

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 1st JULY, 2008 at 5.00 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Blackburn, Chamberlin, I. Cuthbert, Heron, Miller, I. Richardson, J. Scott, Snowdon, Tate, Wakefield and D. Wilson

Declarations of Interest

08/01300/FUL – Land at Glebe Village House, Dryburgh, Washington

Councillor Snowdon declared a personal and prejudicial interest in the item as a resident who had previously commented on the application.

08/01378/FUL - Site of New Herrington Working Men's Club, Langley Street, New Herrington

Councillor Scott declared a personal and prejudicial interest in the item as a member of New Herrington Working Men's Club.

08/01500/FUL – 14 Park View, Hetton le Hole

08/01547/FUL – South Lodge Farm, North Road, Hetton le Hole

Items for Information

07/05522/VAR and 07/05523/MID – Eppleton Colliery, Downs Pit Lane, Hetton le Hole

Councillors Blackburn, Heron and Tate declared personal interests in the above applications as members of Hetton Town Council.

08/01617/VAR – Proposed Sports Pavilion, Staddon Way, Houghton le Spring

Councillor Blackburn declared a personal interest in the above applications as his grandson played in the Russell Foster Tyne and Wear Youth League

Councillor Cuthbert declared a personal and prejudicial interest in the above application as he had previously been opposed to the application.

Councillor Fletcher declared a personal interest in the above application as her son played in the Russell Foster Tyne and Wear Football League.

Councillor Wakefield declared a personal and prejudicial interest in the above application as he had previously objected to the application.

Apologies for Absence

Apologies were submitted to the Committee on behalf of Councillors Scaplehorn and Wake

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

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

(For copy report – see original minutes)

08/01617/VAR – Variation of condition 27 of permission 04/02864/FUL, Development of 20 no junior sports pitches at the proposed sports pavilion, Staddon Way, Houghton le Spring

The representative of the Director of Development and Regeneration advised the Committee that they had today received a further written objection to the application which raised additional issues and after seeking legal advice requested that the application be deferred to an extraordinary meeting of the Committee to allow Officers to consider and respond to the issues raised.

08/01366/FUL – demolition of existing former care home and construction of new extra care housing at The Woodlands, Oxclose Road, Washington

The Chairman welcomed and introduced Mr. Peacock, Architect to the Committee who spoke in favour of the application highlighting the following issues:-

- That this was the second phase and there were time constraints on the completion of the overall development;
- That they had agreed to work with the Country Officer to relocate the bats and have the demolition completed prior to the bats' hibernation period beginning;

- The developers would like to thank the Officers in helping them address the issue of felling 2 trees on the site; and
- That additional plants and sufficient trees would be provided on the new development.

Members were then given the opportunity of asking Mr. Peacock any questions.

08/01547/FUL – Proposed residential development of 4 no executive houses at South Lodge Farm, North Road, Hetton le Hole

The Chairman welcomed and introduced Mr. Le Blond, Applicant to the Committee who spoke with regard to the above application and made the following points in favour of the proposed development:-

- That he had previously been given the go ahead for the development by Council Officers;
- That this site is brownfield as it used for keeping horses and horse related activity;
- That the actual site is bigger than that shown on the plans provided;
- That a new access road is not needed as permission was granted for the road in 2002; and
- That the development would not contribute to further highway safety or accident issues.

Members were then given the opportunity of asking Mr. Le Blond any questions.

The representatives of the Director of Development and Regeneration responded to the issues raised by Mr. Le Blond.

Following discussions Members felt it may be beneficial to defer consideration of the application until a site visit had been undertaken.

Members having considered the report and supplementary report at the meeting, it was:-

1. RESOLVED that:-
 - (i) 08/01300/FUL – Demolition of existing building and construction of 14 houses and 9 apartments at Land at Glebe Village House, Dryburgh, Washington

The application be delegated to the Director of Development and Regeneration to either:-

- (1) grant planning permission subject to the completion of a Section 106 agreement to secure a financial contribution towards children's play provision at either Glebe Park or Princess ann park, in lieu of on site provision by 2nd July, 2008 or such other date as is agreed by the Director of Development and Regeneration, and subject to the seventeen conditions as set out in the report; or
- (2) refuse permission should the legal agreement not be completed by 2nd July, 2008, or such other date as is agreed by the Director of Development and Regeneration on the grounds that the development does not make adequate provision for children's play, contrary to the requirements of policy H21 of the adopted UDP.

- (ii) 08/01366/FUL – Demolition of existing former care home and construction of new extra care housing at The Woodlands, Oxclose Road, Washington

The application be approved, for the reasons set out in the report and subject to the fourteen conditions as outlined in the report.

- (iii) 08/01378/FUL – Erection of 36 apartments at the site of New Herrington Working Mens Club, Langley Street, Houghton le Spring

The application be withdrawn.

- (iv) 08/01425/FUL – Comprehensive regeneration / redevelopment at land at Philadelphia Complex, Philadelphia Lane, Newbottle, Houghton le Spring

The application be withdrawn.

- (v) 08/01426/LBC – Comprehensive regeneration / redevelopment at land at Philadelphia Complex, Philadelphia Lane, Newbottle, Houghton le Spring

The application be withdrawn.

- (vi) 08/01470/LAP – Erection of three storey school building at Biddick School Sports College, Biddick Lane, Washington

The application be withdrawn.

- (vii) 08/01500/FUL – Erection of a detached building at 14 Park View, Hetton le Hole

That the application be refused for the five reasons as set out in the supplementary report.

- (viii) 08/01547/FUL – Proposed residential development comprising of 4 no 4 bed executive houses at South Lodge Farm, North Road, Hetton le Hole

Upon being put to the vote and seven Members voting in favour, it was agreed that the application be deferred for decision to allow a site visit to be undertaken.

- (ix) 08/01617/VAR – Variation of condition 27 of permission 04/02864/FUL at the proposed sports pavilion at Staddon Way, Houghton le Spring

The item be deferred to allow Officers to consider and respond to further objections.

- (x) 08/02454/LAP – Erection of 6 no Temporary accommodation units at Biddick School Sports College, Biddick Lane, Fatfield, Washington

The application be approved in accordance with regulation 3 of the Town and Country Planning General regulations 1992 and subject to the four conditions as set out in the report.

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 May, 2008 to 31st May, 2008.

(For copy report – see original Minutes)

2. RESOLVED that the report be received and noted.

(Signed) FLETCHER,
Chairman.