

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Wednesday 25 July 2012 at 7.45 pm

Present Mr M Wardle (Chair)

Mr K Harrison, Mr C Burton, Mr K Leary,
Mr A Myers, Mr S Walker, Mr B Glass,
Mr B Gray, Mrs M Gray, Mr M Clarke,

Apologies Apologies for absence were received as follows:

Mr P Jackson - away
Mr A Nairn - other commitments
Mrs A Cook - other commitments

The above apologies were received and accepted

202/12 Declarations of Interest

There were no declarations of interest.

203/12 Public Participation

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

204/12 Planning Applications

Members considered the following planning applications:

- (i) **Change of use of first floor from residential to restaurant and installation of flue to the rear and fire escape at rear at 21A Front Street, Lanchester 1/2012/0220**

Members expressed concerns about the loss of additional residential space and the impact of a further restaurant.

A member of the public attended and spoke of her concerns.

Resolved that members object to this development and raise the following issues:

(i) members feel that many of their original concerns of the previous application to create a takeaway on the ground floor and residential flat on the first floor (1/2010/0296) still remain. In

fact the concerns are enhanced as this application proposes that more residential space is removed from Front Street

(ii) members note that there are alternative vacant shops more suited to this development and would prefer existing shops to be utilised before residential units are converted

(iii) the application is in the article IV conservation area

(iv) this development will adversely change the mix of shops and houses in this street

(v) there is concern over the extent of the opening hours of the restaurant and the effect on other nearby residential properties

(vi) there is concern over the noise and smell caused from an additional restaurant

(vii) there is concern over potential additional litter that may result

(viii) there is concern over increased parking problems

- (ii) **Listed building consent for replacement window to front (ground floor) at 16 Hollinside Terrace, Hollinside, Lanchester 1/2012/0310**

Resolved - that Members raise no objection to the application.

- (iii) **Installation of twelve solar panels to roof at front at 6 Percy Crescent, Lanchester 1/2012/0355**

Resolved - that due to the quality and suitability of the materials proposed that Members raise no objection to the application. However Members would wish to state that this is not intended to set a precedent to allow permission for all applications in the conservation area

- (iv) **Installation of rooflights to front and rear at 23 Victoria Terrace, Lanchester 1/2012/0338**

Resolved - that Members raise no objection to the application.

- (v) **Section 211 notice of proposed removal of low branch overhanging garage, 3 branches growing over garden and branch to east and pruning of 5 minor branches at Glendene, Smallhope Drive, Lanchester 1/2012/0354**

Resolved - that Members raise no objection to the application.

- (vi) **Proposed siting of a temporary caravan to accommodate an agricultural worker and the erection of open fronted steel portal framed cattle building on land to the North East of Dunley Ford House, Newbiggen Lane, Lanchester 1/2012/0320**

Resolved that members object to this development and raise the following issues:

(i) Members feel that this demonstrates their original concerns of a similar application in the nearby area last year when members had concerns of increased and fragmented development in the countryside.

(ii) members consider the dwelling to be unacceptable development in the open countryside

(iii) the visual impact of the caravan will be intrusive in the countryside

(iv) there is concern that this development could lead to further significant development in the countryside

(v) members would like confirmation that the arrangements for foul drainage are adequate, particularly due to the proximity to Smallhope Burn. Will the septic tank be of adequate size and does it carry the appropriate permits?

(vi) members would request that this application is referred to committee for decision

- (vii) Erection of first floor extension above existing dwelling, raising roof and eaves, two storey extension to front and single storey extension to rear at Greenwell Farm, Lanchester 1/2012/0163**

Resolved that members object to this development and raise the following issues:

(i) members consider this to be inappropriate development in the countryside

(ii) members consider the scale of the proposal to be out of proportion to the existing building

Page 19 4c of the Village Design Statement states '*alterations and extensions should respect the scale, facing materials and particular characteristics of the host building and any group of buildings which it forms a part*'

(iii) there is a concern of the increase in development in the countryside

- (viii) Erection of farmhouse (relocation of approved farm workers dwelling ref 1/2011/0172) at Greenwell Farm, Lanchester 1/2012/0336**

Resolved that members object to this development and raise the following issues:

(i) concern about the extent of the excavation into the hillside / woodland

(ii) concern about the effect that this excavation will have on the surrounding trees

(iii) concern about the impact on trees remaining around the proposed property

(iv) members would ask that the County Council arboriculturist visit the site and assess the impact

(v) the visual impact this development will have to neighbours
(vi) members would ask that if this relocation is allowed that the same condition as currently applies to application 1/2011/0172 of 'removal of permitted rights' is applied as a condition to this application

(vii) members would request that if this application is successful that the County Council ensure that an appropriate legal wording is applied to prevent an additional property being built in the location referred to in application 1/2011/0172

(viii) the application form refers to a 3 bedroom property but the plans reflect a 2 bedroom property, can this please be clarified

(ix) members would request that this application if referred to committee for decision

(ix) **Fell 2 conifers at The Nook, Cadger Bank, Lanchester
1/2012/0351**

Resolved - that members raise no objection to the application but request that the felled trees be replaced with a suitable alternative

205/12 Decisions of the Planning Authority

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

- Erection of bedroom extension to rear elevation at 8 The Paddock, Lanchester

Business concluded at 9.00pm