

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 11 June 2019 at 8.40pm

Present Cllr. D Friesner (Chair)

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

Apologies Apologies for absence were received as follows:

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

The above apologies were received and accepted

139/19 Election of Chair

Resolved - that Cllr. David Friesner be elected as Chairperson for the ensuing year.

140/19 Election of Vice Chair

Resolved - that Cllr. Paul Jackson be elected as Vice Chairperson for the ensuing year.

141/19 Declarations of Interest

There were no declarations of interest

142/19 Public Participation

There was no public present.

143/19 Planning Applications

- (i) **3 bedroom detached bungalow with integrated garage and off street parking at Plot 10, The Pastures, Lanchester DM/19/01005/FPA**

Members considered the application. It was noted that this is the first planning application for the 14 available plots at The Pastures.

Recommended - that no objection is made to the application

Members welcome the proposal of a bungalow on this site which is in keeping with neighbouring properties and sympathetic to the settlement edge. Members also welcome the provision for integral garage and parking on-site in curtilage.

The Parish Council would ask that a condition is applied to ensure that the construction period is kept to a reasonable timeframe in consideration of nearby residents and that access and egress arrangements do not affect nearby residents.

The Parish Council continue to have concerns regarding sewer capacity and would ask that the County Council ensure that they are comfortable with proposed arrangements.

(ii) Variation of condition 2 (approved plans) in relation to application DM/18/02658/FPA to replace proposed car port with an integral double garage at Dunleyford House, Humberhill Lane, Lanchester DM/19/01530/VOC

Members considered the application and were disappointed that a Variation of Condition has been applied for so soon following planning permission being granted.

Recommended - that the Parish Council object to the application

Members felt that the scale and character is not in keeping with its rural location. The proposed variation will visually increase the impact of the dwelling.

The Parish Council would ask that a condition is applied to ensure that the dwelling is only used for its permitted purpose and that the dwelling is not split into several dwellings at a later date.

(iii) Proposed workshop and alterations to already existing workshop/shop showroom and forecourt at Parklands, Durham Road, Lanchester DM/19/01338/FPA

Members considered the application.

Recommended - that no objection is made to the application

The Parish Council welcomes investment in business in the village and the proposed improvements.

The Parish Council would ask that the County Council Highways are satisfied with the proposed access and egress arrangements.

144/19 Decisions of the Planning Authority

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

- Erection of free standing, single sided temporary non-illuminated sign on wooden frame at 7 The Paddock, Lanchester
- Erection of single storey replacement rear extension finished in white render at 5 Burnhopeside Avenue, Lanchester
- Erection of timber outbuilding to side, pitched roof to existing flat roof at 3 Deanery View, Lanchester
- Removal of workers temporary accommodation and erection of workers permanent dwelling at Upper Houses Farm, Yeckhouse Lane, Lanchester
- Variation of conditions 11 (tree protection / mitigation) and 12 (Highway sight lines) pursuant to DM/17/03177/FPA on land to the rear of Prospect House, Cadger Bank, Lanchester
- Change of use of dwelling to mixed use comprising bed and breakfast accommodation and self-contained holiday let at Station House, Lanchester
- Listed building consent to convert the loft space, the existing loft hatch opening will be retained and enlarged, installation of two rooflights to the rear, replace an existing first floor single glazed window with a double glaze one of similar style to the rear at 14 Hollinside Terrace, Lanchester
- Single storey front extension at 44 Broadoak Drive, Lanchester
- Felling of one beech tree (TPO DER 202) at The Dower House, Woodlands Hall
- Crown reduce and reshape by 3m of one cherry tree (TPO DER 005) at Greystones, Ford Road, Lanchester
- Various tree works at 2 The Paddock, Lanchester

Business concluded at 9.10pm