

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House on Tuesday
12 October 2021 at 8.30pm

Present Cllr. D Friesner (Chair)

Cllr. K Harrison, Cllr. D Smith, Cllr. O Johnson, Cllr. T Jones,
Cllr E Hepplewhite, Cllr. S Walker, Cllr. I Tute, Cllr. J Considine,
Cllr. B McDermid, Cllr. V Jackson

County Cllr. D Oliver
County Cllr. M McGaun

Apologies

Apologies for absence were received as follows:

Cllr. A Gray	- other commitments
Cllr D Toner	- family commitments
Cllr L Montgomery	- work commitments
Cllr. P Jackson	- away

The above apologies were received and accepted

193/21 **Declarations of Interest**

Cllr. T Jones declared an interest in agenda item 4ii and left the meeting.

194/21 **Public Participation**

There was no public present.

195/21 **Planning Applications**

(i) **Erection of retaining wall to rear garden with fence to top of wall and raise the level of the rear garden (retrospective application) at 30 Oakwood, Lanchester DM/21/03219/FPA**

Councillors discussed the application. Councillors expressed disappointment that the application was retrospective.

Recommended - that the Parish Council have serious concerns regarding this application for the following reasons:

- Concern about the retaining wall. Durham County Council need to be sure that the construction of the wall is safe including appropriate materials, foundations and drainage. The building inspectors need to inspect it and be assured that it is of the standard required.

- Height of the boundary fencing
- Overlooking of neighbouring properties
- Loss of amenity value of neighbours
- Affect on neighbouring property

The Parish Council would ask that County Council officers ensure that the work undertaken is to the necessary standards.

(ii) Retrospective planning application for the alteration to existing garage. Works including, increase roof height to part of garage at Ford View, Ford Road, Lanchester DM/21/03295/FPA

Councillors discussed the application. Councillors expressed disappointment that the application was retrospective. Councillors note that this application is in the Conservation Area.

Recommended - that the Parish Council have serious concerns regarding this application for the following reasons:

- The raised height of the roof
- There are windows facing an adjoining property. The new windows look directly onto a neighbouring property. This is intrusive and overlooking and the windows should be removed
- The range of materials used is varied and inconsistent
- The plans refer to a garden room. The Parish Council would ask if this requires planning permission for a change of use

The Parish Council note that there is very little information in the application regarding materials, elevations etc.

196/21 Councillors were informed that amended plans had been received for Plot 14 at The Pastures. The letter of objection previously sent by the Parish Council would still be considered by the County Council.

Business concluded at 9.10pm