

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 8 November 2016 at 8.00 pm

Present Mr M Wardle (Chair)

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

Mr R Young - County Councillor – observer

Apologies Apologies for absence were received as follows:

Mrs M Gray - family commitments
Mrs A Cook - ill

The above apologies were received and accepted

262/16 Declarations of Interest

Councillor Harrison declared an interest in 4 (i)
Councillor Wardle declared an interest in 4 (ii)

263/16 Public Participation

There were no public present

264/16 Planning Applications

(i) New agricultural building and area of hardstanding on land to the West of Stonelea, Hole House Farm, Lanchester DM/16/02888/FPA

Members considered the application.

Recommended - that no objection is made to the proposed
application.

Members note that work has commenced on the development in
advance of formal approval being received.

Members would also wish to register concerns that the area may
be used for equine activities and ask that the County Council
monitor this.

- (ii) **8 no. luxury holiday chalets, plus site management building with residential accommodation for site manager and associated site infrastructure, including revised site access and sustainable drainage system on land East of Ornsby Hill, Lanchester DM/16/01861/FPA**

Councillor Jackson took over as Chair.

Members considered the application. It was noted that the application was the same as the previously approved application in 2013. The Parish Council had submitted a lengthy letter of objection to the 2013 application. Members reviewed the letter of objection sent in February 2013 and considered that as the new application was for the same proposed development, that the reasons for objection remained.

In addition Members noted the following concerns:

- (i) that very few of the submitted documents had been updated since 2013 and therefore the information is dated
- (ii) Errors in the submitted papers including:
 - (a) Different allocation of three bed and four bed chalets in the application form, drawings and reports
 - (b) The application form details the managers dwelling as existing which it is not
- (iii) Correspondence regarding the covenant which suggests that the revised covenant which accommodates the proposed development could be restrictive

Recommended - that a letter of objection including the previous objections together with the additional concerns is sent to the County Council

Members would ask that if the application is recommended for approval that Lanchester Parish Council request that the application is referred to Committee for decision.

265/16 Decisions of the Planning Authority

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

- Raising height of roof and two storey extension to rear at Braeside, Ford Road, Lanchester
- Felling of T4 and T5, crown raise boundary trees to 4m. Crown raise to 4m of T6, remove overhanging branch at the top of the canopy over house of T7, remove snapped branch from upper canopy of T8, removal of one lower limb on scots pine overhanging driveway (TPO 5) at 9 The Paddock, Lanchester

- Application to vary approved plan condition of DM/14/01446/FPA to allow the installation of 2 solar panels on each property and to alter the windows to sliding sash at Colepike Home Farm, Lanchester
- Change of use from bank to retail and insertion of the new window at 13 Front Street, Lanchester
- Demolition of existing agricultural buildings to facilitate the replacement with one purpose built steel portal frame building at Upper Houses Farm, Yeckhouse Lane, Lanchester
- Retention of 1.20m high timber fence above existing 0.50m brick wall (total height 1.75m from footpath) to north and east boundaries at 11 Mount Park Drive, Lanchester
- Construction of an electricity substation at Lanchester Dairies, Upper Houses Farm, Yeckhouse Lane, Lanchester
- Single storey side extension incorporating a double garage at 8 the Paddock, Lanchester

Members were informed that notification has been received about a planning appeal for the proposed development of '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.' The representations of the Parish Council would be considered by the inspector.

Business concluded at 8.35pm