

Lanchester Parish Council

**Minutes of the Planning Committee held at Lynwood House, Lanchester
on Tuesday 18 July 2017 at 7.15pm**

Present Cllr. D Friesner (Chair)

Cllr. O Johnson, Cllr. J Considine,
Cllr. S Walker, Cllr. A Gray
Cllr. D Smith, Cllr. I Tute,

Apologies Apologies for absence were received as follows:

Cllr. M Gray - other commitments
Cllr. B Gray - other commitments
Cllr. P Jackson - family commitments
Cllr. A Cook - other commitments

The above apologies were received and accepted

172/17 Declarations of Interest

Cllr O Johnson, Cllr A Gray and Cllr D Smith declared an interest in 5(i)

173/17 Public Participation

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

174/17 Viewing the Documents

Members viewed the documents for the two planning applications

175/17 Planning Applications

(i) Erection of two storey dwelling on land on the eastern side of 24 Humberhill Drive, Lanchester DM/17/02033/FPA

Members considered the application. It was noted that this was a corner site and the proposed development extends the existing house line to the edge of the highway.

It was noted that this application is the same as an application made in 2009 to which the Parish Council raised objections and the County Council refused planning permission.

Members considered that the original objections remained valid.

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

- (i) concern over the very tight fit on the site and the building to plot ratio
- (ii) the proposed dwelling is uncharacteristic with other buildings in the vicinity
- (iii) the proposed dwelling is out of keeping and inconsistent with nearby properties
- (iv) the proposed 'sedum' roof will look out of place
- (v) the new dwelling will have no private amenity space
- (vi) the planners attention be drawn to the Village Design Statement page 19 4A and 4F which refers to 'choice of materials and details of roofs'.
'The choice of external facing materials and the way that they are used should accord with their surrounding'
'Roofs should be double pitched of slate or stone, with simple gables and eaves'
- (vii) concern that this may set a precedent for other inappropriate development

(ii) Detailed planning application for the erection of 52 dwellings including associated access, infrastructure and open space on land to the south east of Ford Crescent, Lanchester DM/17/01930/FPA

Members considered the application and the large amount of paperwork submitted with the application.

The application was discussed in detail and numerous concerns were raised.

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

- (i) The proposal is contrary to saved policy GDP1 – General Development Principles
- (ii) The proposal is contrary to saved policy EN1 'Protecting the Countryside'
- (iii) The proposal is contrary to saved policy EN2 'Preventing Urban Sprawl'
- (iv) The proposal is contrary to saved policy EN6 'Development within Areas of High Landscape Value'
- (v) Conservation Area – part of the site borders the Conservation Area. A recent appraisal of the Conservation Area confirmed its scope and relevance. Members consider that the proposal adversely affects the setting and significance of the Conservation Area

- (vi) The Parish Council commenced the production of a Neighbourhood Plan in 2014. Public consultations were carried out in 2015 and 2016 which established the communities concerns for housing developments. A draft Housing Policy is being progressed. It includes proposals concerning Settlement Edge Housing Development. Criteria are proposed for such development including scale, relationship to settlement, integration into setting, protection of important features, design, layout and appearance, and sustainable development. These criteria have relationships with other Policy areas, for example, Design, the Historic Environment and Green Spaces. We believe this proposed development does not contribute positively to the Plan's overall Vision for our parish's future development and in addition, does not satisfy several of the Objectives that have now been agreed and developed with community consultation as part of our Neighbourhood Plan process.
- (vii) The proposed development is outside the 'Development Limit' as identified in the Village Design Statement and Derwentside District saved policy H07 and breaches the natural limit / boundary to the village
- (viii) The development represents inappropriate development in the open countryside
- (ix) The development represents encroachment into the countryside
- (x) Impact on Landscape - The proposed development is in an area of High Landscape Value which should be protected and between the Conservation Area and area of Historic Woodland
- (xi) The development would be visibly intrusive on the entrance to the village along Ford Road.
- (xii) The development would be visible from several areas inside and outside the village
- (xiii) Sewage / Drainage – The plans show that the sewage will be pumped up from the site to meet with a manhole on Ford Road. Northumbria Water state that he sewage should discharge to the existing combined sewer downstream of manhole 5801. There is a great concern that sewage from 52 dwellings will be pumped up the site to Ford Road. The proposed location of the pumping station is in an area of the site which floods regularly. In addition what contingencies will be in place in the event of a malfunction, power failure or flood. Of great concern is the capacity of the existing sewers to cope with the additional and substantial sewage that a development of this size will generate. Residents from Ford Road and Ford Crescent have reported that the sewers are often overwhelmed and that in periods of high rainfall and sewage the drains are overpowered. This has resulted in sewage running onto highways and into properties. One resident on Ford Road has confirmed

that sewage has run onto his property twice in the last few weeks. Residents that have been affected by sewage have been informed by Northumbria Water that there is an incapacity in the system to deal with existing properties connected to the system and that they are constrained by the financial commitment needed to address this. If this is the case how can the existing sewer system accommodate additional dwellings. In addition to the proposed development of 52 houses along Ford Road, permission has been granted for 14 dwellings behind The Paddock. This results in the sewage from 14 new dwellings being piped down to join Ford Road and the sewage from 52 dwellings being pumped up to Ford Road, all joining the same sewer. The Parish Council would ask that Northumbria Water are asked about their capacity issues for sewage and that the County Council consider this matter. Has the cumulative impact of The Paddock development been factored into calculations for water and sewage.

- (xiv)** Flooding – the site floods on a regular basis. Periods of rain result in parts of the site being flooded. We refer to two letters from residents (Wood View, Ford Crescent and Brookside, Ford Crescent), submitted in response to the planning application, which include several photos of the proposed development site in various stages of flooding. The photos show that flooding is occurring on parts of the site where housing will be located. In addition the photos show that surface water results in flooding of Ford Road and surrounding properties. In heavy periods of rain the surface water runs down onto the proposed site. In addition when the Smallhope Burn rises it can break its bank at a meander point and run across the lower part of the proposed site meeting the Smallhope Burn at the other side. This again floods the lower part of the site. When the Smallhope Burn breaks its bank at the meander point erosion occurs. There is further erosion potential from flooding with the associated risks and safety to property and people. There is concern that any new dwellings could be subject to flooding and a concern that in building new houses on this site it creates further problems for existing residents and their properties. A further concern is the safety of residents of new dwellings when the area floods.

On-line record searches do not appear to list or match the actual incidents of flooding experienced by local residents within the vicinity which suggests that on-line information may not be up to date or has not been recorded correctly.

- (xv)** Traffic / Road System – Ford Road carries a significant amount of traffic including larger vehicles such as lorries, farm vehicles etc. Agricultural tractors are regular users of the road towing trailers fully laden which overhang the trailer edges over onto the adjoining footpath. The road is

narrow in places which is problematic for passing vehicles. Large vehicles often overhang the footpath to accommodate passing other vehicles. There is concern that the development will create substantial additional traffic along Ford Road. This will create traffic congestion along Ford Road and on other roadways including Cadger Bank/Station Road, Front Street and Durham Road (A691 – main road between Cossett to Durham). Ford Road is a historic entrance to the village which is narrow and winding. Speeding traffic has regularly been reported. A ‘Gateway’ project was developed on Ford Road to attempt to address the speed of vehicles entering the village which included signage, road markings and reflective posts. In addition a permanent speed visor has been located along Ford Road, an acknowledgement that there is indeed a problem with traffic speed. The proposal to narrow the road to widen the pavement is particularly worrying given the problems identified with traffic

- (xvi)** Pavements – There is only one footpath on Ford Road from the junction of West Drive walking out of the village. This footpath is extremely narrow in places and cannot accommodate wheelchairs or pushchairs without going out onto the road. The footpath poses problems for users as it is not possible to walk side by side on many parts of the path. Current residents using the footpath are concerned by the traffic which often overhangs onto the footpath. The proposed widening of the footpath would not address the points at where the footpath is at its narrowest and most problematic
- (xvii)** Access to site – access is off Ford Road at the corner of the proposed site on a bend with visibility issues
- (xviii)** Sustainability – the site is not considered to be within acceptable walking distance to local facilities. It is likely that cars will be used for many of the journeys to village facilities i.e. schools, shops, doctors etc. This will increase the already noted problems of traffic congestion and parking problems that the village experiences.
- (xix)** Flora and fauna – the proposed development will adversely affect the existing flora and fauna, some of which are protected. The development will destroy and disturb habitats. At present the land provides opportunities for wildlife which are not disturbed by development. The County Council ecology advice states that the application will result in a net loss of biodiversity
- (xx)** Setting – the development will affect the setting of the Conservation Area and the setting of the village. It will also affect the setting of the large historic dwelling on Ford Road which will look directly onto the site

176/17 Planning Appeal – Residential development of 52 dwellings with new access and associated works – land to the west of Briardene, Cadger Bank

Members were informed that the planning hearing is due to take place on Wednesday 19 July at the Community Centre commencing at 10.00am. Cllr D Friesner will present information at the hearing on behalf of the Parish Council.

177/17 Planning appeal - 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

Members were informed that the appeal had been upheld.

178/17 Decisions of the Planning Authority

There were no new planning decisions to report.

Members expressed disappointment that planning permission had been granted for a rear extension at the Old Blacksmiths Shop, Lanchester. The Parish Council had objected to this application and noted its inclusion in the recent Conservation Area Appraisal and Heritage Audit publications.

Recommended - that a letter is sent to the County Council passing on the concerns of the Parish Council

Business concluded at 8.30pm