

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 12 February 2019 at 8.30pm

Present Cllr. D Friesner (Chair)

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

Mike Wardle - Chair, Neighbourhood Plan Working Group

Apologies Apologies for absence were received as follows:

Cllr. K Leary	- ill
Cllr. B Gray	- family commitments
Cllr. A Cook	- family commitments
Cllr. M Walker	- work commitments
Cllr. A Gray	- family commitments

The above apologies were received and accepted

44/19 Declarations of Interest

There were no declarations of interest

45/19 Public Participation

There were no public present.

46/19 County Durham Plan Pre Submission Draft

Members considered a response to the County Durham Plan Pre Submission draft consultation. A link to the document had been previously circulated to Members.

Following the Preferred Options consultation last year to which the Parish Council had made a response, the County Council have considered all responses received and reviewed and amended the document as necessary as well as updating the evidence information.

Members considered the document to be comprehensive and consistent with and aligned to the emerging Lanchester

Neighbourhood Plan. Members welcome the broad aims of the document and its strategic intent to plan for the next 15 years.

Member referred to the previous response of the Parish Council to the Preferred Options Consultation and deemed that the response was still relevant.

Recommended - that the Clerk and Chair formulate a response to the consultation based on the previous submission

47/19 County Durham Housing Strategy Consultation

The County Durham Housing Strategy aims to increase the quality of housing stock, work with landlords, consider older people housing, consider affordable housing and infrastructure matters. The document contains useful statistical data, some of which could be referred to in the Lanchester Neighbourhood Plan.

Recommended - that the Parish Council supports the document

48/19 County Durham – Review of Historic Parks, Gardens and Designed Landscapes of Local Interest

The County Council have undertaken a review of Historic Parks, Gardens and Designed Landscapes of Local Interest and are consulting on the document.

Members note that there are three additional areas identified in Lanchester Parish.

Recommended - that the Parish Council supports the documents and the identification of areas in Lanchester Parish

49/19 Erection of an agricultural workers dwelling and associated landscaping at Dunleyford Farm

Members were reminded that they had submitted a response to this application in October 2018.

Recent correspondence had been received from the County Council regarding amended plans to this application. Having considered the change which consisted of a change of location of the dwelling on the same site, it was considered that the original response of the Parish Council which would be considered in the planning decision was still valid.

Recommended - that the information be received

- (i) **Listed Building Consent for internal remodelling to create new door from existing mudroom to new kitchen. Relocation of kitchen, new patio and window screens to rear garden and relocation of existing gas meter at The Deanery Farm, Lanchester DM/18/03904/LB**

Members considered the application and noted it was in the Conservation Area.

Recommended - that no objection is made to the application

- (ii) **Variation of condition 1 pursuant to DM/16/00871/OUT and propose an additional condition on land to the south of and including No 7 The Paddock, Lanchester DM/19/00118/VOC**

Members considered the correspondence received and felt that the Variation of Condition was for the expertise of the County Council to consider.

Recommended - that a response is sent to the County Council raising concern over possible long construction times if the site is developed on a plot by plot basis.

- (iii) **Reserved matters for outline planning permission DM/16/00871/OUT on land to the south of and including No 7 The Paddock, Lanchester DM/18/03847/RM**

Members considered the correspondence received and felt that the Reserved Matters were for the expertise of the County Council to consider.

Recommended - that a response is sent to the County Council raising the following matters:

- (i) a robust construction plan is agreed
- (ii) concern over possible long construction times if the site is developed on a plot by plot basis. There should not be an unreasonable construction period which affects neighbouring properties.
- (iii) the County Council needs to be fully satisfied that the drainage proposals do not adversely affect the surrounding area
- (iv) the County Council needs to be fully satisfied that the proposals to address sewage are adequate and do not adversely affect the surrounding area
- (v) confirmation that the Parish Council will be consulted on design / layout of each plot / phase

- (iv) **Two storey side extension, single storey front and rear extensions and enlarge parking space at 72 Burnhopeside Avenue, Lanchester DM/19/00188/FPA**

Members considered the application.

Recommended - that no objection is made to the application

51/19 Decisions of the Planning Authority

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

- Discharge of Reserved Matters relating to landscaping, scale, layout and appearance pursuant to planning permission DM/16/03313/OUT at Ornsby Hill House, Ornsby Hill, Lanchester
- Variation of approved plans of condition 2 of 1/2009/0475/DMPF Conversion of redundant rural buildings to form two dwellings and extensions/alterations to existing farm house in relation to barn 2 (alternative window and door openings and specifications) at Shepherds Barn 2, Margery Flatt Farm, Newbiggen Lane, Lanchester
- Replacement of aluminium shop front with new aluminium shop front at 4 Front Street, Lanchester
- Single storey rear extension at 3 The Close, Lanchester
- Variation of condition 4 (opening hours) of planning permission 1/2013/0290 to allow opening until 10.00pm on Fridays and Saturdays only at Kaffeehaus Amadeus, 1 Percy Crescent, Lanchester
- Retention of freestanding Shepherds Huts to be used for holiday accommodation and hot tub, shed and kitchen facilities within rear garden at Dunleyford House, Humberhill Lane, Lanchester
- Replace existing front and rear doors at 7 the Garths, Lanchester

The following planning applications had been withdrawn:

- Change of use of commercial garage to dwelling including single storey extension at Brooklands Wedding Cars, Millfield, Lanchester

Business concluded at 9.15pm