

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Wednesday 26 September 2012 at 8.05 pm

Present Mr M Wardle (Chair)

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

Mr O Johnson - observer

Apologies Apologies for absence were received as follows:
Mrs A Cook - sick
The above apologies were received and accepted

240/12 Declarations of Interest

Paul Jackson, Mike Wardle and Colin Burton declared an interest in item 4 (i) and 4 (ii).

241/12 Public Participation

There were 20 members of the public present. The public participation policy was distributed for their benefit.

242/12 Planning Applications

Members considered the following planning applications:

- 1. Demolition of former care home to enable re-development of site to provide 33 units of sheltered accommodation, GP Surgery and Community Hub at Lynwood House, Durham Road, Lanchester 1/2012/0467**

Keith Harrison took over as Chair for items 1. and 2.

Members considered the plans for the development. Members discussed the access from Woodlands, flood prevention and level of car park spaces.

Twenty members of the public, mostly from Woodlands attended the meeting and most spoke and raised various concerns about the application. Concerns from residents included the following:

- Lack of parking spaces in the development
- Access to the car park through Woodlands
 - Increased traffic in Woodlands
 - Increased noise from traffic
 - Entrance to car park is on the bend
 - Bad visibility
 - Entrance is opposite existing access to the Valley Walk
- Creating a problem of overspill parking in Woodlands
- Being able to access the site from Woodlands will encourage overspill parking in Woodlands
- Many residents considered that extra car parking could be accommodated within the site without the need for a car park accessed from Woodlands. Residents are to submit their suggestions with their formal responses to the application
- Negative impact on existing residential area due to scale of development
- Flood issues
 - Concern that the development will increase the flood risk in existing properties
 - There is a contradiction in the planning documents with regard to flood risk
- Sewerage / drainage – can the proposed infrastructure cope with the proposed development. Concern that the development will cause problems for existing properties
- fence for development should be on correct line and not on the line of Woodlands perimeter fencing as shown on plans
- plans still show a path leading to a possible footbridge. It was understood that this path was to be removed from plans. This needs clarifying
- concern that there is no access through Woodlands during the construction period

Ossie Johnson left the meeting.

Resolved - that the application is supported in principle.

However Members are aware of the weight of concerns of residents, particularly those from Woodlands and would request that the developer and planners consider their concerns and work to address these issues to residents satisfaction.

2. **Conservation Area Consent for demolition of former care home to enable re-development of site to provide 33 units of sheltered accommodation, GP Surgery and Community Hub at Lynwood House, Durham Road, Lanchester 1/2012/0434**

Resolved - that the same response be submitted as to the previous application

3. **Crown reduce three chestnut trees (TPO 9) at Alderdene House, Cadger Bank, Lanchester 1/2012/0468**

Resolved - that Members object to this application

Members raise great concerns about the lack of information on the application form with particular reference to section 7 of the form relating to the identification of the trees and description of works which was blank. In addition the plans were inadequate. Members felt that without the required information they had no option but to object to the application.

Members would request that additional information is requested on this application before a decision is made by the County Council.

4. **Felling of two pine and one spruce tree, various removal of branches and deadwood and crowning of nine pine trees (TPO 5) at 6 The Paddock, Lanchester 1/2012/0476**

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

5. **Extension of existing farmhouse into existing attached outbuilding to provide ancillary accommodation at Hamsteels Middle farm, Hamsteels Lane, Esh 1/2012/0129**

Resolved - that Members raise no objection to the application.

6. **Erection of a grain dryer cover and siting of a shipping container on land to the North East of Dunley Ford House, Newbiggen Lane, Lanchester 1/2012/0473**

Resolved - that Members raise no objection to the application.

7. Erection of agricultural storage building (retrospective) and erection of rain water storage at Colepike Home Farm, Lanchester 1/2012/0480

Resolved - that Members raise no objection to the application.

243/12 County Durham Plan Preferred options consultation document

Members were informed that a full set of documents were available in Park House.

In addition Durham County Council Planning Officers were due to attend the Parish Council meeting on 9 October to discuss the consultation document.

Members were also informed of the numerous consultation events taking place around the County.

244/12 Community Consultation Event – Ornsby Hill

Members were informed that a community consultation event is to take place on Thursday 4 October between 4 – 7.30pm at the community centre regarding a proposed planning application for holiday lodges at Ornsby Hill

245/12 Decisions of the Planning Authority

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

- Window alterations to include reduce overall opening size of a rear facing window, reduction of the window opening on the side elevation, formation of new window opening along the side elevation at Stonebeck, Front Street, Lanchester
- 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
- Installation of rooflights to front and rear at 23 Victoria Terrace, Lanchester
- Removal of stem to 1.2m above ground level, reduce in height, crown raise and prune by 30% of one silver birch tree (section 211 notice) at Ladie Garth Cottage, Lanchester

- Removal of deadwood from one beech, pruning, removal of dead stubs and dead stem of one yew, removal of deadwood of one ash, crown cleaning and removal of deadwood of one ash, crown lifting to 5m of one sycamore, crown lifting to 3.5m of one ash and crown cleaning and removal of deadwood (TPO 760) at Colepike Hall, Lanchester

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

- Proposed tool store and workshop at Greenwell farm, Lanchester
- Proposed stables, tack and equipment room and hayloft at Greenwell Farm, Lanchester
- 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

Business concluded at 9.45pm