



Coxhoe Parish Council

Meeting: **Extraordinary Meeting**

Date & Time: Tuesday 27 October 2020 6.00pm

Venue: via Zoom

Councillors present:

S Dunn (Chair); N Brown; K Simpson (Vice Chair) A Hedley, K Lowes, W Lavelle, C Thirlaway,.

Also present: County Councillors J Blakey and M McKeon; C Llewelyn, Parish Clerk; C Hillam, Spatial Policy Department, Durham County Council.

Three members of the public were present.

778 Zoom meeting information and Parish Council Public Participation Policy

The Chair reminded all present of the Parish Council's Public Participation Policy and gave some guidelines for remote meetings.

779 To note apologies

Apologies were given from Councillors I Armstrong and J Slater. It was **Resolved** the apologies were noted.

780 Declarations of interest in items on the agenda

Councillor Dunn declared an interest as a County Councillor and stated that he would not pre-determine his view to this application and would be listening and not taking part in decision making at this meeting, thereby reserving his right to speak on the application at a later date.

781 Public Participation

No comments.

782 Planning Application DM/20/02046/FPA Grange Farm, Coxhoe, DH6 4HH

a) To receive information and ask questions of the County Council's Planning Officer

The Planning Officer was not present. The meeting heard from C Hillam about the adopted County Durham Plan and how it might impact on the above planning application. C Hillam said the County Durham Plan was adopted on 21 October 2020, replacing the City of Durham Plan. She explained it provides a set up of to date policies against which planning applications are assessed. This application falls under Policy Six for unallocated sites. The land on this application had already been assessed in the County Council's Strategic Housing Land Availability Assessment as a suitable site subject to certain issues being overcome. The site would have 15 per cent affordable homes and ten per cent to be accessible.

It was **Resolved** to note the report by the Spatial Policy Officer.

b) To consider the Parish Council's response to the planning application

The Clerk said she had called the Extraordinary Meeting as the Parish Council has a limited time to call the application into Planning Committee where it would be debated and discussed by County Councillors and a decision made, and a limited time to respond to planning applications.

County Councillor Blakey said she would call this application into Committee. It was **Resolved (A)** to note that County Councillor Blakey would be calling the application at Grange Farm into the County Council Planning Committee.

Councillors and members of the public discussed the application and raised the following points:

- This development would cause difficulties on the highway with access and egress and crossing, and the traffic data used is not recent therefore does not reflect the real situation.
- Bungalows have been identified as needed in the village, but there are none on the site; if the development were approved, residents may prefer that the outer edge of this large development, behind existing houses, was comprised of bungalows.
- This development is too tightly packed and does not provide enough space in each house and the development as a whole.
- The Public Right of Way, which goes through the development and is maintained by the Parish Council, is not being protected when a large development may be built around it; people's safety on the footpath would be compromised due to it being so enclosed and also having a road put over it; if this development were to go ahead then safety considerations including lighting and preventing use by motorbikes must be installed and enforced, and consideration must be given to these improvements being made all the way to the front street by the Tarka Centre.
- The Parish Council believes the development would significantly affect drainage and lead to further issues in surrounding areas of the village including the area near Foundry Row/Basic Cottages which already suffers with drainage issues.
- If this development were to be approved, the Parish Council would want the developer and the County Council to ensure that buses still stop in a location near the current bus stop that would be removed, and that bus services are not adversely affected for residents by this development; that bungalows are incorporated particularly behind existing houses; that safety on the Public Right of Way is paramount and lighting and anti-motorbike measures are installed and enforced, and the footpath is improved all the way to the front street; that drainage issues are properly considered both on the site and for surrounding areas, and that there would be a suitable safe crossing point installed across the front street.

It was further **Resolved**:

(B) that Coxhoe Parish Council objects to this development for the reasons stated above, and asks the County Council to consider its suggestions were the application to be approved.

C Hillam was thanked for her time.

The meeting ended at 7.30pm.