

# Lanchester Parish Council

## Minutes of the Planning Committee held at Lynwood House, Lanchester on Wednesday 30 November 2016 at 8.10 pm

**Present** Mr M Wardle (Chair)  
Mr K Harrison, Mr S Walker, Mr K Leary, Mr P Jackson,  
Mr O Johnson, Mr C Burton, Mr B Glass, Mr B Gray,  
Mrs M Gray,

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

There were no apologies for absence received

### **277/16 Declarations of Interest**

Councillor Wardle declared an interest in 4 (i)

### **278/16 Public Participation**

There were no public present

### **279/16 Planning Applications**

- (i) **Outline application for the erection of two detached two storey residential dwellings, including details of access with all other matters reserved at Ornsby Hill House, Ornsby Hill, Lanchester DM/16/03313/OUT**

Councillor Jackson took over as Chair.

Members considered the application.

#### **Recommended that the Parish Council object to the application for the following reasons:**

- (i) The development is outside of the Village Development Limit as identified in the Village Design Statement
- (ii) The development represents unsuitable development in the countryside
- (iii) The development is on green land
- (iv) The access and egress to the site is unsuitable and dangerous
- (v) The speed of vehicles at the entrance point is high. A traffic survey undertaken by the Police in 2014 showed that 85<sup>th</sup> percentile vehicle speeds at this location to be

40.2 to 41.8mph southbound and 45.0 to 45.9mph northbound

- (vi) The site would adversely affect the wildlife corridor
- (vii) The proposals would result in the loss of a significant number of trees
- (viii) The proposals show the dwellings to be surrounded by trees which will block any view. It is felt that this would result in the requests for further significant tree removal.
- (ix) The congestion of traffic from St Bedes School at the start and end of the school day is significant and causes traffic problems along this road

**(ii) Erection of first floor rear extension and replacement front extension at 18 Newbiggen Lane, Lanchester DM/16/03552/FPA**

**Recommended** - that no objection is made to the application

**280/16 Decisions of the Planning Authority**

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

- Erection of first floor extension over the garage at 37 Oakwood, Lanchester
- Cut branches by 2m up to a height of 6m of 3 Yew, remove significant deadwood and prune to clear the stable by 2m of 1 Lime (TPO 052) at Sheraton House, Lanchester

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

- 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

The following planning applications had been withdrawn:

- Conversion from agricultural building to dwelling at No 1 Agricultural Building, Lizards Farm, Kitswell Road, Lanchester

**Business concluded at 8.30pm**