

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY, 31ST JANUARY, 2013 at 5.45 p.m.

Present:-

Councillor Thompson in the Chair

Councillors Blackburn, Heron, Lauchlan, Padgett, Richardson, Scaplehorn, Scott, D. Snowdon, Tate, Wakefield and Wood

Declarations of Interest

12/00014/SUB – 2 Woodbine Cottages, Springwell, Gateshead

Councillor Scaplehorn declared an interest in the application as he had previously been involved with a similar application for the site and felt that having shown his support for the objectors at that time it may be conceived that he had predetermined his decision on this application.

Items for Information

11/02362/OUT – Eppington Ltd, Land at North Road, Hetton-le-Hole, Houghton-le-Spring

12/03140/FUL – Site of Former Broomhill Estate, Hetton-le-Hole

12/03142/FUL – Land to the East of Former Broomhill Estate, Hetton-le-Hole, Houghton-le-Spring

12/01125/OUT – Coal Bank Farm, Weardale Street, Hetton-le-Hole, Houghton-le-Spring

Councillor Tate made an open declaration in the above applications as a member of Hetton Town Council who were a consultee in the applications and as a Council appointed Director on the applications with regards to the former Broomhill Estate.

Apologies for Absence

There were no apologies for absence received.

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 Council, upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(for copy report – see original minutes)

At this juncture the Chairman suggested that application 12/03113/FUL be considered first as the applicant was in attendance for that item.

12/03113/FUL – Erection of 39 no dwellings (Use Class C3), landscaping, parking and associated highways works at land off Pattinson Road, Pattinson Industrial Estate, Washington

The representative of the Deputy Chief Executive presented the application as set out in the body of the supplementary report, advising that following negotiations there would now be four units of affordable housing included within the development.

Members were also informed that Children's Services had identified a requirement for 5.1 additional school places and as a result of this the applicant had agreed to enter into a Section 106 agreement towards the provision of six additional school places at either JFK or Barmston Primary School.

Councillor Padgett commented that he was greatly in favour of the proposed development and asked if there had been any representations made from nearby residents or Northumbrian Water during the consultation process. The Officer advised that Northumbrian Water had raised some concerns over concerns received from residents in close proximity to the Washington Sewage Treatment Works but that these were not a day to day occurrence and it was not considered that the works had been or are a statutory nuisance.

Furthermore, it was acknowledged that new housing may well lead to additional complaints but that should an odour problem occur then the existing householders located in Teal Farm would continue to complain, therefore the proposed additional housing may add to the pressure, but not to the need, to address any odour problems if and when they occur.

Members having fully considered the application, it was:-

1. RESOLVED that the application be delegated to the Deputy Chief Executive who is minded to approve the application subject to any conditions considered necessary and the completion of an agreement under the Section 106 of the Act.

12/02959/FUL – Erection of 2160m² storage building (Part Retrospective) at Nissan Motor Manufacturing (UK) Limited, Washington Road, Usworth, Sunderland, SR5 3NS

The application having been fully considered, it was:-

2. RESOLVED that the application be approved for the reasons as set out in the report and subject to the nine conditions therein.

12/03106/LP3 – Relocation of existing skate park to consist of skate ramps and new concrete base. Reinstatement of the site of existing skate park to grass. Stopping up of existing footpaths and creation of new footpaths at land to the south of the Washington Leisure Centre, Washington New Town, Washington

The representative of the Deputy Chief Executive presented the application as set out, highlighting that an amendment was required where the report referred to the access between Albany, Biddick and the Galleries it should actually refer to the access between Lambton, Biddick and the Galleries.

In response to a query from Councillor Scaplehorn regarding the resiting of CCTV equipment at the skate park, the Officer advised that there would be the same amount of CCTV cameras that would cover the same area.

Members having considered the application, it was:-

3. 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 seven conditions therein.

12/03723/FUL – Change of use of agricultural land to kennels and erection of timber building to accommodate ten dogs at land adjacent to Dean Croft Bungalow, Warden Law, Houghton-le-Spring, DH5 8LX

Members were reminded that the site visit scheduled for Friday, 25 January, 2013 to this site had been cancelled due to adverse weather conditions. Therefore, the representative of the Deputy Chief Executive recommended that this application be deferred until such a time it was possible to re-arrange the site visit.

4. RESOLVED that the application be deferred for the reasons as set out.

12/00014/SUB – Erection of two storey detached property at 2 Woodbine Cottages, Springwell, Gateshead

Members having considered the information in the supplementary report, it was:-

5. RESOLVED that the application be deferred to allow a site visit to be undertaken.

Items for Information

6. RESOLVED that the following site visits be undertaken:-

- (i) 12/02310/HYB – Land at Philadelphia Complex / Philadelphia Lane, Houghton-le-Spring.

Town and Country Planning Act 1990 – Appeals

7. RESOLVED that appeals received and determined for 1st to 31st December, 2012 be received and noted.

(Signed) G. THOMPSON,
Chairman.