

AGENDA ITEM 7 B

From: Mark Sandford <Mark.Sandford@durham.gov.uk>

Sent: 06 February 2025 2:19 PM

To: clerk@westraintonandleamsidepc.gov.uk <clerk@westraintonandleamsidepc.gov.uk>

Subject: RE: [EXTERNAL]:Re: DM/24/03332/FPA - 27 Station Road, West Rainton

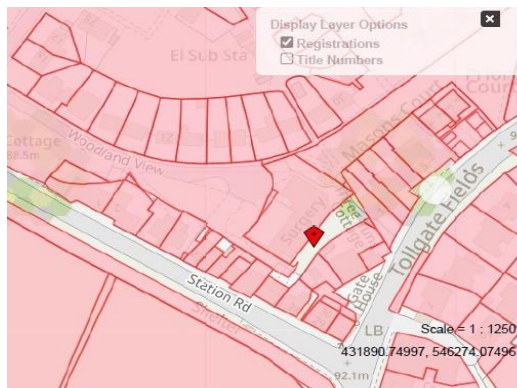
Hello Mark,

Thank you for your detailed response.

To answer your query(ies), please see the screenshot below which shows DCC owned land in purple. Please note that this mapping layer is plotted at a very large scale and as such shouldn't be used a 'definitive' map;



As can be see our layer appears to show a strip of DCC owned land to the rear (east) of the surgery, however when read in conjunction with the Land Registry extract below, it is more likely that the boundary is in fact the rear wall of the surgery;



Note the blank space between the registered land (shown in red) which is the land over which the applicant presumably travels. This coincides with their Deed of Grant for traversing the land where it meets Chantry Place.

The map extract below shows the adopted highways in the vicinity (N.B. references to 'highways' is inclusive of footpaths/pedestrian traffic):



As covered in my previous email, Chantry Place is an unclassified road (indicated by blue – and also pink in other places), as such planning permission is not required for an access to be located there.

Even if we (the planning department) insisted that the gates were replaced with a fence in an effort to curtail the movement across the land, they could be reinstated providing they were 2m or less in height as this is covered by Permitted Development rights.

If the land to the rear was included in the application, as it is unregistered, the applicant would be required to take out a newspaper advert for application to allow any possible owners to come forward, however as the land is not part of the planning application, establishing its ownership is not part of process.

Infrequent parking of vehicles on the land is unlikely to be considered appropriate to be dealt with by the planning process, and as you have described the more effective means would be through the use of Neighbourhood Wardens who can be more timely in response.

The issues raised are, regrettably, matters which would require resolution via civil means and in effect none of the issues would, or could, be resolved by the determination of this planning application.

I will await the decision of the Parish Council following the next meeting.

I will publish my response to the initial letter from the Parish Council as requested. If you would also wish for this response to be published just let me know.

Kind Regards

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