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Michael Laing      Chief Executive

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5<sup>th</sup> March 2008

Dear Councillor,

I hereby give you Notice that a Meeting of the **LAND DISPOSALS SUB COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **THURSDAY 13<sup>th</sup> MARCH 2008** at **2:00PM**.

### AGENDA

Page No.

1. Apologies for absence.
2. Declarations Of Interest

Members are invited to declare any personal and/or prejudicial interests in matters appearing on the agenda and the nature of their interest.

Members should use either of the following declarations:

**Personal Interest – to be used where a Member will be remaining and participating in the debate and any vote:**

I have a personal interest in agenda item (...) regarding the report on (...) because I am (...)

**Personal and Prejudicial Interest – to be used where a Member will be withdrawing from the room for that item:**

I have a personal and prejudicial interest in agenda item (...) regarding the report on (...) because I am (...)

Officers are also invited to declare any interest in any matters appearing on the agenda.

**NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.**

3. To consider granting a drainage easement at land at Gent Road, Bishop Auckland. 1 - 3

- |    |  |         |
|----|--|---------|
| 4. | To consider an appeal regarding land adjacent to and at the rear of 29 Darlington Road, West Auckland. | 4 - 12  |
| 5. | To consider a request to purchase land to the rear of Rectory Gardens, Willington.                     | 13 - 20 |
| 6. | To consider the disposal of surplus land at St Stephens Close, Willington.                             | 21 - 25 |
| 7. | To consider a request to purchase land adjacent to Glen Lea, Saxon Green, Escomb.                      | 26 - 28 |

Yours faithfully



**Chief Executive**

Members of this Sub-Committee: Councillors Mrs Burn, Hayton, Mrs Pinkney, J. Shuttleworth and Taylor.

Chair: Councillor Hayton

TO: All other Members of the Council for information  
Management Team

## DECLARATIONS OF INTEREST FORM

<b>NAME AND DATE OF COMMITTEE</b>	<b>AGENDA ITEM NUMBER</b>	<b>NATURE OF INTEREST AND REASONS</b>	<b>PRINT NAME</b>	<b>SIGNATURE</b>



## LAND DISPOSALS SUB-COMMITTEE

13 MARCH 2008

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Report of the Asset Management Group

### **DRAINAGE EASEMENT - LAND AT GENT ROAD, BISHOP AUCKLAND**

#### **purpose of the report**

1. To seek Committee's approval to grant a drainage easement at the above location

#### **background**

2. Persimmon Homes are currently carrying out residential development on the St. Andrews Road Estate site. As part of this development they have sought consent to construct a new sewer in Council owned land to the north of the site and as shown on the plan at Annex A. This request will enable Persimmon to develop the land in accordance with their existing planning permission.
3. The proposed sewer will be adopted by Northumbrian Water Limited who will enjoy rights of access over Council land to carry out any future works/repairs.

#### **consultations**

4. The Assistant Director of Policy and Resources (Community Services) has no objections to the proposals.
5. Dale and Valley Homes Ltd have undertaken consultation with all affected tenants who have no objections. The proposals do require full reinstatement of the land affected together with improvements to footpaths serving the bungalows including bringing one footpath, which serves many of the bungalows, up to an adoptable standard.

#### **financial implications**

6. The granting of the easement will produce a capital receipt.

#### **legal implications**

7. There are no legal implications arising from the recommendation.

#### **conclusion**

8. The granting of an easement in this location will cause some disruption to the adjoining tenants for a limited period of time but the improvements to footpaths in this location will be of considerable benefit to those tenants.

**RECOMMENDED** that the Council agree to grant consent to Persimmon Homes to construct a new sewer in the land shown on the plan subject to the following terms and conditions:-

- i) Valuation to be agreed with, or given by, the District Valuer;
- ii) Applicant to be responsible for the Council's legal and valuation fees
- iii) Reinstatement of the land to the Council's satisfaction including the improvement works to footpaths.
- iv) The new sewer to be adopted by Northumbrian Water Limited

**Background documents:**

File 40690

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

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**Author of the report**

Andrew Coates  
Legal Services Manager  
Ext 418

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**LAND DISPOSALS SUB-COMMITTEE**

13 MARCH 2008

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Report of the Asset Management Group  
**LAND ADJACENT TO AND AT THE REAR OF 29 DARLINGTON ROAD, WEST  
AUCKLAND**

**purpose of the report**

1. To consider the appeal which has been submitted by Mr. D. Proudfoot of 29 Darlington Road, West Auckland.

**background**

2. A request to purchase the land hatched black on the plan at Annex B, was received from Mr. Proudfoot for the purpose of extending his garden. The usual consultations were undertaken and by a Delegated Authority dated 4<sup>th</sup> January 2008, a copy of which is attached at Annex C, the application was refused.
3. However, in accordance with the Councils Land Disposal Policy, Mr. Proudfoot has forwarded a letter of appeal together with a plan setting out his proposals, copies of which are attached hereto at Annex D.

**conclusion**

4. Member's instructions are sought.

**background papers**

File Number 81637

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

**Author of the report**

Diane Hathaway  
Legal Executive  
Ext 319

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## LAND DISPOSALS SUB-COMMITTEE

13 MARCH 2008

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Report of the Asset Management Group

### LAND TO THE REAR OF RECTORY GARDENS, WILLINGTON

#### **purpose of the report**

1. To seek Members' instructions regarding a request to purchase land at the above location.

#### **background**

2. A request to purchase the land hatched black on the plan at Annex , has been received from Mrs. L. Jackson of 4 Rectory Gardens, Low Willington on behalf of herself and seven of her neighbours, for the purpose of extending their gardens. They have stated that the land is being used for dog exercising, resulting in a vast amount of dog fouling and the resultant smell is disgusting. Litter is also alleged to have been dropped on the land and instances of anti social behaviour have also occurred on the land.

#### **consultations**

3. The Strategic Director of Environment and Regeneration objects to the sale of the land and the change of use from open space to garden land as the land is lined with trees which are of high environmental, aesthetic and amenity value. Also the land acts as a buffer zone between the back gardens of the properties at Rectory Gardens and a public footpath adjacent to the site,
4. The Strategic Director for the Community offers no objections of a technical nature to the sale of the land but suggests that the residents of the new adjacent development should be informed as they may object to the sale.
5. Neighbour consultations were also undertaken and three letters of objection were received. Objections to the disposal for garden purposes include: - When the houses were purchased the occupants must have been satisfied with the size of the gardens at the time. The objector also walks their dogs on the land, their son's bird watch and play there and if a fence was erected then it would not be very scenic. They also state that the amount of wildlife which would be displaced should the land be sold, would be disgraceful and they feel that this would be an incursion on their privacy. Other objections are on a similar vein and copies of the objection letters are attached hereto at Annex F.

**author's comments**

- 6. The requests to purchase the land were first received in October 2006 but at that time the Council had not completed the purchase of the open spaces on the development from the Developer, so the requests could not be considered until recently. The land adjacent to this open space was previously the site of the former Riding Hall Carpets Factory and is now the site of a new residential development.

**financial implications**

- 7. The sale of this land would produce a capital receipt and a reduced maintenance cost.

**legal implications**

- 8. There are no legal implications arising from this matter.

**conclusion**

- 9. Due to the objections received from the neighbours and from both the Strategic Director of Environment and Regeneration and the Strategic Director of Community it is recommended that the request from Mrs. Jackson and her neighbours be refused.
- 10. However in line with the Council's policy of public speaking at this Committee, Mrs. Jackson and her neighbours and the Objectors, have been invited to attend this meeting to afford them the opportunity to present their respective cases to you.

**background papers**

File Number 81642

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**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

**Author of the report**

Diane Hathaway  
Legal Executive  
Ext 319

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## LAND DISPOSALS SUB-COMMITTEE

13 MARCH 2008

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Report of the Strategic Director for the Community

### **DISPOSAL OF SURPLUS LAND AT ST STEPHENS CLOSE, WILLINGTON**

#### **purpose of the report**

1. To seek Committee's approval to dispose of Council owned land, shown hatched black at Annex G, to Three Rivers Housing Group at a 'nil' cost.

#### **background**

2. Members will recall that the decision to dispose of Council owned land at St Stephens Close, Willington was deferred pending further information relating to the proposal.
3. Members may recall Council owned properties on the site at St. Stephens Close, Willington were demolished as a result of low demand and vandalism. Special Housing Services Committee held on 08 February 2006 resolved to demolish vacant Council owned dwellings and thereafter sell the site to Three Rivers Housing Group at market value. The last of the demolitions were completed in May 2007.
4. The issue of affordability is one which is high on the Council agenda and is reflected within the Housing Strategy and key to the Local Development Framework (LDF). Nationally the affordability issue is becoming increasingly apparent through a number of key government policies. The agreed sub regional Housing Strategy also sees affordable housing as a key priority. At present the level of affordable housing throughout Wear Valley, assisted through the Housing Corporation is zero for 2007/08. This is further adding to the affordable housing crisis that is not just apparent within Weardale but throughout our district. Pressures from the Durham housing market are heating the market in Willington which is demonstrated through the new build developments in Low Willington and proven through the draft Durham Sub Regional Housing Market Assessment.
5. In general terms there is an acute shortage of properties adapted for our customers who are elderly, frail or have a disability. Bungalow provision is also limited throughout the district and this imbalance in housing type needs to be addressed. Current housing stock is being adapted through the Disabled Facility Grant regime and an estimated £600,000 will be spent on these adaptations in 2008/09.
6. The price of bungalows within Wear Valley are reflected due to the shortage and the high level of demand, within the Crook area it is common for bungalow

accommodation to range from £130,000 to £170,000. This is out of reach for many of our customers who cannot raise this level of capital at a time when they will predominantly be retired. Dale & Valley Homes currently have only 29 bungalows in Willington with 2 bedrooms. The current waiting list for these bungalows is 129 applicants, this again demonstrates the high demand for affordable bungalows within the Willington area.

7. Three Rivers Housing Group is working closely with the Housing Corporation in providing affordable housing. Unfortunately current high land values are incorporated into the final cost of the development resulting in properties that are not affordable to those on low incomes. They have therefore asked the Council to dispose of the site to them at 'nil' consideration to enable their project to be achieved. Their project consists of the construction of 6 no. 2 bed bungalows for which planning permission was granted on 21 March 2006.
8. The site is strategically located in the centre of Willington and is adjacent to an existing Three Rivers Housing Association development.

### **proposals**

9. It is acknowledged that the development of one site within Willington will not address affordability and re-balance the housing market in one go, however it will begin the process of utilising effective partnership working between Wear Valley, RSL's and the Housing Corporation.
10. To enable this development to go ahead it is required, to stack up financially, to grasp this partnership working. As part of this partnership working the Council needs to make a contribution to this scheme, this could be financially or by means of supplying land at a nil value. As the development will significantly benefit our customers it is proposed that the land is given at a nil value.
11. It is also proposed that if the land is given as the Council's contribution to the development, the Council will be awarded 100% nomination rights with the RSL, this will ensure the Council can nominate customers to these properties, thus addressing any housing demand issue currently faced through lack of bungalow accommodation managed by Dale & Valley Homes.
12. This proposal also gives an improved visual impact from the A690 and will in turn attract visitors and give an improved image when entering Willington from this road.
13. It is an option to sell the land on the open market, however a developer would not purchase the land and deliver a development that focuses on rented accommodation. Instead a developer would seek to sell the properties with the possibility of renting 1 or 2 bungalows to assist in the affordability requirements. This will fall short of the proposals put forward by Three Rivers Housing.

### **legal implications**

14. The Local Government and Public Involvement in Health Act 2007 contains provisions restricting the disposal of assets by authorities who are subject to local

government reorganisation. There is a power under the Act for the minister to make an order requiring consent to disposal to be obtained from a person specified in the order. The Act only recently received Royal Assent and no orders have been produced relating to the disposal of assets. Whilst the Council will be affected by this regime, it is impossible to assess at this stage whether the transfer proposed in this report will require consent under the 2007 Act. In the circumstances, it is suggested that members continue to make decisions on the transfer as outlined in this report. Should the legal position change and consent be required at the time of disposal then consent will need to be sought.

15. The General Housing Consents 2005 enable the Council to give a registered social landlord (RSL) with financial assistance or gratuitous benefit, including the disposal to that RSL of land, for the purpose of development as housing accommodation . The consent is given on condition that:
- Disposal must be of the freehold or leasehold at least 99 years;
  - The terms of disposal provided that the development of housing accommodation is completed within 3 years
  - The newly constructed accommodation is let by the RSL on a periodic tenancy, shared ownership lease, lease for the elderly, temporary homeless accommodation, hostel or persons receiving support from social services;
  - There is no agreement or arrangement for the Council to manage or maintain any of the housing accommodation; and
  - The value of the financial assistance is not more the £10,000,000 in the same financial year.

#### **hr implications**

16. The Council's Legal Services will be required to undertake the disposal transaction.

#### **crime and disorder**

17. It is anticipated that Three Rivers discuss their proposals with the Police Architectural Liaison Officer to ensure they are secure by design.

#### **financial implications**

18. Disposal of the land at nil consideration will cost the Council the value of any capital receipt which could have been achieved through disposal at market value. As the Council has previously passed the appropriate resolution to earmark receipts from the sale of housing land towards affordable housing or regeneration purposes, no payment would be required to Government.
19. The land is not yet included in the grounds maintenance schedule so, at present, there would be no savings on the contract. Should the disposal require the Council to obtain external valuation advice then Three Rivers will be required to meet such charges.

- RECOMMENDED** that (i) the resolution of Special Housing Committee held on 08 February 2006 in relation to the disposal of the land at market value be rescinded.
- ii) The land at St Stephens Close be sold to the Three Rivers Housing Group at nil consideration subject to compliance with those matters detailed in the report. Specifically that 100% nomination rights will be given to Wear Valley District Council for this development.

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**Officer responsible for the report**  
Michael Laing  
Strategic Director for the Community  
Ext 281

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**Author of the report**  
David Milburn  
AD Policy & Resources  
Ext 379

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## LAND DISPOSALS SUB-COMMITTEE

13 MARCH 2008

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Report of the Asset Management Group

### **LAND ADJACENT TO GLEN LEA, SAXON GREEN, ESCOMB**

#### **purpose of the report**

1. To seek Members' instructions regarding a request to purchase land at the above location.

#### **background**

2. A request to purchase the land hatched black on the plan at Annex H, has been received from Mr. L. Barlow of Glen Lea, Saxon Green, Escomb, Bishop Auckland for the purpose of extending his garden as he feels that the retaining wall is not in a safe condition and he states that rubbish is dumped on the land.

#### **consultations**

3. The Strategic Director of Environment and Regeneration objects to the application for change of use from open space to garden land as it is considered that the parcel of land makes an important contribution to the streetscene and amenity of the area and contributes to the openness of the site.
4. The Strategic Director for the Community states that he has inspected the wall and feels that the wall is not dangerous. He also confirms that he has no objection to the sale of the land provided the area was secured to the Councils satisfaction.
5. Following neighbour consultations no letters of objection were received.
6. Local Ward Members were also consulted and one of the Members felt that the request should be submitted to the Committee.

#### **author's comments**

7. This land is a landscaped area on the edge of the village and is maintained by the Council.

#### **financial implications**

8. The sale of this land would produce a capital receipt and a reduced maintenance cost.

#### **legal implications**

9. There are no legal implications arising from the recommendation.

**conclusion**

10. As the Strategic Director of Environment and Regeneration cannot support the sale of the land, it is recommended that the request from Mr. Barlow be refused.

11. However in line with the Council's policy of public speaking at this Committee, Mr. Barlow has been invited to attend this meeting to afford him the opportunity to present his case to you.

**RECOMMENDED** that Mr. Barlows request to purchase the land be refused for the reason stated above.

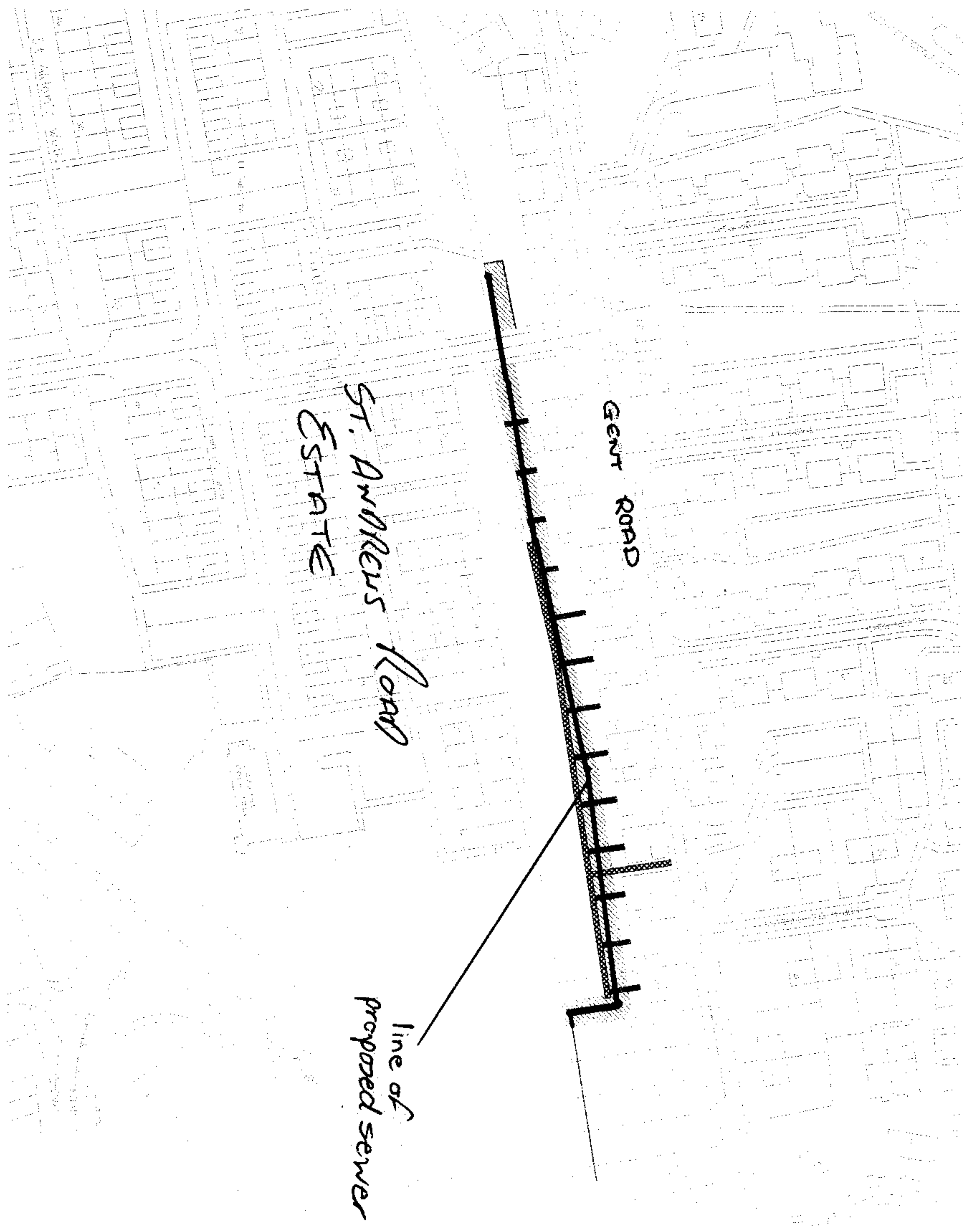
**background papers**

File Number 81637

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<b>Officer responsible for the report</b>	<b>Author of the report</b>
Gary Ridley	Diane Hathaway
Strategic Director for Resource Management	Legal Executive
Ext 227	Ext 319

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ST. ANDREWS ROAD  
ESTATE

GENT ROAD

line of  
proposed sewer

LEGEND

- Garden Reinforcement Topsoil and turf
- New 1200mm wide Ragged footpath
- New 1200mm wide ragged footpath ramped. Re-use handdrilling.
- Existing ramps to remain
- Reinstate footpath to accordance standard

NO.	REVISIONS	DATE	BY
1	ISSUE	20/12/2017	

JOB NO. SA010  
REF. :50020A1.17C0002AS

St Andrews  
Bishop Auckland  
Gent Road Bungalows  
Reinstatement Plan



**PERSIMMON HOMES**  
PERSIMMON HOMES TESSIDE LTD  
HILTON ROAD  
AYCLIFFE INDUSTRIAL PARK  
NEWTON AYOULFE  
COUNTY DURHAM  
DL3 9EN  
Tel: 01323 32300 Fax: 01323 32314

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE  
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED IMMEDIATELY.

Drainage Easement  
Land at Gent Road, Bishop Auckland

(c) Crown Copyright

Gardens



108.4m

DARLINGTON ROAD

29

29a

52

54

55

Police Office

107.5m

LAND AT 29 DARLINGTON ROAD

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1:500  
NZ1826SW



DELEGATED POWERSSTRATEGIC DIRECTOR FOR RESOURCE MANAGEMENT/ASSISTANT  
DIRECTOR FOR LEGAL AND ADMINISTRATION SERVICESSALE OF LANDLAND ADJACENT TO AND AT THE REAR OF 29 DARLINGTON ROAD, WEST  
AUCKLAND

A request to purchase the parcels of land shaded black on the attached plan, for garden purposes, has been received from Mr. D. Proudfoot of 29 Darlington Road West Auckland

In support of his application the applicant states that his property is a large family house with little garden area, and he would like extra garden space for the use of his family.

Since purchasing the house approximately 2.5 years ago it has been renovated to a very high standard and the applicant feels that if he was allowed to purchase additional garden land he and his family could do the same with it. He would be prepared to remove the existing fence and build a wall.

The following consultations have been undertaken:-

- |                      |  |
|----------------------|--|
| <b>Community</b>     | Offers no objection of a technical nature to the sale.   |
| <b>Regeneration</b>  | Advises that the sale of the land and a planning application for change of use of open land to private garden could not be supported by them. They state that the land forms part of a large area of open space in the local area which makes an important contribution to the streetscene. There is a concern that if the land was changed to private garden area it would impact upon the character of the streetscene and the amenity of neighbouring properties. |
| <b>Local Members</b> | The three local members were consulted. Councillor Mairs offers no objection to the sale subject to it being used for garden purposes, no structures being erected on it and a suitable wall or fence being agreed with Development Control.   |
| <b>Neighbours</b>    | The occupiers of 7 properties in the vicinity of the land were advised of the request, but no comments or objections have been received.   |

**CASE OFFICER'S COMMENTS**

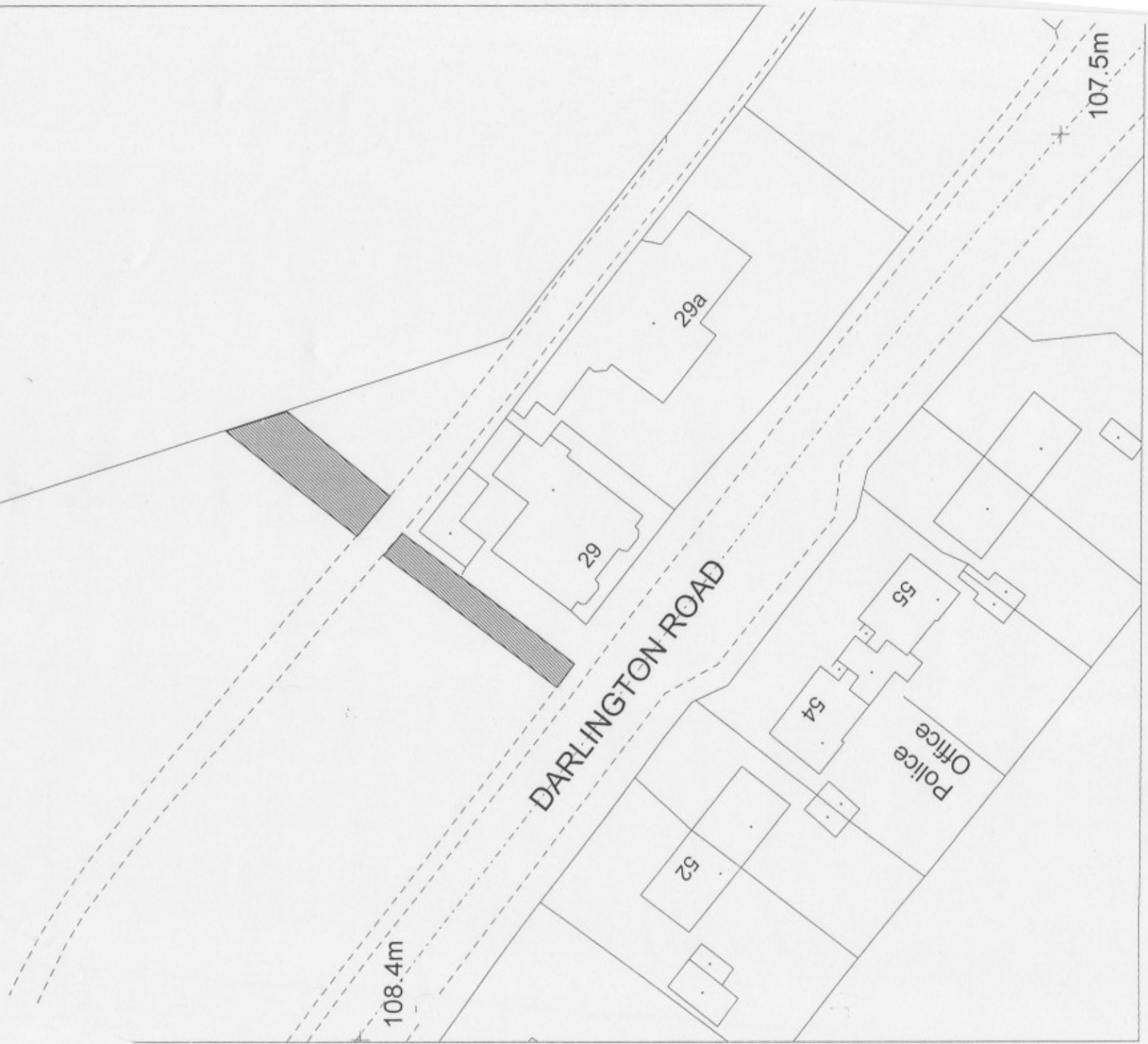
The land which Mr. Proudfoot wishes to purchase is part of a much larger area identified as being surplus to Council requirements – referred to as item 4.22 on the attached schedule and plan. However, as the requested area, is a very small part, it

is considered that the disposal would not affect the overall scheme if it were to go ahead.

However, as the Regeneration Department are unable to support a planning application for change of use of the land **Delegated authority** is requested to refuse the request, but in accordance with the Land Disposal Policy the applicant would be notified of the reasons why his request was refused. He would have the right to appeal within 6 weeks and if an appeal was received the matter would be reported to Committee for a decision.

Gardens

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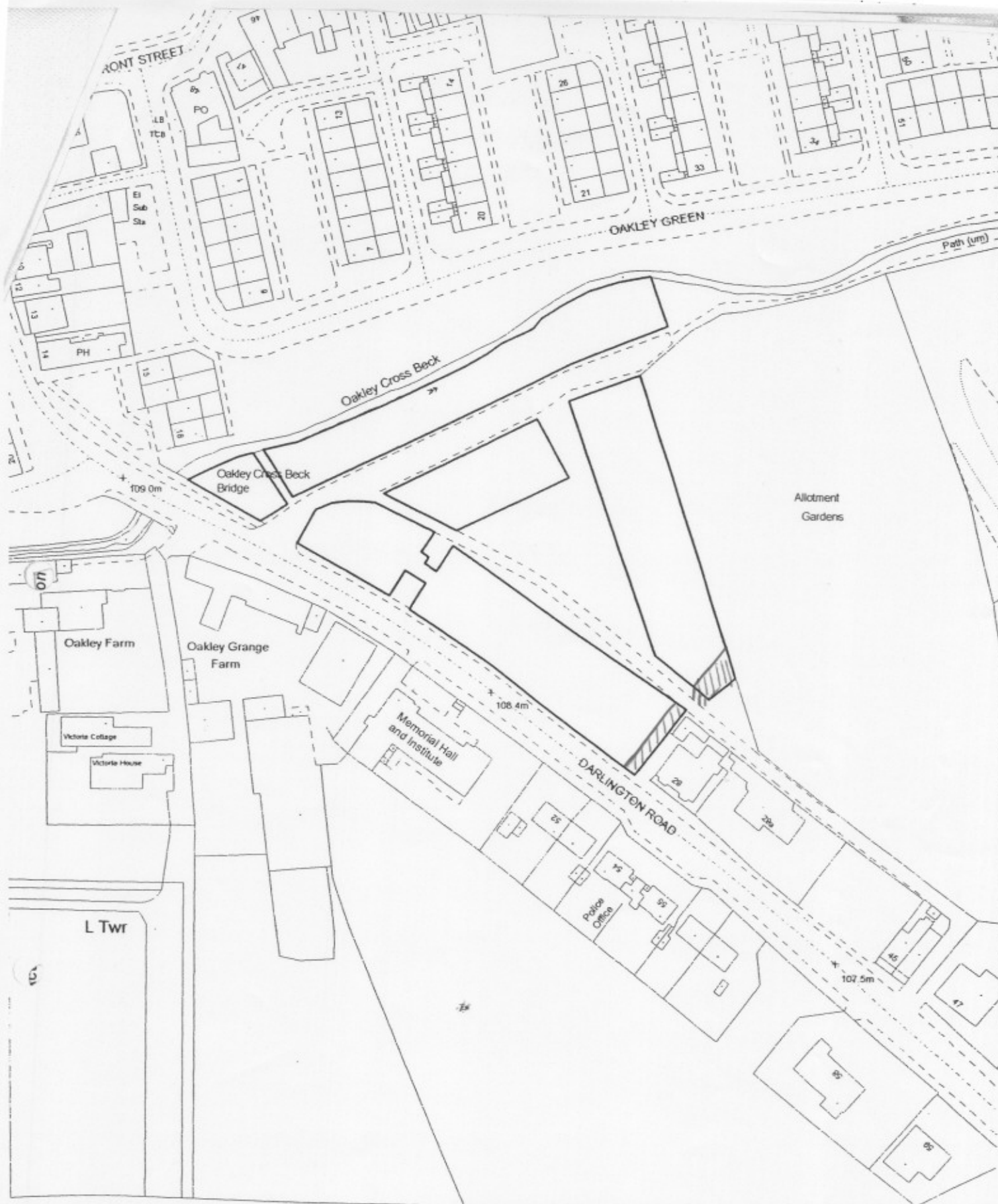


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1:500  
NZ1826SW

DV Asset No. where known	Address	Action to Date	Proposed Action 2006	Proposed Action 2007	Disposal Priority	DV Open Market Value £
4.33	Land Adjoining 1 Lilac Gardens, Crook	Land previously used as garage site. Approx. 750 sq.m. Windfall site.	<i>Retain - site could provide access to potentially larger development increasing value of asset</i>	Disposal following the making of an outline planning application.	2	85,000
N/A	Civic Hall, Crook	Tentative enquiries from interested parties that have not come to fruition. Planning brief prepared	<i>Disposal - Planning brief prepared and possibility of disposal with adjacent land under investigation</i>	Ongoing negotiations regarding transfer/lease to community group	1	75,000
4.22	Land at Darlington Road, West Auckland. Map ref NZ 1826	Part of the site identified on Adopted Plan 1997 as land suitable for residential development. Land may be affected by flooding (identified by Environment Agency as within Oakley Cross Beck Flood Plain). Site may be worth more once flood defences are shown to protect the land. The site comprises of four separate parcels	<i>Transfer - Site not completely in Council ownership. CPO to assemble site for disposal D.V. advises to retain land for the time being to see whether the flood defences are effective. Possible transfer to Regeneration company</i>	Although a greenfield site, it may be suitable for affordable housing. Should be marketed as a whole with concept statement from Regeneration Department.	2	55,000
4.32	Land adjoining 20 Lilac Gardens, Crook	Land previously used as garage site. Approx. 426 sq. m. Windfall site.	<i>Retain - site could provide access to potentially larger development increasing value of asset</i>	Disposal following the making of an outline planning application.	2	54,000
4.08	2 Bedburn Close, Crook	Purpose built former common room on local authority housing estate. Erected circa 1973. Brick and tile construction in style of a bungalow. Approx. GIA 92.4 sq. m. Unused since 2002.	<i>Disposal - to be marketed subject to planning position. Initial approach to be made to owners of 1 Bedburn Close</i>	Neighbouring property up for sale. Consider joint marketing.	1	50,000
4.11	29 Bourne Way, Willington	Common Room. Property has no access or parking may have to retain sufficient land for a parking area from sale of the Bourne Way land	<i>Change of Use - to be used for storage as disposal on open market likely to be unsuccessful</i>	Dispose subject to advice from Regeneration Department on change of use.	3	50,000
N/A	Residential development land at Bourne Way, Willington	To be marketed shortly	<i>Disposal</i>	Use local agent	3	TBC
<b>Key:</b>						
Disposal Priority 1 = progress immediately						
Disposal Priority 2 = within 6 months						
Disposal Priority 3 = within 12 months						





Land at Darlington Road West Auckland

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≡ requested area

1:1250  
NZ1826SW

21

Brookfield House

29 Darlington Rd

West Auckland

WEARVALE FVDC

DL14 9HT

01388 835175

Dear Sir

I am writing this letter to appeal against the decision that was made after not selling me the strip of land at the side of our property. As we stated that we only wanted the land for garden use only, from our point of view we feel it would not look out of place from the front, as we said we would build a stone wall matching the one at the front, and also put wrought iron railing on as well. So it would be all matching.

We also feel that it wouldn't look out of place, being that all of the houses in the street have quite large gardens to the side of their property's.

As you can see our house is a large family house, in which you

would expect it having a large garden for the size of the house. I report what the Council says about keeping some land as open spaces I agree with, but the strip of land that we are asking for from our point of view, would not be missed, as it is a large field and know that the field is designated for future building land. So one time there was houses on the land. I would also like to point out that we have problems with Gypsies camping on the land causing problems with residents and ourselves, and so for that reason I would like to see house's built on it in the near future.

Yours sincerely

Paul Price

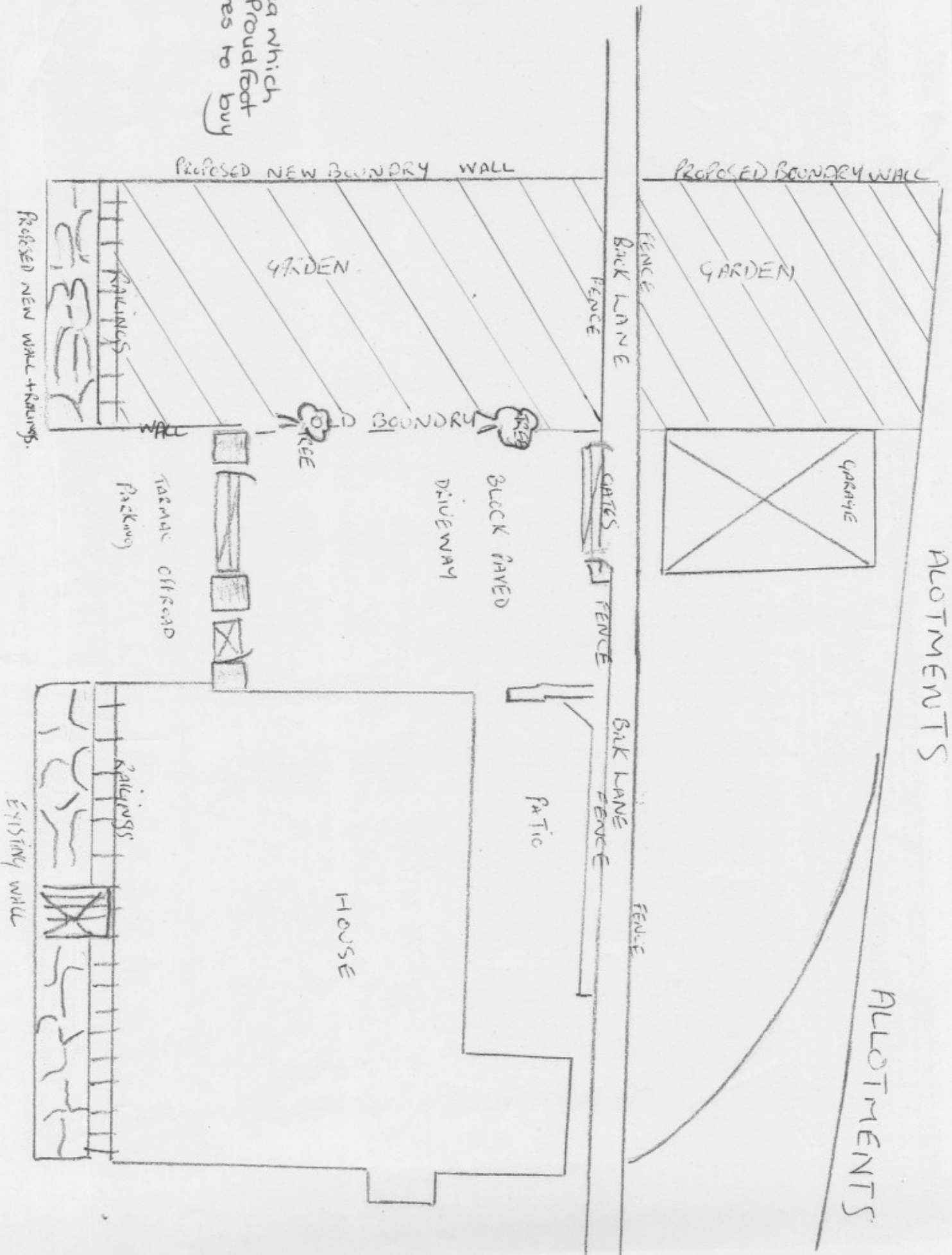
Key  
 Area which Mr. Proudfoot wishes to buy

FIELDS

FIELDS

ALLOTMENTS

ALLOTMENTS





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Land to the rear of Rectory Gardens, Willington

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1:1250  
NZZ035SE



Dear Diane

9.02.08

We object to this outrageous plan of expansion to Rectory Gardens.

When the houses were purchased the occupants must have been satisfied with the size of thier gardens.

My husband walks our dogs down there,my sons birdwatch,and play there, and who would like to walk down a foot path with the cricket field on one side then a fence on the other side . Not very scenic.

The amount of wildlife displaced by this appalling expansion would be disgraceful and we feel like this is an incursion on our privacy . I'd be very disappointed if they were allowed to do this.

yours sincerley

18<sup>th</sup> February 2008

Dear Mrs Hathaway,

With reference to your letter dated 6<sup>th</sup> February 2008 regarding the proposed sale of the land to the rear of 2-9 Rectory Gardens Willington.

Ref: RMD/DH/81642

We would like to oppose the sale for several reasons

- We have recently moved here for a number of reasons the main reason being to get out of the built up areas of Newcastle Upon Tyne and to have more of a rural setting with some green areas for our young and growing family and to sell this land would not only remove another green area but would destroy the overall setting of our home.
- The views from our home would change significantly from one of nature with mature trees and shrubbery with a grassed area to another fence to look at from the front our home from 2 main rooms. I also believe that a boundary fence being erected that close to our home would increase the noise levels of both pedestrians and cars.
- I believe that moving the boundary closer to the road would further close in the lane and increase the possibility of children congregating on the private road as it would be less exposed to passing traffic on Manor road which at present acts as a deterrent.
- This area is regularly used by dog walkers and by removing the grassed area I believe this would then force them to use the footpath directly outside our front door increasing the possibility of dogs fouling outside our home.

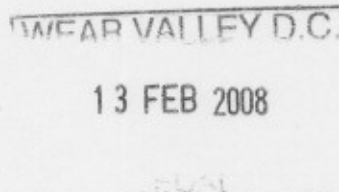
- Looking at the plans there is no indication of the impact on our home due to the age of the drawing, the plan indicates this proposal affecting 4 homes on Surtees drive and after speaking to the other home owners affected there is only myself and 1 other home owner with concerns as one of the houses are still vacant for sale and the other is up for resale and the owner has indicated that *'it doesn't really affect them as they are moving'* but I believe them not replying doesn't give a true indication of our feelings towards the affects of selling this land?

I would appreciate being kept informed on any developments during this period.

Yours faithfully

12<sup>th</sup> February 2008

Mrs Diane Hathaway  
Wear Valley District Council  
Civic Centre  
Crook  
DL15 9ES



Your Ref: RMD/DH/81642

Dear Mrs Hathaway

With reference to your letter dated 6<sup>th</sup> February 2008 regarding the proposed sale of land to the rear of 2 – 9 Rectory Gardens, Willington.

We would like to oppose this for the following reasons:

1. If the gardens were extended and the existing fences were moved, the established trees and shrubbery within the area would have to be destroyed/removed. Notwithstanding the existing established trees and shrubs within the area which is to be purchased, all of which are a haven to local bird and wildlife. This in turn may also have an impact on drainage within the area, especially if hard-standing was laid in the garden extensions.
2. There are no dimensions on the plan we have been given so are unsure which side of the drainage ditch they want the fence to go on.
3. The plan does not show the impact on houses in Surtees Drive which are not shown on the plan. The plan makes it look as if there is no impact on any other property, which is not the case.
4. We purchased our property because of the private lane, trees and grass opposite. We have a pleasant outlook which will be radically altered if a fence was to go up opposite our home.
5. If the plan was approved, what fence height would be allowed?

6. The lane leading up to the cricket club can be noisy on cricket days and after closing time at the club house on Friday and Saturday nights. Placing a fence alongside the drainage ditch (grass side) will create an alley of sorts which will greatly magnify the noise of cars and pedestrians going to and from the cricket club. This would then lead us to oppose any new licensing of the cricket club.
7. One of the reasons given for the houses opposite wishing to purchase is due to teenagers congregating there. We have lived here over 7 months now and have experienced none of this. We have only seen kids gathering at Manor Road/Private Lane junction.
8. Dog walkers use the green area and by closing this off, it will only push the dog walkers into letting their dogs foul the lane and footpath which is directly outside our front door.
9. When an estate is built a certain amount of land has to be left "Green". By turning this stretch of land into garden it will be destroying a pleasant green space and therefore reducing the amount of "green" space for people to enjoy.
10. There are 4 houses in Surtees Drive which this proposal affects. Please note 1 house is presently unoccupied and another house is for sale. Therefore you will not be receiving a fair response to this consultation.

I would appreciate it if you would keep me informed on the consultation process.

Yours faithfully

Enclosed Disc, with pictures taken off how a fence will impact homes on Surtees Drive, and to show how nice and pleasant the land is.





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St Stephens Close Wellington

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Land Adj. Glen Lea, Escomb

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