

At a meeting of the PLANNING AND HIGHWAYS (WEST) COMMITTEE held remotely on TUESDAY 15TH DECEMBER, 2020 at 5.30 p.m.

Present:-

Councillor Thornton in the Chair.

Councillors Armstrong, Blackett, Fagan, Lauchlan, Rowntree, G. Walker and P. Walker.

Declarations of Interest

There were no declarations of interest

Apologies for Absence

Apologies for absence were submitted on behalf of Councillor F. Miller.

Minutes of the last meeting of the Committee held on 27th October and the extraordinary meeting held on 17th November, 2020.

1. RESOLVED that the minutes of the last meeting of the Committee held on 27th October and the extraordinary meeting held on 17th November, 2020 be confirmed and signed as correct records.

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

The Executive Director of City Development submitted a report (copies circulated), which related to the West area of the City, 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 reports – see original minutes)

The Chairman advised the Committee that in relation to application 20/01182/FUL – Erection of 13 no. residential dwellings (Use Class C3) – Land West Willows Close, Columbia, Washington, as the 17 November meeting was deferred for Member site visits, rather than adjourned, it was considered necessary for those residents who had participated in the application process to be notified of this new meeting. It was therefore recommended that the item be rescheduled to Wednesday 23 December to enable Officers to undertake this re-consultation process.

**20/00238/FUL – Creation of Reedbed habitat, Durham Wildlife Trust
Mallard Way, Houghton le Spring, DH4 6PU**

The Planning Officer representing the Executive Director of City Development outlined the proposal to Members of the Committee and the relevant material planning considerations against which the application had been assessed.

The Planning Officer updated the Committee in relation to the drainage issues advising that he had spoken with the Councils lead local flood authority and there was a great deal of common ground that existed between the applicants' drainage engineer and the lead local flood authority. The outstanding matter related to how surface water flows would be managed and from that discussion, Officers are confident that there were solutions to this and should be able to reach a resolution on these matters in the very near future.

With this in mind the recommendation was as stated in the report to grant permission subject to the conditions albeit with resolution that outstanding drainage matters delegated back to Officers before the issuing of the decision notice.

In response to Councillor G. Walkers query, The Planning Officer advised that he would make further investigations into what the "other priority species of fauna" as mentioned in the report was and provide details to Councillor Walker directly.

Councillor Rowntree wished to clarify that the application was in the Hetton Ward rather than the Hetton-le-Hole Ward.

Councillor Armstrong commented that this application had his full support and he hoped all Members could support this.

2. RESOLVED that Members be minded to approve the application, subject to the resolution of the outstanding drainage matters delegated back to Officers (including any additional / amended conditions) and the three draft conditions contained within the report

**20/01182/FUL – Erection of 13 no. residential dwellings (Use Class C3) –
Land West Willows Close, Columbia, Washington**

This item was deferred to the extraordinary meeting of the Committee arranged to be held on Wednesday 23rd December 2020.

Items for Information

Councillor Lauchlan enquired as to why there was such an urgency to determine the Willows Close application before Christmas when there were quite a few applications on the matrix which had a determination date before Christmas which weren't being looked at.

The Planning Officer advised that the Willows Close application was part of a whole host of applications the Council had received and it was linked to Homes England funding. The application went to Committee in November and the intention had been to consider it at this meeting so the applicant was keen to have it determined due to the links with Homes England funding.

Members having fully considered the items for information contained within the matrix, it was:-

4. RESOLVED that the items for information as set out in the matrix be received and noted;

The Chairman then thanked everyone for their attendance and closed the meeting.

(Signed) M. THORNTON,
(Chairman)