

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 25th NOVEMBER, 2008 at 5.00 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Chamberlin, Heron, Scaplehorn, Snowdon and D. Wilson

Declarations of Interest

There were no declarations of interest received.

Apologies for Absence

Apologies for absence were submitted to the Committee on behalf of Councillors Blackburn, I. Cuthbert, Miller, I. Richardson, J. Scott, Tate, Wake and Wakefield.

Application 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 Council upon applications made under the Town and Country Planning Acts and Regulations made thereunder. The Chairman deferred the start of the meeting by 5 minutes to allow Members the opportunity to read the supplementary report.

(For copy report – see original minutes).

08/03445/FUL – Change of use from Snooker hall (use class D2) to public house (use class A4). Including external alterations to existing building, erection of bin store and access ramp and creation of pavement café and external landscaped area (amended description 24.9.08)

Mr McGlinchey, an objector, spoke on the application and raised the following points:-

- There were already 12 pubs and 4 clubs in the area and he felt that this was an appropriate number, any more would cause suffering for the existing businesses.
- There was limited parking available in the area with the Co-op supermarket only allowing parking for 2 hours and the car park at the library regularly being full. This led to illegal parking in the area which would be increased if the permission was granted.
- The residents of Station Road and Houghtonside had not been consulted
- The development would bring drinkers in from other areas and with the cheap drink offered by the applicant the existing Anti Social Behaviour problems would be compounded.
- Concerns were raised by residents over how quickly the planning process had happened
- A survey of over 200 people had been carried out and 90 percent of these had not wanted the development to take place.

Mr Tindle, an objector, also spoke on the application and commented that there were already problems with crime and disorder in the area and he felt that the development would cause additional problems.

The representative of the Director of Development and Regeneration provided responses to the above points.

The Members then commented and asked questions and the representative of the Director of Development and Regeneration provided responses to the points raised.

The Representative of the Director of Development and Regeneration also advised of the following additional conditions to be attached to the planning consent:

9. Notwithstanding the approved plans, no vehicles shall be parked within the curtilage of the premises at any time, unless otherwise first agreed in writing with the City Council in its capacity as Local Planning Authority, in the interests of highway safety and to comply with policy T14 of the UDP.

10. Notwithstanding the approved plans, precise details of the proposed external drinking area and pavement cafe shall be submitted for the written approval of the City Council in its capacity as Local Planning Authority. For the avoidance of doubt, the details submitted shall include: a site plan to a scale of 1:100 indicating the exact area to be used for external drinking to the west of the building (which shall not exceed 60 sq. metres in area) and the pavement cafe to the front of the building; plans and elevations to a scale of 1:50 or 1:100 depicting the means of enclosure of the external drinking area and pavement cafe; a written schedule of any levelling or excavation works considered necessary and an existing and proposed section plan to a scale of 1:50 or 1:100 displaying the proposed changes in ground level; and details of the materials to be used in the flooring of the external drinking area and pavement cafe. The development shall then be carried out in complete

accordance with the approved details in order to maintain visual amenity and highway safety and comply with policies B2 and T14 of the UDP.

11. No tree shown to be retained on the approved plans shall be lopped, topped, cut down, uprooted or destroyed without the written approval of the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.

It was then:-

1. RESOLVED that:-

- (i). 08/03289/FUL – Erection of “extra care” facility for the elderly comprising 50 apartments with associated communal facilities and car parking.

The decision be delegated to the Director of Development and Regeneration to approve the application subject to no objections being received from English Nature and subject to the number conditions subject area to be determined by the Director of Development and Regeneration following the expiry of the period for the receipt of representations.

- (ii). 08/03445/FUL – Change of use from snooker hall (use class D2) to public house (use class A4), including external alterations to existing building, erection of bin store and access ramp and creation of pavement café and external landscaped area (amended description 24.9.08)

The application be approved for the reasons set out in the report and subject to the eight conditions stated in the report and the additional three conditions set out above.

- (iii). 08/03582/OUT – Application for outline planning permission for the erection of a B8 distribution unit (up to 10,000 m² in size), including detailed permission for means of access, including stopping up and diversion of public footpath and bridleway.

The decision be delegated to the Director of Development and Regeneration to approve the application for the reasons set out in the report and subject to the 25 conditions set out therein and two additional conditions relating to the prevention of flooding, to be agreed with the Environment Agency and subject to no adverse comments being received from the County Archaeologist.

- (iv). 08/03761/LAP – Proposed infill extension to existing buildings for storage

Consent be Granted in accordance with Regulation 3 of the Town and Country Planning Regulations (1992) for the reasons set out in the report and subject to the three conditions set out therein.

- (v). 08/03872/FUL – Refurbishment of the Galleries Shopping Centre comprising a new glazed roof above the central mall of the shopping centre. A canopy in front of the east entrance. New entrances to the north, southwest and southeast entrances.

The application be approved for the reasons set out in the report and subject to the three conditions therein.

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 September, 2008 to 30th September, 2008.

(For copy report – see original minutes).

2. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.