

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Thursday 6 September 2012 at 7.15 pm

Present Mr K Harrison (Chair)

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

Apologies Apologies for absence were received as follows:

Mr M Wardle	- away
Mr B Gray	- work commitments
Mrs M Gray	- other commitments
Mr D Lindsay	- other commitments
Mr O Johnson	- work commitments
Mrs A Cook	- other commitments

The above apologies were received and accepted

206/12 Declarations of Interest

Paul Jackson declared an interest in item 4 (iii).

207/12 Public Participation

There were no press or public present.

208/12 Planning Applications

Members considered the following planning applications:

- 1. Proposed stables, tack and equipment room and hayloft at Greenwell Farm, Lanchester 1/2012/0153**

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

Members would wish to remind planners of the original terms of application 1/2012/0172 which provided evidence for a new dwelling due to no suitable buildings being available to the farm. Members refer to application 1/2012/0172 which relates to Greenwell farm. At this time Members queried whether the farm and farm buildings were all together and the applicant confirmed that the farm buildings were separate totally from the farm

operation itself and were not available for use. Indeed this led to the successful planning application 'Erection of farm workers dwelling (resubmission) at Greenwell Farm, Lanchester 1/2011/0172'

Members are therefore concerned that this application is to provide a stables, tack, equipment room and hayloft to support the existing farm operation.

Members would wish to refer planners to the submitted Design and Access statement section three which states *'the proposal requires permission under the Town and Country Planning for the use as working livery / stable, capable of delivering equine welfare to livestock in relation to working farm horses'*

If the working farm is Greenwell farm this contradicts information given in previous applications. If the farm is elsewhere then Members have considerable concerns over where the horses will be grazed and exercised. If the operation includes private livery then Members have additional concerns over increased traffic from customers and service support.

In addition members consider this application to be inappropriate development in the countryside.

2. Proposed tool store and workshop at Greenwell Farm, Lanchester 1/2012/0162

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

Members would wish to remind planners of the original terms of application 1/2012/0172 which provided evidence for a new dwelling due to no suitable buildings being available to the farm. Members refer to application 1/2012/0172 which relates to Greenwell farm. At this time Members queried whether the farm and farm buildings were all together and the applicant confirmed that the farm buildings were separate totally from the farm operation itself and were not available for use. Indeed this led to the successful planning application 'Erection of farm workers dwelling (resubmission) at Greenwell Farm, Lanchester 1/2011/0172'

Members are therefore concerned that this application is to provide a tool store and workshop to support the existing farm operation and refer planners to the submitted Design and Access Statement section three. If the tool store and workshop is to support Greenwell Farm this contradicts information given in previous applications.

Members consider that there is no business case to justify the application. In addition no consideration has been given to increased traffic from customers and service support.

Members consider that the scale of the proposal is too large.

3. **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 1/2012/0399**

Resolved - that Members raise no objection to the application.

4. **Erection of detached garage at 55 Foxhills Crescent, Lanchester 1/2012/0325**

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

- (i) members agree with the concerns and comments from the Highways Department regarding number of parking spaces
- (ii) members consider that the garage would project further than the current line of existing buildings.

5. **Creation of access off Langley Lane into agricultural field (resubmission) on land to the South West of Fair View House, Fair View, Burnhope 1/2012/0384**

Resolved - that Members raise no objection to the application.

6. **Felling of one Cherry tree and one Ash tree and crown thinning and removal of deadwood and pruning of a Copper Beech, Yew, Holly, 2 Ash, Sycamore and one Lime tree (TPO 76) at Colepike Hall, Lanchester 1/2012/0391**

Resolved that:

- (i) Members asked that the matter be referred to the County Council officers for their professional opinion
- (ii) Members request that the felled trees be replaced with a suitable alternative

7. **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 1/2012/0436**

Resolved - that Members raise no objection to the application.

8. Erection of side and rear extensions incorporating a garage at 1 Watling Way, Lanchester 1/2012/0447

Resolved - that Members raise no objection to the application.

9. Increase roof height by 2 metres to incorporate new first floor. Installation of velux windows and demolition and rebuilding of garage at Tall Trees, Cadger Bank, Lanchester 1/2012/0441

Resolved - that Members raise no objection to the application.

209/12 Decisions of the Planning Authority

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

- Creation of a roof terrace above an existing single storey rear extension at 8 Ashdown Grove, Lanchester
- Temporary siting of mobile home to accommodate essential worker for Lanchester Dairies and formation of hardstanding (partial retrospective application) at Upper Houses Farm, Lanchester
- Non material amendment to planning permission 1/2010/0662 to change rear sliding folding door to a smaller double door with side panels on land to the north west of 12 Ashdown Grove, Lanchester
- Proposed erection of a wooden storage building at Newfield Hall, Lanchester
- Proposed two storey side extension at Hollybush Farm, Lanchester
- Porch to front and erection of single storey rear extension at 6 The Paddock, Lanchester
- Fell 2 conifers at The Nook, Cadger Bank, Lanchester
- 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
- Non material amendment to 1/2012/0118 to add a rear racing window, a side window and to re-locate the side doors at 81 Alderside Crescent, Lanchester
- Listed building consent for replacement window to front (ground floor) at 16 Hollinside Terrace, Lanchester

Business concluded at 8.45pm