

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 11 February 2020 at 8.55pm

Present Cllr. D Friesner (Chair)

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

Apologies Apologies for absence were received as follows:

Cllr. P Jackson - away
Cllr. A Cook - ill
Cllr. M Gray - other commitments
Cllr. L Montgomery - other commitments
Cllr. B Gray - family commitments
Cllr. A Gray - work commitments
Cllr. K Leary - ill

The above apologies were received and accepted

37/20 Declarations of Interest

There were no declarations of interest

38/20 Public Participation

There were no public present.

39/20 Material Planning Considerations

Members received an information sheet identifying material and non-material planning considerations

Recommended - that the information be received

40/20 Planning Applications

- (i) **Reserved matters of appearance, landscaping, layout and scale for erection of single residential dwelling on land to the south of The Paddock, Lanchester DM/20/00044/RM**

Members considered the application.

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

It was noted that the dwellings in The Paddock are all single storey and believe that this was a requirement when the dwellings were built to ensure that the properties were sympathetic to the settlement edge of the village and had a minimum visual impact on the landscape. Indeed the properties in The Paddock cannot be seen on the approach to the village.

Members also note that the first application for the 14 plots at The Pastures was for a bungalow on plot 10 of The Pastures. Members welcomed the proposal of a bungalow on this plot which is in keeping with neighbouring properties and sympathetic to the settlement edge.

The Parish Council have a number of serious concerns regarding this application including:

- The substantial visual impact of the 2 storey dwelling
- The dwelling will be visible from the main road entering the village
- This dwelling will form part of the new settlement edge of the village which will be more intrusive and have a greater impact on the landscape than the previous settlement edge of The Paddock
- The dwelling will be intrusive to the existing dwellings in The Paddock
- Would ask for improved and enhanced landscaping on the plot to mitigate the impact of the dwelling
- Would ask that the materials used are in keeping with the style and character of the village
- There are concerns about consistency of scale and design across the 14 plots as the three applications for plots received to date are of vastly different scale and design
- The application is not in line with the emerging Lanchester Neighbourhood Plan which identifies the following qualities which should be reflected in new development:
 - Settlement edge**
 - absorbed into the landscape
 - Beneath hillside ridge lines
 - Modest height of buildings
 - In harmony with the existing edge

(ii) Reserved matters consisting appearance, scale, landscaping and layout for one two storey detached dwelling following approval DM/19/00118/VOC on Plot 11, The Pastures, Lanchester DM/20/00110/RM

Members considered the application.

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

It was noted that the dwellings in The Paddock are all single storey and believe that this was a requirement when the dwellings were built to ensure that the properties were sympathetic to the settlement edge of the village and had a minimum visual impact on the landscape. Indeed the properties in The Paddock cannot be seen on the approach to the village.

Members also note that the first application for the 14 plots at The Pastures was for a bungalow on plot 10 of The Pastures. Members welcomed the proposal of a bungalow on this plot which is in keeping with neighbouring properties and sympathetic to the settlement edge.

Members consider that plot 11 on the top outer corner is the most visible plot on the site.

Members also note the submitted concerns of residents to this application

The Parish Council have a number of serious concerns regarding this application including:

- The substantial visual impact of the 2 storey dwelling
- The dwelling will be visible from the main road entering the village
- This dwelling will form part of the new settlement edge of the village which will be more intrusive and have a greater impact on the landscape than the previous settlement edge of The Paddock
- The dwelling will be intrusive to the existing dwellings in The Paddock
- Would ask for improved and enhanced landscaping on the plot to mitigate the impact of the dwelling
- Would ask that the materials used are in keeping with the style and character of the village
- There are concerns about consistency of scale and design across the 14 plots as the three applications for plots received to date are of vastly different scale and design
- The application is not in line with the emerging Lanchester Neighbourhood Plan which identifies the following qualities which should be reflected in new development:
 - Settlement edge**
 - absorbed into the landscape
 - Beneath hillside ridge lines
 - Modest height of buildings
 - In harmony with the existing edge
 - New Build**
 - building designs sensitive to local character especially scale

Decisions of the Planning Authority

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

- Variation of approved plans to create a garden room to the side of dwelling on land to the south east of Greystone House, Crowhall, Lanchester
- Outline application for the erection of a two-storey detached dwelling (some matters reserved) on site of former Maiden Law Hospital, Howden Bank, Lanchester
- 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
- Retrospective listed building application for the erection of satellite dish to rear wall at 14 Hollinside Terrace, Hollinside
- Erection of steel storage shed, extension to driveway access to serve proposed shed and replacement of existing 2m fence with proposed 2.5m fence at Silver Birches, land to the south east of Eliza Farm
- First floor side extension, pitched roof to front at 21 Kitswell Road, Lanchester
- Variation to planning permission DM/18/03814/FPA to provide pitched roof to previously approved flat roofed rear extension at 5 The Paddock, Lanchester
- Demolition of existing garage and replace 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

Business concluded at 9.25pm