

Lanchester Parish Council

Minutes of the Planning Committee held at Lanchester Community Centre on Wednesday 28 July 2021 at 8.00pm

Present Cllr. D Friesner (Chair)

Cllr. K Harrison, Cllr. D Smith, Cllr. T Jones, Cllr. A Gray
Cllr. P Jackson, Cllr. S Walker, Cllr. I Tute, Cllr E Hepplewhite

135/21 Election of Chair

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

136/21 Election of Vice Chair

Resolved - that this position is considered at a future meeting.

137/21 Apologies

Apologies for absence were received as follows:

Cllr. J Considine	- work commitments
Cllr. L Montgomery	- ill
Cllr. O Johnson	- away

The above apologies were received and accepted

138/21 Declarations of Interest

There were no declarations of interest

139/21 Public Participation

There was no public present.

140/21 Material Planning Considerations

Councillors considered the list of material and non-material planning considerations

Recommended - that the information be received

141/21 Planning Applications

- (ii) **Use of the former garage, stable and storage building ancillary to Woodlea Manor as a separate dwellinghouse (use Class C3) at The Granary, Woodlea, Humberhill Lane DM/21/02523/CEU**

Councillors were disappointed that enforcement had not taken place during the 10 year period which has now resulted in a Certificate of Existing Use application.

Recommended - that a letter is sent expressing this view

- (i) **Application for Reserved Matters consisting: appearance, landscaping, layout and scale from approval DM/19/00118/VOC at 14 The Pastures, Lanchester DM/21/02324/RM**

Councillors discussed the application.

The application has been made following the granting of outline planning permission for 14 dwelling plots.

Since the first applications were approved, the County Durham Plan has been 'made' and the Lanchester Neighbourhood Plan has passed referendum and been 'made' by the County Council in June 2021. These planning documents now carry significant weight in considering planning applications.

To date the planning applications approved are for plots on the outer edge of The Pastures and therefore further away from the existing dwellings at The Paddock. This application for plot 14 is on the inner edge and directly opposite a dwelling in The Paddock.

Recommended - that the Parish Council raise a strong objection for the following reasons:

- due to its scale and impact on existing dwellings and residents
- There will be a detrimental impact due to: loss of light, overlooking, visual amenity, landscaping and impact on trees, all of which are material planning considerations
- Refer to **Appeal Decision Ref: APP/X1355/W/16/3160472 dated 15 June 2017.**
The development application is contrary to the Inspector's written statements detailed in the above Appeal Decision about this location, specifically paragraph 18 – relating to matters of design, scale, layout, loss of privacy and harm to the amenity of neighbouring residents.

- This large imposing development would cause an unacceptable loss of privacy and harm to the amenity of existing residents
- The proposed construction is 8.4m in height and almost fills the site from one side to the other
- It is understood that the footprint of a dwelling on each of the plots should not exceed 25%. This proposal has a footprint of 38% which demonstrates an excessive footprint of building on this size of plot
- this development would have an unacceptable effect on privacy and loss of amenity to new neighbours on plots 12 and 15.
- Refer to **Lanchester Neighbourhood Plan – Policy LNP2 – Design of New Development.** The application is contrary to this policy
- Refer to **County Durham Plan. Residential Amenity Standards. Supplementary Planning Document 2020** The application is contrary to sections 2.1, 3.1, 3.6 and 3.7
- The Paddock comprises completely single storey bungalows with significant space between dwellings. The proposed development does not provide the space required to reflect the semi-rural character of the dwellings in The Paddock.
- The proposed dwelling will look directly into the gardens and dwelling of No 8 The Paddock
- There is a concern of the ground levels on the terraced site which can adversely impact on the height of the dwelling.
- the proposed development will result in loss of amenity value to a mature belt of trees which benefit from a TPO. The amenity value of these trees will be diminished if large dwellings are built obscuring them
- The existing built plots are very varied with no consistency or co-ordination in design
- the Parish Council would ask that the dwellings on plots 12,14,15,1,2,3 and 4 are single storey in height.
- The Parish Council would also wish to comment on several conditions on planning application DM/19/0018/VOC and would ask that conditions 6, 9 and 13 are enforced

The Parish Council note the many submitted concerns and objections of residents and the County Councillor to this application.

The Parish Council would ask that for the County Council to fully appreciate the impact of this proposed development that a site visit is undertaken which includes viewing the proposal from the dwelling at 8 The Paddock

The Parish Council would ask that this application is referred to the County Council Planning Committee for determination.

Councillors were informed that 2 further applications had been received for plots 12 and 15 of The Pastures. These being:

Plot 12 – DM/21/02574/RM

Plot 15 – DM/21/02516/RM

The plans showed that the objections raised above remain valid for these applications.

Recommended - that letters of objection raising similar concerns should be sent for these two applications.

142/21

Principal Planning Authority – Durham County Council

Councillors considered inviting a representative from the Planning Authority to attend a future Parish Council meeting to discuss the role of the Neighbourhood Plan alongside general planning matters.

Recommended - that this invitation is made

Business concluded at 9.00pm