

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester
on Thursday 26 February 2015 at 7.15pm

Present Mr M Wardle (Chair)

Mr C Burton, Mr P Jackson, Mr K Leary,
Mr K Harrison, Mr S Walker, Mr O Johnson
Mr A Nairn, Mr B Gray,

There were no apologies for absence.

36/15 **Declarations of Interest**

There were no declarations of interest

37/15 **Public Participation**

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

38/15 **Planning Applications**

Ossie Johnson spoke about the recent Inspectors Interim report
on the County Durham Plan which had raised issues regarding
the plan. Members were informed that County Council officers
had worked for five years on the plan and worked with the
Inspectorate during that period. The County Council were
therefore dismayed by the content of the interim report.

Recommended - that a letter is sent to Durham County Council
in support of the County Plan

- (i) **Residential development of 149 no. dwellings with
associated access and landscaping at land to the west of
Mount Park Drive and to the north of Newbiggen Lane,
Lanchester DM/14/00763/FPA**

Members considered the amended plans.

As there were only minor physical changes to the amended
plans it was agreed that most of the previous letter of objection
was still appropriate.

It was noted that although the development had decreased from 151 to 149 dwellings, the number of bedrooms had increased from 507 to 535 an increase of 28 bedrooms on the proposed development.

The applicant refers to a 'Housing Needs Assessment' document which has been submitted as part of the application.

- The document refers to a population imbalance for the future. However the schools are full which does not concur with this. All three schools are increasing in population.
- The assessment does not take account of the approved housing development at Maiden Law which will provide a minimum of 47 dwellings.
- The proposed development has reduced the number of 2 bed dwellings and greatly increased the number of 4 bed dwellings which contradicts the assessments needs for an increase in affordable housing
- The assessment states that there has been no building in Lanchester and proposes that 24 houses a year should be built. However in the last year there have been 34 dwellings built on the Lynwood site, 7 dwellings are being built on the Lanchester Arms site and 5 dwellings are being built on the Queens Head site, making 46 new dwellings. In addition there is planning permission for 47 dwellings on the Maiden Law site, a site which borders the parish.
- There are dwellings of all sizes currently available for sale within Lanchester

The applicant has submitted a traffic flow document as part of the application.

- The diagram does not show the flow of traffic from the Foxhills estate, Alderdene or Lee Hill Court onto Newbiggen Lane.
- It suggests that only 52 vehicles will exit the proposed development onto Newbiggen Lane between 8.00 am – 9.00 am. Members consider that this is too low a figure for a housing development of 149 dwellings and 535 bedrooms
- The document suggests altering the junction at Station Road / A691. This is already a very busy and hazardous junction with frequent vehicle accidents. This proposal aims to encourage traffic to travel the length of the village along Front Street which is already heavily congested

Members considered the attempts to mitigate the proposed development with tree planting. It is considered that the trees are too close to the houses resulting in the trees being pruned and felled in future years by home owners and the area of land available for planting is too narrow and will lead to a hedge effect. More importantly the trees will destroy the views and the setting of the village.

The plans identify approximately 1 km of paths, ponds etc. Members would ask how the long term maintenance will be achieved.

Members also made the following comments on the application:

The proposed site is in area of high landscape value. This proposed development would affect the setting and destroy the historic entrance to the village.

The increased in bedroom and bathroom numbers from the original application will increase the sewerage flow. Has this additional flow been accounted for in the sewerage calculations?

The development will cause light pollution being so large and on a hilltop setting.

The cross section drawings submitted are across the site and not downhill. A downhill cross section would show the sharp slope of the site and would illustrate that the use of trees for cover would be problematic and unworkable.

The SHLAA document states that the site is deemed unsuitable for housing. Correspondence from Spatial Policy confirms that after considering the application they state that the site is still considered unsuitable for housing purposes.

Correspondence from County Council Officers from Landscape state that 'Housing development would have a significant negative landscape impact. In particular, any development of the defined southern fields, on higher ground and clearly visible from the primary receptor of Newbiggen Lane, would be at considerable cost to the visual amenity value and landscape character. The site is also visible from higher ground at distance across the Browney Valley'.

Correspondence from County Council Officers from Heritage offering Design and Conservation advice state the 'significant adverse impact that residential development of this land would have upon the setting of the Lanchester conservation area, the key views in and out of it, and generally the visual impact of the proposal by being highly visible and detrimental within the surrounding landscape'.

Lanchester Parish Council began the process of developing a Neighbourhood Plan in March 2014. A working group has been meeting regularly to develop the plan. In January 2015 a survey was carried out to identify themes and policies for the plan. Responses were received which represented 448 individuals. 78% of responses stated that housing / development was a pressure which would affect Lanchester now and in the future with 63% raising concerns about the impact on facilities and

infrastructure. The Neighbourhood Plan would aim to address these concerns and identify the level of development acceptable to the community.

Members are aware of a recent decision by the Communities secretary Eric Pickles to put on hold plans for 280 homes in Buckinghamshire as the application would undermine work on an emerging neighbourhood plan.

The Parish Council is aware that several public meetings were well attended by residents last year resulting in hundreds of letters of objection being submitted to the County Council. Again public meetings to discuss the latest plans have been equally well attended by concerned members of the community.

The Parish Council supports the responses made to the County Council by Lanchester Partnership and the Campaign to Protect Rural Lanchester.

It was agreed that the Parish Council should attend the County Council Planning Committee when the application is considered and take the opportunity to speak at the meeting.

(ii) Erection of single storey detached agricultural workers dwelling, double garage and ancillary hard and soft landscaping features (resubmission) at Dunleyford Farm, Humberhill Lane, Lanchester DM/15/00258/FPA

Members noted that this was a resubmission with little alteration to dwelling layout or size.

Recommended - that the Parish Council object to the application for the following reasons:

- (i)** members consider this to be inappropriate development in the countryside
- (ii)** the design of the building is out of character with other farming properties in the area
- (iii)** the design is more urban in style than rural in style
- (iv)** the proposed property is large for its purpose
- (v)** any development needs to be justified by a robust business case
- (vi)** members do not consider that a dwelling is justified as the agricultural worker is to live elsewhere

Decisions of the Planning Authority

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

- Extension to existing stables to create two further stables at Oakwood House, Durham Road, Lanchester
- Remove significant deadwood, crown thin the canopy by 10%, reduce one protruding limb to the north east by 1.5 metres to balance the canopy of one ash tree (TPO 164) at 7 Front Street, Lanchester
- Listed building consent for replacement windows at Queens Head Hotel, 17 Front Street, Lanchester
- Repositioning of parking area and landscaping to studio building and repositioning of field gate to Newfield Lodge at The Studio, Newfield Lodge, Lanchester
- Alterations and extensions to owners house to provide second first floor bedroom and additional living accommodation at Lanchester Garden Centre, Bargate Bank, Lanchester
- Erection of a workshop building at Lanchester Garden Centre, Bargate Bank, Lanchester
- Prune the Lime Tree and adjacent conifer to achieve 3m clearance from the phone line at Ford House, Ford Road, Lanchester
- Variation of condition no. 13 of permission 1/2011/0299 to use UPVC windows and doors at Land East of Officials Terrace, Malton

The following planning applications have been refused:

- Outline application for the erection of two detached residential dwellings including details of access and plots. Resubmission of DM/14/01240/OUT at Ornsby Hill House, Ornsby Hill, Lanchester

The following planning applications have been withdrawn:

- Demolition of existing agricultural buildings and erection of bungalow at Mill Farm, Victoria Terrace, Lanchester
- Minor external alterations to the building to include new and enlarged window openings to provide light and ventilation to the building at Burnhopeside Hall, Durham Road, Lanchester

Business concluded at 8.30pm