

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Tuesday 14 February 2017 at 8.00pm

Present Mr M Wardle (Chair)

Mr K Harrison, Mr P Jackson, Mr S Walker, Mr K Leary,
Mr O Johnson, Mr B Gray, Mrs M Gray,

Mr R Young (County Councillor - Observer)

Apologies Apologies for absence were received as follows:

Mrs A Cook - ill

The above apologies were received and accepted

46/17 **Declarations of Interest**

Paul Jackson declared an interest in 4 (iii)

47/17 **Public Participation**

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

48/17 **Planning Applications**

(i) Single storey rear extension and larch cladding to rear elevation at 23 Victoria Terrace, Lanchester DM/16/03918/FPA

Members discussed the application and noted the variety of extensions and alterations to properties in Victoria Terrace.
Recommended - that no comment is made on the application

(ii) Proposed new three bedroom single storey detached dwelling with associated landscaping works on land to the west of Larkspur Cottage, Lanchester DM/16/04061/FPA

Members discussed the application.

It was noted that planning permission had been granted for a dwelling at this location previously and that the applicant had

undertaken substantial pre-planning advice with planning officers.

Members felt that the proposed dwelling was a modern designed bungalow with modern materials. Other buildings nearby are of traditional stone. It was noted that the proposed development is close to The Lodge a listed building. The proposed site is within the conservation area and a central location to the village.

Members expressed concern that there was not a report from the County Council Conservation Officer which could have provided guidance to the Parish Council.

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

- (i) The proposed modern design and materials are inappropriate and will have an adverse impact on the character, appearance and significance of the conservation area
- (ii) The external materials and appearance are inappropriate and not sympathetic to the key site it occupies in the village
- (iii) The development does not take account of the Village Design Statement in terms of 'sensitive' building in the conservation area
- (iv) The development will contrast detrimentally with nearby traditional stone built dwellings
- (v) The development is in close proximity to The Lodge, a grade II listed building and a very prominent building in Lanchester
- (vi) It is located in a highly significant part of the conservation area in terms of setting and approach to the village

(iii) Erection of two storey rear and single storey front extension at 10 Foxhills Crescent, Lanchester DM/17/00162/FPA

Members discussed the application.

Recommended - that no objection is made to the application

(iv) Pitched roof to existing rear extension, single storey orangery and dormer window to south elevation at 9 Hurbuck Cottages, Lanchester DM/17/00182/FPA

Members discussed the application. It was noted that the installation of a dormer window could set a precedent for other similar applications

Recommended that:

- (i) no objection is made to the application

- (ii) any future applications for dormer windows are designed in a similar style

(v) **First floor extension above part of dwelling and porch to front at Swallows House Barn, Biggen House Farm DM/17/00239/FPA**

Members discussed the application.

Recommended - that no objection is made to the application

49/17 Planning Appeal – Cadger Bank

Members were informed that an appeal had been lodged for the planning application on Cadger Bank. Further details of the appeal are awaited.

Recommended - that the information be received

50/17 Decisions of the Planning Authority

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

- Classroom extension and a nursery extension to the existing school building at Lanchester Primary School, Front Street, Lanchester
- Felling of one Scots Pine, one Sycamore, one Leylandii and a group of young willows covered by TPO 104. Planting of 50 metres of hedge to provide screen along boundary fence and fruit tree planting within site at Malton Lodge, Officials Terrace, Malton
- Reserved matters application (appearance, landscaping, layout and scale) for 47 dwellings in relation to outline planning permission (CMA/1/61) at former Maiden Law Hospital, Howden Bank, Lanchester
- Outline application for the erection of two detached two storey residential dwellings, including details of access with all other matters reserved at Ornsby hill House, Ornsby Hill, Lanchester

Business concluded at 8.45pm