CRAKEHALL WITH LANGTHORNE PARISH COUNCIL

Planning Reference: ZB26/00061/FUL

Applicant: Mr and Mrs D Thompson; Application: For Construction of two detached dwellings on land to the south of Meadowcroft in Langthorne Village. DL8 1PQ.

Crakehall with Langthorne Parish Council (CwLPC) wish to state that they are neutral on this planning application. i.e. Neither in favour nor against.

We note that access for these dwellings is to be taken off Cobshaw Lane, not the public highway. It is understood that Cobshaw Lane is a privately owned road and CwLPC assume Mr & Mrs D Thompson own the access to the proposed development.

CwLPC would like to challenge some of the statements within the application, in particular with Part 4 of the Design and Access PLANNING HISTORY and the assertion that there have been very few applications for new housing developments in the wider area of the village.

The planners will see from their own planning portal that over the past eight years there have been SEVEN new dwellings approved in the village, the latest one, in November 2025 belonging to the applicants, Mr & Mrs D Thompson.

This represents an increase of over 31% of domestic housing in what is a very small village which had 22 dwellings in 2018.

We note that the application makes reference to Langthorne being defined as a Small Village, reflecting the range of services in the village. We would like to point out that Langthorne has no services available in the village.

We wish to highlight that Langthorne is accessed by two minor roads which are currently suffering badly from the recent rain and flooding which makes accessibility difficult at times.

Whilst CwLPC accepts that there is a case for further housing in the county, it would be interesting to know at what point, a small village such as Langthorne, is deemed to have expanded sufficiently without further investment in the infra structure or amenities.

Crakehall with Langthorne Parish Council

17th February 2026