

BRANCEPETH PARISH COUNCIL

Clerk to the Council  
Geoff Smith  
11 Bamburgh Road  
Newton Hall  
Durham  
DH1 5NW  
4<sup>th</sup> April 2019

Durham County Council  
Planning Development Manager  
County Hall  
Durham

Dear Sir/Madam  
DM/19/00459/FPA

Proposed erection of timber structure on practice range and AstroTurf area.  
Brancepeth Castle Golf Club, Club House, Brancepeth, Durham DH7 8EA

1. The Parish Council objects to the above application.
2. The Parish Council requests that, if the Officers are minded to approve the application, that the matter is referred to the Planning Committee. The Parish Council requests permission to address the Committee.

3. The Parish Council's objects on the following grounds.

i). The proposal lies within the **Brancepeth Conservation Area** and the historic parkland identified by English Heritage. The proposal harms the character and appearance of the parkland. The harm to the character of parkland is self-evident, as the parkland is open land and a built structure alien to any structure usually associated with parkland would be obtrusive and out of character. The local plan, national planning guidance and the law all require that any development in a conservation area must preserve or enhance the character or appearance of the conservation area. The application does not pass this test. The harm maybe minor, but it is still harm and the application should be refused accordingly.

(ii) The proposal will generate additional **traffic**. All traffic accessing the golf course and the proposed driving range passes through the main village street and along the golf club access road, which is a public bridleway. The additional traffic through the village will harm the amenity and safety of many village residents and adversely affect the setting of several listed buildings. Additional vehicular use the narrow access point to the village hall and along the bridleway increases the hazard to public users.

(iii) The submitted site plan 2018009 /04 indicates an new hard standing turning area to be constructed. This will clearly impact upon trees and harms the character and appearance of the conservation area.

Yours sincerely,

Geoff Smith  
Geoff Smith  
Parish Clerk  
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