

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 21ST APRIL, 2009 at 5.00 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Blackburn, Heron, Miller, Scaplehorn, J. Scott, Snowdon, Tate, Wake and Wakefield.

Declarations of Interest

Councillor Tate declared a personal interest in Application no. 09/00701/TEX as a Member of Hetton Town Council.

Councillors Wakefield, Snowdon, Tate and J. Scott declared personal interests in Application nos. 09/00697/TEX, 09/00698/TEX and 09/00701/TEX as users of Council provided Blackberrys supplied by Vodafone Ltd.

Councillor Miller declared a personal interest in Application no. 09/00297/VAR as a resident of Teal Farm

Councillor Tate declared personal interests in items 1 and 2 on the matrix of items for information as a Member of Hetton Town Council.

Apologies for Absence

Apologies for absence were submitted to the Committee on behalf of Councillors Blackburn, I. Cuthbert and D. Wilson.

Applications made under the Town and Country Planning Acts and Regulations made thereunder

The Director of Development and Regeneration submitted a report together with a supplementary report (copies circulated) which related to Hetton, Houghton and Washington areas, copies of which had also been forwarded to each Member of the Cabinet upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy report – see original minutes).

09/00297/VAR – Variation of condition no. 26 on consent no. 06/02303/OUT to allow the development of Areas A, B, C and G to proceed before the highway improvement scheme for Station Road in the vicinity of the railway bridge is submitted and implemented rather than before the commencement of development on the site as a whole – Former Cape Insulation Factory, Barmston Road, Washington

Mr. Steve France, Principal Planner, presented the report advising Members that the application sought to vary the time for the implementation of the highway improvements to Station Road in the vicinity of the railway bridge required by condition no. 26 on consent no. 06/02303/OUT, which was for the comprehensive redevelopment of the former Cape factory site and adjoining land. The application was made under section 73 of the Town and Country Planning Act 1990 and could lead to the issuing of a new consent for the whole of the development covered by consent 06/02303/OUT.

The original condition required the details of the improvement scheme to be submitted before development commenced and implemented before the occupation of the first dwelling.

The application sought to delay the submission of the details until a time before the commencement of development on development areas D and E and implemented in accordance with an agreed timetable. Development areas D and E lay to the north and west of the housing site (Development Area A) which was granted consent under delegated powers on 20th February, 2009 (Application no. 08/03987/REM).

Mr. France advised that the proposed variation was considered to be unacceptable as pedestrians from the new development proposed within Development Area A would still need to access the nearest services in Barmston via Station Road. With this in mind consideration had been given to the effect of development proceeding on Development Area A ahead of, and possibly without any development on, Development Area D. This was not envisaged at the time of the original outline consent when a comprehensive development of the area was considered likely with new pedestrian routes available through the residential areas on Development Areas A and D.

The footways along Barmston Road on the approach to the bridge over Station Road were substandard and the intensification of their use was likely to lead to conditions prejudicial to pedestrian and highway safety. Consequently, it was considered that condition 26 should be varied as follows to allow for the separate development of Development Areas A and D.

"No development shall take place until details of improvements to the public highway known as Station Road and its approaches within the development site shown red on the Indicative Master Plan have been submitted to and approved in writing by the Local Planning Authority. Such improvements shall accord with the details shown on drawing no. WCL/SA/06/012 (in the submitted Transport Statement). Thereafter the scheme, as approved, shall be fully implemented prior to the occupation of the first residential unit in the

interests of pedestrian and highway safety and to comply with policies T8 and T14 of the approved UDP."

This would effectively allow the requirements of safe pedestrian access from the residential development on the former Cape Insulation site to services in Barmston to be achieved whether Development Areas A and D were developed together or individually. It was accepted that if Development Area A was developed first there will be a need for some, possibly temporary, works to improve pedestrian access links to Station Road which would be likely to be superseded if/when Development Area D is developed for residential purposes.

It was therefore recommended that Members should reject the applicants proposed variation and agree the above recommended revised wording to condition no. 26 on outline consent 06/02303/OUT. A new consent would then be issued with all the other conditions from the original outline consent retained.

The Chairman then welcomed and introduced Mr. Paul Finch, acting on behalf of the owners of the adjacent site included in the original outline consent, who spoke against the application and in support of the recommendation as outlined by Mr. France.

Consideration having been given to the application it was:-

1. RESOLVED that:

- i) the applicant's proposed variation of condition no. 26 on consent no. 06/02303/OUT be declined for the reasons as detailed in the report; and
- ii) approval be given to the following revised wording for condition no. 26:-

26. No development shall take place until details of improvements to the public highway known as Station Road and its approaches within the development site shown edged red on the Indicative Master Plan have been submitted to and approved in writing by the Local Planning Authority. Such improvements shall accord with the details shown on drawing no. WCL/SA/06/012 (in the submitted Transport Statement). Thereafter the scheme, as approved, shall be fully implemented prior to the occupation of the first residential unit in the interests of pedestrian and highway safety and to comply with policies T8 and T14 of the approved UDP.

09/00697/TEX – Installation of 14m slim line monopole with cabinet at base – Land at the rear of 30 Clydesdale Avenue, Chester Road, Penshaw, Sunderland

2. RESOLVED that the application be granted approval for the reasons as set out in the report and subject to the following conditions:-

- i) Notwithstanding the submitted plans, the column and the cabinets shall be coloured black, in the interests of visual amenity and to comply with policy B2 of the UDP.
- ii) The applicant and/or future owner of the equipment hereby approved shall ensure that any graffiti or similar defacement is removed within seven days of being notified of it by the Local Planning Authority in the interests of visual amenity and to comply with policy B2 of the UDP.

09/00698/TEX – Installation of a 14m slim line telecommunication street work pole with cabinet at base – Land west of 155 Briar Lea, Chester Road, Houghton-le-Spring

3. RESOLVED that the application be granted approval for the reasons as set out in the report and subject to the following conditions:-

- i) Notwithstanding the submitted plans, the column and the cabinets shall be coloured black, in the interests of visual amenity and to comply with policy B2 of the UDP.
- ii) The applicant and/or future owner of the equipment hereby approved shall ensure that any graffiti or similar defacement is removed within seven days of being notified of it by the Local Planning Authority in the interests of visual amenity and to comply with policy B2 of the UDP.

09/00701/TEX – Installation of a slim line street work pole with cabinet at base (cell id 74336) – Land at Park View, Hetton-le-Hole, Houghton-le-Spring

4. RESOLVED that the application be granted approval for the reasons as set out in the report and subject to the following conditions:-

- i) Notwithstanding the submitted plans the column and the cabinets shall be coloured black, in the interests of visual amenity and to comply with policy B2 of the UDP.
- ii) The applicant and/or future owner of the equipment hereby approved shall ensure that any graffiti or similar defacement is removed within seven days of being notified of it by the Local Planning Authority in the interests of visual amenity and to comply with policy B2 of the UDP.

Items for Information

5. RESOLVED that site visits be undertaken in respect of the following applications:-

- i) 09/00880/OUT – Junglerarma, Victoria Road, Concord, Washington;

- ii) 09/01187/SUB – Philadelphia Complex, Philadelphia Lane, Houghton-le-Spring.

Town and Country Planning Act 1990 – Appeals

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above for the period 1st March, 2009 to 31st March, 2009.

(For copy report – see original minutes).

- 6. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.