

# Lanchester Parish Council

## Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 4 April 2017 at 8.00pm

**Present** Mr M Wardle (Chair)

Mr K Harrison, Mr K Leary, Mr O Johnson, Mr B Gray,  
Mrs A Cook, Mr S Walker

Mr R Young (County Councillor - Observer)

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

Mrs M Gray	- other commitments
Mr P Jackson	- other commitments
Mrs J Richardson	- work commitments
Mr Philip Richardson	- work Commitments

The above apologies were received and accepted

### **95/17**      **Declarations of Interest**

There were no declarations of interest

### **96/17**      **Public Participation**

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

### **97/17**      **Planning Applications**

#### **(i)      Rear extension, two dormer windows to front at the Old Blacksmiths Shop, Lanchester    DM/17/00832/FPA**

Members discussed the application and considered the style and scale of the proposed development. It was noted that no pre-application advice had been sought from the planning authority.

Members considered that the Old Blacksmiths Shop is one of a key group of buildings in a very prominent part of the village within the conservation area.

The building is recorded and noted in the Village Design Statement, the Conservation Area Appraisal and the Lanchester Community Heritage Audit

**Recommended that the Parish council strongly objects to the application for the following reasons:**

- (i) This is inappropriate development in a prominent area of the village
- (ii) The scale of the proposal is out of keeping for the size of the site and the setting of the site
- (iii) The Old Blacksmiths Shop is one of a number of buildings which form a key group in a very prominent part of the village. The Lanchester Conservation Area appraisal completed in May 2016 states:

***'Buildings around the village green, particularly on its eastern side, are some of the oldest in the village, with the Grade I listed All Saints Church having roots back to the 12<sup>th</sup> century, dominating the corner of the green. Other historic buildings along this edge include the Deanery, Deanery Farm, the Old Blacksmiths Shop, the Lodge and Ladie Garth Cottage.'***
- (iv) The extension will be highly visible from the Village Green, road and footpaths in front of the dwelling and visible from the bowling green, school and footpath from the back of the dwelling
- (v) The style of the proposed development is not appropriate and out of keeping with other nearby traditional buildings
- (vi) The extension looks like a separate building
- (vii) The materials specified for the extension are not sympathetic and out of keeping with both the setting and other nearby traditional dwellings
- (viii) With regard to the scale, key group of buildings and materials used, the Village Design Statement, which is supplementary planning guidance states in its design guidelines:

***'Alterations and extensions should respect the scale, facing materials and particular characteristics of the host building and any group of buildings which it forms a part'***
- (ix) The development will be intrusive to the bowling green and school, both of which are noted as Heritage Assets in the Lanchester Community Heritage Audit
- (x) The proposed use of dormer windows at the front of the property are not appropriate. The Village Design Statement, which is supplementary planning guidance states in its design guidelines:

***'The use of dormer windows should be discouraged'***
- (xi) The Old Blacksmiths Shop is beside the Village Green. The Village Design Statement, which is supplementary planning guidance states in its design guidelines:

***'The essential characteristics of the Green; the degree of enclosure, the scale of buildings around it, the extent of tree cover, the views***

***out from it and the entrances to it should be safeguarded'***

- (xii) The Lanchester Conservation Area appraisal completed in May 2016 designated the dwelling as a non-designated heritage asset. The document states:  
***'It will be important that careful consideration is given to any development proposals that are likely to affect such buildings'***
- (xiii) The Lanchester Community Heritage Audit was completed in 2016. The Old Blacksmiths Shop was identified by the community as a Heritage Asset and was assessed as having 'exceptional' significance

Lanchester Parish Council would ask that the County Council Conservation Officer considers this proposal and responds accordingly.

**(ii) Rear extension at 19 West Drive, Lanchester  
DM/17/00969/FPA**

Members discussed the application.

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

**98/17 Decisions of the Planning Authority**

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

- Shop fascia sign at 13 Front Street, Lanchester
- Erection of two storey rear and single storey front extension at 10 Foxhills Crescent, Lanchester
- Pitched roof to existing rear extension, single storey orangery and dormer window to south elevation at 9 Hurbeck Cottages, Lanchester
- Raise crown by 3m, removal of deadwood and reduce overhanging branches from neighbouring property to boundary of one ash tree (TPO 102) at 1 St Bedes Court, Lanchester
- Single storey rear extension and larch cladding to ground floor rear elevations at 23 Victoria Terrace, Lanchester
- Conversion of existing traditional farm buildings into 5 residential units at Little Greencroft Farm, Stockerley Lane, Delves Lane
- Erection of single storey rear extension, excavation of garden and erection of retaining wall to boundaries (part retrospective) at 8 Ashdown Grove, Lanchester
- Retention of reptiles, birds and exotic plants house at Lanchester Garden Centre, Lanchester

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

- Retention of an agricultural access, including hardstanding and replacement hedging on land to the rear of 2 Ridgeway, Lanchester

**Business concluded at 8.30pm**