

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Tuesday 9 October 2012 at 7.15 pm

Present Mr M Wardle (Chair)

Mr K Harrison, Mr C Burton, Mrs A Cook
Mr S Walker, Mr K Leary, Mr A Myers, Mr B Gray

Mr O Johnson - observer

Mr Mike Allum - Durham County Council
Ms Michelle Robinson - Durham County Council

Apologies Apologies for absence were received as follows:

Mr A Nairn - work commitments
Mr P Jackson - work commitments
Mr M Clarke - other commitments
Mr B Glass - other commitments
Mrs M Gray - other commitments
Mr D Lindsay - sick

The above apologies were received and accepted

246/12 Declarations of Interest

There were no declarations of interest

247/12 Public Participation

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

248/12 County Durham Plan Preferred Options Document and Neighbourhood Planning

The Chair welcomed everyone to the meeting

Mike Allum and Michelle Robinson, Durham County Council Planning Officers attended the meeting and gave a presentation on the County Plan and how this relates to the Neighbourhood Planning process.

(presentation slides attached)

Members discussed the information and raised the following comments:

- There is a need to consider the whole of the County Durham Plan and how it relates to Lanchester
- Concerns of the current infrastructure and how it will cope with proposed developments
- Particular concerns of the proposed housing site off Cadger Bank including; access, increased traffic on the roads and in the village, flood concerns, archaeological concerns of the site

It was agreed that a formal response to the County Council on the County Durham Plan Preferred Options document would be agreed at a future meeting of the Parish Council.

The meeting was opened to the public for their comments.

The results of a 'Survey of Households in Lanchester' was presented to the County Council and the Parish Council regarding the proposals for a housing site off Cadger bank. This survey had been undertaken by 22 volunteers with 1186 houses visited. Of those households who expressed an opinion (673), 96% were against the proposal and 4% in favour.

Many members of the public spoke and raised the following issues:

- Have the recent planning applications of Maiden Law and Lynwood been taken into account in proposed housing allocations
- The Cadger Bank site needs to be thoroughly assessed
- The two schools in the village are at capacity already
- Parking is a problem, what will it be like with additional housing development
- Flooding issues
- If new houses are built what will be the affect on existing housing in the event of flooding
- The Cadger Bank site is not an infill site and will extend the village right up the hillside
- The Cadger Bank site has a history of mining and is an unsettled site
- The Parish Plan and Village Design Statement with its development limit should be taken into account
- The proposed housing at Cadger Bank would be unsuitable for older people due to its location on a steep hill
- The draft plan has moved the Cadger Bank site from long term to short term timescale for development
- Concern that the site is being put forward because a developer is keen to develop

- A similar development on the Cadger Bank site was refused in 1988 and the planning report at the time identified problems with roads, access, archaeological concerns, affect on countryside

The Chair thanked Mike Allum and Michelle Robinson from Durham County Council along with the members of the community for attending the meeting

Business concluded at 8.30pm