

COTHERSTONE PARISH COUNCIL

Planning matters

Author Clerk
Meeting date 12 February 2020

1. Applications considered by Parish Council prior to the meeting of 12 February 2020 due to the response deadlines:

None.

2. Application to be considered at the meeting of 12 February 2020

Ref.	At	Description
DM/20/00122/FPA	Cotherstone Post Office DL12 9PG	Change of use from part Post Office to full residential dwelling

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

Ref.	At	Description	Durham County Council Decision
DM/19/02 583/FPA	Brook Lea, Cotherstone DL12 9PQ	Conversion and extension of garage to form self-contained accommodation	Approved 16.1.20
DM/19/02 584/LB	Brook Lea, Cotherstone DL12 9PQ	Listed Building application for conversion and extension of garage to form self-contained accommodation	Approved 16.1.20
DM/19/02 959/FPA	Bellview Cottage, Cotherstone DL12 9QH	Replace windows, patio doors to front, former window and roof light to rear and re-render	Approved 17.1.20
DM/19/03 875/FPA	Hawthorne Cottage, Cotherstone DL12 9PG	Single storey rear extension	Approved 3.2.20

4. Planning applications summary

Appendix 1 contains a summary of planning applications relevant to the Parish Council since February 2019.

Recommendations

1. To consider one planning application.
2. To note Durham County Council's decision on four applications.
3. To note the summary of planning applications relevant to the Parish Council since February 2019.

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/20/00122/FPA	23.1.20	Mr Adam Alston	Cotherstone Post Office, DL12 9PG	Change of use from part Post Office to full residential dwelling	No	13.2.20		
DM/19/03875/FPA	16.12.19	Ms E Trend	Hawthorne Cottage, Cotherstone DL12 9PG	Single storey rear extension	No	9.1.20	(Neutral) Cotherstone Parish Council has considered this application and wishes to point out two inaccuracies in the Heritage Statement: Hawthorne Cottage is not 'in the north east of Barnard Castle'; and it is not case that 'the shop has sadly closed recently'.	Approved 3.2.20
DM/19/02959/FPA	28.10.19		Bellview Cottage, Cotherstone DL12 9QH	Replace windows, patio doors to front, former window and roof light to rear and re-render	No	18.11.19	(Neutral) Cotherstone Parish Council has considered this application and has no comment to make.	Approved 17.1.20
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	(Objects) Cotherstone Parish Council has considered this application and would like to object to it on the following grounds: That the proposed development is out of character with the surrounding period properties; a design more sympathetic with the setting should be required if any development is to proceed. Specifically the aluminium windows and timber cladding would be out of keeping with the neighbouring properties and the entire design is for a very modern dwelling set at the rear of a listed property which is in a very prominent position on the Village Green. Development work will cause significant disruption to traffic on Demesnes Lane.	Approved 16.1.20
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	(Objects) Cotherstone Parish Council has considered this application and would like to object to it on the following grounds: That the proposed development is out of character with the surrounding period properties; a design more sympathetic with the setting should be required if any development is to proceed. Specifically the aluminium windows and timber cladding would be out of keeping with the neighbouring properties and the entire design is for a very modern dwelling set at the rear of a listed property which is in a very prominent position on the Village Green. Development work will cause significant disruption to traffic on Demesnes Lane.	Approved 16.1.20
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.	Approved 13.11.19
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	<p>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.</p>	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	<p>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.</p>	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	<p>Neutral - no comment to make</p>	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	<p>Neutral - no comment to make</p>	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	<p>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.</p>	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	<p>Neutral - no comment to make</p>	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 9QW	Detached annex	No	21.3.19	<p>Cotherstone Parish Council has considered this application and would like the Planning Authority to take into account the following:</p> <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

Pending / recently decided applications under 'Trees in a Conservation Area'

Ref	At	Date validated	Standard Consultation Expiry	Detail	Durham County Council Status
DM/19/03040/TCA	Westrill, Cotherstone DL12 9PF	30.9.19	22.10.19	Fell T1. Conifer Tree, Crown reduction of up to 10% to T2. Holly and Partial crown reduction up to 20% of width to T3 Willow Tree	Raise no objection (23.10.19)
DM/19/03338/TCA	Land to the north east of Glenleigh, Cotherstone DL12 9QW	24.10.19	18.10.19	Fell T1. Ash Tree, Fell T2 Ash Tree and Remove 1no branch to T3 Ash Tree	Raise no objection (12.11.19)