

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Monday 21 March 2011 at 7.15 pm

Present Mr M Wardle (Chair)

Mr C Burton, Mr K Harrison, Mr B Glass
Mr B Gray, Mrs A Cook, Mr P Jackson, Mr A Myers,

Apologies

Apologies for absence were received as follows:

Mr M Clarke - other commitments
Mr O Johnson – other commitments
The above apologies were received and accepted

85/11 Declarations of Interest

Bob Glass declared an interest in 4 iii.

86/11 Public Participation

The Public Participation Policy was distributed for the public present.

87/11 Planning Applications

Members considered the following planning applications:

(i) Demolition of existing storage barn and erection of two detached dwellings at Greystone Crow Hall, Lanchester 1/2011/0062

and

(ii) Conservation area consent to demolish a storage barn and replace with two detached dwellings at Greystone Crow Hall, Lanchester 1/2011/0091

Members considered the above two applications together.

It was confirmed that the proposed development was within the conservation area and on the boundary of the development limit.

Two members of the community attended the meeting and raised the following concerns about the development:

- The grassed land to the front of the proposed development is an amenity to the current residents and is used by families as a recreation area. The development will mean a loss of open space for residents to enjoy.
- The proposed dwellings are very close together.
- The current barn is low in height however it is proposed to replace this with a high dwelling which will present a high brick wall to the neighbouring property which will cut out the light
- The main concern is for the flood risk. The development will create a flood risk problem for the houses further down. There is currently a ditch on the grassed area on the proposed development which fills regularly with water. This will be filled in with the proposed development and therefore will cause problem for other properties.
- There is a question of ownership of the grassed area verge in front of the proposed properties
- The barn is an important feature of Bishops Meadow
- The current design of Bishops Meadow means that no houses overlook each other. The proposed two dwellings will directly overlook others
- The access / egress into Bishops Meadow is a continual problem at peak times.

Members discussed the applications.

Resolved - that members object to the proposed development for the following reasons:

- (i)** the current design of Bishops Meadow allow residents to utilise the grassed area as a recreation amenity and this should be retained for residents use – there has been representation from residents who value this area
- (ii)** in addition to the recreation aspect of the grassed area, Members consider that the barn gives character to this corner of the village and wish to see it preserved
- (iii)** there seems to be some confusion of the ownership of the land in front of the proposed dwellings which requires clarification
- (iv)** members are concerned over the flood risk elements on this designated flood plain. The documentation refers to the proposed dwellings and does not address the possible consequences to other properties. Members are aware of existing problems of persistent flooding in this area of the Parish
- (v)** there is limited parking which is considered inadequate for dwellings of this size
- (vi)** the proposed development is significantly high in density compared to other properties in Bishops Meadows and includes building forward of the current building line
- (vii)** Members would query legislation regarding the development of garden areas and question whether the proposed development conflicts with PPS3.

(viii) Members express concerns over additional traffic on the complicated already busy access / egress onto the A691 which will only be compounded by this development

(ix) In addition members refer to the aboricultural report 2.5 which states 3 proposed dwellings and would request clarification on this issue

- (iii) Erection of external staircase and extension to patio to north side of property at 2 The Paddock, Lanchester 1/2011/0084**

Resolved - that members raise no objection to the application

- (iv) Replacement of front and rear exterior doors at Park House Cottage, Station Road, Lanchester 1/2011/0108**

Resolved - that members raise no objection to the application but request that the doors be wood rather than composite in accordance with the Village Design Statement page 19 4H

- (v) Erection of two windbines max tip height of 86m, associated landscaping, creation of access roads and temporary hard standing for Lanchester Wine Cellars at site F, Greencroft Industrial Park 1/2011/0124**

Resolved - that the application be received for information

88/11 Decisions of the Planning Authority

The following planning applications have been **approved** by Durham County Council:

- Kitchen and bedroom extension at 11 Sunnybanks, Lanchester
- Erection of single storey sunroom extension to rear at 26 Lee Hill Court, Lanchester
- Agricultural determination for the erection of a silage pit and creation of new access road at Greenwell Farm, Lanchester
- Felling of one silver birch tree at White Leas, Crow Hall, Lanchester

The following application had been **withdrawn**:

- Erection of farm workers dwelling at Greenwell Farm, Lanchester

Business concluded at 8.15pm