

Pelton Parish Council
Serving the Communities of Grange Villa, High Handenhold, Newfield, Pelton,
Pelton Lane Ends, Perkinsville and West Pelton

Teams Meeting held on 25th January 2022- present were Mr Lea Smith (LS), Development Manager, Karbon Homes, Ms Stephanie Maher (SM), Development Officer, Karbon Homes, Parish Councillors Stephen Hann (SH), Clare Todd (CT) & Danny Wood (DW), Mrs Joanne Dickinson (JD), Parish Clerk

A Teams Meeting was arranged to provide an update on actions from a Special Parish Council Meeting held on 4.10.21- the following salient points were highlighted-

LS provided an update on the project and had emailed JD on 3.11.21 with the following information which had been forwarded to all Parish Councillors prior to the meeting-

- a. Attached is a plan (Appendix 1) showing the overlooking distance of 2.5 storey to Edward Terrace – you will note is 38m and the planning requirement is 21m. We therefore feel we are quite far away, and we are also behind trees. We are therefore going to continue with the 2.5 storey house in the current location.
 - b. Access to the site is in an agreed format with the highway authority. Our consultants have confirmed no issues with access and that it is in line with all expert advice and Durham County Council Highways' advice, therefore we'll be going ahead with the access point as it is currently shown.
- The planning application was validated by Durham County Council on 24.1.22
 - Karbon Homes have agreed to pay all Section 106 contributions
 - DW asked LS if Karbon could reconsider the location of the townhouses overlooking properties on Edward Terrace. LS advised they are 38m away from each other and there will be tree screening to minimise any overlooking of properties. LS to forward a height relationship plan to JD for circulation to Parish Councillors.
 - LS advised there will be a time period where there may be marshalls on site when the work commences to ensure high standards of health and safety for workers.
 - A meeting is to take place with Sport England to discuss finer details of the project
 - DW asked LS if Karbon Homes could monitor the area along Edward Terrace after the construction to ensure cars aren't being parked on the road/path on the side of the road the development will be built on.
 - Hedge line adjacent to Edward Terrace will remain as a natural boundary. LS advised it would only ever be removed if it was diseased or became poisonous to residents.
 - SH & DW raised a concern about the development site access. Highlighted concerns of residents about road safety due to the location of the site entrance and exit with additional cars in the vicinity due to the development and the football parking. LS advised that Karbon Homes have liaised with DCC Highways department who have informed Karbon Homes where the development access will be and they have no evidence from Highways that it is an accident hot spot. They have followed the advice of Highways, DCC.
 - CT asked LS if Karbon Homes could consider replanting trees where they are able to. LS to ask the ecologist and provide an update. Discussions about replanting included asking the local schools if they would like this opportunity. JD to await update from LS before contacting schools.
 - LS advised a social value of 1% of the development cost is put back into the local area by Karbon Homes. LS asked the Parish Council to consider local projects that they could help with and let him know.
 - DW asked if a regular update could be provided to the Parish Council from Karbon Homes if the development is approved. LS advised he couldn't commit to an evening meeting, but a daytime Teams Meeting could be possible. To discuss further if development approved.