

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 9th JANUARY, 2018 at 5.45 p.m.

Present:-

Councillor Scaplehorn in the Chair

Councillors Bell, M. Dixon, Hodson, Jackson, Lauchlan, Mordey, Taylor, Turner, G. Walker and P. Walker

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillor Porthouse and M. Turton

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

The Executive Director of Economy and Place submitted a report (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)

16/01541/FUL – Development of 33 detached residential properties with associated access and infrastructure works (Revised layout 13.04.2017) at land east of Quarry House Lane, East Rainton, Houghton le Spring

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application, advising that the application had been delayed due to an issue raised by the Coal Authority which had now been satisfactorily resolved through discussions with the applicant.

Councillor Hodson sought clarification on the reclassification of the land from the old development plan which had it identified as a settlement break. The Officer advised that following a review the site had not been recognised or necessary to be retained

as settlement break land given that it was such a small section of land and the emerging planning policies gave settlement break land much less weight when considering planning application and it was felt that this particular piece of land would not warrant refusal of the application on those grounds.

Councillor Turner raised concerns around the amount of traffic that further developments would put upon the Four Lane Ends area in Hetton as there were so many other developments proposed for the surrounding area. The Highways Officer advised that this application had to be considered in its own right and it was felt that the proposed access to the site was acceptable and the traffic generated from the development of the thirty three units would not put excessive burden on the traffic measurements and requirements which were already in the area.

As an aside, Councillor Mordey advised that he would be happy to meet with the Highways Officer and local ward councillors to discuss any traffic concerns they may have in the area, outside of the planning process.

The Chairman advised that Mr. Jonathan Saddington of Savills had requested to speak on behalf of the applicant and invited him to address the Committee.

Mr. Saddington thanked Members for the opportunity to address them, advising that the Planning Officer had given a very thorough and detailed presentation of the application so he had very little to add.

He informed Members that they had been working on the application for the past two years and that they had worked with consultees and the local community to look to deliver the most suitable development for the site. He believed that the proposal was well designed and the developer was proposing that the properties would be designed to a high standard.

In relation to the increase in traffic, he informed the Committee that the traffic assessment expected that there would be approximately twenty four further movements by vehicles in the area every am and pm and that this was not deemed to be a huge amount of traffic onto the local network.

He explained that discussions with the Coal Authority had taken over six months but that they were now satisfied with the proposals and conditions that were proposed within the application. The development would be making the relevant Section 106 contributions and he was hopeful that the Committee could support the recommendation as set out in the report and approve the application.

Members having fully considered the application and having no further questions, it was:-:-

1. RESOLVED that the application be delegated to the Director of Economy and Place for approval for the reasons as set out in the report, subject to the twenty one conditions detailed therein and the satisfactory completion of the Section 106 agreements.

17/00785/ADV – Display of non-illuminated freestanding signs to roundabouts as per submitted schedule at various roundabouts, Washington area

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application.

Councillor Taylor raised his concerns over the number of advertisements that were already prominent throughout the Washington area and was advised that it was possible that other advertisements may need consent which they did not have and could be removed should this be the case.

Councillor Taylor went on to ask who would be the beneficiary of the revenue accumulated by this advertising and was informed that this was not a planning consideration but he could look to discuss this with relevant Officers outside of the meeting.

Councillor Bell commented that there may be a piece of work to be undertaken to look into advertisements that were currently displayed and finding out which had permissions or needed to apply for them.

Members having no further questions, it was:-

2. RESOLVED that the application be granted advertisement consent for the reasons as set out in the report and subject to the six conditions detailed therein.

17/01842/FUL – Change of use from domestic use to commercial with replacement boundary wall and gates (Retrospective) at 29-35 Rose Avenue, Fence Houses, Houghton le Spring, DH4 6JB

The representative of the Executive Director of Economy and Place presented the application advising the Committee of the key issues to consider in determining the application, advising that this application had been called in to the Committee by a local ward Councillor following a complaint from a local resident. The Committee were informed that this application arose as a result of the expiry of a temporary permission which was granted in 2009 and that the development had continued since this time without any further renewal of consent.

Since submission of the application, with conditions attached, there had been no further communications from the former complainant.

Members having fully considered the application, it was:-

3. RESOLVED that the application be granted approval for the reasons as set out in the report and subject to the six conditions detailed therein.

Items for Information

The Representative of the Executive Director of Economy and Place drew Members attention to planning application 17/02425/LP3 – Northern Area Playing Fields within the report and advised that in light of the application site lying within the adopted Green Belt and as such, having City-wide land allocation implications, and in conjunction with the other two linked application proposals for similar forms development in Downhill, which is also in the Green Belt, and Ford Quarry Recreation Area, it was recommended that this application be referred to the Planning and Highways Committee for determination.

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

4. RESOLVED that:-

- i) the items for information contained within the matrix be received and noted; and
- ii) planning application 17/02425/LP3 – Northern Area Playing Fields be referred to the Planning and Highways Committee for consideration due to the city-wide importance of the development.

Town and Country Planning Act 1990 – Appeals

The Executive Director of Economy and Place submitted a report (copy circulated) concerning appeals and the decisions which had been made under section 78 of the Town and Country Planning Act 1990.

(For copy report – see original minutes).

5. RESOLVED that the report be received and noted.

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

(Signed) B. SCAPLEHORN,
Chairman.