

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester
on Tuesday 3 September 2019 at 7.15pm

Present Cllr. D Friesner (Chair)
Cllr. K Harrison, Cllr. D Smith, Cllr. T Jones, Cllr. I Tute,

Apologies Apologies for absence were received as follows:

Cllr. A Cook - ill
Cllr. M Gray - away
Cllr. B Gray - away
Cllr. J Considine - ill
Cllr. P Jackson - away

The above apologies were received and accepted

182/19 Declarations of Interest

There were no declarations of interest

183/19 Public Participation

There was no public present.

184/19 Planning Applications

(i) Change of use from office use (B1) to beauty salon (sui generis) at 5A Front Street, Lanchester DM/19/02333/FPA

Members considered the application.

Recommended - that no objection is made to the application

The Parish Council welcomes investment in business in the village. The Parish Council would ask that the exterior of the property is retained as it is a building in the centre of the conservation area.

(ii) Erection of 3 no. timber cabins for holiday let purposes on land to the West of Lanchester Cemetery, Kitswell Road DM/19/02535/FPA

Members considered the application.

Lanchester Parish Council would wish to raise the following matters and concerns regarding the development:

- The development is outside of the Lanchester Neighbourhood Plan settlement boundary and as such it is considered as development in the countryside and the appropriate national and county policies should apply.
- The Parish Council would ask that the County Council Highways section are satisfied with the access and thoroughfare arrangements and the impact on residents and businesses.
- The road surface and lay-by surface and finish must be of a standard to be agreed with the County Council Highways
- The road, lay-by and path surfaces should be of permeable materials to accommodate surface water
- A condition should be applied relating to signage for the lay-bys and turning points to ensure that they can be used by service vehicles and cabin guests.
- Trees are very important to Lanchester as identified in the Lanchester Neighbourhood Plan Pre-Submission document. The Parish Council would ask that the County Council are satisfied with the level of tree works required for the development, and that a tree management plan is put in place to actively maintain and manage the trees.
- The proposed development is in an area of High Landscape Value and is in the Lanchester Parish Landscape of High Value. The quality of the landscape must not be compromised by the development.
- The Lanchester Valley Walk which runs along the edge of the development site is a non-designated heritage asset as identified in the Lanchester Community Heritage Audit and must not be compromised by the development.
- The Parish Council would ask that the County Council are satisfied with the sustainability of the design and construction of the cabins.
- The Parish Council would ask that the County Council are satisfied that the proposed development is supported by a robust business case
- A condition should be applied to ensure that a construction management plan is in place during the construction period to ensure minimum disruption and access issues. Access for construction should only be from Kitswell Road. It will also be necessary to be mindful of safety issues around school times at both primary schools.
- It is noted that surface water is to be addressed through soakaways. This should not impact on existing properties. The Parish Council would wish to raise the concerns of water run-off in periods of heavy rainfall and report that there have been problems with surface water in Ashdown Grove and Victoria Terrace
- It is noted that foul water is to be accommodated through a cess pit. The Parish Council would ask that the County

Council are satisfied with the capacity of the cess pit and are satisfied that a cess pit is the most appropriate way to manage the waste. The Parish Council have concerns about odour issues for local residents. The Parish Council consider that there are more appropriate ways to manage this waste.

- The Parish Council would ask that conditions are placed on any planning approval to address the following matters:
 - The cabins do not operate all year round and there is a clear break in usage
 - The cabins must only be used for short term holiday lets
 - The cabins must only be used as holiday lets
 - The cabins must not become residential in use
 - There is a limit to three cabins only on this site

185/19 Decisions of the Planning Authority

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

- Reserved matters for outline planning permission DM/16/00871/OUT on land to the south of and including 7 The Paddock, Lanchester
- Variation of condition 1 pursuant to DM/16/00871/OUT and propose an additional condition at land to the south of and including 7 The Paddock, Lanchester
- Demolish and rebuild partially collapsed outbuilding at 39 Front Street, Lanchester
- Reserved matters application in relation to the development of three self-contained dwellings at the former fish and chip shop, Deneside, Lanchester
- Tree work at 1 The Paddock, Lanchester
- 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
- 3 bedroom detached bungalow with integrated garage and off street parking at plot 10, The Pastures, Lanchester
- Single storey orangery extension to side at Alderdene House, Cadger Bank, Lanchester
- Porch to front at 29 Durham Road, Lanchester

Business concluded at 8.00pm