

# Lanchester Parish Council

## Minutes of the Planning Committee held at Lanchester Community Centre on Wednesday 29 September 2021 at 7.35pm

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

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

### Apologies

Apologies for absence were received as follows:

Cllr. J Considine	- away
Cllr. T Jones	- away
Cllr E Hepplewhite	- other commitments
Cllr. B McDermid	- other commitments

The above apologies were received and accepted

### 174/21 **Declarations of Interest**

There were no declarations of interest

### 175/21 **Public Participation**

There was no public present.

### 176/21 **Planning Applications**

#### (i) **Agricultural land improvements utilising imported soil materials at Spring Gardens Farm, Howden Bank, Lanchester DM/21/02616/WAS**

Councillors discussed the application.

**Recommended** - that the Parish Council raise an objection for the following reasons:

- The area lies within the County Durham Area of Higher Landscape Value and in the Lanchester Parish Landscape of High Value.
- The Parish Council would question the current agricultural use of the land, the current condition of the site and the proposed benefits of the scheme.
- The proposed entrance and exit is from a busy, steep road with limited visibility within a 60mph speed limit. Large vehicles could create dangerous conditions when

entering or exiting the site on a road with significant existing road safety concerns. In addition the operation could put dirt and debris onto the highway which again causes dangerous driving conditions.

- There are watercourses which are culverted under the site. There is a concern that the proposed works could affect the watercourses and run of water. In addition the surface water could be affected by the re-contouring of the land causing problems on other land and properties.
- There is a concern that the works will affect wildlife and trees.
- There is a concern regarding the control of the waste being brought onto site and how this will be managed.
- There is a question as to how successfully the land will be improved by this project.
- There is a concern that this is a high risk project which will require expertise to manage the operation and restore the land appropriately.
- The application is contrary to the following County Durham Plan policies: 10,47,60,21,26,31,35,39,40,41 and W47
- The application is contrary to the following Lanchester Neighbourhood Plan policies: LNP4B, LNP4C and LNP4D
- The application site falls within Lanchester Parish Landscape of High Value (Lanchester Neighbourhood Plan Policy Map 5) and within the zone of theoretical visibility from Longovicium (Lanchester Neighbourhood Plan Policy Map 8).

The Parish Council note that operations commenced last year when an amount of waste was delivered to the site prior to this planning application. The Parish Council would ask that the appropriate agency is asked to check the content of this waste to ensure that it will not cause a problem to the environment or wildlife and is suitable for its location or if found not to be appropriate then action is taken to address the matter.

Because this application is contrary to so many County Durham Plan and Lanchester Neighbourhood Plan policies it is felt that the application should be rejected. However, if the authority is minded to approve the application, the Parish Council would request that a condition is placed to ensure that the land remains as agricultural.

**177/21**

### **Decisions of the Principal Planning Authority**

The following planning applications have been approved:

- Variation of condition 10 of approval DM/19/03586/VOC to allow changes to agreed finished floor/ridge levels on plots 1 and 2 on land east of Ornsby Hill

- Convert existing conservatory into sun room with bi-fold doors, flat roof and lantern skylight. Replace dark brown UPVC windows with white UPVC windows throughout the property at Fenhall Park, Lanchester
- Change of use from existing detached triple garage into a 2 bed holiday let with ancillary private open space and car parking. Closure of one of the existing site accesses and creation of a new site access point. New side extension to create new single garage attached to existing property at Greystone House, Howden Bank
- Alterations to front façade and window replacement on Front Street, Lanchester
- Demolish existing scorebox and construct new scorebox with storage at Recreation Ground, Kitswell Road, Lanchester
- Proposed single storey extension to rear of garage at Parklands, Durham Road, Lanchester
- Demolition of existing garage, greenhouse and outhouse. Erection of 3 bay garage with loft space above at Dunleyford House, Humberhill Lane, Lanchester
- Installation of an air source heat pump at Hollinside Terrace, Hollinside
- Fell one beech tree with meripilus fungus growing at the base, leaving the stem standing at approx. 6m (TPO – DER-046) at Ladie Garth Cottage, Lanchester
- Mixed group of pine and spruce – prune to remove dead wood and thin remaining crown by 15% (TPO – DER-005) at The Paddock, Lanchester

The following planning application has been withdrawn:

- Felling of one oak tree (TPO – DER-046) at Ladie Garth Cottage, Lanchester

Councillor Friesner informed Members that he had attended the County Planning Committee on 28 September to speak on behalf of the Parish Council against applications for 12 The Pastures and 15 The Pastures. The decision of the committee was to approve the application for 12 The Pastures and to refuse the application for 15 The Pastures.

**Recommended** - that the information be received

**Business concluded at 8.30pm**