

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on WEDNESDAY, 26th FEBRUARY, 2014 at 4.45 p.m.

Present:-

Councillor Thompson in the Chair

Councillors Davison, Heron, Lauchlan, Padgett, Richardson, Scott, Tate, Wakefield, Walker and Wood

Declarations of Interest

Councillor Tate made an open declaration in the items for information on the agenda in any applications that were relevant to the Hetton area, as a member of Hetton Town Council who was a consultee on those applications.

Councillors Tate and Walker declared a DPI in application 13/04116/FUL – Refurbishment of existing bungalows at Roche Court and Wenlock as a Member of the Gentoo Sunderland Limited Board and as an employee of Gentoo respectively.

Apologies for Absence

Apologies for absence were given for Councillors Blackburn and Scaplehorn.

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

The Deputy Chief Executive submitted a report (copies circulated), which related to 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 Regulations made thereunder.

(for copy report – see original minutes)

13/02636/VAR – Variation of condition 17 (opening hours) for previously approved application 04/02864/FUL (Construction of 20 no. pitches with associated changing pavilion, outdoor store and car parking. Also stopping up and change of use of footpath no. 60 to landscaped area.) for use 3 afternoons per week from 1:30pm until 3:30pm and during the week but not restricted to use by schools. On light nights the facility is offered for training

purposes from 4:00pm until 8:00pm on Monday to Friday, pitches being cleared by 9:00pm. Weekends the facility is to be used by the Russell Foster Youth League teams from 8:30am to 2:00pm Saturday and 9:00am to 2:00pm Sunday. During school holidays use is permitted from 9:00am until 9:00pm on all days. In addition, no more than 6 pitches will be used at any one time during the above hours at The Russell Foster Football Centre, Staddon Way, Houghton-le-Spring, DH4 4WL

The Chairman advised that Councillor Sheila Ellis was in attendance at the meeting and wished to speak in objection to the application and also informed the Committee that a written objection from TWAG had been received which was read out for the Committee to consider in their deliberations.

He informed Members of the Committee that the principle of the development would not be under consideration at this meeting and that focus should be given only to the variation of hours that was before them as part of this application.

Councillor Ellis addressed the Committee on behalf of local residents and expressed the misery that they faced since the development had been opened due to the increase in traffic and noise in the area. She explained that the site was surrounded on two sides by residential housing and that residents had concerns over their peace of mind and peace and quiet in the area which was a priority for them and they asked for the Committee to support them. She advised that the noise was one which 'surged' rather than a consistent noise and any extension in hours would make problems already experienced far worse.

Councillor Wakefield commented that he lived close to the site and that the reduction had had a big difference but that there were still issues with regards to parking and traffic measures due to people parking with no consideration for others to try and get away from the site quickly following football games / training. He also referred to a previous sound bund that had been in place and asked if it could be considered that this be replaced as a condition.

The Planning Officer advised that any bund that had been in place previously was not as part of a condition on the planning application and may have only been in place informally as the site was being developed and then removed once works were complete. There was no condition in place and no grounds for putting a condition similar to that discussed on the planning approval.

With regards to traffic management in the area, some restrictions had been put in place and yellow lines along Coley Lane and Staddon Way had been considered but no agreement could be met to a suitable scheme with all of the residents. The Committee were also advised that having looked at the accident register for that area no accidents had been recorded within the last five years.

Members having fully considered the application, and having had their questions answered, it was:-

1. RESOLVED that the application be approved for the reasons as set out in the report and subject to the three conditions detailed therein.

13/03217/VAR – Variation of condition 22 (hours of operation 7am-7pm) attached to planning application 11/02076/FUL (Redevelopment of campground waste transfer station including: waste reception building, storage facilities, staff site office, visitors centre, wind turbine, car parking and associated infrastructure and landscaping.) to allow opening hours to be extended up until 7:30pm at Campground Refuse Disposal Works, Springwell Road, Springwell, Gateshead, NE9 7XW

The representative of the Deputy Chief Executive presented the report in respect of the application, summarising the planning issues around the principle of the development and advising that the item was originally heard at this Committee on 30 January, 2014 where it had been deferred pending the provision of additional information regarding the requirement / desire to extend the permitted operating hours of the facility.

The Planning Officer also advised that in hindsight the original application for the development should have requested the hours of operation were 7:00am – 7:30pm as required by the contract signed in 2010 between Gateshead Council, South Tyneside Council and Sunderland City Council and the operators. Unfortunately, this had not been the case and this was the reasoning for the extension in hours being applied for now and was in no way an attempt to increase hours of operation incrementally.

The Chairman welcomed Mr. Alan Barber and Mr. Kris Furness, Assistant Planning Manager at SITA to the Committee who wished to speak in objection and in favour of the application, respectively. Ms. Anna Bell, Regional Manager SITA was also in attendance to answer any questions regarding operations which Members may raise.

Mr. Barber, spoke in objection to the application stating that he would continue to dispute the need for the extension in opening hours as his investigations had found that all waste reception sites closed at 5:00pm and therefore there was no physical need to have the site opened up to 7:30pm for the emptying of skips.

He stated that residents were not in support of the extension of hours and that their concerns and issues should be taken into account. The extension to hours would see families lives interrupted by the noise of wagons and would fall just at the time that small children would be put into bed. The extension to opening hours would adversely affect the amenity of the area and he asked the Committee to refuse the application.

Mr. Furness spoke briefly in favour of the application advising that the waste reception sites worked at two different times, winter months until 6:00pm and in the summer months until 8:00pm. He informed the Committee that the site would only need to be opened until 7:30pm at the busiest times of year and not all year round.

Members having fully considered the application, and the representations made, it was:-

2. RESOLVED that the application be granted approval for the reasons as set out in the report and subject to the twenty three conditions as detailed therein.

13/03744/FUL – Substitution of house types of Plots 1-10 of planning application 08/03987/REM at site of former Cape Insulation, Barmston Road, Washington

The representative of the Deputy Chief Executive presented the report in respect of the application as set out in the main body of the agenda and the report for circulation, summarising the planning issues around the principle of the development.

Members having fully considered the report within the agenda, it was:-

3. RESOLVED that the application be delegated to the Deputy Chief Executive who is minded to approve the application subject to no representations being received raising issues that have not been considered within the report, the expiry of the consultation period and the signing of the Deed of Variation, for the reasons as set out in the report and subject to the ten conditions detailed therein.

13/04116/FUL – Refurbishment of existing bungalows at Roche Court and Wenlock to include changing the existing flat roofs to pitched. Existing open space including three parking bays adjacent to central garages to house a district heating energy centre works to include stopping up of public highways. (Amended Plans received 14.01.2014)

The representative of the Deputy Chief Executive presented the report in respect of the application, summarising the planning issues around the principle of the development.

The Chairman welcomed Mr. Mounter and Mr. Patterson to the Committee who wished to speak in objection to the application and also Ms. Rebecca Marshall who wished to speak on behalf of the applicant.

Mr. Mounter stated that there were some significant errors in the report on the agenda for the application and referred the Committee to page 36 of the agenda whereby the report stated that the current interrelationship of the property was 14 metre although by his own measurements it was only 7.8 metres. He also referred to the small increase in height from 2.8 metres to 4.9 metres, a difference of 2.1 metres in height, 75% greater than the original height which he did not consider to be a small increase, although he did acknowledge that as Thetford was on a small incline there would be some change dependant upon the property it was referred to.

He explained that the worst property affected by the developments would be no. 32 as they would be subject to the greatest increase in height due to its positioning. He

stated that if these houses were new build then the guidance would recommend that the properties were twice the distance from each other than they were now to be acceptable, yet the report claims that it is considered a small increase in height with no effect.

Mr. Mounter then referred to page 35 of the agenda and the reference to heat loss from the bungalows and explained that if he opened the blinds in his bedroom, which looked directly out onto the properties, there was often frost remaining on the roofs and therefore this evidence did not show that was any major heat loss through the roof and therefore no need for the installation of pitched roofs.

Mr. Patterson also spoke in objection to the application, but advised that he did support the development overall and the positive impacts it would have but not at the result of his own property and life being adversely effected as once the pitched roofs were installed he would have to look out onto a gable end and lose the natural light into his windows.

He explained that only 39 Wenlock would have a huge impact on the residents of Thetford as a pitched roof would block light into his property.

Ms. Marshall of Gentoo advised that there was significant heat loss from the properties and the roofs at present as they were non insulated so needed to be improved which would be the case following the pitched roofs and loft insulation being installed. She explained that the extra 2.1 metre height of the roof would be at 20° pitch which would minimise the impact on surrounding properties as much as possible.

Members queried the distances as set out in the report and the Planning Officer confirmed that they had distance as 11 metre to the rear and 8 metre to the off shot and the guideline of 14 metre was only relevant for new build developments.

When asked if a HIP roof had been considered, Ms. Marshall advised that to protect themselves against energy price rises, and be better for the environment, the intention was to install solar panels on the roofing which is why the option of a pitched roof had been decided upon.

Members having fully considered the report and representations put to the Committee, it was:-

4. RESOLVED that the application be deferred to allow a site visit and further investigations to be undertaken.

13/04444/FUL – Residential development comprising 43 no. dwellings and associated access, infrastructure and landscaping at land south east of Pattinson Road, Pattinson Industrial Estate, Washington

5. RESOLVED that the application be deferred for further consultation and a site visit to be undertaken.

Items for Information

6. RESOLVED that site visits be undertaken to the following applications:-
- 14/00192/FUL – Unit 9, Mercantile Road, Rainton Bridge Industrial Estate, Houghton-le-Spring; and
 - 13/04024/FUL – Our Lady Queen of Peace RC School, Church and Presbytery, Station Road, Penshaw.

Delegated List

7. RESOLVED that the items delegated to the Deputy Chief Executive be received and noted.

Town and Country Planning Act 1990 – Appeals

8. RESOLVED that the appeals received and determined be received and noted.

(Signed) G. THOMPSON,
Chairman.