

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Tuesday 9 July 2013 at 8.30pm

Present Mr M Wardle (Chair)

Mr K Harrison, Mr O Johnson, Mr K Leary,
Mr B Glass, Mrs A Cook, Mr C Burton, Mr Peter Richardson

Apologies Apologies for absence were received as follows:

Mr B Gray - work commitments
Mrs M Gray - other commitments
Mr A Nairn - away
Mr P Jackson - work commitments
Mr S Walker - away

The above apologies were received and accepted

172/13 Declarations of Interest

There were no declarations of interest

173/13 Public Participation

The public participation policy was distributed for the benefit of the public present.

174/13 Planning Applications

Members considered the following planning applications:

- (i) Erection of one three bedroom detached bungalow with a detached double garage incorporating office space/workshop and associated landscape works at Ladie Garth Cottage, Lanchester 1/2013/0175**

Members were reminded that a response to this application had been sent to the planning authority following a planning meeting on 17 June. Members were informed that revised plans have been received for this application and therefore the Parish Council needed to view and comment accordingly.

With regard to the revised plans, Members were informed that the Parish Council had not been notified of this submission from

the County Council and initially only one week re-consultation had been allowed. Following communication with the County Council this had been extended to allow the Parish Council to properly convene a meeting to consider the application.

Members considered the revised plans.

A member of the public, the applicant, attended the meeting and spoke. He informed Members that the dwelling was designed as a disability bungalow and designed to be future proof. A modern unique design had been used with a low scale to make it less visible and to have less impact on the site.

Resolved that the Parish Council object strongly to the application for the following reasons:

- (i) Members do not consider that the revised plans have addressed the major concerns of the original application and therefore maintain its strong objection to the application
- (ii) the proposed development is outside the Village Development Limit and would detrimentally affect the rural aspect
- (iii) the proposed designs and materials are inappropriate and will have an adverse impact on the character, appearance and significance of the conservation area. The application is not appropriate in a conservation area in a very old village.
- (iv) the external materials, form, layout and appearance are inappropriate and not sympathetic to the important site it occupies
- (v) There has been little credence given to the recommendations of the Village Design Statement in relation to 'sensitive' building in the conservation area:

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- 4a 'The choice of external facing materials and the way that they are used should accord with their surroundings'
- 4c 'Alterations and extensions should respect the scale, facing materials and particular characteristics of the host building and any group of buildings which it forms a part'
- 4d 'Where the back or side of the property will be visible from a public viewpoint, particular care should be given to its appearance'
- 4f 'Roofs should be double-pitched of slate or stone with simple gables and eaves'
- 4g 'Window openings and frames should be set back from the outer wall face and of vertical proportions, preferably with vertical sliding sash wooden frames'
- 4h 'Doors should be panelled, preferably of painted wood, and where in context doorways should normally have simple stone surrounds'

- 4i 'Ancillary buildings such as outhouses, garages, public conveniences, bus shelters and public shelters should reflect the architectural character of their surroundings'

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- 4u 'Where development is proposed adjacent to but outside an area of traditional development, the layout and design should accord with the traditional characteristics of the area, unless harmonisation with other neighbouring development is of greater importance.

- (vi) the development will contrast detrimentally with nearby properties and is not of a style of building in Lanchester
(vii) the development is in very close proximity to The Lodge a Grade II listed building and a very prominent building in Lanchester
(viii) the development will be visible from the Village Green
(ix) It is located in a highly significant part of the conservation area in terms of setting and approach to the village. The site is a key location within the village.
(x) There are many well used paths and walks including the Heritage Walks around the site from which the development would be fully visible
(xi) the Parish Council fully endorse the concerns raised in the report from Design and Conservation advice submitted by Durham County Council Officers

The Parish Council would request that as this is an important location within the village that the application be referred to committee for decision.

(ii) Holiday accommodation comprising 10 units and one estate managers bedroom at Knitsley Mill, Knitsley 1/2013/0283

Resolved that members raise the following concerns about the application:

- (i) the flood report is out of date and there has been flooding in this area within the last few years
(ii) there is concern that the development could contribute to flooding in other areas and further downstream
(iii) the application refers to this application being phase one of a larger scheme. Members felt it was difficult to comment on part of a scheme
(iv) there is concern that this could become a residential development which would be unacceptable and inappropriate development in the countryside
(v) members would wish to see conditions attached to maintain the holiday status of the units in the future

(iii) Change of use of offices to coffee house (A3) at 1 Percy Crescent, Lanchester 1/2013/0290

Members considered the application.

Resolved - that Members raise no objection in principle to a change in use for the building, but raise a concern regarding the lack of parking and the implication for parking and highway safety in an area already congested. Residents already experience problems and inconvenience with parking in this area.

175/13 Decisions of the Planning Authority

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

- Conservatory to rear at 11 Greenwell Park, Lanchester
- Pruning of Scots Pine to leave an 8m pole (protected by TPO 5) at 10 The Paddock, Lanchester
- Felling of one Leylandii (section 211 notice) at Ford View, Ford Road, Lanchester
- Convert part of garage into a habitable room at 26 Lee Hill Court, Lanchester
- Felling of seven Alder trees, tree works to 12 Lime, 6 Maple, 6 Sorbus, 17 Sycamore, 1 Horse Chestnut, 1 Pine, 1 Oak and 5 Willow trees at Lanchester Village Green and adjoining land.
- Replacement doors and windows to front and rear, repair and renew guttering and soil pipes, paint rear of property cream, repair rear yard walls and cover with cream render at 3 the Garths, Lanchester
- Alterations to existing scheme to convert first floor roof space to form an annex and construction of staircase enclosure to front and porch to rear and dormer window to front elevation at Fir Trees, Browney Bank, Lanchester

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

- Change of use from studio/ancillary residential accommodation to residential dwelling at Newfield Lodge, Ford Road, Lanchester

Business concluded at 9.30pm