

# Lanchester Parish Council

## Minutes of the Planning Committee held at Lynwood House, Lanchester on Wednesday 30 October 2019 at 8.00pm

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

Cllr. P Jackson, Cllr. O Johnson, Cllr. K Harrison  
Cllr. I Tute, Cllr. S Walker, Cllr. D Smith

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

Cllr. A Gray - away  
Cllr. J Considine - away  
Cllr. A Cook - ill  
Cllr. B Gray - family commitments  
Cllr. M Gray - family commitments  
Cllr. L Montgomery - ill

The above apologies were received and accepted

### **233/19 Declarations of Interest**

Councillor P Jackson declared an interest in item 4 (ii) and 4 (iii)  
(min 235/19)

### **234/19 Public Participation**

The policy was distributed for the public present.

### **235/19 Planning Applications**

**(i) Change of use of land for the siting of storage containers  
and caravan storage with associated works at Malton  
Works, Officials Terrace, Malton DM/19/02937/FPA**

Members considered the application.

Several members of the public attended the meeting.

Members noted that the site is an existing industrial estate and  
that the application proposes using the existing access and road  
arrangements.

A lengthy discussion took place with members raising concerns  
regarding a number of issues including; access road, scope of

the proposed business, criminal activity/anti-social behaviour, visual impact, ecology etc.

It was noted that the information provided in the application was limited. In particular there was no transport or ecology plan and the information on the proposed activity in terms of scale and scope was vague. There was also no comment or opinion from the County Council on highways, transport or ecology matters.

The meeting was opened to members of the public who raised the following concerns:

- The access road is single use
- The access road is not an adopted highway. Therefore although it is owned by the County Council it will not be maintained to a high standard
- Single lane bridge to negotiate
- Access onto and from the A691
- Concern for access for emergency vehicles
- Caravans will struggle to access the site along a single track
- Increase in levels and frequency of traffic. The existing use creates only a few wagons a day. There will be a substantial increase in traffic
- Already experienced an increase in traffic and speed of traffic on the road over the last month. The site is already operating as a caravan/vehicle storage and advertising on the internet, providing both outdoor and inside storage
- Already experiencing an increase in litter
- Concern of security of both the industrial site and surrounding properties
- Poor lighting along the route
- Safety of residents with increase in traffic and increase of opening hours
- Impact on wildlife
- Concern of what may be stored in the containers
- Impact of security lighting on environment and wildlife
- Noting the absence of a transport plan
- There are several errors in the application:
  - It is within 20m of a watercourse
  - The site can be clearly viewed from the nature reserve
  - The site is within proximity to the nature reserve

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

The Parish Council are surprised that the application was made valid when important documents were missing. The Parish Council feel it is difficult to make a response to the application in the absence of a transport plan, ecology plan and landscaping plan and in the absence of a response from County Council departments. The Parish Council would ask that these

documents are provided and that the consultation period for this application is extended to allow a proper and valued response to be made.

The concerns raised by residents is passed to the County Council.

In addition the Parish Council would wish to raise the following significant concerns about the application:

- Clarification needed on the number and size of storage units on the site
- Clarification that the storage units are static and remain on site
- Information on what is to be stored including restrictions/limitations on what cannot be stored
- Clarification on the number of caravans to be stored at the site
- Clarification on whether the proposal is to provide both outside and inside storage
- Concern that the site appears to be already operating as an outside and inside vehicle storage facility prior to the planning application outcome
- Road traffic/access concerns include:
  - Increase in volume of traffic
  - Single use road
  - Single use access to the site
  - Lack of lighting on the road
  - Road is unadopted and will not be maintained to a high standard
  - Increase in volume and frequency of traffic due to the proposed activity
  - Difficulty in containers and caravans accessing the site along a single use track
  - Access onto and off the A691 is problematic due to the speed and volume of traffic on the A691 and the turning space and low speed needed for turning caravans
  - Narrow bridge on the road to the site
  - No transport plan – no information on levels, frequency and size of vehicle movements
  - Maintaining access for emergency vehicles
- Safety issues - the increased traffic will pass the busy Malton picnic site
- Safety issues - the Lanchester Valley Walk crosses the road at Malton Picnic area. The Valley Walk is well used by walkers, cyclists, runners and horse riders
- The proposals may attract additional criminal activity and anti-social behaviour to both the industrial site, neighbouring properties, the picnic site and surrounding area
- Visual impact of the site particularly from the nature reserve side. Better and improved screening would be

required. Needs mitigation to protect surrounding countryside and habitats.

- Security lighting from the site must not create a nuisance to neighbours or a problem for wildlife
- The nature reserve is in close proximity to the site and site activity must not create a problem to wildlife and habitats
- There are several errors in the application:
  - It is within 20m of a watercourse
  - The site can be clearly viewed from the nature reserve
  - The site is within proximity to the nature reserve
- Impact of longer and extended opening hours on residents and wildlife

The Parish Council would ask that the County Council delay a decision on this application. The Parish Council consider that they cannot make a proper response to the application in light of the absence of crucial documents and would ask that the documents are provided and the Parish Council and other consultees are given the opportunity and timescale to provide a more considered response.

Councillor P Jackson left the meeting.

**(ii) Variation of approved plans to create a garden room to the side of dwelling on Land to the South East of Greystone House, Howden Bank DM/19/03164/VOC**

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

**(iii) Outline application for the erection of a two-storey detached dwelling (some matters reserved) on site of former Maiden Law Hospital, Howden Bank DM/19/03216/OUT**

Members considered the application.

Members noted that the application from Willowburn Hospice was outside the Parish. Members supported the work of Willowburn hospice and its long term aims.

**Recommended** - that the application be received

**236/19 Decisions of the Planning Authority**

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

- Erection of two storey side extension with car port below, single storey flat roofed rear extension at Lee Hill Court, Lanchester
- Variation of condition 2 (new dwelling) to alter the design with a simplified roofline, the use of stone for the walls and the removal of arched heads at Lanchester Dairies, Upper Houses Farm
- Single storey side extension at Manor Grange, Lanchester
- Two storey rear extension at The Coach House, Park House Court, Lanchester
- Sycamore – crown reduce/reshape by 3-4m and crown lift to 4m (TPO DER-202) at Woodlands Hall Farm, Woodlands Hall

**Business concluded at 9.15pm**