

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 12 March 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

Apologies Apologies for absence were received as follows:

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

The above apologies were received and accepted

75/19 **Declarations of Interest**

There were no declarations of interest

76/19 **Public Participation**

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

77/19 **Planning Applications**

(i) Single storey lean-to extension to kitchen and sitting room at Alderdene House, Cadger Bank, Lanchester DM/19/00336/FPA

Members considered the application and noted it was a significant building in the Conservation Area. Members noted that recent extension works had been undertaken.

Members raised concern that the proposed extension will front onto and be visible from Cadger Bank which may have a detrimental effect on the entrance to the village.

Recommended - that a response is sent to the County Council raising concern that the proposed extension fronts onto Cadger Bank

(ii) **Variation of conditions 11 (tree protection / mitigation) and 12 (highways sight lines) pursuant to DM/17/03177/FPA on Land to the rear of Prospect House, Cadger Bank, Lanchester DM/19/00481/VOC**

Members considered the proposed variation of conditions 11 and 12. It was noted that the Parish Council had raised concerns regarding trees, highways and access when it had responded to planning application DM/17/03177/FPA in March 2018.

Members considered the variation details:

Condition 11 (tree protection / mitigation)

The variation seeks a different building construction from a piled foundation design to a raft system.

Condition 12 (Highways sight lines)

The variation seeks to change the visibility splays / sightlines from the nearer edge of the highway to the centre of the highway.

Members of the public attended the meeting and raised concerns regarding:

- Visibility splays and sightlines
- Non-compliance with national guidelines with regard to condition 12
- Tree protection
- Busy, narrow road
- Land ownership

Recommended that a response is sent to the County Council objecting to the variation of conditions for the following reasons:

Condition 11

- It was thought that a raft system may pose more damage to the trees.
- The Parish Council would ask that the County Council consider the best option and ensure that any alteration to condition 11 does not result in a detrimental impact on the existing trees both during and after the building period

Condition 12

- It was considered that the proposed variation of condition would result in a reduced visibility requirement and a reduced standard
- This is a narrow, busy road with no footpath on the entrance side
- Road safety for both vehicles and pedestrians will be compromised if a reduced condition is applied

- The Parish Council would ask that the visibility splays and sightlines comply with national standards
- The Parish Council would seek assurances that any visibility splays and sightlines comply with guidance and standards documents including the measurements for the x and y axis and the measurement point on the highway
- The Parish Council would not support any reduction in standard which would consequently impact on road safety on Ford Road

The Parish Council would seek an assurance from the County Council that the development is monitored to ensure that the planning application approval conditions are complied with.

(iii) Change of use, alteration and extension of vacant farm buildings to form 3 no. dwellings, together with parking and gardens, and erection of garage block at Eliza Farm, Eliza Lane, Consett DM/18/03906/FPA

Members considered the application which proposed to form three dwellings from vacant farm buildings.

Members noted that the development proposed to use materials which matched the existing style and character and vernacular of the vacant buildings.

Recommended - that the development be supported

(iv) Erection of single storey replacement rear extension finished in white render at 5 Burnhopeside Avenue, Lanchester DM/19/00606/FPA

Members considered the application.

Recommended - that no objection is made to the application

78/19 Decisions of the Planning Authority

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

- Erection of an agricultural workers dwelling and associated landscaping at Dunleyford Farm, Humberhill Lane, Lanchester
- Change of use of commercial garage to dwelling, including single storey extension and detached car port (resubmission) at Brooklands Wedding Cars, the Old Police Station, Millfield, Lanchester

- Creation of hardstanding playing surface adjacent to existing multi use games area and erection of 3m high sports fence at St Bedes School and College, Lanchester
- 2 no. lights to front and 1 no. light to side of Church at Lanchester Methodist Church, Front Street, Lanchester
- Two storey side extension, single storey front and rear extensions at Alderside Crescent, Lanchester
- Single storey rear extension at The Square, Lanchester
- Single storey rear extension at The Paddock, Lanchester
- Demolition of garage, erection of shower room, workshop/store and sun room to rear at Officials Terrace, Malton

Business concluded at 9.40pm