

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 30TH MARCH, 2010 at 5.30 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Charlton, Cuthbert, Heron, Miller, Morrissey, I. Richardson, Snowdon and Wakefield

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Chamberlin, Copeland, Scaplehorn and J. Scott.

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

The Deputy Chief Executive submitted a report and 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).

09/04816/FUL – Erection of materials recycling facility and service yard, (amendment to previously approved application 07/06662/FUL, to accommodate alteration to built form of development), Monument Park, Plot 8C, 1 Pattinson, North Pattinson Road, Pattinson Industrial Estate, Washington.

1. RESOLVED that the application be approved, subject to the 18 conditions as set out in the report.

10/00279/FUL – Amendment to existing planning permission 07/01517/FUL to replace 17 dwellings with 16 dwellings. Land at Lambton Lane, Houghton-le-Spring.

2. RESOLVED that the application be delegated to the Deputy Chief Executive to either:-

- i) Grant permission subject to the 16 conditions set out in the supplementary report and subject to completion of a Section 106 Agreement by 28th April, 2010 or such other date as is agreed by the Deputy Chief Executive.
- ii) Refuse permission should the legal agreement not be completed by 28th April, 2010 or such other date as is agreed by the Deputy Chief Executive.

10/00447/FUL – Change of use from old garage/barn to residential dwelling to include single storey extension to front, increase in height of building to provide second storey and various alterations to all elevations (amended description, 26/02/2010), Garage/Barn/Store to Rear of 1-3 Doxford Avenue, Hetton-le-Hole, Houghton-le-Spring, DH5 9PX.

Mr. Rudkin spoke against the application and stated that Mr. Ruddick, the applicant, did not own the passageway as previously stated, that the land was owned by his father as detailed in the deeds.

Mr. Rudkin also stated that there were drainage and access issues to the development.

Steve France, Principal Planner, advised that any dispute over land ownership was for the civil courts to determine, not for Members' consideration, and that officers' recommendation was to reject the application, based on the issues stated in the report and circulatory report.

As the applicant, Mr. Ruddick informed the Committee:-

- The deeds had been checked by the Land Registry and that he owned the land in question.
- The deeds stated no easements, gates or access.
- The building was already there and needed to be developed.
- The unusual design of the application was to keep the height to a minimum so as not to block neighbouring views.
- He took exception to the claim of lack of amenity and there would be a number of windows providing a huge amount of light.
- All works could be carried out internally so as not to disturb surrounding neighbours.

Mr. France advised as previously stated, the land ownership was a matter for the Courts and did accept that the building was already there but it was officers' opinion that changing the use to a house would affect neighbours and would not fit in with the area.

In relation to the amenity, Mr. France advised that the proposed application did not provide a good outlook as all windows relied upon surrounding neighbours' gardens. All works may have been able to be completed internally but any subsequent maintenance would be problematic so there was still a number of adverse impacts on the surrounding properties and the street scene.

Councillor Wakefield entirely agreed with the officers' recommendation and also raised concerns over the access to the development.

Councillor Miller commented that there was only 8 properties in that street and 8 letters of objection had been submitted. He agreed with officers' recommendation that the application was inappropriate.

3. RESOLVED that the application be refused for the reasons set out in the report.

10/00522/LAP – Erection of single storey extension to east elevation, minor changes to windows and doors to east and west elevations and a series of new footpaths. Biddick School Sports College, Biddick Lane, Fatfield, Washington NE38 8AL.

4. RESOLVED that the application be approved subject to Regulation 3 of the Town and Country Planning General Regulations 1992 and to the 8 conditions set out in the supplementary report.

Items for Information

10/00472/VAR – Avon Crescent, Fence Houses, Houghton-le-Spring – Variation of Condition 2 (approved plans) attached to planning application 07/00131/LEG "33 new dwellings with the stopping-up of roads and footpaths on Avon and Thames Crescent".

Councillor Miller requested that a site visit be undertaken.

The Chairman requested that Members attend the site visits when arranged.

5. RESOLVED that a site visit be undertaken to application 10/00472/VAR – Avon Crescent, Fence Houses, Houghton-le-Spring.

Town and Country Planning Act 1990 – Appeals

The Deputy Chief Executive submitted a report (copy circulated) concerning the above for the period 1st February, 2010 to 28th February, 2010.

(For copy report – see original minutes).

6. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.