

# Lanchester Parish Council

## Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Tuesday 28 March 2012 at 7.45 pm

**Present** Mr M Wardle (Chair)

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

Mr O Johnson – Observer

**Apologies** Apologies for absence were received as follows:

Mrs M Gray - other commitments

Mr B Gray - other commitments

The above apologies were received and accepted

### **79/12 Declarations of Interest**

The following declarations of interest were made:

Mike Wardle - item 5

Colin Burton - item 5

Alan Myers - item 4(ii)

Bob Glass - item 4(v)

### **80/12 Public Participation**

There were no press or public present.

### **81/12 Planning Applications**

Members considered the following planning applications:

- (i) **Felling of three Ash trees (section 211 notice) at Pelham House, Cadger Bank, Lanchester 1/2012/0110**

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

- (ii) **Wooden storage hut, compost storage area, creation of access and drop off point and compost toilet at Margery Flatt Farm, Newbiggen Lane, Lanchester 1/2012/0108**

**Resolved** - that Members raise no objection to the application.

- (III) **Erection of agricultural building for livestock at High Knitsley Farm, Knitsley 1/2012/0070**

It was noted that this application is not in Lanchester Parish

- (IV) **Erection of indoor horse arena at Low Meadows Farm, Lanchester 1/2012/0101**

**Resolved** - that Members raise no objection to the application.

- (V) **Variation of conditions 2,3 and 4 of 1/2009/0751 to increase rotor blade diameter from 9m to 13.1m, change type of turbine to CF15e turbine, change colour from dark squirrel grey to flint grey and changes to noise limit at Woodlands Park Farm, Knitsley 1/2012/0112**

**Resolved** - that Members raise no objection to the application.

- (VI) **Erection of single storey extension at side of dwelling to provide additional living space / shower room at 81 Alderside Crescent, Lanchester 1/2012/0118**

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

- (VII) **Erection of an agricultural workers dwelling at land to the west of West Newbiggen Farm 1/2012/0053**

Members considered the application.

Members remain committed to their original objections to the siting of the temporary caravan which they feel are relevant to this application. These objections are:

- (i) members consider the dwelling to be unacceptable development in the open countryside
- (ii) members are unconvinced of the argument for a dwelling
- (iii) members are unconvinced that there are not suitable dwellings available particularly with the close proximity to the village itself

- (iv) the visual impact of the dwelling will be intrusive in the countryside
- (v) there is concern that this development could lead to further significant development in the countryside

In addition members expressed concern over the application in particular the 'Foul Drain Assessment Form' which is not adequately completed. Of particular concern is that the estimated flow as indicated in question 9 is below the guidance given of 180 litres a day per person (minimum 5 persons for a 3 bedroom property).

Members would request that if planning permission is granted that the property is restricted for use by agricultural workers to the farm.

- (viii) **Prior notification of proposed erection of a portal frame agricultural building to store animal feed and machinery at Stobilee Farm, Lanchester 1/2012/0126**

**Resolved** - that Members raise no objection to the application.

## **82/12 Former Maiden Law Hospital Site**

**Proposed demolition of former hospital and former nursing homes and erection of 47 residential dwellings (outline application, all matters reserved except access) at former Maiden Law Hospital CMA/1/61**

Mike Wardle withdrew as Chair and Keith Harrison took the Chair.

Members considered the application.

**Resolved** - that support is given in principle to the land being used for housing.

Members are keen to see the full plans, designs and details.

## **83/12 Neighbourhood Planning**

Members were informed of a useful training session on Neighbourhood Planning which had taken place that morning.

**Resolved that:**

- (i) a planning meeting is arranged in June to discuss this issue
- (ii) planning officers from Durham County Council are invited to attend
- (iii) Lanchester Partnership is invited to attend

## **84/12 Decisions of the Planning Authority**

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

- Felling of two scots pines and remove lowest branches over neighbouring properties of a further five scots pines (TPO 5) at Wellbury House, Ford Road, Lanchester
- Erection of first floor extension above existing garage / utility room at side of dwelling including conversion of garage to habitable room at 50 Foxhills Crescent, Lanchester

**Business concluded at 8.45pm**