

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester
on Thursday 14 April 2016 at 7.15 pm

Present Mr M Wardle (Chair)

Mr K Harrison, Mr S Walker, Mr B Glass,
Mr O Johnson, Mr P Jackson

Apologies Apologies for absence were received as follows:

Mrs A Cook - ill

The above apologies were received and accepted

97/16 Declarations of Interest

Councillor Glass declared an interest in 4 (iv) and 4 (vi)
Councillor Wardle declared an interest in 4 (iii)

98/16 Public Participation

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

99/16 Planning Applications

- (iv) **Outline planning permission for residential development (C3) of up to 14 dwellings with all matters reserved except access, including demolition of no. 7 The Paddock on land to the south of and including no. 7 The Paddock, Lanchester DM/16/00871/OUT**

Members discussed the application.

Members of the public attended the meeting and informed the Parish Council of their concerns and objections to the proposed development.

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

- The proposed site was considered in the Strategic Housing Land Availability Assessment (SHLAA) and considered unsuitable for housing development for a number of reasons. The Parish Council endorse these reasons which include:

Landscape Impact – Development of the site would involve incursion beyond the well vegetated settlement edge into attractive countryside.

Service Access – The site is not considered to be within a short walking or driving distance to some services / facilities and the bus transport accessibility score does not meet minimum requirements for frequency, connection and walking distance.

Settlement Relations – The site is on the edge of the settlement and although contained on two sides is visible from the surrounding countryside.

Biodiversity Impact – Development has the potential to adversely affect local & national wildlife species / habitats as well as have adverse visual impact on the landscape and its designations. It will also entail the loss of greenfield / agricultural land

In addition to supporting the information in the SHLAA document the Parish Council would wish to make the following objections to the application

- The proposed development is outside of the 'development limit' as identified in the Village Design Statement and Derwentside District documents
- The proposed development is undesirable and inappropriate development in the open countryside
- The development represents encroachment into the countryside
- The proposed development is in an area of high landscape value which should be protected
- The Paddock with low lying dwellings presents a soft edge to the housing estate. The development would spoil the balance of the estate
- The Paddock consists of all bungalows. The proposed development is likely to be at least two storey houses
- It is understood that there are existing planning limitations on The Paddock to protect the soft, low boundary to the countryside. The proposed development is in conflict with this
- The density of houses in the proposed development is high when compared to the density in The Paddock
- The development would be visible on the entrance to the village
- The development would be visible from several miles from the village in a number of directions
- The proposed access into the site will necessitate the demolition of a perfectly good dwelling
- The Paddock is currently a quiet cul de sac. All traffic into and out of the development will have to pass through The Paddock.
- It is likely that the new dwellings will be large and therefore the cars per household will be significant

- The development will result in increased traffic in The Paddock and on the rest of the estate
- The access onto Ford Road and Cadger Bank from the estate is problematic now and will become even more so with additional housing
- The boundary to The Paddock into the open countryside is lined with mature and significant Scots Pine. The view from the existing dwellings to the countryside is through this line of trees. The trees do not provide a solid barrier but allow views to the countryside beyond. These views would be lost
- Taken together the mature trees which edge The Paddock are significant and important to the setting of the current estate and how it sits in the village
- Many trees will need to be removed to allow the development to take place.
- The removal of trees will have a detrimental effect on the flora and fauna currently present
- There is a concern that taking out a section of the tree line to allow access into the site will weaken the other trees as roots etc will be intertwined
- There is a concern that due to the mature nature and quantity of trees that they will not be afforded adequate protection during any development
- There is a concern regarding self build dwellings which includes: disruption, mess, works traffic, security issues over what may be a substantial period of time. In addition the very nature of self build may see a dozen builders / contractors working the site.
- There are known drainage problems on Humberhill Bank. How can any new development be accommodated.
- The development will have a detrimental impact on the community facilities and services i.e. schools, doctors, traffic, congestion, sewage etc
- The proposed development is in close proximity to the Ancient Scheduled Monument

(i) Permission to retain key workers temporary mobile home as a permanent key workers dwelling tied to an employee of Lanchester Dairies who must hold a key workers post at Lanchester Dairies, Upper Houses Farm, Lanchester DM/16/00698/FPA

Members discussed the application and supported the application for economic reasons

Recommended - that no objection is made to the application subject to the condition that the dwelling is used by a key worker for the business

- (ii) **Certificate of lawfulness for the subdivision of Biggen Farm into 2 no. dwellings known as Biggen Farm and The Shires at Biggen Farm, Esh DM/16/00862/COL**

Recommended - that no objection is made to the application

- (iii) **Erection of two storey side extension at Margery Flatt Farm, Newbiggen Lane, Lanchester DM/16/00869/FPA**

Keith Harrison took over as Chair for this item.

Members discussed the application. Members considered that the development would benefit from a chimney on the proposed extension to balance the dwelling.

Recommended that:

- (i) no objection is made to the application
- (ii) consideration is given to including a chimney on the proposed extension

- (v) **Felling of one horse chestnut tree, remove two lowest bows – 1 from each of the two beech trees overhanging the lawn and crown lift adjacent sycamore tree to the same height removing minor branches (TPO 218) at Alderdene House, Cadger Bank, Lanchester DM/16/00896/TPO**

Members discussed the application

Recommended that:

- (i) There is no objection to the crown lifting or removal of branches
- (ii) The Parish Council ask that the County Council arboriculturist visit the site
- (iii) If it is necessary to remove the Horse Chestnut that a indigenous replacement tree be planted in a suitable location

- (vi) **T1-5. Dismantle 5 x scots pines, crown raise boundary trees as indicated on the diagram to 4m, T6. Crown raise to 4m, T7. Remove overhanging branch at the top of the canopy over house, T8. Remove snapped branch from upper canopy. (TPO 5) at 9 The Paddock, Lanchester DM/16/00922/TPO**

Members discussed the application. Members were concerned of the extensive proposed tree removal although they acknowledge that the trees are close to the property.

Recommended that:

- (i) There is no objection to the crown lifting or removal of branches
- (ii) The Parish Council ask that the County Council arboriculturist visit the site
- (iii) If it is necessary to remove the Scots Pines that indigenous replacement trees be planted in a suitable location

100/16

Decisions of the Planning Authority

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

- Erection of front elevation garage extension at Westleigh, Ford Crescent, Lanchester
- Retention of external works to existing managers house at Lanchester Garden Centre, Bargate Bank, Lanchester
- Demolition of existing garage and greenhouse and erection of a single storey extension to the rear at 6 Croft View, Lanchester
- Conversion to workshop, storage and public toilets at Lanchester Garden Centre, Bargate Bank, Lanchester
- Single storey rear kitchen extension with steps and platform leading into rear garden, pitched roof to garage, enlarge existing parking space and alter access to footpath to front at Wyncrest, Ford Road, Lanchester
- Demolition of existing garage and erection of replacement garage with first floor extension above, erection of single storey rear extension and porch extension and pitched roof to ground floor frontage. External works & boundary works at 19 Mount Park Drive, Lanchester

The following planning applications have been withdrawn:

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

The following planning applications have been refused:

- Variation of condition 2 of planning permission DM/15/01434/FPA to allow the retention of the mobile home until the end of time period specified within permission DM/15/01434/FPA to allow occupation by an alternative key worker during this period at Lanchester Dairies, Upper Houses Farm, Lanchester

Business concluded at 8.30pm