

18<sup>th</sup> June 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 26<sup>th</sup> JUNE 2008 at 2:00PM.**

### AGENDA

Page No.

1. Election of Chair.
2. Apologies for absence.
3. 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.

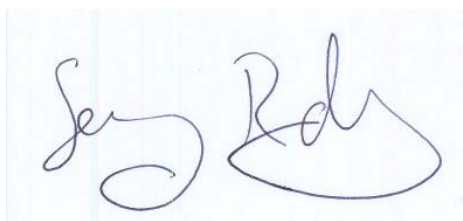
**NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.**

4. To consider an application to Licence land to the rear of      1 - 5

Briarmede, 3 East End, Stanhope.

- |    |  |         |
|----|--|---------|
| 5. | To consider an appeal which has been submitted relating to land to the rear of 20 Kirkham Way, Auckland Park, Bishop Auckland. | 6 - 11  |
| 6. | To consider a request to purchase land to the rear of Rectory Gardens, Willington.   | 12 - 37 |
| 7. | To consider a request to purchase land adjacent to Glen Lea, Saxon Green, Escomb.  | 38 - 41 |

Yours faithfully



**Acting Chief Executive**

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

Chair: To be appointed.

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

## DECLARATIONS OF INTEREST FORM

NAME AND DATE OF COMMITTEE	AGENDA ITEM NUMBER	NATURE OF INTEREST AND REASONS	PRINT NAME	SIGNATURE

## **LAND DISPOSALS SUB-COMMITTEE**

26 JUNE 2008

---

Report of the Asset Management Group

### **LAND TO THE REAR OF BRIARMEDE, 3, EAST END STANHOPE.**

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

1. To seek Members' instructions regarding an application to Licence land at the above location.

#### **background**

2. On 14<sup>th</sup> November 2007 the Central Resources Committee deferred for further consultations a request to purchase the land edged in black on the plan at Annex A, which was received from Mr. S. Roddam of Briarmede, 3 East End, Stanhope.
3. In the original request the applicant stated that if he was able to purchase land in line with some of the neighbouring properties it would allow him to park a car on his own property. He would however require a vehicular right of way over land which would be retained by the Council, the position of which is shown by the broken black lines on the plan. As the front of this property is raised approximately 6 feet above the level of the road there is no scope for parking cars at the front. As stated above due to the level of disapproval from the public to this application this item was deferred for further consultation.
4. An amended application was subsequently received from Mr. Roddam which requested a licence over a different area of land as shown hatched black on the said plan for the purposes of access.

#### **consultations**

5. In the original application the Strategic Director of Environment and Regeneration confirmed that the sale of the land and a planning application for change of use of the land could be supported by him. In respect of the subsequent application he confirms that a change of use could again be supported although he has suggested that the Applicant seek advice from the Highways Department of Durham County Council regarding the access onto the public highway.
6. The Strategic Director for the Community offered no objection of a technical nature to the original proposal and in respect of the second application again does not have any objections.
7. Regarding the original application, as part of the consultation process letters were sent to ten properties in the vicinity of the land. This

resulted in two letters of objection being received, the main contents of which were as follows: -

- (a) The road along Coronation Avenue is very narrow and residents' cars have to park half on the path to allow through traffic. This causes problems for pedestrians especially those with prams or pushchairs. There are also problems for larger vehicles such as Fire Engines, Ambulances, Refuse and delivery wagons as they have to go onto the land at the rear of Briarmede to pass stationary cars safely.
  - (b) There has been an increase in the number of cars at houses in Coronation Avenue and as there are no garages available and no designated parking areas, cars currently use the land at the rear of Briarmede for parking as they have for the past 40 years. The proposal would dramatically reduce the space available and compound an already difficult parking and access problem.
  - (c) The purchase of this land would also lead the way for other householders to purchase adjacent land again drastically reducing the accessibility and space available.
  - (d) If the land was purchased the owner would be able to erect a fence or wall making it impossible for residents of Coronation Avenue to park opposite as there would not be sufficient space to turn onto the drive area.
8. A petition signed by 34 people was subsequently received which requested that the land be not sold but made into a parking area for the residents of Coronation Avenue and use by public service vehicles. This was accompanied by letters from 25 people who signed the petition objecting to the sale of the land and expressing the view that "the land should remain in Council ownership to allow for access by emergency vehicles and occasional parking by visitors".
9. In respect of the second application, consultation letters were once again sent and eight letters of objection to the proposal were received, the main contents are as follows:-
- (a) The land is a piece of green land for the use of Coronation Avenue. Children play on it and it should not be sold or licensed to only one householder.
  - (b) The amended request is still detrimental to the residents on Coronation Avenue and is especially detrimental for all vehicles that require access along the avenue such as the Emergency Services, the council bin wagons, coal delivery wagon and all other delivery vehicles that need to access property on a daily basis. Also the applicant should not be granted exclusive rights over this land, as it would deny other local residents occasional use.

- (c) One of the resident's objects to the property having its own designated parking at the rear, as this is a luxury not afforded to any other residents of East End. Recently an ambulance parked directly opposite the land in question and during the time it was there, the traffic used the grass to get past. Therefore if the land as licensed it would not be beneficial to the residents of Coronation Avenue.

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

- 10. In respect of the original application although there were only two letters of objection received as a result of the consultation letter, 25 letters objecting to the sale of the land as well as the petition were subsequently received. In respect of the second application eight objections were received and one resident had no objection as long as the applicant adhered to the terms of the Licence.
- 11. It is evident that residents of Coronation Avenue feel that the licensing of the land to the Applicant is grossly unfair as the Council could not monitor whether the land was used for access purposes only and not for the parking of a vehicle on it. One resident also asked whether agreeing to the Licence would set a precedent for other residents of East End properties to licence land to create vehicular access causing more congestion and issues with parking for the residents of Coronation Avenue opposite.
- 12. However, as the grassed area would remain in Council ownership if this request is approved, emergency vehicles would still be able to go onto it if they are unable to use the road because of parked cars. Indeed access for emergency vehicles is restricted to the west of the land due to the close proximity of Nos. 2 – 18 Coronation Avenue and 1 East End to the road.
- 13. Obviously if a car parked on the land emergency vehicles or other large wagons would no doubt find it difficult to gain access to the rest of the street.
- 14. As stated above reference is also made in the letters of objection to the fact that if this request is approved it would lead to other requests to purchase land adjacent to their property being received from other owners. However, as each application is considered on its own merits it does not follow that if other requests were to be received they would be approved.

#### **financial implications**

- 15. The licensing of this land would produce a receipt.

#### **conclusion**

- 16. Although the Strategic Director of Environment and Regeneration is able to support a planning application for change of use of the land, the

strength of public opposition to the proposal is immense and should the Licence be granted then the use cannot be monitored. This may lead to vehicles parking on the access area which may cause problems should emergency vehicles require access to Coronation Avenue. Therefore it is recommended that the request be refused.

17. However in line with the Council's policy of public speaking at this Committee, both the applicant and the objectors have been invited to attend this meeting to afford them the opportunity to present their case to you.

**RECOMMENDED** that the application by Mr. Roddam to licence the land hatched in black on the plan be refused.

**background papers**

File Number 81569

---

**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

---

**Author of the report**

Diane Hathaway  
Legal Executive  
Ext 319

---



## LAND DISPOSALS SUB-COMMITTEE

26 JUNE 2008

---

Report of the Asset Management Group

### **LAND TO THE REAR OF 20 KIRKHAM WAY, AUCKLAND PARK, BISHOP AUCKLAND**

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

1. To consider the appeal which has been submitted by Miss. R. Peart of 20 Kirkham Way, Auckland Park, Bishop Auckland.

#### **background**

2. A request to purchase the land hatched black on the plan at Annex B, was received from the owner Miss Peart for the purposes of extending her garden. The usual consultations were undertaken and by a Delegated Authority dated 24<sup>th</sup> April 2008, a copy of which is attached at Annex C, the application was refused.
3. In accordance with the Councils Land Disposal Policy, Miss Peart has forwarded a letter of appeal, attached at Annex D, together with a plan setting out her proposals, attached at Annex E.

#### **conclusion**

4. Members instructions are sought.

#### **background papers**

File Number 81637

---

#### **Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

#### **Author of the report**

Diane Hathaway  
Legal Executive  
Ext 319

---



## **LAND DISPOSALS SUB-COMMITTEE**

26 JUNE 2008

---

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**

3. A request to purchase the land hatched black on the plan at Annex F, 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.
4. 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.
5. This item was deferred from the Land Disposals Sub-Committee held on 13<sup>th</sup> March 2008 pending a site inspection which has now been carried out and a proposal was also received from the Applicants, a copy of which is attached at Annex G.

#### **consultations**

6. The Strategic Director of Environment and Regeneration objected 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.
7. He has subsequently consulted with the Durham County Councils Arboricultural officer who has advised that the trees on the site are of aesthetic and environmental value. He also confirmed that one of the species of trees within the location is the Field Maple which are of good quality and are rare in the north east of England. The second area of benefit is the hedge line of holly and hawthorn which is of high environmental value. The Strategic Director also states that the potential erection of a fence along the extended garden boundaries would be detrimental to the amenity of the new dwellings to the east of the site on the former Riding Hall Carpets site.

8. 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. He has subsequently confirmed he would be guided by the Regeneration Department on whether the land should be sold.
9. 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.
10. 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 at Annex H.
11. The Objectors have also received a copy of the proposal forwarded by the Applicants and have stated that there was no more evidence produced that had not been mentioned previously. They also stated that a local estate agent had confirmed that if the outlook was changed from open space to a fence then it would impact on the valuations of their homes.

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

12. 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**

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

#### **legal implications**

14. There are no legal implications arising from this matter.

#### **conclusion**

15. Due to the objections received from the neighbours and from both the Strategic Director of Environment and Regeneration and the Strategic Director for the Community it is recommended that the request from Mrs. Jackson and her neighbours be refused.

16. 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

---

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

---

## **LAND DISPOSALS SUB-COMMITTEE**

26 JUNE 2008

---

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 and coloured black on the plan at Annex I, was 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. This item was deferred by the Land Disposals Sub-Committee held on 13<sup>th</sup> March 2008 pending a site inspection. The Applicant then submitted an application for a revised area of land shown coloured black at Annex I, which is a smaller area than the original request and he also submitted a sketch showing the type of barrier he would propose to erect, attached at Annex J, should his application to purchase the smaller area of land be successful.

#### **consultations**

3. The Strategic Director of Environment and Regeneration objected to the original application for change of use from open space to garden land as it was considered that the parcel of land made an important contribution to the streetscene and amenity of the area and contributed to the openness of the site. In respect of the new application, he has confirmed that change of use from open space to allow for the development of a retaining structure could be supported.
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. With regard to the new application he has no objection to the sale and feels that the means of support is sufficient to support the land.
5. Following neighbour consultations no letters of objection were received to the original request.
6. Local Ward Members were also consulted and one of the Members felt that the request should be submitted to the previous Committee. Following receipt of the new request he has been advised of the new

revised application and offers no objection to the request for the smaller area of land

#### **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 can now support the sale of the land to allow for the development of the retaining structure, it is recommended that the request from Mr. Barlow be agreed.
11. 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 the land identified coloured black on the plan be sold to Mr. Barlow subject to the following terms and conditions:

- i) A valuation to be agreed with, or given by, the District Valuer;
- ii) The applicant to be responsible for the Council's legal and valuation fees

#### **background papers**

File Number 81637

---

**Officer responsible for the report**

Gary Ridley  
Strategic Director for Resource Management  
Ext 227

---

**Author of the report**

Diane Hathaway  
Legal Executive  
Ext 319

---

(c) Crown Copyright

Coronation Avenue



Land to the rear of Briarmede, 3 East End, Stanhope

Reproduced from Ordnance Survey mapping with the permission of  
 the Controller of Her Majesty's Stationery Office (c) Crown Copyright.  
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
 Produced by Wear Valley District Council, Licence No. LA100025306

1:500  
 NZ0038NW





## DELEGATED POWERS

### STRATEGIC DIRECTOR OF RESOURCE MANAGEMENT

#### TO DISPOSE OF LAND WITH AN AGGREGATE VALUE OF LESS THAN £25,000

#### LAND ADJOINING NO. 20 KIRKHAM WAY, BISHOP AUCKLAND

##### **purpose of the delegated power**

1. To seek the Strategic Director of Resource Managements approval to refuse an application to buy an area of land shown edged red on the attached plan to Miss. Peart owner of the adjacent property.

##### **background**

2. The land edged red adjoins Miss. Pearts property and is part of a larger area which was transferred to the Council on 9<sup>th</sup> April 2002 from Cala Management Limited subject to a covenant in their favour which restricts the use of the land to that of open space. A further restriction prohibits the sale of the land within 21 years from the date of the transfer unless Cala Management are given the opportunity to repurchase it. Miss Peart states that youths climb over her fence from the railway line and have damaged the fence. She states that if they could extend the garden then this may stop the youths gaining access to the estate from the railway line. She also states her existing garden is small and would therefore like to buy the land to extend the garden.

##### **consultations**

3. The Strategic Director of Environment and Regeneration objects to the disposal as it is a tree planted area to provide a structural planting belt between the houses and the open space to the south. This area serves an important function, in that it screens the dwellings and provides a buffer between the houses and the railway line. For these reasons a planning application for change of use of open space to garden land could not be supported.
4. The Strategic Director for the Community states that although he has no objection to the sale of the land of a technical nature, he is aware that previous applications to buy land in this location have been refused and he confirms he would be guided by the Strategic Director of Environment and Regenerations comments.
5. Following neighbour consultations no letters of objection were received but several neighbours have stated that depending on the outcome of this and the other two applications received, they would consider submitting an application to buy the land adjacent to their property.

##### **financial implications**

6. The sale of this area of land will produce a capital receipt.



### legal implications

- 7 The Local Government Act 1972 gives the Council power to dispose of land in any manner they wish. The only constraint is that a disposal must be for the best consideration reasonably obtainable. A lesser consideration requires Secretary of State consent where there is an undervalue of £2 million. This is not the case.

### conclusion

8. As the Strategic Director of Environment and Regeneration objects to the sale of the land, which is supported by the Strategic Director for the Community, then the application by Miss. Peart should be refused.

**RECOMMENDED** that the application be refused.

Signed D. Hathaway  
Case Officer: Diane Hathaway

---

### AUTHORISED

Signed [Signature]  
Strategic Director for Resource Management

Date 24.4.08

Signed [Signature]  
Legal Services Manager

Date 23/4/08

Wear Valley District Council  
Civic Centre  
Crook  
Co. Durham  
DL15 9ES

20, Kirkham Way  
Auckland Park  
Bishop Auckland  
Co. Durham  
DL14 8SQ

27<sup>TH</sup> May 2008

Dear Ms Hathaway

**RE: Land to the rear of 20 Kirkham Way, Auckland Park.**

With regards to your letter dated 24<sup>th</sup> April 2008, informing me that the request to purchase the land was refused, I would like to appeal to this decision.

When travelling on the train in the UK you can see many gardens that do not have belting between the gardens and the railway line. It has been brought to my attention that on the plans (copy enclosed and marked) the gardens are parallel to the railway line except for one. When you look at the plans you can see there is a garden that ends halfway into the belting, and we would like you to consider allowing us to extend our garden as far into the belting as the other garden.

The land behind Kirkham Way is maintained by the owners of the houses and if we are given permission to extend our garden we will not damage any trees so the belting will still have all the trees including the one which will be situated in our garden, so they will still give the same protection as they have done over the years.

When the other house owners received the letter from the council regarding our request to purchase the land they have all requested that when we hear anything can we let them know as they also would like to purchase the land but will not ask the council until we have been granted permission. I am aware in the past people have requested to purchase the land but the majority of the owners would still like to be given permission to allow this to happen. We maintain the land to the rear of our property and are trying to make the estate more secure, due to youths using the belting as an entrance/ exit to the estate. The youths are damaging our fence and we have been told they are now starting to use our garden as a walk way into the estate. Giving us permission to extend our garden will allow us to stop the youths from using the belting as there will be no access over our fence through our garden.

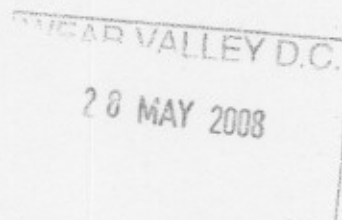
We would like you to consider allowing us to extend our garden to where the garden ends halfway into the belting( marked in red on drawing) as this must leave a sufficient amount of belting due to the where the other garden ends.

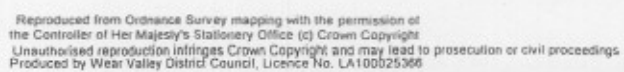
I look forward to hearing your decision.

King Regards



Miss R Peart





(c) Crown Copyright



Land to the rear of Rectory Gardens, Willington

Reproduced from Ordnance Survey mapping with the permission of  
 the Controller of Her Majesty's Stationery Office (c) Crown Copyright  
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings  
 Produced by Wear Valley District Council, Licence No. LA100025366

1:1250  
 NZ2035SE



# Proposal to purchase the land between No 2 and 9 Rectory Gardens

The residents of Rectory Gardens

24/03/2008



## Contents

Why we would like to purchase this land?.....	4
What are our proposals for the land the application is successful.....	5
Benefits to Council if application is agreed .....	5
What if the application is unsuccessful? .....	6
To summarize our application:- .....	7
Appendix – Supporting letters and associated evidence. ....	8

## **A Brief Introduction to Rectory Gardens**

Rectory Gardens was built by Heritage Homes, now Yuill's, in 1993. We had the usual new estate problems of land floods and drain blockages. This may have been contributed to the surrounding land being use in connection with our mining past.

We even had some cars and houses spray painted in the early years by a gentleman who had a grudge against one of our previous residents, but we have come through all of this evolving and have matured into a well established estate. People and families have come and gone but each have contributed to its development and all taken a pride in our local area

Two years ago we were informed that the owner of the strip of land, see attached map, on the east side of the estate that runs from number 1 to number 9 Rectory Gardens was being sold to the council and the residence of the above may have a opportunity to purchase this land.

Enquiries were made which has led to the current position, awaiting purchase approval.

## Why we would like to purchase this land?

- We are not against dogs or dog owners walking their dogs, our main complaint and frustration is about the dog excrement that is left lying around after the walks as the owners do not pick up the dogs excrement.
- Teenage groups and school children meet at the top end of the area, swing on the trees and damage the branches; they have also damaged the long established hedgerow by making dens and hides in the middle of the bushes. To make the dens and hides they bring along wooded boxes, broken pallets, stone chipping, plastic sheets, old rugs and carpets etc and then just leave it lying when finished with it. Last summer a group of them camped overnight and left a trail of empty beer cans and wine bottle around in the morning following a night of noise. Used condoms have also been found.
- As house owners we have all had bad experience and troubles, as mentioned above with some of the groups that us this strip of land.
- As house owners we would benefit long term by increasing our garden area, but this would be at an initial cost to each of us (this would involve the land purchase price---legal and conveying charges---paying for a single fencing contractor, reorganizing, restocking and redesigning established back gardens).



### **What are our proposals for the land the application is successful.**

- If this application went through and was agreed at all stages it is proposed and agreed that the residents from No2 to No9 Rectory Gardens would instruct a single fencing contractor to erect an agreed fencing design and colour to comply with the environmental requirements.
- The established hedgerow would be maintained and encouraged to establish itself without the interference of hides and dens and hopefully over time flourish and grow back to provide cover and blend with the fence.
- Generally the area would be cleared up and maintained benefiting the whole neighborhood long term.

### **Benefits to Council if application is agreed**

- No further maintenance costs of the land.
- No grass cutting costs.
- No further issues of control and dealing with complaints.
- Cash for the council from the sale of land.

## **What if the application is unsuccessful?**

If the application was unsuccessful our main concerns and worries are:-

- Will we receive a detailed explanation as to why the application was turned down?
- Will the council be responsible for tidying up the mess from den and hide making?
- Will the area be maintained especially the dwindling hedgerow which supports many of the bird wildlife which is around this area.
- Could we apply in the future or is this only once application or can anyone else apply

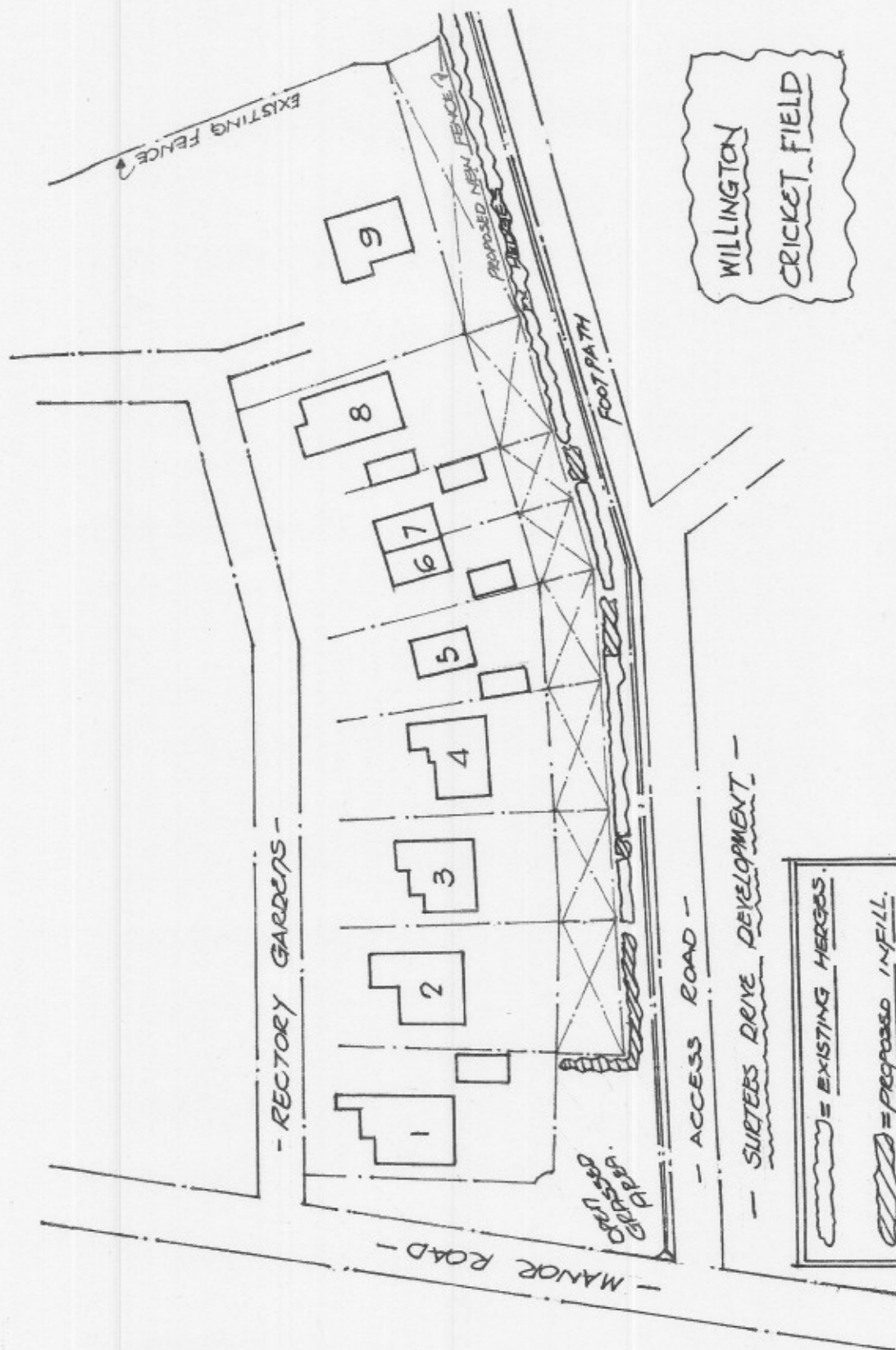
**To summarize our application:-**

As home owners and residence in Rectory Gardens we would like to purchase the strip of land to give us the additional privacy barrier and help reduce problems –improve the area by cleaning up and replanting shrubs and trees –maintain the whole area. All this would be at a cost to each and every one of us but we do value the benefits of now more difficulties in dealing with indiscretions with certain people.

## **Appendix -**

Associated evidence

Supporting letters



PROPOSED EXTENSIONS TO GARDENS  
NOS 2 TO 9 INCLUSIVE RECTORY GARDENS.

— = EXISTING HEDGES.

— = PROPOSED INFILL.

NOTE. EXISTING MATURE TREES  
 IN EXTENSION AREA TO REMAIN.



## Message

Date: 26/07/07

CALLLED TODAY AT 18.45 HRS.  
UNFORTUNATELY NO ONE WAS AT  
HOME.

WILL BE ON DUTY FROM 08.00 -  
16.00 HRS TOMORROW.

AFTER THAT I WILL NOT BE IN  
UNTIL MONDAY, WILL CALL AGAIN  
TOMORROW OR MONDAY. IF YOU  
REQUIRE ANY ASSISTANCE IN THE  
MEANTIME CONTACT 0845 6060365

From: P.C.S.O. 6880 HOPEof: CROOK Police Station / Department

Tel: \_\_\_\_\_

Signed: \_\_\_\_\_

(If used for information to a Complainant - see overleaf)

## Information to a Complainant

Incident: \_\_\_\_\_

With regard to the incident reported by you on: \_\_\_\_\_

The matter is being dealt with by the officer named overleaf.

The relevant reference number on police records is:

24072007-0258





If your call is not urgent then ring

0845 60-60-365



MESSAGE FROM DURHAM CONSTABULARY

- ALWAYS dial the FULL NUMBER. This will connect you to one of our two Communication Centres.
- If you have been given any direct contact telephone number, please use it, as this would assist our staff to deal with other incoming calls more effectively.
- For those with a speech or hearing impediment please contact us on 0191 375 2090 (Minicom) or alternatively use Typetalk.

MESSAGE FROM DURHAM POLICE AUTHORITY

- Durham Police Authority wants to hear your views about local policing services and issues that concern you.
- We also need your co-operation in reducing crime in our communities. Why not come along to one of our regular community meetings and find out how you can help our police force make County Durham and Darlington a safer place to live and work.
- For further information about these meetings please contact Durham Police Authority on (0191) 383 3491

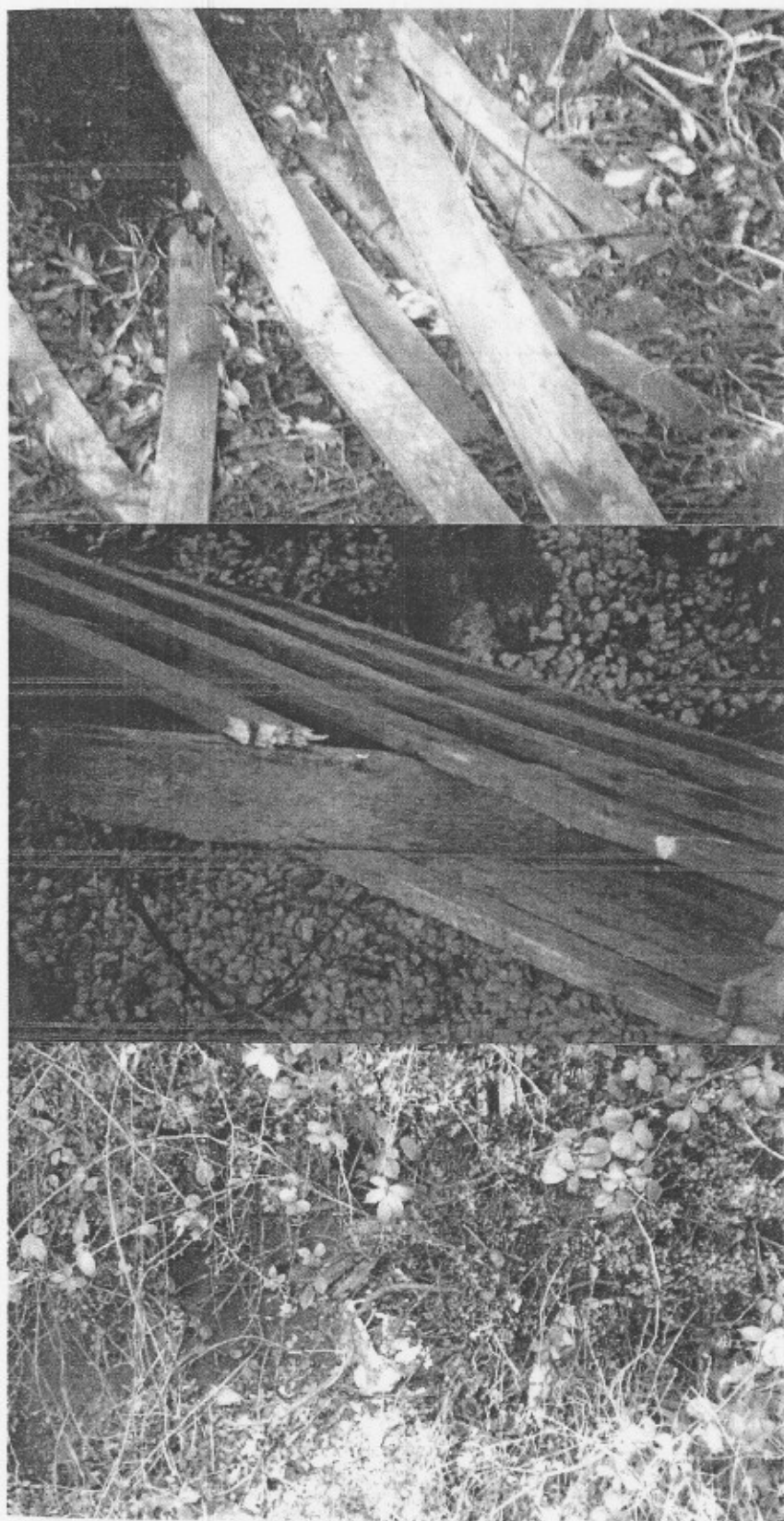
Ref: 544 24 July 2007

**IN EMERGENCY RING 999**



These Pictures show the Lane  
from Manor Roar towards  
the cricket ground.

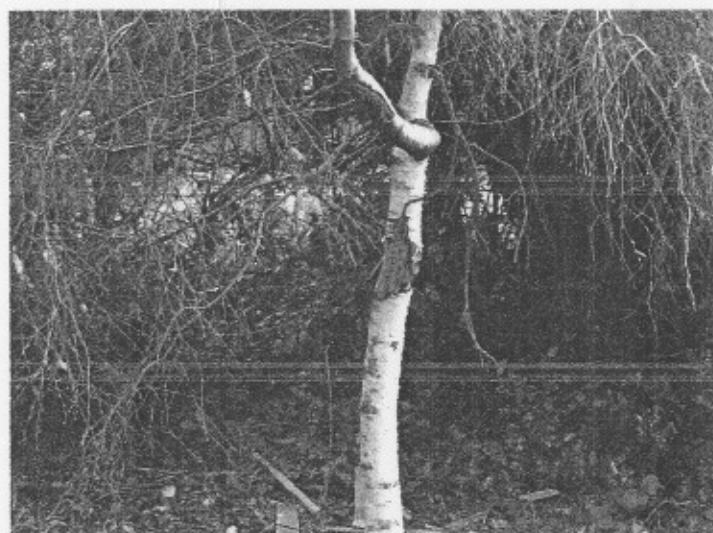




These pictures show the  
damage and mess that  
is left afterwards



These pictures shows further damage



Re: Land at rear of Rectory Gardens Low Willington.

We and our 8 neighbours have put a proposal forward to buy the land at the rear of Rectory Gardens. We are not wanting to use it for building on, just as extra garden space and to stop the teenagers from hanging around drinking, smoking and swearing, it isn't very nice to hear especially when you have young children playing in your garden. We are also fed up with finding cans and bottles in our gardens which have been thrown over by these drunken teenagers. We have no intension of removing any of the trees as we want to keep as much privacy as we can, in fact we would probably plant more to fill in any gaps as we all take pride in our gardens.

Yours Thankfully

17/03/08

We live at 6 Rectory Gardens and don't understand why it is such a problem to obtain a small garden extension as we don't plan to spoil any of the hedges or trees. We plan to put more shrubs and trees in our extra piece of garden to attract more birds and wildlife.

Most dog walkers walk their dogs on the country pathway leading up to the old railway walkway, but some prefer to let their dogs fowl on the grass behind our garden fence and they don't clean it up! The country pathway will still remain as scenic as it is now because none of the bushes and trees will be removed.

In the Summer our daughter likes to play in the garden with her friends but she can't sometimes because teenagers hang around behind our fence camping out, drinking alcohol, swearing and being very noisy. If the boundary fence was moved this would stop this disgraceful behaviour from happening so close to our young daughter.

We would like our plans to be considered as we don't think that they are a disgrace. We think that this will be an improvement.

THANKYOU.



## 7 RECORD

I WISH TO EXTEND MY GARDEN  
TO IMPROVE THE OUTLOOK.  
THIS WOULD BE USED AS  
GARDEN SPACE ONLY. NO  
TREES, BUSHES OR HEDGES  
WILL BE REMOVED. NO  
WILDLIFE WOULD BE DISTURBED.  
THIS WOULD STOP ALL ANTI  
SOCIAL BEHAVIOUR AND DOG  
WALKERS WHO DO NOT PICK  
UP THEIR WASTE. OUR AIM  
IS TO IMPROVE THE STRIP OF  
LAND BEHIND US.

PROPOSED PURCHASE OF LAND  
REAR- 8, RECTORY GARDENS.

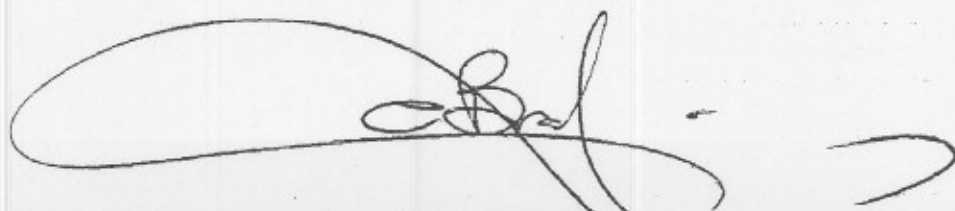
THE INTENDED USAGE OF THIS LAND IS SOLELY  
FOR GARDEN USE.

WE DO NOT INTEND TO ERECT ANY STRUCTURE, OR  
INTRODUCE ANY LIVESTOCK!

WE WOULD ENVISAGE THAT THE EXISTING HEDGE / TREE  
LINE WOULD REMAIN INTACT, AND ANY NEW BOUNDARY  
LINE WOULD BE ON EASTERN SIDE OF SAME.

IT IS ANTICIPATED THAT ANY FENCE TO BE ERECTED  
WOULD BE IN KEEPING WITH THE 'PRESENT BUILT'  
SPECIFICATION, AND WOULD BE SUPPLIED AND ERECTED  
- BY ONE APPOINTED CONTRACTOR, TO ENSURE A  
SATISFACTORY VISUAL IMPACT.

ANY EXISTING MATURE TREES WOULD REMAIN UNTOUCHED.

A large, stylized handwritten signature in black ink, consisting of a large loop followed by several vertical strokes and a final flourish.

To whom it My Concern,

I have been a resident at 9 Rectory Gardens since they were first build in 1993 by Heritage the Builders, we have settle well in this area since moving down from Northumbria.

My two sons attended the local schools and colleges and successfully attended Universities, my wife and I both work locally.

When were heard that the strip of land at the east side of Rectory Gardens could be sold to us, we were delighted as over the last few years this strip of land had given us problems of behaviour of children and youths who see this as a play area -a retreat-hideaway-drinking den etc.

The problems are if you challenge them about the mess or damage to the trees and the area all you get is abuse and told that it not your land and you cannot tell to stop doing it.

This strip of land will give barrier from the side of my house and prevent these actions occurring again. To acquire this land will involve costs both financial and hard work in reorganising and restructuring our established gardens.

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.

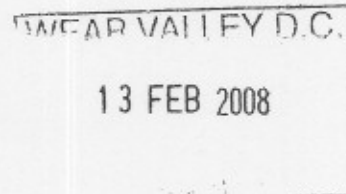
Ref: RMD/DH/81642

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.

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:

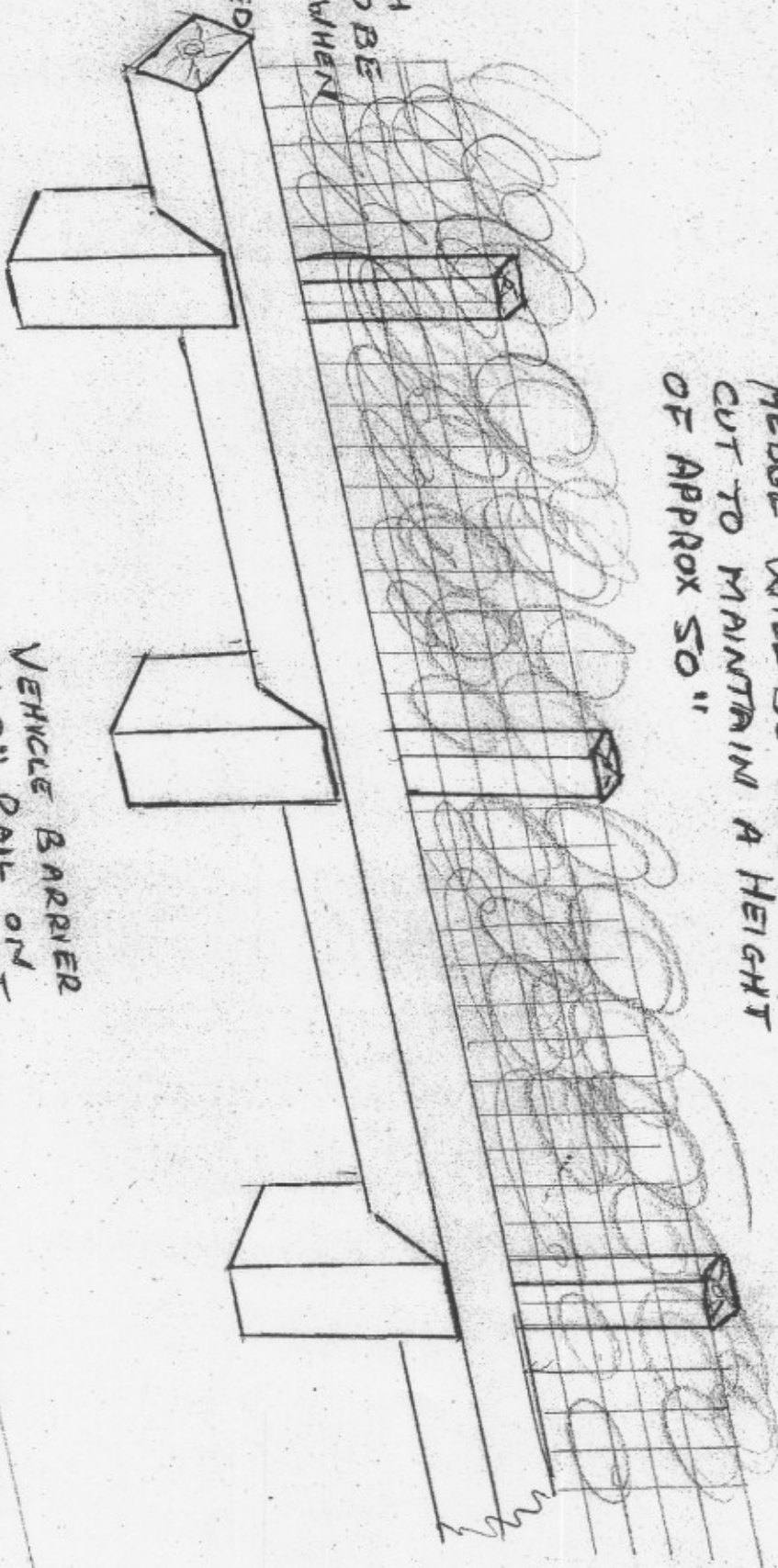
1. If the gardens were extended and the existing fences were moved, the established trees and shrubbery within the area would have to be destroyed/removed. Notwithstanding the existing established trees and shrubs within the area which is to be purchased, all of which are a haven to local bird and wildlife. 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?



Land Adj. Glen Lea, Escomb

HEDGE WILL BE REGULARLY  
CUT TO MAINTAIN A HEIGHT  
OF APPROX 50"

WIRE MESH  
SCREEN TO BE  
REMOVED WHEN  
HEDGE IS  
ESTABLISHED



VEHICLE BARRIER  
4"x3" RAIL ON  
5"x6" POSTS SET  
20" HIGH AND  
FROM EXISTING TARMAK

TARMAK

PROPOSED ENCLOSURE  
DETAILS FOR LAND  
ADJOINING GLEN LEA  
ESCOMBE  
FOR MR. BARLOW