

# Lanchester Parish Council

**Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Wednesday 11 June 2014 at 7.15pm**

**Present** Mr M Wardle (Chair)

Mr C Burton, Mr S Walker, Mr O Johnson, Mr B Gray  
Mr K Harrison, Mr K Leary, Mr B Glass, Mrs A Cook

**Apologies** There were no apologies for absence

**169/14            Declarations of Interest**

Mike Wardle declared an interest in 4ii

**170/14            Public Participation**

The policy was distributed for the benefit of the public present

**171/14            Planning Applications**

Members considered the following planning applications:

- I. **Residential development of 151 no. dwellings with associated access and landscaping on land to the west of Mount Park Drive and to the north of Newbiggin Lane, Lanchester            DM/14/00763/FPA**

The Chair welcomed Henry Jones and Claire Teasdale from Durham County Council to the meeting.

He also welcomed members of the public and acknowledged that representatives from Lanchester Partnership and the Campaign to Protect Rural Lanchester were in attendance.

The Chair also made reference to the recent public meetings regarding this application which had been very well attended by the community.

Members raised the following issues:

- The application site is not identified in the County Plan
- The application site is noted as unsuitable for development in the SHLAA document
- The site is a Greenfield site

- The site is close to Dere Street
- Concern of drainage issues and the increase in foul waste
- Impact on schools
- Increase in traffic on the roads and in the village
- Road safety
- Impact on parking problems
- Increased risk of flooding
- Village unsustainable for this size of development
- Vast quantity of application information

Henry and Claire explained that the County Council are obliged to process all applications. The applicant was given pre-application advice and made aware that the site is not identified in the emerging County Plan. The applicant was made aware of concerns but has progressed the application. The County Council cannot invalidate an application because it is not in the County Plan. They confirmed that development on Greenfield sites are less preferable to development on brownfield sites. They confirmed that feedback is being received from external and internal consultees i.e. highways, drainage, archaeology, Environment Agency etc

Henry and Claire informed the meeting that any responses received regarding the application would be acknowledged and placed on the website. All responses are read and considered. Those who have responded will receive notification of when the application will be considered at committee. It may be that amendments to the scheme are made. If these amendments are substantial there may be a further consultation period. Ultimately the application will be considered at the County Council planning committee. The earliest date will be September.

Members of the public spoke and raised the following issues:

- Not sustainable - limited bus service
- Traffic surveys
- The development is not identified in the County Plan
- Maintenance of communal areas within the development
- Concerns of a management company to manage drainage/flood elements and communal areas
- Already outline planning permission for approximately 100 dwellings in and around Lanchester
- Increased risk of flooding
- Visual impact of development
- Newbiggen Lane is an ancient, narrow, sunken road which will be destroyed
- Newbiggen Lane is often inaccessible in winter due to bad weather
- Removal of many mature trees from the site
- Distance from development to bus stop is significant
- Considerable number of houses currently for sale in the village
- Is there sufficient off road parking spaces identified in the plans

The Parish Council considered their response to the application:

**Resolved that the Parish Council object strongly to the application for the following reasons:**

**(i)** Increased risk of flooding

**(ii)** Impact on local services

- Parking
- Schools
- Medical practices
- Traffic congestion

**(iii)** Environmental Impact

- Visual impact of the development which will be seen on approaches to the village
- Existing housing in the village is sited within the contours of the village and is not greatly visible on approach to the village
- The development breaches the natural limit / boundary to the village
- The setting of the village will be affected. The setting of the village was considered by the community to be very important as demonstrated in the Parish Plan and Village Design Statement
- Newbiggen Lane provides a key approach to the village which will be lost
- Newbiggen Lane is an ancient, narrow, sunken lane with established hedgerows. Much of this will be destroyed
- The flora and fauna will be affected

**(iv)** Sewage – The impact of increased waste will be vast on the existing sewerage system

**(v)** the development is outside of the Village Development Limit as identified in the Village Design Statement

**(vi)** Community aspirations

The community of Lanchester has been involved and pro-active in how the village has developed over many years. The community has produced a Parish Plan, Village Design Statement (currently supplementary Planning Guidance) and a Locality Map document. The three documents were produced following substantial consultation and involvement of the community and seeks to represent their aspirations for their parish. In addition the production of a Neighbourhood Plan has commenced with community support. The County Plan was developed with meaningful community consultation which took account of the views of the community of Lanchester. The Parish Council would ask that the emerging County Plan and current Village Design Statement which reflect the views of the community are given a high level of weighting in considering this application.

The Parish Council would ask that all responses regarding this application are included on the website.

The Parish Council would also wish to endorse the responses submitted by Lanchester Partnership and Campaign to Protect Rural Lanchester to this application.

Councillor Mike Wardle left the meeting.  
Councillor Keith Harrison took over as Chair.

**II. Outline consent for the erection of two detached dwellings including details of site access and site layout at Ornsby Hill House, Ornsby Hill, Lanchester DM/14/01240/OUT**

Members considered the application

**Resolved that the Parish Council object to the application for the following reasons:**

- (i)** the access and egress to the site is unsuitable and dangerous
- (ii)** the development is outside of the Village Development Limit as identified in the Village Design Statement

**III. Request to release a restrictive covenant on land at Ornsby Hill**

Members considered the information received

**Resolved that:**

- (i)** details of the existing covenant are requested to enable Members to properly consider the matter
- (ii)** this item is discussed at the next Parish Council meeting
- (iii)** an extension to the response period is requested

**172/14 Decisions of the Planning Authority**

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

- Within approved development scheme 1/2012/0467 the demolition of former care home and development of 33 units of accommodation is proposed replacement of approved communal lounge with two bed apartment with additional parking bay on former Lynwood house site, Durham road, Lanchester
- Erection of concrete blockwork tack room and erection of an agricultural shed of brick and concrete block construction at West Newbiggen Farm, Newbiggen Lane, Lanchester

- Erection of two storey side and rear extension at 6 Greenwell Park, Lanchester
- Erection of single storey rear and side extension and replacement windows throughout with brown upvc at 14 Fenhall Park, Lanchester
- Listed building consent for conversion of former public house (Grade II listed) to five one/two bedroomed apartments, demolition and reconstruction of new rear single storey extension and internal refurbishment (resubmission) at Former Queens Head Hotel, 17 Front Street, Lanchester
- The erection at ground level of a set of 16 photovoltaic panels in two horizontal rows on a prefabricated steel frame and set in concrete foundations at Woodlea, Lanchester
- Prune one limb of one pine tree, felling of five conifer trees (TPO5) at 11 The Paddock, Lanchester

The following planning applications have been withdrawn:

- Alterations and extension to existing managers house and construction of additional new managers house at Lanchester Garden Centre, Bargate Bank, Lanchester

**Business concluded at 8.30pm**