

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Monday 17 June 2013 at 7.15pm

Present Mr M Wardle (Chair)

Mr S Walker, Mr P Jackson, Mr K Harrison
Mr B Glass, Mrs A Cook, Mr C Burton

Apologies Apologies for absence were received as follows:

Mr B Gray - work commitments
Mr A Nairn - work commitments

The above apologies were received and accepted

148/13 Election of Chair

Resolved - that Mr M Wardle be elected as Chairperson for the ensuing year.

149/13 Election of Vice Chair

Resolved - that Mr K Harrison be elected as Vice Chairperson for the ensuing year.

150/13 Declarations of Interest

There were no declarations of interest

151/13 Public Participation

There were no press or public present

152/13 Planning Applications

Members considered the following planning applications:

- (i) **Convert part of garage into habitable room at 26 Lee Hill Court, Lanchester 1/2013/0219**

Resolved - that Members raise no objection to the application.

- (ii) **Conservatory to rear at 11 Greenwell Park, Lanchester 1/2013/0218**

Resolved - that Members raise no objection to the application.

- (iii) **Alterations to existing scheme to convert first floor roof space to form an annex and construction of staircase enclosure to front and porch to rear and dormer window to front elevation at Fir Trees, Browney Bank, Lanchester 1/2013/0233**

Members discussed the application and expressed concern that these proposals could lead to a holiday let or separate dwelling.

Resolved - that whilst there were no objections to the plans for an annex, should this be intended to be used as a holiday let or become a separate dwelling that a further planning application is required

- (iv) **Erection of one three bedroom detached bungalow with a detached double garage incorporating office space/workshop and associated landscape works at Ladie Garth Cottage, Lanchester 1/2013/0175**

Members discussed and raised many objections to the application.

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

- (i) the proposed development is outside the Village Development Limit
- (ii) the proposed designs and materials are inappropriate and will have an adverse impact on the character, appearance and significance of the conservation area
- (iii) the external materials, form, layout and appearance are inappropriate and not sympathetic to the important site it occupies
- (iv) There has been little credence given to the recommendations of the Village Design Statement in relation to 'sensitive' building in the conservation area
- (v) the development will contrast detrimentally with nearby properties
- (vi) Close proximity to The Lodge a Grade II listed building
- (vii) Visible from the Village Green
- (viii) It is located in a highly significant part of the conservation area in terms of setting and approach to the village
- (ix) There are many well used paths and walks including the Heritage Walks around the site from which the development would be fully visible

(x) the Parish Council fully endorse the Design and Conservation advice submitted by Durham County Council Officers

- (v) **Replacement doors and windows to front and rear, repair and renew guttering and soil pipes, paint rear of property cream, repair rear yard walls and cover with cream render at 3 The Garths, Lanchester 1/2013/0255**

Resolved - that Members raise no objection to the application.

- (vi) **Listed building consent for replacement pointing, removal of stud wall in bedroom, false ceilings in kitchen and dining room and rebuilding of existing chimney stacks at Cookson House, Colepike Hall, Lanchester 1/2013/0190**

Resolved - that Members raise no objection to the application.

153/13 Decisions of the Planning Authority

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

- Erection of conservatory at front of dwelling at 1 Ornsby Hill, Lanchester
- Single storey extension to rear elevation of premises at Parklands, Lanchester
- Extension to existing chapel of rest, detached garage and hardstanding area at Chapel View, Greenfield Burial Services, Millershill Lane
- Demolition of Lanchester Arms pub and attached retail unit and erection of four terraced dwellings. The erection of a further three dwellings in a terrace to the rear of Lanchester Arms at 43 Front Street, Lanchester
- Erection of two storey extension to rear / side of dwelling at Mount Pleasant Farm, Rowley
- Listed building consent for replacement windows to front elevation and rear elevation at 39 Front Street, Lanchester

Business concluded at 8.00pm