

# Lanchester Parish Council

## Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 19 September 2017 at 7.15pm

**Present** Cllr. D Friesner (Chair)

Cllr. P Jackson, Cllr. J Considine, Cllr. B Gray  
Cllr. S Walker, Cllr. K Leary, Cllr. K Harrison,  
Cllr. D Smith, Cllr. I Tute,

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

Cllr. A Gray - other commitments  
Cllr. O Johnson - work commitments  
The above apologies were received and accepted

### **208/17 Declarations of Interest**

There were no declarations of interest.

### **209/17 Public Participation**

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

### **210/17 Viewing the Documents**

Members viewed the documents for the two planning applications

### **211/17 Planning Applications**

#### **(i) New extension for two bedroom annex at Finely Farm, Humberhill Lane, Lanchester DM/17/02613/FPA**

Members considered the application. The Parish Council were reminded that they had considered these plans and made a response to the County Council in February 2016.

Members considered that the response made in February 2016 remained valid.

**Recommended** - that Members object to the application for the following reasons:

- This represents inappropriate development in the countryside
- The large size of the development
- The original farmhouse was to support the agricultural needs of the land. This extension is not necessary for the agricultural business
- It is an unwarranted extension

The Parish Council would ask that if the County Council are minded to approve the application that the following conditions are applied:

- The extension/building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Finely Farm. It shall not be occupied as a separate unit of residential accommodation.
- The internal access door between the extension and the existing building be retained in perpetuity.
- The occupation of the extension should be in accordance and limited to agricultural workers conditions.

**(ii) Single storey rear extension, porch to rear, stone pillared porch to front, erection of first floor balcony to the front and second floor balcony to the rear, re-roofing with five dormer windows, erection of new triple detached garage with dormer window and rooflights, amendments to position of windows and doors at Ornsby Hill House, Ornsby Hill, Lanchester DM/17/02501/FPA**

Members considered the application.

It was noted that Ornsby Hill House is a historic building of some significance. The building is in a state of disrepair and the Parish Council welcomes sympathetic plans to bring the building back into use.

The recent Lanchester Heritage Audit identified Ornsby Hill House as a Heritage Asset with parish significance. A late C18 property with some original features remaining.

Recommended that the following matters are raised in connection with the application:

- Back Lane – The site plan outlined in red in the application includes a portion of Back Lane.
  - The Parish Council would question that this portion of Back Lane is owned by the applicant.
  - This is an ancient lane identified on a 1740 map and more recently on a 2001 OS map.

- In the mid 1990's Derwentside District Council undertook resurfacing of the lane up to and including the part of the lane that reached Ornsby Hill House which would indicate a maintenance / management responsibility.
- This is a popular route used regularly by walkers and horse riders.
- There are a number of walks which include Back Lane.
- In 2012 a pack of Heritage Walks was published by the Parish Council with support from Durham County Council. One of these walks 'The Greencroft Walk' uses Back Lane as part of its route and is waymarked accordingly.
- In approved plans earlier this year for two dwellings in the grounds of Ornsby Hill House (application DM/16/03313/OUT) the site plan clearly showed Back Lane as not included in the site ownership
- The parish council would wish to see Back Lane retained for public use
- There is evidence that the community have used this path / lane for hundreds of years
- The Parish Council would ask for clarity on ownership of this lane
- The Parish Council refers to saved policy RE4 – Protection of Rights of Way and Recreational Paths.
- Back Lane – There is a ditch which runs to one side of Back Lane
  - This needs to be kept clear and functional to accommodate surface water. The Parish Council would ask that this is made a condition of any approval
- Back Lane – access
  - There is a concern of increased traffic along Back Lane
  - Under no circumstances should construction traffic access Ornsby Hill House via Back Lane. The lane is narrow with mature trees along its length.
  - The Parish Council would ask that the lane be evaluated for heavy goods vehicles and appropriate signage erected.
  - The Parish Council would ask that a condition be placed on any approval restricting construction traffic on Back Lane.
- Garage
  - This is exceptionally large and not in proportion to the property
  - Question the need for a two storey garage with dormer windows

- Question the need for an office above the garage when an office function is being accommodated within the main building
- There is a concern that the garage may be used as a separate dwelling in the future
- Members would ask that a smaller, garage facility, more in keeping with the setting and surroundings should be considered by Council Officers with the applicant when considering the application.
- The Parish Council would ask that a condition be placed on any approval prohibiting the garage from being used as a separate dwelling or business
- Historic Features
  - The Parish Council supports a sympathetic development of the house.
  - The Parish Council would ask that a condition be placed on any approval which would retain original features including stonework, doors, date signage and openings.
- Heritage Plan
  - Ask that a Heritage Plan is provided by the applicant to provide written and photographic evidence which may be otherwise lost, a copy of which could be held by the Records Office at the County Council
- Landscape and ecology
  - Ensure that the setting of the house and the woodland and hedgerows are protected
  - There are a number of mature trees on the site
  - The hedgerows are a significant age
  - A more detailed ecology or wildlife plan would have been welcomed
  - The Parish Council refers to saved policies EN9 and EN11

**212/17                    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 appeal had been dismissed.

**213/17                    Planning Appeal - 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 were informed that the appeal had been dismissed.

**Decisions of the Planning Authority**

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

- Garden room, double garage, en-suite, walk in wardrobe, utility and wet room extensions at Beechwood Cottage, Stobilee Farm, Lanchester
- Single storey side extension at 8 Alderdene, Lanchester
- Replacement entrance doors and raising of footpath to accommodate access at SPAR, 10 Front Street, Lanchester
- Outline application for three dwellings at the former fish and chip shop, Deneside, Lanchester
- Erection of two storey dwelling on land east of 24 Humberhill Drive, Lanchester
- Single storey rear extension at Stanley House, Durham Road, Lanchester
- Retention of outdoor barbeque area at Lanchester Garden Centre, Bargate Bank, Lanchester
- Fell to ground level trees nos 1,5,10,11,15,16 and 19. Crown lift to 4m over the garden tree no. 26. (TPO 5) at Welbury House, Ford Road, Lanchester
- Crown lift to 4.5m, prune back from overhead cables by 3m and clear the adjacent garage by 4m of one sycamore tree (TPO 200) at 21 Victoria Terrace, Lanchester
- Erection of replacement porch to front at 25 Ashdown Grove, Lanchester

Members were informed that the letter sent by the Parish Council expressing concern regarding the approved extension to the Old Blacksmiths Cottage had been acknowledged by the County Council

**Business concluded at 8.30pm**