

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Wednesday 27 July 2016 at 7.50 pm

Present Mr M Wardle (Chair)
Mr K Harrison, Mr B Glass, Mr S Walker, Mr K Leary, Mr A Nairn

Apologies Apologies for absence were received as follows:

Mr O Johnson - away
Mrs M Gray - away
Mr B Gray - away
Mr P Jackson - away
Mrs A Cook - ill

The above apologies were received and accepted

190/16 Declarations of Interest

There were no declarations of interest

191/16 Public Participation

There was no public present

192/16 Planning Applications

The Chair informed Members that the planning appeal for 149 new houses at Newbiggen Lane has been rejected by the planning inspector.

The inspector judged that the development would result in significant harm to the character of the landscape and some harm to visual amenity and that overall the proposal would not represent sustainable development. Her appeal decision also dealt with other matters that were of particular concern to residents. With regard to flooding, she had no reason to conclude that the development would exacerbate the flooding experienced in the village and that by using the opportunities offered by new development, the causes and impacts of flooding could be reduced. On highway matters, she was advised that the local highway network could satisfactorily accommodate the additional traffic. With regard to schools she had no substantive evidence that the capacity of local schools could not be increased and Northumbrian Water had confirmed that there is

adequate capacity for new foul drainage in the wastewater treatment plant.

(i) Erection of two storey side and front extension and front porch at 16 Mount Park Drive, Lanchester DM/16/02076/FPA

Members discussed the application

Recommended - that no objection is made to the application as long as the planning officer considers the scale of the development to be in keeping with neighbouring properties

(ii) Erection of a MUGA (Multi use games area), with fence, gate and connecting path at Lanchester Roman Catholic Primary School, Kitswell Road, Lanchester DM/16/01644/FPA

Members discussed the application

Recommended - that no objection is made to the application

(iii) Extension and alterations to The Lodge, Little Greencroft Farm, Stockerley Lane DM/16/01971/FPA

Members discussed the application

Recommended - that no objection is made to the application

(iv) Erection of a two storey detached agricultural workers dwelling with adjoining double car port and ancillary hard and soft landscaping features at Dunleyford Farm, Humberhill Lane, Lanchester DM/16/02077/FPA

Members discussed the application. Members referred to a planning application at this site for an agricultural workers dwelling which was refused by the County Council in May 2015 and dismissed at appeal in February 2016. Members feel that there is little in this submission that substantially changes the application and therefore supports the reasons for refusal by the County Council and inspector. In addition the Parish Council maintains its objectives to the application.

Recommended - that the Parish Council objects to the application for the following reasons:

- (i)** members consider this to be inappropriate development in the countryside
- (ii)** the design of the building is out of character with other farming properties in the area
- (iii)** the design is more urban in style than rural in style
- (iv)** the proposed property is large for its purpose
- (v)** any development needs to be justified by a robust business case which is not apparent

- (vi) members do not consider that the need is demonstrated for a worker on site

In addition the Parish Council supports the objections of the County Council in the planning permission refusal from March 2015 (DM/15/00258/FPA)

In addition the Parish Council supports the reasons given by the planning inspector to dismiss the appeal in February 2016 (APP/X1355/W/15/3131363)

(v) **Change of use from bank to retail and insertion of the new window at 13 Front Street, Lanchester DM/16/02144/FPA**

Members discussed the application. Members welcome the use of the former bank and a key building in the centre of the village for retail purposes. Members discussed the detail for the new window and expressed some concern over the design.

Recommended that:

- (i) no objection is made to the application
- (ii) the applicant considers the comments of Lanchester Partnership regarding window design and accommodate their suggestions if commercial factors allow.
- (iii) the signage for the premises be sensitive to the centre of the village

193/16 Decisions of the Planning Authority

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

- Erection of single storey side extension and raising of roof height of garage by 300mm (retrospective) at 18 Lee Hill Court, Lanchester
- Erection of agricultural building and horse walker at Derecroft, Low Woodside Farm, Lanchester

Business concluded at 8.40pm