

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 9 February 2016 at 8.00 pm

Present Mr M Wardle (Chair)

Mr K Harrison, Mr S Walker, Mr B Gray,
Mr O Johnson, Mr C Burton, Mr K Leary
Mr P Jackson

Mr R Young - County Councillor – observer

Apologies Apologies for absence were received as follows:

Mrs M Gray	- other commitments
Mrs A Cook	- ill
Mr Alasdair Nairn	- work commitments

The above apologies were received and accepted

46/16 Declarations of Interest

There were no declarations of interest

47/16 Public Participation

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

48/16 Planning Applications

(i) Extension for two bedroom annex at Finely Farm, Humberhill Lane, Lanchester DM/15/03875/FPA

Recommended - that Members object to the application for the following reasons:

- This represents inappropriate development in the countryside
- The large size of the development
- The original farmhouse was to support the agricultural needs of the land. This extension is not necessary for the agricultural business
- It is an unwarranted extension

- (ii) **New stable block including hay store, equipment store, secure tack room and feed store, 4 stables including external yard area and dry paddock and field stables (2 stables) at Hunters Hall, Manor House Farm, Durham Road, Lanchester DM/16/00007/FPA**

Recommended - that no objection is made to the application

Members commented that the development seemed large for personal use and that they do not consider the site to be appropriate for commercial development.

- (iii) **Removal of condition 4 of permission 1/2011/0035 to permit the use of the residential annex as a dwelling (use class C3) at The Granary, Woodlea, Lanchester DM/16/00240/VOC**

Recommended - that Members object to the application

Members referred to their comments on planning application 1/2011/0035 in a letter dated 2 March 2011 in which the Parish Council objected to the application and stated the following:

'If approval was to be given to the development that a condition on the approval be made to state that it can only be used as an annex to the main dwelling and not as a separate residential dwelling'

Members ask that this condition remain.

49/16 Decisions of the Planning Authority

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

- Proposed extension to showroom at Parklands Garage, Durham Road, Lanchester
- 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) at SPAR, 10 Front Street, Lanchester
- Change of use from photography office to one bedroom flat at Brooklands Wedding Cars, Millfield, Lanchester
- Demolition of vacant dwelling and erection of 2 storey 4 bedroom dwelling at Langley Mill, Durham Road, Lanchester
- Extension to rear of property and internal alterations at Torcroft, Cadger Bank, Lanchester
- Erection of single storey extensions to create a basement storage area and wraparound ground floor extension to side and rear, first floor bedroom extension to front

elevation, canopy to front, part rendering and cladding and re-roofing of property at 37 Oakwood, Lanchester

- Two storey and part single storey side extension to north elevation at Alderdene House, Cadger Bank, Lanchester

The following planning applications have been withdrawn:

- Erection of stable block including hay store, horse trailer and equipment store, secure feed and tack rooms and four stables. Installation of external yard area and siting of temporary stabling for two horses at Hunters Hall, Manor House Farm, Durham Road, Lanchester

Business concluded at 8.20pm