

Lanchester Parish Council

Minutes of the Planning Committee held at Lynwood House on
Wednesday 28 September 2022 at 8.50pm

Present Cllr. D Friesner (Chair)

Cllr. P Jackson, Cllr. T Jones, Cllr. L Montgomery,
Cllr. I Tute, Cllr. O Johnson, Cllr. D Smith,
Cllr. J Considine, Cllr. B McDermid, Cllr. K Harrison,
Cllr. S Walker

County Cllr. D Oliver

194/22 Election of Chair

Resolved - that Cllr. David Friesner be elected as Chairperson for the ensuing year.

195/22 Election of Vice Chair

Resolved - that Cllr. Ian Tute be elected as Vice Chairperson for the ensuing year.

196/22 Apologies for absence were received as follows:

Cllr. E Hepplewhite - other commitments
Cllr. A Gray - ill
Cllr. V Jackson - family commitments
Cllr. D Toner - family commitments
The above apologies were received and accepted

197/22 Declarations of Interest

There were no declarations of interest

198/22 Public Participation

There was no public present.

(i) **Agricultural land improvements utilising imported soil materials at Spring Gardens Farm, Howden Bank DM/21/02616/WAS (amended plans)**

Councillors discussed the application.

The Parish Council consider that the previous objections regarding this application sent on 4 October 2021 remain valid. It was agreed to attach the letter of 4 October 2021 to this further correspondence.

The Parish Council note that operations commenced in 2020 when an amount of waste was delivered to the site prior to the planning application and without permission. The Parish Council reinforce the request that the appropriate agency is asked to check the content of this waste to ensure that it will not cause a problem to the environment or wildlife and is suitable for its location or if found not to be appropriate then action is taken to address the matter. The Parish Council would ask that this matter is addressed before the application is determined.

Recommended - that the Parish Council raise an objection for the following reasons:

- The amended plans do not address the objections raised to this application
- The following matters are made worse by the amendments:
 - The total tonnage to be brought to site is now proposed at 24,402 compared with 19,406. This is an increase of tonnage of 25%
 - The duration of the infill operations would increase from 4 months to 5 months
 - The amendments result in more trees being affected and proposed for removal including at the access/exit points and around the infill areas
 - Access / exit arrangements. The amendments propose separate access and exit points. The access onto site is only from the North. Therefore vehicles from the South would need to pass the site entrance and turn at the A6076 / A693 roundabout. The exit from the site would allow turning both up and down the bank. Access and exit arrangements remain a danger on a steep road carrying the national speed limit
 - The noise attenuation mound has been removed

(ii) Change of use of land from B2 to B8 and erection of a single storey building to clean and prepare cars already stored on site for customer delivery at Malton Works DM/22/02329/FPA

Councillors discussed the application.

Recommended – that a letter is sent to the planning authority raising the following matters:

- The application states that water will be disposed of via a main sewer. Confirmation is needed that the site is connected to the main sewer
- Concern that water and chemicals from the car washing operation will find its way onto surrounding land and into watercourses. The Parish Council would ask that Northumbrian Water Ltd and the Environment Agency are asked for their opinion

(iii) Change of use of part of site to domestic garden land and conversion of the former colliery building into a residential annex at Langley Mill, Durham Road DM/22/02486/FPA

Councillors discussed the application.

Recommended – that a letter is sent to the planning authority asking that if the County Council are minded to approve the application that a condition is attached to ensure that the development remains as an annex to the main house and does not become a separate dwelling.

200/22 Decisions of the principal planning authority

The following planning applications have been refused:

- Use of the former garage, stable and storage building ancillary to Woodlea Manor as a separate dwellinghouse at The Granary, Woodlea

The following planning applications have been approved:

- Erection of 2 storey dwelling house with a gross internal area of 289m² and an integral garage at The Pastures, Lanchester
- Application for reserved matters consisting: appearance, landscaping, layout and scale from approval DM/19/00118/VOC (resubmission) at The Pastures, Lanchester
- Approval of reserved matters (appearance, landscaping, layout and scale) relating to permission DM/16/00871/OUT at The Pastures, Lanchester

- Listed building consent to install galvanised steel black painted gates to existing gate posts at the east entrance to Colepike Hall, Lanchester
- Change of use of wooden chalet into holiday let at Brockwell Farm, Lanchester
- Proposed variation of condition 3 of approval DM/21/03477/RM to allow alternate brick type at The Pastures, Lanchester
- Demolition of existing outbuilding and the construction of a single storey garden room extension and single storey detached garage with home office at Brockwell Farm, Lanchester
- First floor extension over existing garage to create an annex at Humberhill Lane, Lanchester
- Demolition of rear conservatory extension and partial demolition of existing garage. Erection of replacement single storey rear extension, porch to front and associated landscaping works at Durham Road, Lanchester
- Replacement windows at Percy Place, Lanchester
- Two storey extension to gable above existing garage, single storey rear extension and lean-to roof to front at Mount View, Lanchester
- Single storey front and two storey side extension at Broadoak Drive, Lanchester
- Single storey front and rear extensions, two storey side extension with Juliette balcony to rear, grey cladding to front and widening of driveway at Foxhills Crescent, Lanchester
- Tree work at Ford Road, Lanchester
- Tree work at The Paddock, Lanchester
- Tree work at Ford Road, Lanchester
- Application of reserved matters consisting appearance, landscaping, layout and scale from approval DM/19/00118/VOC at The Pastures, Lanchester
- External alterations, partial demolition of existing extension and rear extension at Kitswell Road, Lanchester
- Variation of condition 4 (No. of caravans/pitches) and condition 5 (No. of touring caravans/pitches) of planning approval DM/17/03483/VOC to increase number of overall pitches to 10 at Bonners Lodge Caravan Park
- Conversion of existing barn to 1 dwellinghouse at Kitswell Road, Lanchester
- Permanently locate ceremonial beacon at Burnhope Picnic area, Edge Lane
- Subdivision of existing farmhouse into 2 dwellings at Newbiggen Lane, Lanchester
- Single storey front extension at Broadoak Drive, Lanchester
- Garden room, raised patio and steps to front of property at Ford Road, Lanchester

- Advertisement consent for the erection of lectern information boards for Northern Saints Trail at various locations
- Tree work at The Paddock, Lanchester
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Recommended - that the information be received

Business concluded at 9.10pm