

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 12 December 2017 at 8.15pm

Present Cllr. D Friesner (Chair)

Cllr. K Harrison, Cllr. S Walker, Cllr. O Johnson,
Cllr. I Tute, Cllr. D Smith, Cllr. P Jackson,
Cllr. J Considine,

Mike Wardle – Chair of the Neighbourhood Plan Working Group

Apologies Apologies for absence were received as follows:

Cllr. M Gray - other commitments
Cllr. B Gray - other commitments
Cllr. A Gray - family commitments
Cllr. K Leary - ill
Cllr. T Jones - hospital appointment

The above apologies were received and accepted

284/17 **Declarations of Interest**

There were no declarations of interest.

285/17 **Public Participation**

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

286/17 **Land – Greenwell Park**

Councillors considered information received from the County Council regarding the sale of a piece of land at Greenwell Park.

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

- Concern over loss of green open space which can be used by the community
- The Parish Council value the green spaces and see them as an asset to the community
- There is a desire to protect the green spaces within Lanchester
- The emerging Neighbourhood Plan values the green spaces in Lanchester

- There is a concern that this would set a precedent for requests for other pieces of land
- There is a concern that this would become an incremental encroachment of the green spaces

287/17 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 were informed that the planning application had been refused at a recent meeting of Durham County Councils Planning Committee. Councillor Friesner had spoken at the meeting on behalf of Lanchester Parish Council.

Recommended - that the information be received

288/17 Ornsby Hill House – construction works

Members considered a letter received from a resident regarding concerns about construction works at Ornsby Hill House.

The two main issues raised were:

- The impact of construction traffic accessing Ornsby Hill House
- Culverting of the ditch on Back Lane

Recommended - that a letter is sent to Durham County Council raising the following concerns:

Impact of construction traffic:

- Has a construction management plan been drawn up
- concern that 8 wheel vehicles are accessing Ornsby Hill House via Back Lane
- workers vehicles are parking in Back Lane and obstructing residents vehicles
- there are serious concerns about construction traffic which is considered to be a safety issue for public and property

The Parish Council would ask that a satisfactory Construction Management Plan is agreed with the County Council which includes consultation with local residents and addresses the issues raised and ensures a safe system of work.

Culverting of the ditch on Back Lane

The Parish Council has become aware that as part of the construction works at Ornsby Hill House, the ditch that runs from Ornsby Hill House to 8 Ornsby Hill has been culverted using a 12 inch pipe.

The Parish Council is extremely concerned about this matter. This is a vital ditch which accommodates significant flows of water. There are concerns of surface water and flooding issues which is particularly relevant to Lanchester with its history of flooding. The Parish Council would wish to know the following:

- If the culvert blocks who will clear it
- Is a 12 inch pipe fit for purpose – who agreed the specification
- Who will deal with future maintenance of the culvert
- Has the developer received permission to undertake this work
- The Parish Council were not aware of the intention to culvert the ditch. Can you confirm whether this matter formed part of the planning application.
- The culverting of the ditch widens the road which significantly changes the look of this ancient path. This path has been noted over hundreds of years and has great heritage value

The Parish Council would ask that all works to the culvert be stopped until such time that the County Council can investigate and assure itself that the works have been approved as part of the developments planning application. The Parish Council would ask that the culvert work completed to date is examined by the Councils relevant building control officers to ascertain its condition and situation and also that the relevant legally responsible parties are advised that the work is being undertaken.

The Parish council would ask that these matters are investigated and look forward to a response.

289/17

Demolition of existing side (south) lean-to extension and rear offshoot extension, construction of new entrance porch to the south elevation; construction of rear extension and associated main house alterations at Forest Lodge, Knitsley Lane DM/17/03823/FPA

Members considered the application.

Recommended - that a letter is sent to Durham County Council with the following concerns:

- It is a large scale extension on a dwelling in the countryside
- If the County Council were minded to approve the application that a condition is included to ensure that the dwelling remains as one property

Decisions of the Planning Authority

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

- Erection of a dwelling at High Shaws, Cadger Bank, Lanchester
- Demolition of single storey garage and rear extension, erection of single storey/one and a half storey extensions to the rear, automatic sliding entrance gates to site at 4 Hallgarth Terrace, Lanchester
- New extension for two bedroom annex at Finely Farm, Humberhill Lane, Lanchester
- Replacement of timber garage and concrete plinth on land at Sycamore Place, Lanchester
- Felling of one scots pine and crown lift by 4-5 metres of four scots pine (TPO 5) at Greystones, Ford Road, Lanchester
- 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 windows and rooflights, amendments to position of windows and doors (resubmission of previously withdrawn application) at Ornsby Hill House, Ornsby Hill, Lanchester
- New graphic panel on existing noticeboard and two display cases to the railings to front at Lanchester Methodist Church, Front Street, Lanchester
- Demolish existing garage/utility, erection of two storey side extension and porch to front at 10 Alderside Crescent, Lanchester
- Replacement front and side entrance doors at 5 Victoria Terrace, Lanchester
- Hipped roof with rooflights to existing garage, rendering to existing garage and ground floor front elevation at 82 Alderside Crescent, Lanchester
- Single storey rear extension at 16 Lee Hill Court, Lanchester

Business concluded at 9.00pm