

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 10 October 2017 at 9.00pm

Present Cllr. D Friesner (Chair)

Cllr. K Harrison, Cllr. S Walker, Cllr. O Johnson,
Cllr. M Gray, Cllr. I Tute, Cllr. T Jones, Cllr. K Leary,
Cllr. B Gray,

Mike Wardle – Chair of the Neighbourhood Plan Working Group

Apologies Apologies for absence were received as follows:

Cllr. A Cook	- family commitments
Cllr. P Jackson	- other commitments
Cllr. D Smith	- family commitments
Cllr. J Considine	- away
Cllr. A Gray	- work commitments

The above apologies were received and accepted

240/17 **Declarations of Interest**

There were no declarations of interest.

241/17 **Public Participation**

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

242/17 **Viewing the Documents**

Members viewed the documents for the one planning application

243/17 **Planning Applications**

(i) Prior notification for change of use of agricultural building to two dwellings at Lizards Farm, Kitswell Road, Lanchester DM/17/02472/PNC

Members considered the application.

Members were informed that this was a prior notification for
change of use and not a full planning application. These new

permitted development changes came into effect in 2014 and allowed agricultural buildings which met certain criteria to be changed to up to three dwellings.

Members raised the following concerns about the application:

- (i) The additional traffic the two dwellings would create
- (ii) The suitability of the access road / path to the dwellings
- (iii) Concern of the entrance / exit to the development including the poor sight lines
- (iv) The noise from the existing agricultural business which may impact on the dwellings
- (v) The operation of the agricultural business which may impact on the location of the dwellings

Recommended that:

- (i) A response is sent to the County Council outlining the identified concerns
- (ii) The County Council is asked to ensure that the application meets all the criteria of the new permitted development rights

244/17 Land adjacent to Station House

Members were informed that information had been received from the County Council regarding the sale of a piece of land.

A request had been received from the owners of Station House to purchase a piece of land adjacent to their property for use as garden land.

The County Council stated that this process was in its early stages and they were informing immediate residents of the request and asking for responses. They also would welcome a response from the Parish Council.

Councillors considered the plan identifying the piece of land. The land is currently open green space, accessible to the community and forms part of the land on the Valley Walk. It was noted that the Parish Council currently cuts this piece of land on behalf of the County Council under a licence agreement.

Members discussed the land, its current use and the requested purchase.

Members of the public attended the meeting and expressed the following concerns:

- (i) What the land may be turned into
- (ii) Money had been invested from Europe and the County Council following the closure of the railway to improve the land in Station Yard for the benefit of the community and to be an amenity for the community

- (iii) This land has been used and accessed by the community for many years and historically by Station workers.

Recommended that the Parish Council objects to the sale of this piece of land for the following reasons:

- (i) The land should be retained for the use and enjoyment of the community
- (ii) The community should retain access and use of the land
- (iii) This land is an open space and a green space in a central location in the village
- (iv) The piece of land forms part of the important visual and physical setting within the centre of the village
- (v) The land is in the conservation area and has special significance since it forms part of the former railway station and junction area. The area is specifically referenced in the Conservation Area Appraisal (page 28) *'Station House which is located adjacent to the Lanchester Valley Walk is an imposing stone and slate property with distinctive crow stepped gables and this, together with the nearby Station Cottages are an important reminder of the former railway heritage'*.
- (vi) The adjacent land and views are detailed in the recently completed Lanchester Heritage Audit (Heritage Asset 88). The Heritage Asset is evaluated generally as being of considerable significance and 'exceptional' in social terms. This piece of land forms part of the overall open aspect of this area (the former railway junction) and still allows residents, visitors and other Valley Walk users to readily visualise and imagine what this area was like years ago with the Junction, Station, Engine House and Station Cottages. The land is key to the setting of the former railway heritage.
- (vii) The land adjoins the Valley Walk and creates an open view for all users to enjoy
- (viii) The Parish Council feel that it is important that the land remains in public ownership, for use by the community and that the open aspect is not changed

In addition the County Council to be informed that the Parish Council currently cuts this piece of land on their behalf under a licence agreement.

245/17

**Appeal – 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
Appeal against condition 7 of planning permission**

Members considered the information received regarding the above appeal.

The appellant wished to appeal against part of condition 7 of the approved planning application which states that the lodges shall not be occupied between 7th January and 7th February in any calendar year.

Members discussed concerns regarding the occupancy of the lodges and referred to their letter of objection to the planning application (15 November 2016) where the Parish Council asked for conditions to be placed on the use of the holiday accommodation, including not being open all year round.

Recommended that a response is made to the Planning Inspectorate:

- (i) Asking that the original condition remains
- (ii) Objecting to the amendment of the condition
- (iii) Stating that it is important to maintain the integrity of the planning permission in order to protect the non-residential aspect of the development
- (iv) Expressing concern that the lodges become residential dwellings

246/17 DCLG – Planning for the right homes in the right places – consultation

Members were informed that the National Association of Local Councils had responded to this consultation

Recommended – that the information be received

247/17 Decisions of the Planning Authority

There were no decisions to report

Business concluded at 9.45pm