

Durham County Council
Planning Development
County Hall
Durham
DH1 5UL

City of Durham Parish Council
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9 May 2019

Dear Ms Hyde,

DM/19/00855: Erection of 1 no. detached bungalow in land at Flass Vale

The Planning Committee of the City of Durham Parish Council considered this application at its meeting on 26th April 2019.

The Parish Council objects to this proposed development in Flass Vale. In particular we note that the intended development would breach the protected Green Belt in this part of the City. The presumption in favour of sustainable development does not apply when the site is Green Belt land (NPPF para 11). The application does not meet any of the exceptions set out in paragraphs 143-147 of the NPPF, and the applicant has not addressed these criteria in his submission.

Its construction would also damage the Flass Vale Nature Reserve which is protected. Furthermore, it conflicts with the protected locality of Maiden's Bower, a Bronze Age burial site.

We note the applicant's assertion that this is a brownfield site. However, it is possible that land which has at some point in the past been developed can, by the action of nature, revert to greenfield. That is what has happened in this case.

Attempts have been made in the past to enclose this parcel of land and also to build on this area. Those attempts have always been thwarted by the appropriate planning authority and there have been no relevant or material changes in planning policies since then.

We believe that this application should be refused because it is contrary to a raft of Environmental Policies (E1, E8, E10, E20, E21, E22, and E24) and Policy R3 in the Saved Durham City Local Plan 2004 and Policy 13, (paragraphs 135, 143 and 144), Policy 15 (paragraphs 174 and 176) and Policy 16 (paragraphs 184, 185 and 189 -195) in the NPPF 2018.

We understand that Councillor Liz Brown has called this application to Committee, an action which we endorse.

Yours sincerely

ADAM SHANLEY

Parish Clerk