#### **Hawthorn Parish Council**

***Chairman: Cllr. A. Askew***

***Clerk to the Council: Lesley Swinbank MBA, FILCM***

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**Mr. Barry Gavillet**

**Planning Dept.**

**DCC**

**County Hall**

**Durham**

28th November 2017

Dear Mr. Gavillet

**DM/17/03277/FPA | Demolition of existing public house and erection of 6 no. new detached dwelling houses with associated car parking and road | Pemberton Arms Stockton Road Cold Hesledon Seaham SR7 8RN**

Hawthorn Parish Council wish to object to the above planning application made on the following grounds:-

# National Policy

The application is contrary to the National Planning Policy Framework which seeks to prevent the loss of community assets such as pubs.

# DCC Policy

DCC’s Policy 96 ( Easington District Policy as saved) states under Protection of Community Facilities:-

‘Outside of the towns of Seaham and Peterlee proposals which, through conversion or redevelopment, would result in the loss of a community facility (village shops, post offices, public houses, doctors/dentists surgeries and village halls) will only be permitted where it can be demonstrated that:

1. **The facility is no longer financially viable or**
2. **There is no significant demand for the facility within that locality; or**
3. **Equivalent facilities in terms of their nature and accessibility are available or would be made available nearby.**

The Parish Council would ask that proof / evidence of these are provided and considered by DCC when considering this application.

# Access onto a major road

The proposals will result into 4 new accesses being created onto a major and busy 60mph road which the parish council feel is not acceptable.

# Layout and density of the site.

Members feel that replacing the Pemberton Arms with 6 new houses will be overdevelopment of the site and is out of character with the area.

**In summary Hawthorn Parish Council feel that the Pemberton Arms is a local amenity and its loss will deprive the community of a place to meet and socialize and would strongly urge that this application is rejected.**

Yours sincerely,

*Lesley Swinbank*

Parish Clerk