

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 4th OCTOBER, 2011 at 5.45 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Lauchlan, Morrissey, Padgett, D. Richardson, Tate and Thompson

Declarations of Interest

Councillor Tate declared a personal interest in application 11/02288/FUL – The HG Building, Mercantile Road, Rainton Bridge Industrial Estate, Items for Information, 11/02362/OUT – Land at north Road, Hetton-le-Hole, Houghton-le-Spring and Appeals Received 11/00010/REF – Post Office, Front Street, Hetton-le-Hole, Houghton-le-Spring as a Member of Hetton Town Council, which is a consultee in the applications.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Charlton, Scaplehorn, Scott, Tye and Wakefield.

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

The Deputy Chief Executive submitted a report (copies circulated) a supplementary report and a report for circulation, 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)

11/01963/FUL – Erection of 2 semi-detached dwellings (Amended Site Plan received 08.09.2011) at land at Public Car Park, Former Tivoli Cinema, Tivoli Buildings, Houghton-le-spring

The Chairman invited Councillor Hall to speak to the Committee who advised that she spoke on behalf of residents in objection to the application and raised the following points:-

- residents felt that their objections were given little recognition as previous applications had been granted regardless;
- another piecemeal development being undertaken in the area which had in the past left plots of land in an unruly state with nothing being done to it;
- the amenity of the car parking and green area that would be lost as a result of the development;
- boulders had already been placed across the car parking area preventing residents from using the area which showed a lack of respect and consideration;
- potentially there could be an issue on Main Street with traffic problems, especially as there was a garage parking cars on the grass verges/pavement;
- it is felt that it is an inappropriate development and residents felt that Members were fully appreciative of their concerns.

The representative of the Deputy Chief Executive advised that any previous objections to applications would have been considered on planning grounds and any relevant legislation at that time and the impact any development would have.

Councillor Tate supported the objections regarding traffic and parking issues and was advised by the Highways Officer that access to the development and in the area had been checked and there were no significant concerns.

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

11/02221/FUL – Change of use from permitted health and fitness/retail store to Class A1 non-food retail at land at the Peel Centre, Glover, Washington

The representative of the Deputy Chief Executive presented the application, advising that it had been requested to defer the application pending the submission of further information.

2. RESOLVED that the application be deferred pending the submission of further information.

11/02273/FUL – Retrospective change of use from bus depot to warehousing, distribution, and hire and sale of mobile shower units (Use Classes B2 and B8) at 10 Sedling Road, Wear Industrial Estate, Washington, NE38 9BZ

3. RESOLVED that the application be approved for the reasons as stated in the report and subject to the two conditions as set out in the report.

11/02276/VAR – Removal of condition no. 30 (construction of 5,000 sq. metres of employment floor space before the 50th house has been sold) on consent no. 06/02303/OUT (granted 07.11.2006) Land SW of Teal Farm, Barmston Road and North of Pattinson Road at site of former Cape Insulation, Barmston Road, Washington

4. RESOLVED that the application be given approval for the reasons as set out in the report.

11/02275/FUL – Substitution of house type (new nos. plots 29, 30-54, 66-81 and 107-118 resulting in a reduction of 13 unites subsequent to previously approved application reference 08/03987/REM at the site of former Cape Insulation, Barmston Road, Washington

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

- (i) approve the application subject to the signing of the deed of variation by 19th October, or such other date as might be agreed by the Deputy Chief Executive, and the resolution of the highway engineering issues;
- (ii) refuse the application on grounds related to the unsatisfactory highway layout; or
- (iii) refuse the application because the deed of variation has not been signed by 19th October on grounds related to the unsatisfactory highway layout.

11/02288/FUL – Change of use of building to mixed use comprising B2 (General Industry) and B8 (Storage and Distribution) at the HG Building, Mercantile Road, Rainton Bridge Industrial Estate, Houghton-le-Spring

6. RESOLVED that the application be given approval for the reasons as given and subject to the two conditions as set out in the report.

11/02368/FUL – Change of use to warehouse with ancillary officer accommodation (Use Class B8) at Unit 5, Stratford Road, Pattinson South, Washington, NE38 8QP

7. RESOLVED that the application be given approval for the reasons as given and subject to two conditions as set out in the report.

11/02372/FUL – Excavation of 20 metres-wide breach in existing embankment between pond and River Wear to create saline lagoon, regarding of existing embankment, removal of existing bund and installation of control structure, in-fill of upstream and downstream areas of existing pond and associated works

**at the Wildfowl and Wetlands Trust, Middle Barmston Farm, Pattinson,
Washington, NE38 8LE**

8. RESOLVED that the application be given approval for the reasons given and subject to the four conditions as set out in the supplementary report.

Items for Information

9. RESOLVED that the items for information be received and noted.

Town and Country Planning Act 1990 – Appeals

The Deputy Chief Executive submitted a report (copy circulated) concerning the appeals determined and received for the period 1st August, 2011 to 31th August, 2011.

(for copy report – see original minutes).

10. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.