

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Thursday 8 March 2018 at 6.00pm

Present Cllr. D Friesner (Chair)

Cllr. K Harrison, Cllr. S Walker, Cllr. M Gray, Cllr. I Tute,
Cllr. T Jones, Cllr. B Gray, Cllr. D Smith, Cllr. J Considine

Neighbourhood Plan Working Group

Mike Wardle (Chair), Chris Phillips, Brian Naylor,
Mike Gladstone, Steve Bailey, Elaine Hogg

Apologies Apologies for absence were received as follows:

Cllr. O Johnson - work commitments
Cllr. P Jackson - other commitments
Cllr. M Walker - work commitments
Cllr. K Leary - family commitments
Cllr. A Gray - other commitments
Stuart Carter - Durham County Council

The above apologies were received and accepted

41/18 Declarations of Interest

There were no declarations of interest.

42/18 Public Participation

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

43/18 Planning Applications

- (i) **Two storey side extension with balcony to front, single storey side and rear extension, relocating of garage door, erection of an acoustic fence and felling of one Beech tree at Hinderwell, Durham Road, Lanchester DM/17/03885/FPA**

Members considered the application.

The dwelling is on a large plot of land with the proposed extension positioned away from Durham Road. The application is in the Conservation Area. There were concerns over the removal of a tree on the site.

Recommended that:

- (i) no objection is made to the application
- (ii) the Parish Council would ask that an indigenous tree of suitable size be planted in a suitable location on site to replace the tree being removed

(ii) Erection of detached dwelling and detached garage with re-arrangement of existing vehicular and pedestrian access and existing stone boundary wall on land to the rear of Prospect House, Cadger Bank, Lanchester DM/17/03177/FPA

Members considered the application.

The proposed new dwelling is within the existing boundary of Prospect House which is a listed building within the Conservation Area.

Members considered the proposed plans and noted a number of concerns submitted from neighbouring properties.

In addition Members discussed the design of the proposed dwelling, the impact of the development on trees, the access arrangements and highways.

The applicant attended the meeting and spoke about the application.

Recommended that:

- (i) No objection is made to a dwelling being located in this area
- (ii) The following concerns of the Parish Council are passed to the County Council:
 - Ownership issues of boundary walls and trees. The Parish Council note from the information submitted on the application that there are differing opinions on the ownership of boundary walls and trees. The Parish Council would ask that these issues are resolved prior to a decision being made on the application.
 - Trees. The proposed site has a significant number of mature trees. The proposed development is within the Conservation Area which affords protection to trees. The proposal states that only three trees will be removed to facilitate the development. However correspondence regarding the proposal indicates that more trees may be affected. The Parish Council would ask that the County Councils tree expert considers the application. In addition the Parish Council would

seek reassurances from the County Council that the remaining trees will not be affected during the proposed development or weakened as a result of the proposed development.

- Access onto Ford Road. This is a busy, narrow road.
 - Highways. The Parish Council note that there is no comment from the County Council Highways on the proposed development. The Parish Council would ask that a response from Highways is obtained to state that they are satisfied with the proposals.
 - Design. The Parish Council would ask that the matter of design is referred to the County Councils Officers responsible for design in a conservation area. In particular advice on the extent of the external stone work is sought.
 - Ecology. The Parish Council note that there is no ecology report regarding the proposal. The Parish Council would ask that County Council officers responsible for ecology consider the application and confirm that they are satisfied with the proposals.
 - Comments from Neighbours. The Parish Council note that there are a number of concerns raised by neighbours to the application. The Parish Council would ask that the County Council considers these matters as part of the decision making process.
- (iii) If the application is approved the Parish Council would ask that an indigenous tree of suitable size be planted in a suitable location on site to replace each tree being removed
- (iv) If the application is approved the Parish Council would ask that an appropriate Construction Management Plan is agreed in order to ensure that construction traffic will be managed and supervised in a safe and responsible manner

Councillor B Gray left the meeting.

44/18

Lanchester Neighbourhood Plan

Mike Wardle, Chair of the Neighbourhood Plan Working Group introduced the item, the purpose of which was to enable the Parish Council to discuss and consider the draft policies and the document outline for the Neighbourhood Plan. Members of the Neighbourhood Plan Working Group attended the meeting to provide information as required.

Feedback from the Parish Council would be considered by the working group at their next meeting.

Councillors not able to attend this meeting had provided feedback and support for the policies. This information would also be fed into the next working group meeting.

Members were informed that the policies in the Neighbourhood Plan are designed to manage change in the Parish while safeguarding features that are valued. The work has included updating the Conservation Area Appraisal and the Village Design Statement and creating a Community Heritage Audit. Each policy is supported by a Topic Paper which drew on an extensive evidence base.

Members were informed of the following process. Feedback from the Parish Council, our planning consultant and Durham County Council will be fed back to the working group. The mapping requirements for the plan are to be progressed. The final editing of the plan will take place. A final draft will be presented to the Parish Council for approval. The formal consultations with the community and approval from Durham County Council will take place. The plan will be submitted to an assessor for feedback. Following feedback from the assessor the plan may proceed to community referendum. If at referendum 51% of those voting approve then the Neighbourhood Plan is approved.

Neighbourhood Plan Outline

Mike Wardle went through the document.

Feedback from the Parish Council:

- Page 18 paragraph 4 – ask for it to be moved to a more prominent position
- Include a Foreword
- Have an executive summary
- In the key statistics the population has dropped and the number of dwellings increased – how do we free up larger properties

Settlement Edge Housing Development

Mike Wardle introduced the policy.

Feedback from the Parish council:

- Does 'sustainable' mean 'green', 'energy efficient' etc. What does 6.0 (f) mean at a local level

Design of New Development

Elaine Hogg introduced the policy.

Feedback from the Parish Council

- Previous bad design does not mean it is acceptable in the future – this needs to be put into the plan
- Need to reference/link from the policy box criteria to the Character & Design Guidelines – show how they link
- Does the local character guide restrict innovative design

Historic Environment

Steve Bailey introduced the policy.

Feedback from the Parish Council

- Increase the weight attached to non-designated assets to afford them greater protection
- Emphasize community evaluation of views & heritage assets

Green Spaces and the Rural (Natural) Environment

Brian Naylor and Chris Phillips introduced the policies.

A discussion on 'Local Green Spaces' which is a formal planning term took place.

Feedback from the Parish Council

- Support for 'Local Green Space' to protect community
- How do we cross reference/link certain elements i.e. footpaths and routes appear in both 'Transport & Travel' and 'Green Spaces' i.e. views appear in both 'Heritage' and 'Green Spaces'

Business & Employment

David Friesner introduced the policy

Feedback from the Parish Council

- Some Members felt that policy BE6 should be kept in the plan

Transport & Travel

David Friesner introduced the policy

Feedback from the Parish Council

- Some concern about how policy TT2 may work

Community Assets

A policy has not been formulated for community assets

Members were informed that the draft policies are subject to further amendment and review.

Recommended that:

- (i) The draft policies are approved in principle
- (ii) The working group continues to progress the Neighbourhood Plan

- (iii) A further draft plan will be presented to the Parish Council at the appropriate time

Members of the working group were thanked for their continued commitment.

45/18 Decisions of the Planning Authority

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

- Demolition of existing side (south) lean-to extension and rear offshoot extension, construction of new entrance porch to the south elevation; construction of rear extension and associated main house alterations at Forest Lodge, Knitsley Lane, Butsfield
- Reconfiguration of the exit from St Bedes Catholic and Sixth Form College onto the A691 to provide additional lanes at St Bedes Catholic School and College, Lanchester
- Extension and two balconies to the rear (part retrospective) at Talys, Smallhope Drive, Lanchester
- Single storey side extension at 3 Station Road, Lanchester

Business concluded at 8.30pm