

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Wednesday 29 January 2014 at 8.15pm

Present Mr M Wardle (Chair)

Mr K Harrison, Mr C Burton, Mr P Jackson
Mr S Walker, Mr Peter Richardson

Apologies Apologies for absence were received as follows:

Mr O Johnson - work commitments
Mrs A Cook - ill
Mrs J Richardson - other commitments
Mr Philip Richardson - other commitments
The above apologies were received and accepted

25/14 Declarations of Interest

There were no declarations of interest

26/14 Public Participation

There were no press or public present

27/14 Planning Applications

Members considered the following planning application:

- (i) Erection of farmhouse at Dunley Ford House, Newbiggen Lane, Lanchester 1/2013/0678**

Resolved 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

28/14 Neighbourhood Plan

Members were informed that further meetings of the County Durham Association working group had taken place to discuss Neighbourhood Plans. The aim of the group is to bring as many Parish and Town councils together to act as a focus group for the production of Neighbourhood Plans.

Resolved - that information from the meetings is reported back to the Council

29/14 Correspondence with Durham County Council

A response had been received from the County Council on the following areas:

- (i)** Strategic Housing Land Availability Assessment (SHLAA)
- (ii)** Neighbourhood Plans and Village Design Statements

Members discussed co-ordinating a meeting to discuss a Neighbourhood Plan for Lanchester

Recommended that:

- (i)** Gavin Scott from Durham County Council is invited to attend a meeting to discuss Neighbourhood Plans
- (ii)** representatives from Lanchester Partnership and other interested individuals are invited to attend the meeting

30/14 Decisions of the Planning Authority

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

- Proposed erection of agricultural storage shed and extension of existing cattle shed to provide additional cattle housing space on land to the North East of Dunley Ford House, Newbiggen Lane, Lanchester
- Prune to clear the property by 2 metres, crown clean, remove deadwood, trim back lowest branches from head height and prune back most elongated limbs of one cedar tree (section 211 notice) at West Grange, Cadger Bank, Lanchester
- The replacement of 8 timber windows with white UPVC windows, the repair of 5 windows and the replacement of one red painted timber door with a composite door at Lanchester Methodist Church, Front Street, Lanchester
- First floor extension (resubmission) at The Gin Gang, Newbiggen Lane, Lanchester
- Creation of multi-use games area with recessed goals, surrounded by 3m high green powder coated fencing at Lanchester EP Primary School, Front Street, Lanchester

- Conversion of garage to ancillary living accommodation. Raising of roof of garage by 0.9m, replacement of garage door with a set of double doors. Increase in size of window on rear elevation, infilling window opening on east elevation and creation of doorway in east elevation at 11 Hurbuck Cottages, Lanchester
- Alterations and extensions to existing café/restaurant facilities, new secure garage and tool facilities at Lanchester Garden Centre, Bargate Bank, Lanchester
- Felling of one poplar tree (section 211 notice) at Lanchester EP Primary School, Front Street, Lanchester
- Reduce height of two larch trees by 5 metres (section 211 notice) at Beck View, Ford Road, Lanchester
- Erection of agricultural building for housing livestock at Greenwell Farm, Lanchester

Business concluded at 9.00pm