

COOTHERSTONE PARISH COUNCIL

Planning matters

Author Clerk
Meeting date 11 September 2019

1. Application considered by Parish Council at an Extraordinary Meeting on 25 July, convened due to the response deadline:

Ref.	At	Description	Parish Council Decision
DM/19/02083/FPA	Land to the south of The Sycamores, Moor Road, Cotherstone DL12 9PL	Residential development comprising 8 dwellings	Response submitted 29 July 2019: Cotherstone Parish Council considered this application at an Extraordinary Meeting on 23 July during which 22 local electors took part in a public participation agenda item. The Parish Council requests that this application be determined by Planning Committee rather than under delegated authority.

The Parish Council objects to the application on the following grounds:

- In the Strategic Housing Land Availability Assessment (SHLAA) 2013 , Site ref 6/CS/06, it was identified that this site was unsuitable as the outcome of the assessment stated “unsuitable on highways grounds as access is very poor. Development of the site would result in significant adverse residual landscape and visual impact, as well as on the Conservation Area. There will also be a significant adverse impact on the Area of High Landscape Value. Further, the site poorly related to the settlement form and shape.”
- This development proposal lies outside the settlement boundary and is encroachment into the Village Conservation Area and will have a significant visual impact on entry to the village; the removal of the protected mature roadside trees will create an urbanisation effect totally out of character of the village and its Conservation Area.
- That the presence of field drains and potential risk of flooding of the site and the adjacent road have not been addressed. The plans don’t refer to any waste water or flooding assessment; if Northumbrian Water rely on Durham County Council to flag up any problem prior to them assessing capacity, then the problem might only become manifest once the development is built; land drains are a key issue as two surface drains empty into the sewer there. Build-up of tarmac and asphalt over many years has exacerbated the problem, as has the lack of regular maintenance of the gully. Historic flooding of the site and the adjacent road are known;
- That a significant change would be made to the appearance of the village, on approaching from the south, due to removal of trees and loss of green space. Views of Cotherstone Church, from the Tees Valley Railway Walk would be lost (and such a loss was a key reason for an application being refused some years ago);
- There is a risk to pedestrians walking from the proposed housing to the village on a narrow road without a pavement (and there is no scope to introduce a pavement);

- There is a risk caused by increased traffic volume (assuming 2 cars per house = 16 residents' cars, adding to existing mixed traffic of cars, bikes, motorcycles, waggons, tractors), speed and a blind corner on a 15ft-wide road. Even were the 30mph limit pulled further out of the village (as happened with the nearby Birkett Close development), this would not guarantee drivers would adhere to it;
- There are potentially archaeological remains in the field and the Parish Council suggests that the County Archaeologist might investigate this. A recent LIDAR survey identified an unusual feature in the southwest corner of the site, where a new entrance is proposed;
- Ecological issues should be addressed more comprehensively - as bats, badgers, and great crested newts are all present;
- Public Rights of Way issues connected with the development would cause concern for some residents and necessitate a change in the way their property is used;
- Parish Councillors are concerned that some of the language used in this Full Planning Application seems to be more appropriate for an outline planning application and seeks reassurance that the Planning Authority has received sufficient detail;
- The Parish Council is not aware of any recent evidence of demand for housing in Cotherstone. Is the Planning Authority satisfied that this development is responding to need? In the last 12 years, two social housing developments have been completed (20 dwellings). An additional site approved in 2015 for 8 houses, to the west of Marwood Terrace, but where to date no works have commenced, clearly indicates that there is no demand for additional developments.

2. Applications considered by Parish Council prior to the meeting of 11 September 2019 due to the response deadlines:

Ref.	At	Description	Parish Council Decision
DM/19/02259/FPA	Land and barn to the west of Booze Wood, Baldersdale DL12 9UN	Conversion and extension of barn to dwelling	Email sent to all councillors 29/7. Response received from Cllrs Hunter and Bendin; no response from other councillors. Response circulated to all councillors 3/8/19; only Cllr Bendin responded, so as stated, assumed all other councillors in support of proposed response. Response submitted 10 August 2019 as follows: Cotherstone Parish Council has considered this planning application and offers the following comment IN SUPPORT of the application: This proposed development will save a good, redundant barn. Councillors would like to be assured that the developer has the necessary consent/permission for putting in a new access to the property, across Cotherstone Moor. Councillors also note that there is no mention in the application of the intended sewerage treatment system, but only that rainwater will go to a soakaway. 25/7 letter received from DCC advising of amended plans. Email sent to all councillors for comment by 31/7. Cllrs Hunter, Bendin and Watson responded that original objection remains. 1/8/19 all councillors advised that no further response is necessary.
DM/19/01565/FPA	Land east of Holmfield, Cotherstone DL12 9PQ	Installation of 2no Eco-pods for holiday accommodation	
DM/19/02367/VOC	Land west of Four Winds, Cotherstone	Variation of condition 2 (approved plans) of planning permission DM/15/02095/FPA to allow detached garage	Email sent to all councillors 6/8/19. Cllr Watson declared an interest and made no comment. Cllrs Hunter and Bendin proposed submitting no objection; no response from other councillors so assumed no comment to make. Therefore a neutral response submitted on 10 August as follows: Cotherstone Parish Council has considered this application and has no comment to make.

3. Applications to be considered at the meeting of 11 September 2019

None

4. Planning application decisions of Durham County Council to be received

Ref.	At	Description	Durham County Council Decision
DM/19/01829/FPA	Four Winds, Cotherstone DL12 9QW	Proposed annex/ancillary accommodation	Approved 26.7.19
DM/19/01841/FPA	Hagg House, Cotherstone DL12 9QJ	Re-render property and garage	Approved 5.8.19
DM/19/01793/FPA	Greys Lodge, Lartington 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	Approved 16.8.19
DM/19/01349/VOC	The Limes, Cotherstone DL12 9PG	Variation of condition 2 (approved plans) pursuant to permission DM/17/02357/FPA)	Approved 20.8.19
DM/19/01565/FPA	Land east of Holmfield, Cotherstone DL12 9PQ	Installation of 2no Eco-pods for holiday accommodation	Approved 2.9.19

5. Planning applications summary

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

Recommendations

1. To note the response to one planning application considered at an Extraordinary Meeting of the council held on 23 July 2019.
2. To note the response to three planning applications considered prior to the meeting on 11 September due to the response deadline.
3. To note the decision by Durham County Council on five applications.
4. To note the summary of planning applications relevant to the Parish Council since September 2018.

Appendix 1: Summary of planning applications

Cotherstone Parish Council

Planning Applications Summary Listing

Planning Ref Number	Application validation date	Applicant	Address	Description of works	Listed Building	Consultation deadline	Parish Council submission	Durham County Council Status / Date
DM/19/02367/VOC	29.7.19	Mr Neville Colegrove	Land west of Four Winds, Cotherstone	Variation of condition 2 (approved plans) of planning permission DM/15/02095/FPA	No	19.8.19	(Neutral) Cotherstone Parish Council has considered this application and has no comment to make.	Pending consideration
DM/19/02259/FPA	19.7.19	Potts & Ashton	Land and barn to the west of Booze Wood, Baldersdale DL12 9UN	Conversion and extension of barn to dwelling	No	15.8.19	Cotherstone Parish Council has considered this planning application and offers the following comment IN SUPPORT of the application: This proposed development will save a good, redundant barn. Councillors would like to be assured that the developer has the necessary consent/permission for putting in a new access to the property, across Cotherstone Moor. Councillors also note that there is no mention in the application of the intended sewerage treatment system, but only that rainwater will go to a soakaway.	Pending consideration
DM/19/02083/FPA	10.7.19	Mr & Mrs Taylor	Land to the south of The Sycamores, Moor Road, Cotherstone DL12 9PL	Residential development comprising 8 dwellings	No	2.8.19	<p>Cotherstone Parish Council considered this application at an Extraordinary Meeting on 23 July during which 22 local electors took part in a public participation agenda item.</p> <p>The Parish Council requests that this application be determined by Planning Committee rather than under delegated authority.</p> <p>The Parish Council objects to the application on the following grounds: In the Strategic Housing Land Availability Assessment (SHLAA) 2013, Site ref 6/CS/06, it was identified that this site was unsuitable as the outcome of the assessment stated "unsuitable on highways grounds as access is very poor. Development of the site would result in significant adverse residual landscape and visual impact, as well as on the Conservation Area. There will also be a significant adverse impact on the Area of High Landscape Value. Further, the site poorly related to the settlement form and shape." This development proposal lies outside the settlement boundary and is encroachment into the Village Conservation Area and will have a significant visual impact on entry to the village; the removal of the protected mature roadside trees will create an urbanisation effect totally out of character of the village and its Conservation Area. That the presence of field drains and potential risk of flooding of the site and the adjacent road have not been addressed. The plans don't refer to any waste water or flooding assessment; if Northumbrian Water rely on Durham County Council to flag up any problem prior to them assessing capacity, then the problem might only become manifest once the development is built; land drains are a key issue as two surface drains empty into the sewer there. Build-up of tarmac and asphalt over many years has exacerbated the problem, as has the lack of regular maintenance of the gully. Historic flooding of the site and the adjacent road are known; That a significant change would be made to the appearance of the village, on approaching from the south, due to removal of trees and loss of green space. Views of Cotherstone Church, from the Tees Valley Railway Walk would be lost (and such a loss was a key reason for an application being refused some years ago); There is a risk to pedestrians walking from the proposed housing to the village on a narrow road without a pavement (and there is no scope to introduce a pavement); There is a risk caused by increased traffic volume (assuming 2 cars per house = 16 residents' cars, adding to existing mixed traffic of cars, bikes, motorcycles, waggons, tractors), speed and a blind corner on a 15ft-wide road. Even were the 30mph limit pulled further out of the village (as happened with the nearby Birkett Close development), this would not guarantee drivers would adhere to it; There are potentially archaeological remains in the field and the Parish Council suggests that the County Archaeologist might investigate this. A recent LIDAR survey identified an unusual feature in the southwest corner of the site, where a new entrance is proposed; Ecological issues should be addressed more comprehensively – as bats, badgers, and great crested newts are all present; Public Rights of Way issues connected with the development would cause concern for some residents and necessitate a change in the way their property is used; Parish Councillors are concerned that some of the language used in this Full Planning Application seems to be more appropriate for an outline planning application and seeks reassurance that the Planning Authority has received sufficient detail; The Parish Council is not aware of any recent evidence of demand for housing in Cotherstone. Is the Planning Authority satisfied that this development is responding to need? In the last 12 years, two social housing developments have been completed (20 dwellings). An additional site approved in 2015 for 8 houses, to the west of Marwood Terrace, but where to date no works have commenced, clearly indicates that there is no demand for additional developments.</p>	Pending consideration
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.	Approved 16.8.19
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.	Approved 26.7.19
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	Approved 5.8.19

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	Raise no objection 8.7.19
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. 25/7 Letter received from DCC notifying of amendment. Email sent to all Cllrs 25/7 inviting further comment. 1/8/19 No further response necessary.	Approved 2.9.19
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	Approved 20.8.19
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 Refurbishment of farmhouse including conversion of	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	No	19.11.18		Withdrawn 14.11.18