

# Lanchester Parish Council

**Minutes of the Planning Committee held at Lynwood House, Lanchester  
on Wednesday 29 June 2016 at 7.15 pm**

**Present** Mr M Wardle (Chair)

Mr K Harrison, Mr P Jackson, Mr K Leary

**Apologies** Apologies for absence were received as follows:

Mr S Walker - other commitments

The above apologies were received and accepted

**159/16 Election of Chair**

**Resolved** - that Mr M Wardle be elected as Chairperson for the ensuing year.

**160/15 Election of Vice Chair**

**Resolved** - that Mr P Jackson be elected as Vice Chairperson for the ensuing year.

**161/16 Declarations of Interest**

There were no declarations of interest

**162/16 Public Participation**

The policy was distributed for the benefit of the public present.

**163/16 Planning Applications**

**(i) Erection of single storey side extension and raising of roof height of garage by 300mm (retrospective) at 18 Lee Hill Court, Lanchester DM/16/01341/FPA**

Members discussed the application. They noted that the extension is to the rear of the building and not intrusive to neighbouring properties. They also welcome the render to the front elevation.

**Recommended that:**

- (i) No objection is made to the application
- (ii) The Parish Council register their disapproval of the application being retrospective
- (iii) The Parish Council welcomes the render to the front elevation and asks that the colour to be in keeping with the estate

**(ii) Erection of balcony to the rear elevation above the brick built storage building with a 1.1 metre high balustrade and a privacy screen of 1.8 metres to the western elevation at 4 Briardene, Lanchester DM/16/01666/FPA**

Members discussed the application. This is a first floor balcony above a brick storage building.

Residents attended and spoke at the meeting and raised the following concerns and objections to the application:

- As a first floor balcony and with the fall of the land the balcony will overlook properties in Broadoak Drive and Briardene.
- The balcony will allow views over the existing garden fencing between the properties
- The proposal will affect the privacy of neighbouring properties
- The screening identified is insufficient
- The resident referred to a similar planning application which had been refused in Northumberland

Members considered the application and raised a number of concerns including; the balcony being in an elevated position; the intrusion of privacy of neighbouring properties; the fact that the balcony can overlook neighbours gardens and properties;

Members noted that there were no other similar balconies in this area.

**Recommended** - that the Parish Council objects to the application for the following reasons:

- (i) The intrusion of privacy of neighbouring properties and gardens
- (ii) The balcony will be in an elevated position on land which has a substantial slope and will therefore overlook neighbouring properties
- (iii) There are no other similar balconies in the area and this would set a precedent for other such applications
- (iv) The proposed screening is inadequate

Members would ask that should the County Council be minded to approve the application that the issue of adequate and appropriate screening be addressed.

- (iii) **Erection of a timber shed and extension to agricultural storage unit at Low Meadows Farm, Kitswell Road, Lanchester DM/16/01698/FPA**

Members discussed the application

**Recommended** - that no objection is made to the application

- (iv) **Felling of three Scots Pine and prune back overhanging branches from the adjacent garden back to boundary line by 3-4 metres of one Scots Pine (TPO 5) at Ford House, Ford Road, Lanchester DM/16/01864/TPO**

Members discussed the application

**Recommended that:**

- (i) no objection is made to the application
- (ii) the Parish Council would ask that indigenous replacement trees be planted in a suitable location

## **164/16**

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

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

- Erection of two storey rear extension at 14 Croft View, Lanchester
- Installation of access ramp to front of property at 3 Lee Hill Court, Lanchester
- Extension for two bedroom annex at Finely Farm, Lanchester
- Change of use to touring caravan site at Bonners Lodge, Bee Cottage Farm Road, Waskerley
- Certificate of lawfulness for the subdivision of Biggen Farm into two dwellings known as Biggen Farm and The Shires at Biggen Farm, Esh
- Prior approval of further details in relation to access, in curtilage parking provision, noise issues and contamination, justification for conversion of the building in this location and further design details of the proposed site layout, elevations, materials and finish at Upper Houses Farm, Lanchester
- Planning permission to retain key workers temporary mobile home as a permanent key workers dwelling tied to an employee of Lanchester Dairies who must hold a key worker post at Lanchester Dairies, Upper Houses Farm, Lanchester
- Extension of two storey side extension at Margery Flatt Farm, Lanchester

- Felling of one horse chestnut tree, remove two lowest bows – one from each of the two beech trees overhanging the lawn and crown lift adjacent sycamore tree to the same height removing minor branches at Alderdene House, Cadger Bank, Lanchester
- New stable block including hay store, secure tack room and feed store, four stables including external yard area and dry paddock at Hunters Hall, Manor House Farm, Lanchester
- Felling of three trees and crown clean and deadwood of fifteen trees at Craigmere, Ford Road, Lanchester

The following planning applications have been withdrawn:

- Extension to managers house at Lanchester Garden Centre, Bargate Bank, Lanchester

**Business concluded at 8.00pm**