

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	Comment
DM/19/02584/LB	4.10.19	Mr & Mrs Forsyth	Brook Lea, Cotherstone DL12 9PQ	Conversion of existing garage to form self-contained accommodation	Yes	25.10.19		Pending consideration	
DM/19/02583/FPA	4.10.19	Mr & Mrs Forsyth	Brook Lea, Cotherstone DL12 9PQ	Conversion and extension of garage to form self-contained accommodation	Yes	25.10.19		Pending consideration	
DM/19/02913/FPA	16.9.19	Mr Richard Robinson	Red Lion, Cotherstone DL12 9QE	Listed building application for replacement roof tiles on northern roof place to natural slate	Yes	8.10.19	(Neutral) Cotherstone Parish Council has considered this application and has no comment to make.	Pending consideration	
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 to allow detached garage	No	19.8.19	(Neutral) Cotherstone Parish Council has considered this application and has no comment to make.	Approved 25.9.19	
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.	Withdrawn 25.9.19	
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>	Withdrawn 20.9.19	

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 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 (RESUBMISSION)	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	
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	
DM/17/02092/VOC	22.6.17	Mr N Colegrove	Land West of Four Winds	Variation of condition 2 of planning permission DM/15/02095/FPA to allow revised design.	No			Approved	
DM/17/01818/FPA	2.6.17	Mr & Mrs S Crowe	Greystones	Erection of 2 glamping pods	No			Approved	
DM/17/01773/FPA	31.5.17	Mr & Mrs P Hunt	North Corn Park	Renovations & alterations to farm house and barn to form new dwelling.	No			Approved	
DM/17/01755/TPO	25.5.17	Mr N Read	Brook House	TPO on two trees in garden/beck side.	No			Approved	
DM/17/01644/FPA	19.5.17	Mr A Colling	4 Marwood View	Single storey rear extension and alterations to front vehicle access/driveway.	No			Approved	
DM/17/00494/FPA	27.2.17	Mr P McGuinness	Balder Cottage	Demolition of stables and erection of new utility equipment building.	No			Approved	
DM/17/00074/FPA	13.2.17	Mr & Mrs P Hunt	North Corn Park	Alterations to Single Storey & 1st Floor, Ground Heat Source Works & Rain Water Harvesting.	No			Approved	
DM/16/04011/FPA	16.12.16	Mr R Green	6 Greenfields	2 Storey House Extension	No			Approved	
DM/16/02844/VOC	31.10.16	Mr & Mrs Crowe	Greystones	Variation order on access	No			Refused	Gone to appeal ref no APP/X1355/W/16/3163640
DM/16/03439/FPA	31.10.16	Mrs R Goldsborough	2 Marwood View	Conservatory to rear	No			Approved	
DM/16/03034/TCA	20.9.16	Mr S Singleton	Pensbury	Removal of Larch Tree	No			Approved	
DM/16/02586/FPA	13.9.16	Mr D Thwaite	1 Marwood View	Conservatory between house and existing buildings	No			Approved	
DM/16/02844/VOC	8.9.16	Mr S Crowe	Greystones	Application to remove conditions 4 & 5 of DM/16/0769/FPA	No			Refused	
DM/16/02297/FPA	20.7.16	Northumbrian Water	Water Knott	Conversion of field centre to 2 dwellings	No			Approved	
DM/16/00981/FPA	16.6.16	Mr & Mrs R Siswick	The Hideaway	Conversion of new chalet bungalow	No			Approved	
DM/16/0848/FPA	3.6.16	Mr & Mrs P Wayman	Fern House	First floor extension and single storey extension to rear	No			Approved	
DM/16/01316/FPA	4.5.16	Mr & Mrs M Smith	Towler Hill	Replacement of windows & doors & internal alterations	Yes			Approved	Listed building consent
DM/16/00771/FPA	9.3.16	Mr & Mrs S Crowe	Greystones	Erection of 2 glamping pods in rear garden	No			Refused	Highways & access
DM/16/0769/FPA	11.3.16	Mr & Mrs S Crowe	Greystones	Erection of single storey detached annexe	No			Approved	
DM/16/03856/FPA	21.12.15	Mr C Goldsborough	2 Marwood View	Construction of conservatory to rear	No			Approved	
DM/15/03427/FPA	20.11.15	Ms C Owen	Breckhaven	Resubmission for construction of new double garage				Approved	
DM/15/02914/FPA	21.9.15	Mr B Dinsmore		Conversion of field barn to dwelling east of Hawcroft Lane	No			Approved	
DM/15/02649/TCA	24.8.15	Cotherstone P C	Hagg House	Crown works to 2 no trees at Hagg House	No			Approved	

DM/15/02632/TCA	24.8.15	Two Castles Housing Assoc	Fitzhugh Court	Felling of sycamore tree, 10 Fitzhugh Court	No			Approved	
DM/15/02519/FPA	12.8.15	Mr S Forsyth	Brook Lea	Erection of pitched roof to rear	Yes			Approved	Listed building consent
DM/15/02095/FPA	6.7.15	Mrs M Laybourn		Proposed new dwelling on land west of Four Winds	No			Approved	Approved on appeal APP/X1355/W/16/3145067
DM/15/01213/FPA	20.4.15	Mr & Mrs J Smith	Croft Cottage	Single storey kitchen extension	No			Approved	
DM/15/00884/FPA	23.3.15	Mrs A Read	Brook House	Change of use of part dwelling to tea room	Yes			Approved	Listed building consent
DM/15/0408/VOC	10.2.15	Mr S Meacham	No 2 The Sidings	Change of porch style	No			Approved	No 2 The Sidings'
DM/15/00181/FPA	22.1.15	Mr S Taylor	The Poplars	Conversion of barn on land behind The Poplars to a dwelling	No			Approved	
DM/14/03105/FPA	14.10.14	Ms C Owen	Breckhaven	Erection of detached double garage	No			Approved	
DM/14/02543/FPA	22.8.14	Mr & Mrs Borrell	Chapel Cottage	Erection of front porch, first floor extension and alterations to windows/doors	No			Approved	
DM/14/02117/LB	25.7.14	Mr & Mrs M Askwith	Weatherby House	Replacement of front windows	Yes			Approved	Listed building consent
DM/14/02093/LB	4.8.14	Mr A Renfrew	Manor House	Re roofing of Manor House	Yes			Approved	Listed building consent
DM/14/01976/VOC	2.7.14	Mr R Pinkney	East Corn Park	Variation of condition 2, raising of roof level & change to windows	No			Approved	
DM/14/01448/FPA	28.5.14	Mr P McGuinness	Balder Cottage	Erection of double garage	No			Approved	
DM/14/01332/FPA	19.5.14	Mr & Mrs J Richardson		Erection of 8 new house on land west of Marwood Terrace	No			Refused	Approved on appeal ref no APP/X1355/W/15/3002666
DM/14/01253/TCA	12.5.14	Cotherstone P C	Trees at Hagg House	Felling of trees	No			Refused	TPO put on 2 trees
6/14/00650/DM	16.4.14	Mr S Hodgson	No 1 The Sidings	Enlargement of rear wing & removal of front porch	No			Approved	No 1 The Sidings'
6/14/0026/DM	31.1.14	Mr C Tarpey	East Briscoe Cottages	Erection of recreational building	No			Approved	
6/14/0015/DM	16.1.14	Mrs J E Richardson		Outline planning application for 8 houses west of Marwood Terrace	No			Withdrawn	
6/2013/0347/DM	7.11.13	Mr P McGuinness	Balder Cottage	Erection of single storey extension and conversion of garage/study to kitchen	No			Approved	
6/2013/0295/DM	11.9.13	Partner Construction		Erection of 12 affordable dwellings to land south of The Close	No			Approved	Birkett Close'
6/2013/0234/DM/LB	29.7.13	Mr & Mrs M Smith	Towler Hill	Conversion of barn / 2 storey extension	Yes			Approved	Listed building consent
6/2013/0233/DM	29.7.13	Mr & Mrs M Smith	Towler Hill	Conversion of barn to residential and two storey extension	Yes			Approved	
6/2013/0210/DM	2.7.13	Mr M Laybourn	Four Winds	Construction of annex to existing house	No			Approved	
6/2013/0133/DM	21.5.13	Mr R McDonald	Berriman Cottage	Extension to time limit for conversion of barn	No			Approved	
6/2013/0130/DM	17.5.13	Mr C Armstrong	Primrose Cottage	Single storey extension & garage	No			Approved	Garage removed from application
6/2013/0094/DM	8.4.13	Mr C Wayne	Castle Brae	Retrospective for breakfast/utility room at rear of house	No			Approved	
6/2013/0088/DN		Dr J Whitburn	The Limes	Erection of two storey garage & workshop extension to buildings	No			Approved	
6/2013/070/DM/LB	13.3.13	Mr M Riley	Fox Hall	Erection of porch on rear entrance door	Yes			Approved	
6/2013/0051/DM	8.4.13	J & JG Gill & Sons	The Orchard	Extension to existing haulage yard (part retrospective)	No			Approved	
6/2013/0045/DM	25.2.13	Mr A Barnett	Winifred Cottage	Installation of gated access and rebuilding of boundary wall	No			Approved	
6/2013/0015/TC	14.11.13		Cotherstone Church	Temporary tree preservation order on conifer in churchyard	No				
6/2012/0320/DM	21.12.12	Mr & Mrs R Pinkney	East Corn Park	Demolition of redundant farm buildings & construction of single/2storey extensions	No			Approved	
6/2012/0289/DM	18.12.12	Mr M McKendry	Cotherstone Moor Estate	Construction of access track on high moor	No			Approved	
6/2012/0253/DM	30.8.12	Mrs M Laybourn		Erection of house on land west of Four Winds	No			Refused	
CMA/6/56	12.6.12	Mr C Tarpey	East Briscoe Cottages	Erection of solar PV panels	No			Approved	
6/2012/0096/DM	28.3.12	Mr P Foster Jones	Greys Lodge	Erection of double garage	No			Approved	

6/2012/0092/DM	27.3.12	Mr P Leech	The Doup	Erection of field shelter	No			Approved	
6/2012/0023/DM	24.1.12	Mr J Mayhew	Log Cabin, Holme Farm	Extension to existing log cabin (re-submission)	No			Approved	
6/2011/0385/DM	25.11.11	Mr J Taylor	Trees Cottage	Erection of free standing PV panels in rear field	Yes			Approved	
6/2011/0343/DM	18.10.11	Mr J Mayhew	Log Cabin, Holme Farm	Extension to existing log cabin	No			Approved	
6/2011/0257/DM	8.8.11	Mr D Smith	Glen Leigh	Variation to condition 2 for raising roof level, repositioning roof lights	No			Approved	
6/2011/0101/DM	30.3.11	Mr W Mann	Eastlea	Extension to form bedroom, shower & utility rooms	No			Withdrawn	
6/2011/0197/DM	22.6.11	Mr W Mann	Eastlea	Extension to form bedroom, shower & utility rooms	No			Approved	
6/2011/0190/DM	20.6.11	Mr & Mrs J Ridgeway	Mill Hill Farm	Single storey extension	No			Approved	
6/2011/0030/DM	5.5.11	Teesdale Housing Assoc		Outline application for 2 houses to rear of Station Terrace	No			Approved	The Sidings*
6/2011/0024/DM	27.1.11	Mr T Cooke	Belmont	Erection of single storey rear extension, internal alterations, bow windows & porch	No			Approved	
6/2010/0411/DM	13.12.10	Mr D Smith	Glen Leigh	Erection of conservatory, roof lights, roof alterations, windows & internal alterations	No			Approved	
6/2010/0058/DM	16.4.10	Mr & Mrs R Macdonald	Berriman Cottage	Conversion of barn to provide extended living accommodation	No			Approved	