

## ITEM 9 – Planning Applications

2 emails received from a resident.

Received 7<sup>th</sup> July 2017

Dear Mark,

I wish to draw your attention to the above (unless you already know), and state my mis-givings about the plan. This is for 5 houses, on the site of the now-demolished Masons Arms Public House, Bells Hill Road, DH4 6SQ and which has appeared on the Council website this last week.

Originally for 4 houses, the proposal plan now shows 5, with the 5th house "squeezed" in and it's gable wall with windows on both floors, only 8 feet from the perimeter wall of my property, Three Tuns House. Not only that, but the plan clearly shows that refuse bins for Number 5 are against my wall, with no space for my access to the wall for repairs, etc. This is because the existing tarmacked public footpath leading from Woodland View and the Doctor's Surgery to Bells Hill Road mysteriously "disappears" where it hits the developers boundary fence.

This property has maintained vehicular access from Bells Hill Road to our Drive for the 49 years we have lived here, and also since the 1640's when this building was a Coaching Inn, known as The Three Tuns Inn.

The Proposed Development appears not to take this into account, as each house is shown as having a block-paved area in front, suitable for 2 vehicles parked side-by-side, which would make it impossible for my vehicle access. Durham County Council have painted a "Keep Clear" sign the length of the drop curb on Bells Hill Road for my vehicular access.

I have had to instruct a solicitor to act on behalf of my Father and I, to try and preserve our access rights in the light of these proposals. In principle, we have never been against the development whilst it was for 4 houses, but the fifth "extra house" is going to create major issues, and while we are not, at this stage wishing to make a formal objection (and time is of the essence), we will do so if it becomes necessary, and we will fight against the 5th house, and also the mysterious loss of the public footpath if it is necessary.

I respectfully suggest the Parish Council take a look at these proposals, as it would appear they not only represent potential problems for my Father and I, but also loss of access for the wider community.

Your comments would be much appreciated.

Yours sincerely

HH

Email received 14 July 2017

Dear Mark,

Thank you for your reply confirming the Parish Council meeting next week and your intention to raise the issues concerning the above at the meeting.

I should add, that I have since had conversations with Mr Christopher Baxter of Durham Planning, the contact for the application, and Mr Telford, also at Durham Council, and responsible for footpaths/rights of way.

When asked about the loss of the footpath to members of the public, they have informed me that there is a particular form that would need to be submitted in the event of anyone objecting to this loss. Mr Telford has also said that instead of sending out these to every individual, it is normal (?) practice to send forms to a particular person, or governing body, to be distributed to those requiring them, and then completed forms to be submitted to him.

He did say that any objections to the disappearance of this long-standing and very much used footpath would then **have to be looked into by The Council**, and obviously, the more people that make comments, the better would be the case for the possibility of the footpath being retained, or re-modelled.

Maybe The Parish Council are aware of this practice from experience, however, my Father and I and some of our immediate neighbours would wish to object/make comments in this way.

The other factor, concerning House Number 5 on the Plan, puts in jeopardy and may actually remove long-existing vehicular access to 3 properties here, for which individual Legal Representation is being pursued.

Please keep me informed of any developments or any questions raised.

Kind regards,

HH