

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY, 28th NOVEMBER, 2013 at 3.30 p.m.

Present:-

Councillor Thompson in the Chair

Councillors Davison, Heron, Lachlan, Padgett, Richardson, Scaplehorn, Wakefield, Walker and Wood

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were received from Councillors Blackburn, Heron, Scott and Tate

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

The Deputy Chief Executive submitted a report and supplementary report (copy 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)

11/01066/SUB – Provision of 176 space car park at land at Campground, Springwell Road, Springwell, Gateshead

1. RESOLVED that the application be deferred to allow further information from the applicant to be received and considered.

At this juncture the Chairman proposed that the fourth planning application be considered next on the agenda to allow those parties present to leave following its consideration.

13/02714/FUL – Construction of a multi-screen cinema and up to 6 no. use class A1-A5 units with associated hard and soft landscaping, servicing and amendments to existing footpath and car park including the stopping up and diversion of footpath and closure of the existing subway and provision of alternative pedestrian crossing point at Cheviot House and adjoining land, Washington Town Centre, Washington, NE37 1HE

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. Graeme Connell, Colliers International to the meeting who had requested to speak in favour of the application and answer any questions from the Committee on behalf of the applicant.

Mr. Connell addressed the Committee advising that following a site visit by Members some concerns had been raised over trees at the site and ecology and pedestrian highways. Following further discussions works on the applications had been carried out to address those issues Members had.

With regards to trees and ecology, Mr. Connell advised that a number of trees would be lost to allow for the building of the development but that the benefits brought about by redeveloping would outweigh the benefits currently provided by the trees. In relation to ecology information had been submitted to the Council and had been considered broadly acceptable.

In relation to Highways, Mr. Connell advised that the majority of the issues had been pedestrian related and that now the technical information had satisfied Officers that they met standards to operate safely. It was explained to Members that maintenance of the highways would fall to the Galleries management to be responsible in monitoring and introducing changes if any issues arise.

Members continued to raise concerns over access to the proposed development and were advised that islands would be installed to help alleviate pedestrian crossings but that these would not be controlled crossing as they did not meet the standard necessary for them. The large lamp that was currently situated at the roundabout near to the site would either remain or be resituated further along the road but the level of illumination would remain.

Members having fully considered the report, it was:-

2. RESOLVED that the application be delegated to the Deputy Chief Executive who is minded to approve the application subject to the satisfactory resolution of the outstanding matters and the twenty one conditions as set out in the report and any other conditions deemed necessary in respect of the outstanding matters.

13/02435/FUL – Extension to existing factory unit and associated car parking (Amended description 12.11.2013) at 3-4 Sedling Road, Wear, Washington, NE38 9BZ

Members having fully considered the application, it was:-

3. RESOLVED that the application be granted consent for the reasons as set out in the report and subject to the nine conditions as detailed therein.

13/02621/LAP – Erection of new leisure centre, comprising pool hall, sports hall, squash courts, trampoline hall, fitness suite, exercise studio, spinning room, changing rooms and associated admin rooms. 6 no 5 aside football pitches and 100 car parking spaces. Stopping up and diversion of footpath at Washington Leisure Centre, Washington Town Centre, Washington, NE38 7SS

4. RESOLVED that the application be granted consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 for the reasons as set out in the report and subject to the twenty three conditions detailed therein.

Items for Information

5. RESOLVED that:-
 - 10/02944/FUL – Down at the Farm, Haining Law Farm, Stonegate – the application be removed from the matrix as it is now disposed;
 - 13/01617/FUL – Land East of Gillas Lane, Houghton-le-Spring – that the application be referred to Planning and Highways Committee as the application is of city wide, strategic importance;
 - 13/02265/OUT – Land to rear of Springwell Village Club/ Fence to side garden of 6 Westfield Crescent, Springwell – that a site visit be undertaken and update emailed to Committee Members.

Town and Country Planning Act 1990 – Appeals

6. RESOLVED that appeals received for 1st to 31st October, 2013 be received and noted.

(Signed) G. THOMPSON,
Chairman.