



Delivering Quality Services to  
Coxhoe & Quarrington Hill

## Coxhoe Parish Council

<b>Meeting</b>	Special
<b>Date</b>	Wednesday 15 <sup>th</sup> September 2010
<b>Time</b>	6.30 pm
<b>Venue</b>	Landsdowne House, Coxhoe

### **Minutes of the proceedings of the Special Meeting of Coxhoe Parish Council held at 6.30 pm in Landsdowne House, Lansdowne Road, Coxhoe, on Wednesday 15<sup>th</sup> September 2010.**

**Present:** Councillor P. Dodsworth (Chair) and Councillors S. Dunn, Mrs. B. Hepplewhite, R. Mayo, G. Shotton, D. Smith, and J. Taylor.

**Clerk:** Mrs. M. Forster

**Also Present:** I. Forster (Assistant Clerk), G. Cordwell-Smith (Chief Executive of Hellens), K. Moore (Land Manager of Barratt Homes), T. Palmer (MWE Architects), A. Garnder (TGP Landscape Architects), C. Peters (Coxhoe Paving), and six residents.

**10.199 Apologies:** Apologies for absence were received from Councillors K. Pounder, A. Rowe and Mrs. C. Wigham and from County Councillor D. Morgan.

**10.200 Members' Declarations of Interest:** There were no declarations of interest.

**10.201 Housing Developments in Coxhoe by Hellens / Barratt Homes:** The Chair thanked everyone for their attendance and advised that the Special Meeting of the Council had been convened to allow consideration of existing and proposed housing developments in Coxhoe by Hellens and Barratt Homes. Representatives from both organisations were in attendance and outlined that planning permission had been granted for 80 dwellings at the Limes housing site a couple of years ago. The employment land to the east of the site had been owned by Hellens for 7 or 8 years and no-one had looked at purchasing it. It was considered that due to the ground conditions it would be unlikely to be suitable for anything other than residential development and the two organisations planned to develop the land adjacent to the existing Limes housing schemes to provide a mix of 2, 3 and 4 bedroom detached, semi-detached and terraced homes. There would be 45 houses to the second phase in addition to the first phase of 80 residential units currently under construction. It was proposed to provide mock railway gates at the entrance to the scheme on Commercial Road East. A fixed double gate reflecting the original gates design would have text relating to the Clarence Railway, Coxhoe WH Station and possibly names and numbers of locomotives relevant to the line and there would be an interpretation panel provided as part of the planning gain from the additional development as the proposals for such had been received too late to action in the first phase and the percentage for art scheme had already been committed. There would be a picket fence providing a link from the gates to the original post as this was not in good enough condition to hang the gates from. An opening would allow pedestrian access.

In response to various questions from Members, the representatives present advised that remediation works had not been undertaken on the section of the proposed site as the end use had not been known. Service lines ran near the existing gate posts and may make access problematic but the organisations could look at pulling the gates forward and having one like an access gate or having two as requested, with an identical one on the other side of the road. It had been considered that having two with the open gap would create interest as well as allowing an access for walkers. The Chief Executive of Hellens would need to discuss these possibilities with the County Council. Discussions would also need to take place for the second phase around the added numbers of children in the village for school places and of residents requiring medical services. It was noted that there were considerable waiting lists for each year group at Coxhoe Primary and that neighbouring schools at Bowburn, Cassop, Kelloe and West Cornforth were at or approaching capacity. It was also noted that the GP surgery was already under considerable pressure and having employed an additional GP was looking to move its surgery to an appropriately sized facility on the Village Green. Hellens stated that there would be no need for a further road closure of the haul road for this phase and there was no intention to ask in the future for the road to be closed. The scheme allowed for the road as it was and

there was no intention to ask for this to be amended and no issues with the wagons using this adopted road. The second phase allowed access to the nature land as part of this was owned by Hellens (they owned a further 20 to 25 acres) and whilst there were no immediate plans to develop further than the second phase, Hellens could not provide an assurance that planning permission would not be sought for further development in the future. That land was outside the Coxhoe settlement boundaries but it was likely that Hellens would make representations in this regard to the County Council.

Members asked that, in addition to the proposals for the gates and interpretation panel, to compensate the villagers who had to put up with the mess and disturbance caused by the construction and road closures, consideration be given to supporting plans for a heritage trail on the Village Green to commemorate Coxhoe's former limestone and potteries industrial heritage for which a plan had already been developed for the Village Green and possibly also a contribution in kind by way of physical works being provided to the Miners' Group who wished to install a mining wheel as part of the heritage of the village. This could be done easily with modest landscaping. Excavation and foundation works for the wheel could be carried out easily with earth moving equipment owned by the developers and using the spoils being dug from the development for foundations. Mr. Cordwell-Smith advised that the access to Basic Cottages was being upgraded and the railway gates were being consulted on already as part of the planning gain monies from phases 1 and 2 respectively and there was a limit to what they could do. He would, however, look at other possibilities requested, including having gates on both sides of the road, if Members sent him appropriate details of the proposals for the schemes. The Chair advised that he would send details of the provisional plan for the village green and the sketch of the Miners' Memorial.

Further discussion included that alternative sites were still being looked at for Coxhoe Paving but needed to be close and in a prominent position. Members requested that attempts be made in the meantime to ensure that the business was made as attractive as possible. A resident expressed concern that she had a letter from a Planning Officer of the former Durham City Council advising that the access road would be upgraded up to Lowfield Bungalow but it appeared that the agreement had only been to Basic Cottages. Members commented that it was good to see such a mix of houses but that there was a lack of elderly persons' accommodation. Ms. Moore explained that bungalows were not viable for developers as the square footage was reduced so this was not good land value. Members reiterated that there was a need in the village for a new school and for housing for the elderly and they would need to lobby for such.

**Resolved** That the information be noted and the Council await formal consultation on the proposed planning application for a further 45 dwellings for the second phase of the Limes.

The meeting closed at 7.55 p.m.

***Signed on 22<sup>nd</sup> September 2010 as a true record of the meeting:***

**Cllr. P. Dodsworth (Chairman)**

**Cllr. S. Dunn (Vice Chairman)**