

**At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 1<sup>st</sup> APRIL, 2008 at 5.00 p.m.**

**Present:-**

Councillor G. Miller in the Chair

Councillors Carthy, I. Cuthbert, D. Forbes, Foster, Lawson, J. Scott, Sleightholme, Tate and Wakefield

**Apologies for Absence**

Apologies were submitted to the Committee on behalf of Councillors Chamberlin, J. Stephenson, J. Walker and J. Walton

**Declarations of Interest**

08/00030/FUL – Land to the rear of 10 Neil Street, the former Batcave Public House and 63 Pemberton Bank

08/00172/FUL – Kenton House, Colliery Lane, Hetton Le Hole

08/00530/FUL – Kenton House, Colliery Lane, Hetton Le Hole

Items for Information

07/05522/VAR - Eppleton Colliery Downs, Pit Lane, Hetton le Hole, Houghton Le Spring

07/05523/MID - Eppleton Colliery Downs, Pit Lane, Hetton le Hole, Houghton Le Spring

Councillor Tate declared a personal interest in the above applications as a Member of Hetton Town Council, which is a consultee.

**Application made under the Town and Country Planning Acts and Regulations made thereunder**

The Director of Development and Regeneration submitted a report, supplementary report and a report for circulation (copies circulated) which

related to the 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 the Regulations made thereunder.

(For copy report – see original minutes)

**08/00030/FUL – Erection of residential development comprising 70 units at Land to the Rear of 10 Neil Street, the former Batcave Public House and 63 Pemberton Bank**

Mr. Ian Lyle, a representative of Persimmon Homes, the developer of a site adjacent to the application site, spoke with regard to the above Planning Application and made reference to the fact that although they were not objecting to the application, they did have concerns over how the commuted sums payable under the proposed Section 106 agreement had been calculated and whether this was fair and proportionate in light of the proposed contributions payable by them under the Section 106 agreement in connections with the adjacent site. He asked that Members defer consideration of the item until the issue was clarified.

Members were then given the opportunity of asking Mr. Lyle any questions and the representative of the Director of Development and Regeneration responded to the issues raised. He advised that the Council had sought to ensure the respective contributions are commensurate to the size of each development and the same mechanisms had been applied.

**08/00129/FUL – Construction of new service centre at Land at Mandarin Way, Pattinson Ind Est, Washington**

Mr. Grey, resident of Barmston Cottage, spoke with regard to the above Planning Application and made reference to the fact that he was one of five residents of the Low Barmston Farm hamlet who had initially objected to the development and raised a number of concerns. Mr. Grey commented that following receipt of the ecological survey that had been carried out, he felt that his concerns had been covered adequately and he was now satisfied with the development proposals.

**08/00530/FUL – Change of use from vacant premises to garage / workshop, Kenton House, Colliery Lane, Hetton Le Hole**

Mr. Roxby, applicant, spoke with regard to the above Planning Application and made reference to the following points in support to the proposed development:-

- He was looking to upgrade his present garage business;
- He had purchased the premises and was clearing them out;

- Ample parking for customers was available on the side of the site off-street, which would not cause any obstruction; and
- Access was available to the site from Station Road, i.e. through the back lane.

Members were then given the opportunity of asking Mr. Roxby, any questions and the representative of the Director of Development and Regeneration responded to the issues raised by.

**08/00802/LAP – Erection of a motor vehicle workshop and associated external works, Harraton Vocational Training Centre off Firtree Avenue, Sunderland**

Ms. Wendy Crow, resident of Firtree Avenue, spoke with regard to the above Planning Application and made reference to the following points in objection to the proposed development:-

- The development was of a two storey design and similar applications by residents of Firtree Avenue had been refused;
- Excess noise and smells would be emitted from the proposed workshop;
- Problems with disposal of waste materials which were already not disposed of correctly;
- The structure being too large and visible within a residential setting;
- The site is currently unsecured;
- The proposal would intensify the use of the site without any provision being made for additional car parking, including buses and coaches that drop off pupils and remain on the premises all day; and
- Existing problems with disruption caused by those attending the centre increasing as a result of the increase in attendance.

Members were then given the opportunity of asking Mr. Roxby, any questions and the representative of the Director of Development and Regeneration responded to the issues raised by.

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

1. RESOLVED that:-

- (i) 08/00030/FUL – Erection of residential development comprising 70 units at Land to the Rear of 10 Neil Street, the former Batcave Public House and 63 Pemberton Bank

The application be delegated to the Director of Development and Regeneration to either:-

- (i) grant planning permission subject to completion of a Section 106 agreement by 14<sup>th</sup> April, 2008, or such other date as is agreed by the Director of Development and Regeneration; or
  - (ii) refuse permission should the legal agreement not be completed by 14<sup>th</sup> April, 2008, or such other date as is agreed by the Director of Development and Regeneration; or
  - (iii) refuse permission if the design of the apartment block had not been satisfactorily resolved by 14 April, 2008.
- (ii) 08/00129/FUL – Construction of new service centre at Land at Mandarin Way, Pattinson Ind Est, Washington

The application be approved for the reasons set out in the report and subject to the sixteen conditions as outlined in the supplementary report;

- (iii) 08/00172/FUL – Demolition of existing building and erection of 8 apartments at Kenton House, Colliery Lane, Hetton le Hole

The application be approved for the reasons set out in the report and subject to the fourteen conditions as outlined in the report for circulation;

- (iv) 08/00178/LAP – Extension of existing car park, resiting of bin store and erection of a 10 unit cycle shelter, John F Kennedy School, Station Road, Columbia, Washington

The application be granted consent under Regulation 3 of the Town and Country Planning General Regulations (1992), for the reasons set out in the report and subject to the three conditions as outlined in the report;

- (v) 08/00530/FUL – Change of use from vacant premises to garage / workshop, Kenton House, Colliery Lane, Hetton Le Hole

The application be approved for the reasons set out in the report and subject to the eight conditions as outlined in the report;

- (vi) 08/00802/LAP – Erection of a motor vehicle workshop and associated external works, Harraton Vocational Training Centre off Firtree Avenue, Sunderland

The application be granted consent in accordance with Regulation 3 of the Town and Country Planning General Regulations (1992), for the reasons set out in the report and subject to the fourteen conditions as outlined in the report plus additional conditions to address issues concerning the parking of buses and coaches, frosted glazing in those windows which overlook residential properties and on-site security measures;

Items for Information

- (vii) 08/00573/FUL – 18-20 Millers Hill, Herrington Burn, Houghton le Spring

That a site visit be undertaken to the above application (as requested by Councillor Scott); and

- (vi) 08/00849/LAP – Washington Town Centre Library, Independence Square, Washington

That a site visit be undertaken to the above application (as requested by Councillor Sleightholme).

**Town and Country Planning Act 1990 - Appeals**

The Director of Development and Regeneration submitted a report (copy circulated) concerning the above period 1<sup>st</sup> February, 2008 to 29<sup>th</sup> February, 2008.

(For copy report – see original minutes)

2. RESOLVED that the report be received and noted.

(Signed) G. MILLER,  
Chairman.