

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 6th JANUARY, 2009 at 5.00 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Chamberlin, Heron, Miller, Scaplehorn, J. Scott, Snowdon, Tate and Wakefield

Declarations of Interest

Items for Information

07/05522/VAR and 07/05523/MID – Eppleton Colliery, Downs Pit Lane, Hetton le Hole

Councillors Tate and Heron declared a personal interest in both applications as a Member of Hetton Town Council.

Appeals Received and Determined

08/00051/REF – South Lodge Farm, Hetton le Hole
08/00039/REF – 8 The Bungalows, Hetton le Hole

Councillors Tate and Heron declared a personal interest in both applications as a Member of Hetton Town Council.

Apologies for Absence

Apologies for absence were submitted to the Committee on behalf of Councillors Blackburn, I. Richardson, Wake and D. Wilson

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

The Director of Development and Regeneration submitted a report together with a supplementary report and report for circulation (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).

08/03879/OUT - Demolition of existing factory unit and ancillary buildings and redevelopment of site for a mix of business, industrial and warehouse units and associated car parking and servicing area, together with hotel, public house and coffee shop. Dunlop Tyres Limited, Birtley Road, Washington.

The representative of the Director of Development and Regeneration advised Members that there would be a revision to the wording of condition 35 which would now read:

“Before each building of the development hereby approved is commenced, details of energy efficiency / renewable energy measures should be submitted to and agreed in writing by the Local Planning Authority. Such details, which shall achieve at least the equivalent of 10% of energy demand from renewable resources and the BREEAM very good rating, unless otherwise first agreed in writing with the Local Planning Authority, shall include a justification for the type of measures chosen, including estimations of energy saved / created by such measures, in the interests of sustainable development and in order to comply with policies 3 and 38 of the Regional Spatial Strategy and policies R1 and R4 of the adopted UDP”.

Councillor I. Cuthbert referred to the infrastructure of Washington which was primarily designed for access via motor vehicles and stated that the report did not mention the number of minimum car parking facilities on the site. The representative of the Director of Development and Regeneration advised that the Travel Plan had been fully assessed by the Highways Agency and by the Council's own engineers and was deemed to be satisfactory. It was hoped that the number of conditions placed on the application would ensure there was sufficient parking.

Councillor I. Cuthbert asked for clarification that the pedestrian/ footpath networks would be joined up to the public transport links. The Director's representative advised that a plan detailing enhanced pedestrian links would be agreed and implemented.

Councillor Heron raised concerns in relation to the proposed ancillary uses on the site (the inclusion of food and drink outlets and a hotel). Concerns centred on the potential that the site could be a 24 hour a day working industrial site which could impact greatly on nearby hotel residents. The Director's representative advised that condition 3 served to mitigate potential anti social behaviour emanating from the site. Condition 36 would ensure that before the development commences, a noise assessment report, which shall include the specification of any necessary mitigation measures, would be submitted. It was increasingly common for hotels to be sited next to an industrial development to provide accommodation for travelling representatives.

Councillor Wakefield appreciated that the application was outline and therefore could only give an indication of permitted development; however he expressed some apprehension in not knowing what type of industry would

eventually occupy the site. As the outline planning permission was subject to a condition that full planning details would need to be approved before building could commence and given the concerns of Members he felt it was appropriate that the final report be brought back to the Committee for consideration. The Director's representative advised that numerous conditions that had been put in place which would hopefully give reassurance in relation to the potential impact any tenants would have.

Councillor Chamberlin queried whether there was a height restriction on the development. The director's representative advised that a further condition could be put in place in relation to visual impact.

1. RESOLVED that the application be granted approval for the reasons set out in the report and subject to the forty one conditions as outlined in the report with the inclusion of the following additional condition:

42. Before the construction of any building or group of buildings is commenced on site, an assessment of its/their visual impact on the landscape and or surrounding area and measures to mitigate any adverse impacts shall be submitted to and approved in writing by the Local Planning Authority. Any agreed mitigation measures shall be implemented before the building is brought in to use in the interests of visual amenity and to comply with policy B2 of the adopted UDP.

08/04203/SUB - Erection of two storey extension, plant building and associated access and parking. St Robert of Newminster School Biddick Lane Fatfield Washington

Members raised concerns in relation to road safety issues near to the school. Mr Eric Henderson, Transportation Engineer agreed to consult with road safety colleagues regarding the concerns.

2. RESOLVED that the application be granted approval under Regulation 3 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report and subject to the two conditions as outlined in the report for circulation.

08/04182/FUL - Replacement of windows, removal of 1 No. entrance and infill with windows to match, removal of sections of curtain walling and replacement with windows to match, formation of new fire escape door to West elevation and Installation of new plant to flat roof. (PART RETROSPECTIVE). The Galleries Health Centre Washington Town Centre Washington

3. RESOLVED that the application be granted approval for the reasons set out in the report and subject to the two conditions as outlined in the supplementary report.

**08/04306/LAP - Amendments to previously approved application
08/00802/LAP for 4 additional windows at first floor level (Retrospective).
Harraton Vocational Training Centre Firtree Avenue Harraton
Washington NE38 9BA**

4. RESOLVED that the application be granted approval under Regulation 3 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report and subject to the two conditions as outlined in the report for circulation.

**08/04558/LAP - Erection of new perimeter fence and gates
(resubmission) North Washington Sure Start Elliott Terrace Concord
Washington**

5. RESOLVED that the application be granted approval under Regulation 3 of the Town and Country Planning General Regulations 1992 for the reasons set out in the report and subject to the two conditions as outlined in the report for circulation.

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 November, 2008 to 30th November, 2008.

(For copy report – see original minutes).

6. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.