

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Tuesday 16 April 2013 at 7.00pm

Present Mr M Wardle (Chair)

Mr K Leary, Mr S Walker, Mr P Jackson
Mr B Glass, Mr A Myers, Mrs A Cook,
Mr C Burton, Mr M Clarke

Mr O Johnson (observer)

Apologies Apologies for absence were received as follows:

Mr K Harrison - work commitments
Mr A Nairn - other commitments

The above apologies were received and accepted

94/13 **Declarations of Interest**

There were no declarations of interest

95/13 **Public Participation**

There were no press or public present

96/13 **Planning Applications**

Members considered the following planning applications:

(i) **Single storey extension to rear (east) elevation of premises at Parklands, Lanchester 1/2013/0103**

Resolved - that Members raise no objection to the application.

(ii) **Felling of one Beech tree (section 211 notice) at Lanchester EP Primary School, Front Street, Lanchester 1/2013/0128**

Resolved - that Members raise no objection to the application.

- (iii) Demolition of Lanchester Arms pub and attached retail unit and erection of four terraced dwellings and the erection of a further three terraced dwellings to rear (north east) of the site at The Lanchester Arms, 43 Front Street, Lanchester 1/2013/0143**

Members discussed the plans.

Members consider that the site provides exceptional circumstances and that demolition of the site could be justified due to the derelict state of the building and surroundings and the need for the site to be redeveloped.

Members would wish to make the following observations regarding the planning application:

(i) that the level roof line be broken up with appropriate features to reflect architecture of existing and surrounding buildings i.e. chimneys

(ii) that the planners attention be drawn to the Village Design Statement page 19 sections 4a,b,c,d,e,f,g,h,i

(iii) that members express their concern over the building being demolished and the site left derelict for a period of time.

Members would request that appropriate clearance and landscaping should be undertaken pending immediate building

(iv) members would not wish this development to set a precedent for additional development behind Front Street

- (iv) Erection of conservatory at front (south elevation) of dwelling at 1 Ornsby Hill, Lanchester 1/2013/0145**

Resolved - that Members raise no objection to the application.

97/13 Decisions of the Planning Authority

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

- Erection of porch to front at 6 Watling Way, Lanchester
- Erection of farmhouse (relocation of approved farm workers dwelling – ref 1/2011/0172) at Greenwell Farm, Lanchester

Business concluded at 8.00pm