

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House, Lanchester on Wednesday 26 September 2018 at 8.00pm

Present Cllr. D Friesner (Chair)

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

Apologies Apologies for absence were received as follows:

Cllr. A Cook - ill
Cllr. A Gray - work commitments
Cllr. M Walker - work commitments
Cllr. J Considine - ill

The above apologies were received and accepted

237/18 Declarations of Interest

There were no declarations of interest

238/18 Public Participation

There were no public present.

239/18 Planning Applications

(i) Erection of an agricultural workers dwelling and associated landscaping at Dunleyford Farm, Humberhill Lane, Lanchester DM/18/02658/FPA

Members considered the application and discussed the history of this planning application including County Council and appeal decisions.

Members feel that there is little in this new submission that substantially changes the application and therefore supports the previous reasons for refusal by the County Council and Inspector.

The Parish Council objects to the application for the following reasons:

- (i) members consider this to be inappropriate development in the countryside
- (ii) the design of the building is out of character with other farming properties in the area
- (iii) the design is more urban in style than rural in style
- (iv) the proposed property is large for its purpose
- (v) any development needs to be justified by a robust business case which is not apparent
- (vi) members do not consider that the need is demonstrated for a worker on site
- (vii) this development would create light pollution in the countryside

(ii) Variation condition 4 (opening hours) of planning permission 1/2013/0290 to allow opening until 10.00pm on Friday and Saturday only at Kaffeehaus Amadeus, 1 Percy Crescent, Lanchester DM/18/02706/VOC

Members discussed the application.

The Parish Council supports the application and the economic activity it brings to the Parish.

The Parish council would ask that the applicant considers the neighbouring properties with particular reference to parking matters.

(iii) Freestanding Shepherds Huts to be used for holiday accommodation within rear garden at Dunleyford House, Humberhill Lane, Lanchester DM/18/02778/FPA

Members discussed the application.

The Parish Council were disappointed to note that the work on the proposed development had commenced without appropriate planning permission.

The Parish Council would ask that Durham County Council officers are satisfied that the work undertaken to date was appropriate particularly regarding tree work and highways work. Members would also ask that neighbouring properties have been consulted as per normal procedure.

The Parish Council recognise tourism and visitor opportunities in the Parish.

The Parish Council would seek assurances that the Shepherd Huts remain as holiday accommodation with the usual occupancy rules and that no further units are erected.

240/18

Decisions of the Planning Authority

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

- 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
- Erection of double garage to side at 16 Humberhill Drive, Lanchester
- First floor veranda to the side at Broadacres, 21 Durham Road, Lanchester
- Free standing sign at Lanchester Social Club, Newbiggen Lane, Lanchester
- Demolition of conservatory and outhouse to rear, erection of single storey extension, creation of a second floor over existing first floor bathroom, loft conversion with dormer window to rear and replace existing UPVC windows to timber casement windows at 1 Ford Road, Lanchester
- Replacement windows and doors at 6 the Garths, Lanchester

Business concluded at 8.30pm