

Hurworth Parish Council

Minutes of the special Meeting held on Thursday, 19th January 2017

1. The Chair welcomed the councillors and members of the public.
This meeting has been convened specifically to discuss the planning application for a Wedding Venue to be constructed on Roundhill Road, Hurworth.
2. **Those present:** Margaret Williams (Chair), David Wood, Graham Wylie, Jean Peacock, Carol Paylor, Paul Walters, Peter Foster, Richard Lawley and Janine Forster,

Also attending: Cllr Lorraine Tostevin, Peter Allan (Parish Clerk), plus six members of the public.

3. **Apologies for absence**
Wilma Campbell, Elaine Hedley,

4. **Declarations of Interest**
None

5. David Wood had received all of the comments from each of the councillors prior to the meeting, and he had prepared a summary of the relevant points. These were discussed, point by point, some modifications to the wording made, and each point was put as a motion, and voted upon. In every case the motion was carried, most votes were unanimous after modifications had been made.

During the meeting the Chair allowed Mr Middlemiss to speak from the public floor, and he answered questions and clarified appropriate points during the deliberations. Other members of the public were invited to comment. The outcome of these debates are reflected in the final wording of the council's submission.

The following text is the final version of the councils comments and observations, which was submitted to the DBC Planning Department.

Comments for the Planning Application 16/01210/FUL **Wedding/Function Venue, 3 amenity blocks, 30 caravans, new site entrance Roundhill Road, Hurworth.**

Hurworth Parish Council would like to submit the following Comments on the said application.

Sustainability

We would like it to be noted that we are in agreement with the conclusions of the Sustainable Transport Teams comments of the 20th December 2016. Further to this we request that the following comments are taken in to account:

Pedestrian Access

In his presentation to the council the applicant advised that a substantial proportion of the wedding venue guests may come from the Southside of Darlington around the Neasham Rd and Geneva Road areas of the town as well as from Hurworth Village. This raises concerns regarding pedestrian access and Road Traffic.

Given that it is only a 15 minute walk from the proposed site to both Hurworth and the Southside of Darlington, it must be assumed that some of the [venue's](#) guests will choose to walk home. There is no pedestrian path along Roundhill Road either going south to Hurworth or North to Darlington. Roundhill road is an unlit thin country road with a 60mph speed limit and several blind corners and hills. As such the Parish Council has grave concerns that, in its current form, the application will create a significant risk to public safety as we believe that the potential for road traffic accidents & pedestrian injury or fatalities will be significantly increased.

Traffic Control

NPPF, Paragraph 32 states "Plans & decisions should take account of whether safe & suitable access to the site can be achieved."

The speed surveys submitted by the applicant show an average speed of about 42 mph past the site which is correctly stated as being slower than the speed limit of 60 mph. We consider the relationship between the actual speed travelled and the 60mph speed limit to be immaterial as the site entrance is in between two blind bends. Therefore we consider the entrance to be on a dangerous part of the road. The accidents reported on that part of the road only reflect those where there have been casualties. There have been at least 3 others (rear shunts) at the T junction with Neasham Rd which did not need to be reported since there were no reported injuries.

We note that the applicant has recognised this risk and is planning to introduce splays that will help reduce the danger but will not entirely eradicate the incremental risks highlighted above.

We would also like to raise the point that the introduction of the splays will result in the removal of established hedges and the re-siting of telegraph poles.

Noise

The effect of noise pollution to both residents in the immediate vicinity and to those in Hurworth Village is of concern. Although we recognise the benefits of the controls that the applicant will be installing we have not been advised as to how these will be policed and at whose cost.

Effluent

The applicant has advised Hurworth Parish Council that no treated effluent of any sort will be discharged in to Cree Beck. The Parish Council would strongly oppose any plans to discharge effluent into Cree Beck should they exist as part of this proposal.

The Parish Council would like the Environment Agency to confirm that the water flow guidance provided at the time of application took into consideration the additional water flow created by the recent Banks Group application (that was accepted for 100 houses on Roundhill Road) which will also use Cree Beck for the dispersal of ground water.

Marquees/ Open Air Venue

The applicant has advised Hurworth Parish Council that reference to an outside Marquees or open air venue, as mentioned in Q9 of the foul drainage assessment form, is not required and should not have been included in any part of the application.

We would like DBC to confirm that there is no reference to an open air venue in the application that may entitle the applicant to hold outside events in the future. For clarity, the Parish Council would strongly object to an open air venue on this site.

Flooding

We agree with the conditions as detailed by the Environment Agency in their response dated 04 January 2017.

We would like to recognise the endeavours that the applicant took to communicate effectively his plans to both the Parish Council and the local community. To this end the Parish Council has invited the applicant to attend the Neighbourhood Planning Committee, where he can have an input and gain a better understanding of the way in which Hurworth is shaped.

Hurworth Parish Council

6. The chair thanked David Wood for the work he has done on this document, and the Clerk was instructed to submit the finalised version to the Planning Department.

The meeting closed at 8:30pm