

# Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Tuesday 11 December 2012 at 8.40pm

**Present** Mr M Wardle (Chair)

Mr K Harrison, Mr K Leary, Mr P Jackson  
Mr B Glass, Mrs A Cook, Mr A Myers  
Mr M Clarke

Mr O Johnson - observer

**Apologies** Apologies for absence were received as follows:

Mr A Nairn - other commitments  
Mr S Walker - away  
Mr C Burton - sick  
Mr B Gray - family commitments  
Mrs M Gray - family commitments  
The above apologies were received and accepted

## **314/12 Declarations of Interest**

There were no declarations of interest

## **315/12 Public Participation**

There were no press or public present.

## **316/12 Planning Applications**

Members considered the following planning applications:

- (i) **Section 211 notice of intention to fell two willow trees at 20 Woodlands, Lanchester 1/2012/0614**

**Resolved** - that Members raise no objection to the application.

- (ii) **Extension to existing chapel of rest, detached garage and hardstanding area at Chapel View, Greenfield Burial Services, Millershill Lane, Knitsley 1/2012/0599**

Members discussed the application. An application from the same applicant for a similar development had been refused planning permission in April of this year.

**Resolved that Members object to the application for the following reasons:**

**(i)** Members feel that their objections to the previous application (1/2012/0625) are still valid and appropriate to this application

**(ii)** members are aware of similar service providers in close proximity to this which could weaken the business case

**(iii)** members would question if this is the appropriate location for a more substantial undertaking service

**(iv)** members would ask that the proposal be thoroughly investigated for functional need

**(v)** Members note the absence of a business case/plan in the documents for consideration. The absence of a business case seriously hampers the ability to assess the application.

Members refer to information available in April which revealed very low levels of business activity, despite the business operating for 8 years. Members feel that the activity levels do not support the proposal or provide an adequate business case.

**(vi)** members consider the proposal to be out of proportion for the scale of the business

**(vii)** members consider that this is a substantial development in a rural location

**(viii)** Members endorse the comments of the planning officer in his delegated report of April 2012 and consider them appropriate to this application

**(ix)** Members would request that this application is referred to committee for decision

**(x)** members would ask planners to consider the withdrawal of permitted development rights if the application is granted

**317/12 Decisions of the Planning Authority**

The following planning applications had been approved by Durham County Council:

- Pruning of two sycamore trees (section 211 notice) at 8 Lee Hill Court, Lanchester
- Felling of one scots pine tree, crown lift by first 3 limbs of one scots pine and reduce canopy by 25% of one ash tree located within rear garden area protected by a TPO at Ford House, Ford Road, Lanchester
- Proposed siting of a temporary caravan to accommodate an agricultural worker and the erection of an open fronted steel portal framed cattle building on land to the North East of Dunley Ford House, Newbiggen Lane, Lanchester

**Business concluded at 9.15pm**