

# Lanchester Parish Council

## Minutes of the Planning Committee held at Lynwood House, Lanchester on Wednesday 25 November 2015 at 7.40 pm

**Present** Mr M Wardle (Chair)

Mr K Harrison, Mr O Johnson, Mr S Walker,  
Mr K Leary, Mr P Jackson, Mrs A Cook,

**Apologies** Apologies for absence were received as follows:

Mr C Burton - ill

The above apologies were received and accepted

### **259/15 Declarations of Interest**

There were no declarations of interest

### **260/15 Public Participation**

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

### **261/15 Planning Applications**

#### **(i) Residential development of 52 dwellings with new access and associated works on land to the west of Briardene, Cadger Bank, Lanchester DM/15/03222/FPA**

Members discussed the application.

Members were aware that housing development on this site had been discussed in 2012 when the Parish Council had objected strongly to the site being identified for housing.

A lengthy discussion took place on a wide variety of issues.

Members discussed the ongoing work on the Lanchester Neighbourhood Plan and the associated work on the production of a Conservation Area Appraisal and Heritage Audit. Members would suggest that this application is premature in light of these emerging documents.

**Recommended** - that the Parish Council strongly objects to this planning application for the following reasons

- Lanchester Parish Council began the process of developing a Neighbourhood Plan in March 2014. A working group has been meeting regularly to develop the plan. In January 2015 a survey was carried out to identify themes and policies for the plan. Responses were received which represented 448 individuals. 78% of responses stated that housing / development was a pressure which would affect Lanchester now and in the future with 63% raising concerns about the impact on facilities and infrastructure. The Neighbourhood Plan would aim to address these concerns and identify the level of development acceptable to the community.
- Members are aware that Durham County Council classed the site as unsuitable for development in 2013
- Flood risk. The Parish Council have concerns regarding the proposed surface water and drainage. The Parish Council endorse the comments and photographic evidence from a resident which shows that the Alderdene Burn does flood. I attach a copy of the photographs which shows that the Alderdene Burn has flooded several times in the last three years.
- The proposed drainage system will require huge attenuation tanks which will destroy a large area and require substantial excavation.
- The sewage system will go across the wildlife part of the site, destroying wildlife habitat and requiring substantial excavations
- Impact on Longovicium. Longovicium is a Scheduled Ancient Monument and one of the best preserved Roman fort sites not only in County Durham but in the entire country. The Parish Council endorse the letter of objection to this development from the Friends of Longovicium, Lanchester Partnership.
- Adverse visual impact on the landscape
- Speed of traffic passing site. Traffic speed are recorded as 48 mph going down the bank and 43 mph going up the bank. Speeding traffic on Cadger Bank has previously been identified as a problem and concern. Indeed the entrance into the village at the top of Cadger Bank has been part of the 'Gateway' project which installed physical elements to encourage traffic to reduce speed. In addition the problem of speeding traffic was acknowledged by the installation of a permanent speed visor part way down Cadger Bank.
- Entry and exit to the development. The site is at the top of a steep hill on the B6296. Traffic travels at high speeds both up and down the hill. Turning into the site heading into the village will cause traffic to slow behind. Turning into the site heading up the bank out of the village will necessitate turning right across traffic which

will be traveling at considerable speed. This will also mean traffic behind will have to slow and possibly stop which could be problematic for large vehicles on such a steep section of the road. In addition the setting sun creates a blind spot at this point which could be dangerous.

- This development will create additional traffic down Cadger Bank which will meet with busy junctions at Ford Road, Front Street and Durham Road (A691).
- The stated distances from the site to village amenities seems understated. In addition the detail in the application does not reflect the fact that the site is at the top of a steep hill with a narrow footpath. Residents are very unlikely to walk to the village. The use of cars to and from the site will be very high.
- The application documents refer to the Village Bus as a source of public transport. It should be noted that the Village Bus provides a limited service in terms of days and times and will not be suitable for schools runs or for work purposes
- The impact of the development on current infrastructure including:
  - Roads
  - Schools
  - Parking
  - Doctors
  - Traffic congestion
  - Sewerage
  - Drainage
- Lanchester is a rural village not a town
- The development is outside of the Village Development Limit as identified in the Village Design Statement
- The development breaches the natural limit / boundary to the village
- The setting of the village will be affected. The setting of the village was considered by the community to be very important as demonstrated in the Parish Plan and Village Design Statement
- The flora and fauna will be affected
- Light pollution being a large development with a hill top location
- Community aspirations  
The community of Lanchester has been involved and proactive in how the village has developed over many years. The community has produced a Parish Plan, Village Design Statement (currently supplementary Planning Guidance) and a Locality Map document. The three documents were produced following substantial consultation and involvement of the community and seeks to represent their aspirations for their parish. In addition the production of a Neighbourhood Plan is ongoing with

community support. The Parish Council would ask that the current community documents which reflect the views of the community are given a high level of weighting in considering this application.

- The public consultation was inadequately publicised. Of the 137 responses received, 91% disagreed or strongly disagreed with the proposals
- Errors in the application documents. There are numerous errors in the presented documents including:
  - Location of bus stops – there are no bus stops on Cadger Bank
  - Travel document
  - Number and size of dwellings in the application form are incorrect
  - Schools are not easily accessible by walking or public transport
- Members are aware that a planning application was submitted in 1988 for proposed housing on the same site which resulted in a refusal for planning. The planning report noted a number of reasons for refusal and I quote from the report below.
  1. The proposal conflicts with policy 9 of the Durham County Structure Plan in that the development would extend the urban area beyond the physical limits of the village and would result in a visually intrusive encroachment into the surrounding attractive countryside. The present edge of the village is clearly defined in physical terms and there would be no logic in extending beyond that present edge to an arbitrary line part way across an open field. The proposal would thus detract from the present pleasant appearance of the area.
  2. The access would be formed at a dangerous position on a steep hill beyond the present 30mph restriction. The steepness of the hill in combination with a new access would introduce problems of braking and manoeuvring for vehicles, particularly those approaching the site from the south west. Visibility is also somewhat limited in that direction. The proposal would thus be hazardous to highway users.
  3. The proposal would create a precedent for other such arbitrary encroachments of urban development beyond the physical limits of the village, to the detriment of its appearance.
  4. The site lies close to Longovicium Roman Station, which is a scheduled ancient monument, and the associated line of the former Roman Road. Although not part of the ancient monument site, this site is likely to be significant from an archaeological point of view because of its physical closeness to it. The proposal could destroy any

remains which would be of significance in developing an understanding of the history of the station which has not yet been fully investigated.

5. The roman site may in the future prove to have value not only as an educational resource but also as a tourist and visitor attraction and therefore may have potential value in making a contribution to the economy of the area. The destruction of part of a site which may prove to be associated with the Station would detract from that potential investigation and development.

Members feel that these reasons for refusal by the planning authority in 1988 are still valid and appropriate. With reference to the problem of access and traffic, the increase in traffic over the last 24 years can only have worsened this issue.

Members discussed the importance of the Roman site.

**Recommended** - that a letter is sent to Dr David Mason the County archaeologist asking for his comments and support

- (ii) **Demolition of vacant dwelling and erection of 2 storey 4 bedroom dwelling at Langley Mill, Durham Road, Lanchester DM/15/02426/FPA**

Members discussed the application and noted that the proposed dwelling is on the footprint of the existing building.

**Recommended that:**

- (i) no objection is made to the application
- (ii) this does not set a precedent for further development in the open countryside

- (iii) **Proposed extension to showroom at Parklands Garage, Durham Road, Lanchester DM/15/03419/FPA**

**Recommended** - that Members raise no objection to the application

- (iv) **The retention of an ATM installed through the existing glazing to the far right hand side of the shop front. Replacing part of the existing glazing with a white laminate composite security panel. Blue LED halo illumination to ATM surround (retrospective) DM/15/03466/FPA**

and

- (v) **Integral illumination and screen to the ATM fascia. Internally illuminated Free Cash Withdrawals sign above the ATM fascia. Blue LED illumination to ATM surround (retrospective) DM/15/03467/AD**

Members discussed these two applications together.

**Recommended** - that Members raise no objection to the location of the ATM machine

Members discussed the lighting / illumination of the ATM machine. They referred to the Village Design Statement which states '*Illuminated signs and fascias should be avoided. Companies should be pressed to tailor designs to fit with the traditional environment.*'

**Recommended** - that Members object to the lighting and illumination of the ATM machine as it is not appropriate in the conservation area

- (vi) **Change of use from photography office to one bedroom flat at Brooklands Wedding Cars, Millfield, Lanchester DM/15/03502/FPA**

**Recommended** - that Members raise no objection to the application

## **262/15 Information received from Coxhoe Parish Council**

Members considered information received from the Chair of Coxhoe Parish Council regarding the current position of the County Plan and the recent planning application in and around their Parish.

### **Recommended that:**

- (i) A response is sent to Coxhoe Parish Council supporting their concerns and outlining the current situation in Lanchester Parish.
- (ii) A letter is sent to Durham County Council and copied to County Councillor Ossie Johnson asking for an update and early indication of the SHLAA results

## **263/15 Residential development of 149 dwellings with associated access and landscaping on land to the west of Mount Park Drive and to the north of Newbiggen Lane, Lanchester DM/14/00763/FPA**

Members were informed that information had been received that a Planning Appeal on the above application had been submitted.

This appeal will be dealt with through the public inquiry procedure which is likely to take place in April and last several days.

The Parish Council are able to be involved in the appeal process. A formal process may see the Parish Council being questioned and possibly incur costs whereas a more informal route may allow the Parish Council some time to speak at the hearing. It was felt that the informal route would be more appropriate.

**Recommended** - that advice is sought from the County Council on the avenues available to be involved in the public inquiry

## **264/15**

### **Decisions of the Planning Authority**

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

- Felling of two Scots Pine, prune back from property by 6 metres (removing lowest limbs) of 3 Scots Pine (TPO 5) at 10 The Paddock, Lanchester
- Demolish agricultural buildings in Conservation Area and construct dormer bungalow at Mill Farm, Victoria Terrace, Lanchester
- Two storey rear extension at Sylvan Lea, Ford Road, Lanchester
- Erection of basement and ground floor side and rear extensions, first floor front extension, ground floor balcony to south west elevation and canopy to the front porch at 37 Oakwood, Lanchester
- Extend the period of time to site a temporary workers dwelling at Lanchester Dairies, originally granted under 1/2012/0245/84512 at Lanchester Dairies, Upper Houses Farm, Lanchester
- Erection of single dwelling with access (outline – some matters reserved) at High Shaws, Cadger Bank, Lanchester
- Erection of two storey front extension at 44 Briardene, Lanchester
- Felling of 1no. dead Pine tree to ground level (subject to TPO DER-005) at 1 The Paddock, Lanchester
- Canopy to main entrance (retrospective) at The Goose House, Middle Newbiggen Farm, Lanchester
- Change of use from B and B to dwellinghouse at the Coach House, Durham Road, Lanchester
- Erection of a steel portal frame open fronted cattle building to provide suitable housing for suckler cow herd at Dunleyford Farm, Lanchester

- Replace existing single storey garage with a two storey extension to side and front, porch extension to front and single storey rear extension at 23 Mount Park Drive, Lanchester
- Felling of three Scots Pine trees (T1 – T3) felling of one Oak tree (T4) crown raise to 4 metre of twelve Scots Pine trees (T5 – T16) heavy limb removal of one Scots Pine (T17) and removal of deadwood of all remaining Scots Pine trees (TPO 5) at 8 The Paddock, Lanchester
- Installation of two pitched roof dormer windows to rear elevation at 2 West View, Lanchester
- New windows to front elevation at 3 Station Road, Lanchester
- Change of use from domestic garden to parking area for adjacent business at 2 Millfield and Brooklands Wedding Cars, Millfield, Lanchester
- Single storey showroom extension to rear of existing garage at Parklands, Durham Road, Lanchester
- Change of use and conversion of domestic garage to hat shop (A1) at Stonebeck, Front Street, Lanchester
- Construction of new main vehicular access at Lanchester Garden Centre, Bargate Bank, Lanchester
- Agricultural livestock shed extension on land south of Dunleyford House, Lanchester

The following planning applications have been withdrawn:

- Removal of condition 4 of planning permission 1/2011/0035 to permit the use of the residential annex as a dwelling (use Class C3) at Woodlea Manor, Lanchester

**Business concluded at 8.50pm**