

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Tuesday 12 February 2013 at 8.45pm

Present Mr K Harrison (Chair)

Mr K Leary, Mr S Walker, Mr A Nairn
Mr B Glass, Mr A Myers
Mr D Lindsay, Mr C Burton

Apologies Apologies for absence were received as follows:

Mr M Wardle - other commitments
Mr P Jackson - away
Mrs A Cook - sick
Mr B Gray - work commitments
Mrs M Gray - sick

The above apologies were received and accepted

44/13 Declarations of Interest

Keith Harrison declared an interest in 4(ii)

45/13 Public Participation

The public participation policy was distributed for the benefit of the public present.

46/13 Planning Applications

Members considered the following planning applications:

- (i) **Development of 8 holiday lodges, site management building, site managers accommodation and site infrastructure including revised site area access and sustainable drainage system at Ornsby Hill House, Ornsby Hill, Lanchester 1/2012/0628**

Members considered and discussed the plans for the development. Members considered the past history of the site and the current application.

Several members of the public attended the meeting and raised various concerns about the application. Concerns from residents included the following:

- The covenant on the land which restricts use
- Doubts about any benefit to the local economy
- Proposed access
- Importance of wildlife corridor
- Flood risk and condition of area during periods of recent heavy rainfall

Resolved that the Parish Council object to the application for the following reasons:

- The proposed development is in an area of High Landscape Value
- The proposed development will have an adverse visual impact and will adversely affect the special landscape qualities and the visual rural character of the Browney and Small Hope Valley Area of High Landscape Value
- There will be an impact on the flora and fauna in the area
- The impact on the flora and fauna was identified by the inspectorate as a significant issue in 2004 and Members would argue that the flora and fauna has developed further since 2004. Members agree that there is a need to maintain the nature conservation value and integrity of the wildlife corridor
- Members would refer to the existing covenant on part of the land and would ask that the conditions are enforced.
- Highways Issues:
 - safety issues of the entrance to the site
 - access is on a hill and very near a blind corner on the road
 - traffic flow and speed of vehicles has increased in recent years
 - a traffic survey undertaken by the County Council in 2005 showed that 85th percentile vehicle speeds at this location to be 42mph both northbound and southbound on weekdays and faster on weekends
- The access to the site from the road is shown as not in the applicants ownership
- The proposed development is outside the Village Development Limit
- The development would double the number of dwellings in Ornsby Hill and most likely more than double the number of people residing there at any one time.
- The development would cause a disturbance to existing residents of Ornsby Hill. The nature of holiday accommodation would result in high levels of noise.
- Members express concern over the use of the holiday accommodation and would seek assurance over the conditions of use with robust occupancy conditions:
 - restricted opening
 - not open all year around

- restriction on the number of weeks occupied by the same individual / family
- concerns of ownership being passed on
- Members feel that there is not a justification for a management unit on site to manage only eight units and would ask that the application be examined for functional need
- Members would wish to refer to SPG4 Caravan and Chalet Development Derwentside District Council supplementary Planning Guidance 'Where a new site is proposed and no existing dwelling exists, applications to establish a new dwelling for the warden will not normally be supported'
- Members query whether the long term business case for the development is viable
- The application identifies that the management accommodation will have residential use and Members object as this is:
 - unacceptable development in the countryside
 - residential development outside of the village development limit
- Drainage proposals – the plans indicate that the reed bed on the right of the site drains into a pond which in turn drains into an existing watercourse. This watercourse cannot be found and is not on the OS map. In addition the watercourse could only drain downhill which will add to the flood risk
- The development would create additional flood risk to the village
- The Foul Drainage Assessment form states that the applicant will enter into a legal agreement to fully maintain the complete system. Members questions why this would be necessary if the applicant is to own and manage the development
- The Foul Drainage Assessment form section 2 is not fully completed
- The submitted application states that the development is not near a watercourse but in another section states that drainage will run to an existing watercourse
- The application form section 16 'Trade Waste' states that there is no trade waste or effluents. Members would seek clarification on the term 'trade' and whether this applies to this business
- Members comment on the size of the proposed 'Acorn' bus shelter which seems extremely large
- Members feel that this development could lead to further substantial development in the future
- Member refer to the road within the development which has a number of offshoots and question whether this will lead to further development

- The Parish Council would wish to refer to the Village Design Statement as follows:
 - page 15 section 3.6 'Conservation of Wildlife' this identifies Maiden Law Bank / Ornsby Hill as one of the main Wildlife Corridors in the village
 - the map between pages 18 and 19 identifies the area as an 'Area of High Landscape Value'
 - the map between pages 18 and 19 identifies the area as being clearly outside of the accepted and agreed Development Limit
 - page 30 section 6.2 'Ornsby Hill'

(ii) Application to remove agricultural occupancy condition attached to approval 1/1976/1028 (resubmission) at Stonelea Hole House Farm, Holehouse Lane, Lanchester 1/2013/0029

Colin Burton took over as Chair for this item only.

Resolved - that the application be received.

(iii) Application for conservation area consent for demolition of single storey building at Lanchester E P Primary School, Front Street, Lanchester 1/2013/0034

Resolved - that Members raise no objection to the application.

47/13 Decisions of the Planning Authority

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

- Reduce and reshape two maple trees, felling of one horse chestnut at 4 Lee Hill Court, Lanchester
- Installation of two conservation roof lights to front and rear at 24 Victoria Terrace, Lanchester
- Construction of bay window at front of site dwelling at 6 Humberhill, Lanchester
- Erection of single storey rear extension at 11 Hurbuck Cottages, Lanchester
- Retrospective application for agricultural storage shed to regularise the agricultural building size, greater than the dimensions previously approved on land to the North East of Dunley Ford House, Newbiggen Lane, Lanchester
- Conservation area consent for demolition of former care home to enable redevelopment of site to provide 33 units of sheltered accommodation, GP surgery and community hub at Lynwood House, Durham Road, Lanchester

- Demolition of former care home to enable redevelopment of site to provide 33 units of sheltered accommodation, GP surgery and community hub at Lynwood House, Durham Road, Lanchester
- Coppicing of two willow and one sycamore and cutting to ground level of two sycamore trees (section 211) at 20 Woodlands, Lanchester
- Erection of single storey rear extension at 1 Church View, Lanchester

The following planning application had been refused by Durham County Council:

- Proposed alterations to front of property at 21a Front Street, Lanchester

Business concluded at 9.45pm