

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 27TH APRIL, 2010 at 5.30 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Charlton, Heron, T. Martin, Miller and Wakefield

Declarations of Interest

10/00810/LAP – Erection of a single storey extension to front to provide covered play area and store.

Councillor Heron declared a personal and prejudicial interest in the application as a Governor of Bernard Gilpin School and withdrew from the meeting prior to discussion of this application.

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).

10/00472/VAR – 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 Snowdon stated that it was preferred that the Section 106 planning obligation monies be spent at Dubmire Primary School. At the entrance to the development there was a large mature tree, she wanted to see this tree retained.

1. RESOLVED that the decision be delegated to the Deputy Chief Executive to either:-
 - a. Grant planning permission for the reasons set out in the supplementary report subject to the 16 conditions set out therein and subject to the completion of a Section 106 agreement to secure a financial contribution towards play provision at either Dubmire Primary School or Keir Hardy play area, in lieu of on site provision by 24th May, 2010 or such other date as is agreed by the Deputy Chief Executive. Or
 - b. Refuse permission should the legal agreement not be completed by 24th May, 2010 or such other date as is agreed by the Deputy Chief Executive, on the grounds that the development does not make adequate provision for children's play, contrary to the requirements of policy H21 of the adopted UDP.

10/00520/FUL – Residential development comprising 17no. two storey dwellings with associated landscaping and parking.

Councillors Miller and Snowdon commented on the Section 106 planning obligation; there had been Strategic Initiatives Budget funding awarded to provide play provision at Holley Park and work was currently underway to install this play provision. There was a need to take this into account when deciding how to spend the Section 106 monies.

Councillor Wakefield expressed concerns over the lack of information contained in the report regarding the trees and highways implications.

The representative of the Deputy Chief Executive advised that all of the information had now been received and would be given consideration by the Deputy Chief Executive before the decision would be made. It was expected that the submissions would be acceptable however should there be problems then there would be the option for the Deputy Chief Executive to refuse to grant permission.

2. RESOLVED that the decision be delegated to the Deputy Chief Executive to either:-
 - a. Approve the application for the reasons set out in the report subject to the receipt of satisfactory drawings and the completion of the Section 106 agreement by 24th May, 2010. Or
 - b. Refuse permission should the drawings not be received or the Section 106 agreement not be completed by 24th May, 2010.

10/00810/LAP – Erection of a single storey extension to front to provide covered play area and store

3. RESOLVED that the application be approved for the reasons set out in the report and subject to the four conditions set out therein.

10/00816/LAP – Erection of a single storey extension to the eastern elevation

4. RESOLVED that the decision be delegated to the Deputy Chief Executive to grant consent in accordance with Regulation 3 of the Town and Country

Planning General Regulations 1992 for the reasons set out in the report and circulatory report subject to the three conditions set out in the circulatory report and subject to the submission of acceptable amended drawings.

10/00862/LAP – Installation of replacement windows and doors and new entrance corridor

5. RESOLVED that the application be approved for the reasons set out in the report and subject to the three conditions set out therein.

10/00896/LAP – Change of use of storage area to public tea room

6. RESOLVED that Members be minded to grant consent in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report, subject to the two conditions set out therein and subject to no objections being received by 29th April, 2010.

(Signed) J. FLETCHER,
Chairman.