

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Tuesday 8 February 2011 at 8.45 pm

Present Mr K Harrison (Chair)

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

Mr O Johnson (observer)

Apologies

Apologies for absence were received as follows:

Mr M Wardle - family bereavement

The above apologies were received and accepted

47/11 Declarations of Interest

There were no declarations of interest.

48/11 Public Participation

There were no press or public present.

49/11 Planning Applications

Members considered the following planning applications:

(i) Erection of farm workers dwelling at Greenwell Farm, Lanchester 1/2010/0704

Members considered the application and raised various concerns including: the size and location of the proposed dwelling, its justification, the availability of other properties and information provided on the application form.

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

(i) there is a query that when the farm was purchased in 2010 it included dwellings. Members would ask that the County Council clarify the ownership of the dwellings on and around the site. This raises questions of whether there are any houses available to the applicant.

- (ii) members consider the dwelling to be unacceptable development in the open countryside
- (iii) members are concerned of the size, style and scale of the proposed dwelling which they consider to be inappropriate for purpose
- (iv) members would wish to refer to the following points on the application form:
 - (a) section 6 – the first two questions are answered ‘no’. Members believe that the new access will be from a public road, the unclassified adopted public road 18-28 and not a private farm track
 - (b) section 15 – the second part is unanswered
 - (c) section 17 – the total existing residential units is listed as ‘0’ which relates to (i) above
- (v) the access to the dwelling is from a narrow public road subject to the national speed limit
- (vi) members are unconvinced of the argument for a dwelling and the availability of other possible dwellings
- (vii) members refer to the financial accounts and data and query whether this information is in relation to the operation at Greenwell or from the operation of the business across all 4 sites. Members consider that a justification for a dwelling at Greenwell should be based on information relating to Greenwell.
- (viii) there is concern that the proposed development passes very close and within sight of the historic Dere Street
- (ix) the visual impact of the dwelling will be intrusive in the countryside
- (x) there is concern that this development could lead to further significant development in the countryside
- (xi) Members would ask that a Planning Officer visit the site
- (xii) members would request that this application is referred to committee for decision

(ii) Siting of temporary static caravan for agricultural purposes (retrospective) on land to the West of West Newbiggen Farm, Newbiggen Lane, Lanchester 1/2011/0012

Members considered the application and raised various concerns.

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

- (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 caravan will be intrusive in the countryside
- (v) there is concern that this development could lead to further significant development in the countryside

(vi) Members would ask that a Planning Officer visit the site
(vii) members would request that this application is referred to committee for decision

(iii) Kitchen and bedroom extension at 11 Sunnybanks, Lanchester 1/2011/0026

Resolved - that members raise no objection to the application

(iv) Replacement of windows in 'house' section of the centre and in part of the 'school' section on the centre at Lanchester Community Centre, Newbiggen Lane, Lanchester 1/2011/0027

Resolved - that members raise no objection to the application

50/11 Decisions of the Planning Authority

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

- Link garage and leisure pool extension to side and rear at The Firs, Browney Bank, Lanchester
- Reduce in height by 50% two sycamore trees at 19 Fenhall Park, Lanchester
- Erection of new build 4 bedroom detached dwelling with integral garage on vacant plot within residential estate on land to the North West of 12 Ashdown Grove, Lanchester
- Pruning and reshaping of one alder tree (section 211 notice) at 5 Fenhall Park, Lanchester
- Loft bedroom and shower room via two rear dormer windows and front roof lights and ground floor single storey extension at 8 Officials Terrace, Malton

Business concluded at 9.30pm