Mr S Taylor	Land to the rear of The Poplars, Cotherstone DL12 9QB	Variation of condition 4 (windows and doors) pursuant to permission DM/15/00181/FPA	No		No	Approved 9.4.18
DM/17/04009/FPA	19.12.17		Water Knott, Baldersdale, Cotherstone DL12 9UP	Conversion of residential field centre (Use Class C2) to one residential dwelling (Use Class C3)	No	11.1.18	No	Approved 13.2.18
DM/17/03291/TCA	05.10.17	Mr Paul Wilson	Land to North East of Latheholme	T1 Sycamore - fell in conservation area.	No			Withdrawn
DM/17/03213/LB	29.09.17	Mr Bernard Robinson	Lancelands Lodge	Replace single side storey extension.	No			Approved
DM/17/02724/FPA	15.08.17	Miss S Bainbridge	Briscoe Farm	Change of use and alteration of farm buildings to form two dwellings and replacement farmhouse.	No			Approved 17.1.18
DM/17/02357/FPA	13.07.17	Mr & Mrs Whitburn	The Limes	Change of use and conversion of existing barn, stable and storage outbuildings to form two bedroom cottage, playroom & store.	No			Approved