

# Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester  
on Tuesday 12 November 2019 at 8.45pm

**Present** Cllr. D Friesner (Chair)

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

**Apologies** Apologies for absence were received as follows:

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

The above apologies were received and accepted

**260/19 Declarations of Interest**

There were no declarations of interest

**261/19 Public Participation**

There were no public present.

**262/19 Planning Applications**

**(i) Two storey side and rear extension at 21 Kitswell Road,  
Lanchester DM/19/03192/FPA**

Members considered the application.  
**Recommended** - that the application be noted

**(ii) Retention of building/site office, post development with  
timber cladding for garden amenity use on Land to the rear  
of Prospect House, Cadger Bank, Lanchester  
DM/19/03266/FPA**

Members considered the application.

Members discussed the size and location of the unit and its  
possible impact on neighbouring properties and trees.

**Recommended** - that a letter is sent to Durham County Council

to include the following matters:

- Concern of the size and height of the building which seems large for suggested purpose
- Concern of the location of the building, its close proximity to a nearby house and the impact this will have to the neighbouring property
- Assurance that the building/site office will not impact on the trees
- Clarification that any works for foundations for the building/site office will not affect the trees
- Concern that the building may be used as a garden room as the proposal is for double glazed windows and double doors
- Would ask that a condition be applied to ensure that the building can only be used as garden amenity / storage

**(iii) Variation to Planning permission DM/18/03814/FPA to provide pitched roof to previously approved flat roofed rear extension at 5 The Paddock, Lanchester DM/19/03288/FPA**

Members considered the application.

**Recommended** - that the application be noted

**(iv) Demolition of existing garage and replaced with a new two storey side extension, erection of single storey extension to the front elevation to create entrance porch and bay window to lounge at 8 Lee Hill Court, Lanchester DM/19/03274/FPA**

Members considered the application.

**Recommended** - that a letter is sent to Durham County Council to include the following matters:

- the proposal needs to be in keeping with the scale and character of the rest of the estate
- Concern that the 2 storey extension may impact and be intrusive to the neighbouring property
- Concerns if there are any first floor windows overlooking the neighbouring property
- Members note that the proposal extends to the site boundary

**(v) Prior notification for the proposed change of use from agricultural building to 2 no. dwelling houses at Lizards Farm, Kitswell Road, Lanchester DM/19/03426/PNC**

Members considered the application.

**Recommended** - that the application be noted

**(vi) Retrospective Listed Building application for the erection of satellite dish to rear wall at 14 Hollinside Terrace, Hollinside DM/19/03440/LB**

Members considered the application.

**Recommended** - that the application be noted

**263/19 Decisions of the Planning Authority**

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

- Proposed workshop and alterations to already existing workshop/shop showroom and forecourt at Parklands, Durham Road, Lanchester
- Change of use of land to domestic garden and landscaping works including site clearance, hard standing, boundary treatments, external furniture and biodiversity improvements and habitat restoration/creation at Peth House Farm, Peth Bank, Lanchester
- Change of use from office use (B1) to beauty salon (sui generis) (retrospective) at 5A Front Street, Lanchester
- Listed building application to enlarge opening to the rear and install bi-folding doors (Grade II Listed Building) at The Stables, Lanchester
- Replace existing brown metal frame double glazing with brown UPVC double glazed windows and one wooden framed garage window with UPVC, replace wooden side door to garage with UPVC door, replace main double garage metal door with roller door, anodised aluminium or similar in white at 10 Fenhall Park, Lanchester
- Alterations to existing door to rear elevation at 27 Lee Hill Court, Lanchester

**Business concluded at 9.30pm**