

Lanchester Parish Council

Minutes of the Planning Committee held in the Conference Room in Park House, Lanchester on Tuesday 6 October 2009 at 7.15 pm

Present Mr S Walker (in the Chair)

Mr K Leary, Mr C Burton, Mr P Jackson
Mrs A Cook, Mr M Wardle, Mr D Lindsay

Apologies Apologies for absence were received as follows:

| | |
|---------------|---------------------|
| Mr B Gray | - other commitments |
| Mr B Glass | - other commitments |
| Mr K Harrison | - holiday |
| Mrs M Gray | - other commitments |
| Mr O Johnson | - attending funeral |
| Mr A Nairn | - ill |

The above apologies were received and accepted

220/09 Declaration of Interest

No declarations of interest were received

221/09 Public Participation

No members of the press or public attended the meeting.

222/09 Planning Applications

Members considered the following planning applications:

- (i) **Change of use from agricultural buildings to holiday let accommodation and retrospective planning permission for stone walling to face existing structure, erection of single storey extension at The Stables, Manor House Farm, Durham Road, Lanchester 1/2009/0383**

The Lead Officer explained that following consultation with the Chair of the Planning Committee a response had already been forwarded to the principal authority and outlined the content of the response.

The different elements of the application presented a confusing picture and members were unable to ascertain clarity of intent.

Members object to this development and see it as inappropriate development in the countryside. In addition members were concerned with regard to the retrospective permission being sought.

Resolved – that the action taken be confirmed

- (ii) **Conversion of existing garage into workshop, hobby room and storage space. Removal of existing garage door and replace with window, installation of one further window and two velux rooflights on land to the east of West Grange, Cadger Bank, Lanchester
1/2009/0409**

The Lead Officer explained that following consultation with the Chair of the Planning Committee a response had already been forwarded to the principal authority and outlined the content of the response.

Members raised no objection to the application but expressed concern that the application refers to domestic use only.

Resolved – that the action taken be confirmed

- (iii) **Erection of agricultural building and creation of access road on land to the West of West Newbiggen Farm, Newbiggen Lane, Lanchester
1/2009/0417**

The Lead Officer explained that following consultation with the Chair of the Planning Committee a response had already been forwarded to the principal authority and outlined the content of the response.

Members felt that they could not make comment on this application as the plans were of extremely poor quality. Members would ask for more detailed information on the site and the road access along with clear plans to be forwarded to them to enable an assessment of the application to be made. Members expressed concern about access onto Newbiggen Lane.

Resolved – that the action taken be confirmed

- (iv) **Felling of one lawson cypress tree (section 211 notice) at 2 Station Cottages, Lanchester
1/2009/0441**

The Lead Officer explained that following consultation with the Chair of the Planning Committee a response had already

been forwarded to the principal authority and outlined the content of the response.

Members object to the felling of this tree in the conservation area. Members also wish to comment on the lack of information provided by the applicant as to why the tree should be felled.

Resolved – that the action taken be confirmed

- (v) **Change of use to hot food takeaway at Lanchester Wine Shop, 18 Front Street, Lanchester
1/2009/0421**

Resolved - that members raise no objection to the application subject to the stainless steel extractor having adequate cleaning and filter provision

- (vi) **Change of use of garage space into a design studio, installation of patio doors to rear at Newfield Lodge, Lanchester
1/2009/0512**

Resolved - that members raise no objection to the application

- (vii) **Conversion of redundant rural buildings to form two dwellings and extensions / alterations to existing farm house (re-submission) at Margery Flatt Farm, Newbiggen Lane, Lanchester
1/2009/0475**

Members considered the application.

Resolved - that the clerk writes to the principal authority setting out the same comments and objections as with the original submission

- (viii) **Installation of replacement windows to rear at Nicholson & Weston, 1 Percy Crescent, Lanchester
1/2009/0505**

Resolved - that members raise no objection to the application

- (ix) **Erection of garage and single storey extension to link garage to converted Gin Gang (resubmission) at Middle Newbiggen Farm, Newbiggen Lane, Lanchester
1/2009/0547**

Resolved - that members raise no objection to the application

(x) Change of use from woodland to horsiculture and erection of wooden stable block at Newfield Hall, Lanchester 1/2009/0553

Members considered the application. Looking at the plans Members ascertained that the development fell within an area designated as historic parkland.

Resolved - that Members object to this development as it falls within an area designated as historical woodland

(xi) Appeal - proposed erection of dormer bungalow with garage at 1 & 2 Deanery Cottages, Lanchester 1/2009/0288

Resolved - that no further comments be sent to the inspectorate

223/09 Decisions of the Planning Authority

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

- Creation of permanent outdoor horse riding arena with sand and rubber surface and erection of flood lighting at West Newbiggen Farm, Newbiggen Lane, Lanchester
- Felling of one sycamore and crown reduce and reshape by 50% of one variegated holly at All Saints Catholic Presbytery, Kitswell Road, Lanchester
- Erection of first floor extension above existing garage and widening of existing drive at 15 Greenwell Park, Lanchester
- Extension of dining room and study extension to front (resubmission) at 4 Broadoak Drive, Lanchester
- Creation of vehicular access to a field on land to the south west of Fair View House, Fair View
- Erection of single storey rear extension at 23 Oakwood, Lanchester
- Erection of stable block, hay store and creation of ménage area at Oxen Law farm, Waskerley
- Felling of one Lawson cypress tree at 2 Station Cottages, Lanchester
- Crown lifting and pruning of six lime trees at land to the front of 1 – 8 Church View, Lanchester
- Crown reduce and prune two apple trees at Brook Villa, Lanchester
- Conversion of existing garage into workshop, hobby room and storage space. Removal of existing garage door and replace with window, installation of one further window and two velux rooflights at land to the east of West Grange, Cadger Bank, Lanchester

- Siting of replacement portable building to be used for office accommodation at Willowburn Hospice, Maiden Law

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

- Demolition of existing stable building and workshop, erection of four holiday cottages and creation of six parking spaces at Forest Lodge, Knitsley Lane
- Erection of dormer bungalow with garage at 1 & 2 Deanery Cottages, Lanchester

Business concluded at 8.10 pm