

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 18th AUGUST, 2009 at 5.30 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Charlton, Chamberlin, Copeland, I. Cuthbert, Heron, Miller, Wake and Wakefield

Declarations of Interest

09/02281/REM – Construction of a new manufacturing facility (35,250sqm) to include office and welfare block with ancillary loading bays and access road.

Councillor Wakefield declared a Personal and Prejudicial Interest as a previous employee of BAE.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Scaplehorn and Snowdon

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

The Director of Development and Regeneration submitted a report and 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 Cabinet upon applications made under the Town and Country Planning Acts and Regulations made thereunder.

(For copy report – see original minutes).

09/02281/REM – Construction of a new manufacturing facility (35,250sqm) to include office and welfare block with ancillary loading bays and access road.

The Members expressed concerns related to the level of noise created by the development. These concerns centred around:-

- The noise potentially created by the forge.

- The forge being located at the end of the site nearest to the neighbouring houses.
- The potential for noise from vehicle deliveries through the night as a result of the 24 hour operation of the site.
- Noise from forklift trucks being used throughout the night.

The representative of the Director of Development and Regeneration and the representative of BAE Systems advised that:-

- There would be noise prevention systems in place including a double skin wall around the forge; acoustic screens behind doors and the forge would only be in operation during the day.
- Noise monitoring would be carried out to ensure compliance with acceptable levels.
- There would be over 70 metres between the forge and the neighbouring houses and there was a tree screen between the site and the houses.
- Loading and unloading of raw materials would usually only take place twice per day and would only be during normal working hours.
- The forge would use new equipment which was designed to be quieter than the equipment previously used.

Councillor Miller also expressed concerns over the increased pressure on the road network and asked for clarification regarding public transport links.

The representative of the Director of Development and Regeneration advised that it had been indicated that there would be a facility for buses to turn around within the site. The site operator could negotiate with the bus operators to have services routed into the site. There would be footpath links into and through the site to reduce the walking distances to the bus stops.

1. RESOLVED that the application be approved for the reasons set out in the reports and subject to the 30 conditions set out in the supplementary report with condition 4 amended to read as follows.
 4. Notwithstanding the submitted plans, detailed scale drawings of the proposed entrance gatehouse and ancillary buildings to the rear shall be submitted to and approved in writing with the LPA. The gatehouse and ancillary buildings shall then be constructed in completed accordance with the approved details in order to achieve a satisfactory form of development and to comply with policy B2 of the UDP.

Items for Information

09/02803/VAR – Variation of condition 5 of planning permission 07/01286/FUL to allow operating of warehousing and logistics Monday to Friday to operate 0600-2200 with vehicle loading restricted to 0745-2000 Monday to Friday with no change required for Saturday, Sunday and Bank Holidays as per the original planning permission (amended description)

Councillor Miller stated that there had been complaints about vehicle movements and requested that a site visit be undertaken.

2. RESOLVED that a site visit be undertaken in respect of the following application:
 - a. 09/02803/VAR – Smithers Oasis UK Ltd, Crowther Road, Crowther, Washington, NE38 0AQ

In respect of items 4&5 on the list the representative of the Director of Development and Regeneration advised that under the Council's scheme of Delegation, applications for Reserved Matters consent are delegated matters. It was requested therefore that Members agree that the two applications for reserved matters consent for 96 and 254 residential units at Lambton Cokeworks (app nos 09/02185/REM and 09/02328/REM respectively) be determined by the Director in accordance with the scheme rather than being reported to the sub committee. The use of delegated powers would facilitate the timely determination of the application and avoid the need for an extraordinary meeting of the Sub Committee in September.

3. RESOLVED THAT applications 09/02185/REM and 09/02328/REM be determined by the Director under delegated powers.

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 July, 2009 to 31st July, 2009.

(For copy report – see original minutes).

4. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.