

**At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 27<sup>th</sup> FEBRUARY, 2018 at 5.45 p.m.**

**Present:-**

Councillor Jackson in the Chair

Councillors Bell, M. Dixon, Hodson, Lauchlan, Porthouse, M. Turton, W. Turton, and P. Walker

**Appointment of the Chairman**

In the absence of Councillors Scaplehorn, Chairman, and G. Walker, Vice Chairman the Solicitor sought nominations from the Committee for Chairman. Having been nominated by Councillor Bell and seconded by Councillor P. Walker, it was;-

1. RESOLVED that the Councillor Jackson be duly appointed as Chairman.

**Declarations of Interest**

17/01610/FU4 – New Penshaw Garage / Former Millco Premises, Railway Terrace, Coxgreen Road, Penshaw

Councillor Porthouse made an open declaration in the above item as he personally knew one of the attendees with the applicant but advised that he had no predetermination of the application and could consider it with an open mind.

**Apologies for Absence**

Apologies for absence were given for Councillors Mordey, Scaplehorn, Taylor, Turner and G. Walker

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

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

**17/01610/FU4 – Demolition of existing garage and construction of 14 no. dwellings with associated access and landscaping (Amended Plans Received 12/01/2018) at New Penshaw Garage / Former Millco Premises, Railway Terrace, Coxgreen Road, Penshaw, 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.

Further to the main report and the late sheets Members were advised that Environmental Health had confirmed prior to the meeting that condition six could now be removed from the draft conditions as any land contamination concerns had been rectified.

Councillor Hodson sought clarification that there were no comments or responses received from Network Rail or transport providers in relation to the development being adjacent to the former Leamside Line as it had been mooted in the past that it may be reopened in the future. Planning Officers advised that they had been consulted and had confirmed that they were satisfied with the development factoring in any potential to reopen the Leamside Line in the future.

In response to comments from Councillor Porthouse around the simple design of the properties the Planning Officer advised that the developers were consciously keeping the properties within the development reflective of other houses in the vicinity.

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

1. RESOLVED that the application be granted consent under Regulation 4 of the Town and Country Planning (General Regulations) 1992 (as amended), subject to the signing of an agreement under Section 106 of the Town and Country Planning Act and for the reasons as set out in the report; subject to the fourteen conditions as detailed in the late sheets report; following the removal of draft condition six.

**17/02296/FUL – Erection of 19 no bungalows with associated car parking and landscaping at former Kentmere House, Blind Lane, Sedgelych, 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. The Planning Officer advised that further to the main report the outstanding site layout issues had now been resolved and that the amended site layout, which provided increased separation between plots 1, 2 and 4 and increased the separation distance between the gable elevation of 125 Abbey Drive and plot 4 to 14 metres in accordance with the requirements of the Council's adopted supplementary planning guidance.

In response to a query from Members regarding the criteria for residents of the properties; the Planning Officer advised that he was aware that they were to be units for independently living residents over the age of 55 and that they would meet criteria similar to that of the Council's.

Members having no further questions, it was:-

2. RESOLVED that the application be delegated to the Executive Director of Economy and Place who is minded to approve the application subject to the expiry of publicity in connection with the application on 1<sup>st</sup> March, 2018, for the reasons as set out in the report and subject to the fourteen conditions detailed therein. In the event that any objections are received that have not already been addressed in the Committee report, the application be referred back to a future meeting of the Committee for further consideration.

**17/02441/LP3 – Change of use to 2 no residential dwellings (Amended plan received 25.01.18) at 41-42 The Harbour, Shiney Row, Houghton-le-Spring, DH4 7DF**

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.

The Planning Officer advised that following publication of the agenda, correspondence had been received from Councillor David Snowdon asking to inform the Committee that at no time had Shiney Advice and Resource Project been occupiers of this property, although they were referred to under the location of the site.

Members having fully considered the application, it was:-

3. RESOLVED that the application be granted consent under Regulation 3 of the Town and Country Planning Act for the reasons as set out in the report and subject to the eight conditions detailed within the main report and late sheets.

**18/00022/FUL – Erection of a single storey extension to the front to provide extended bedroom at 61 and extended kitchen area at 62 at 61 and 62 Chipchase, Oxclose, Washington, NE38 0NG**

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.

Members having fully considered the application, it was:-

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

**18/00163/TP3 – Fell diseased ash tree located to the side of property at 113 Dairy Lane, Houghton-le-Spring, DH4 5QH**

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.

The Planning Officer advised that since the publication of the agenda an objection had been received which stated that removal of the tree would have an impact upon the amenity the tree provides him and sought evidence that it was necessary to remove the tree. The Committee were informed that the Council's Arboricultural Officer had confirmed that the reason to fell the tree was due to it being diseased and also confirmed that an acceptable replacement species for the location would be a lime tree.

In response to Members comments the Planning Officer agreed to ensure that the conditions detailed that a mature, well established replacement tree was provided in the same location to better its chances of survival, rather than planting a sapling.

Members having fully considered the application, it was:-

5. RESOLVED that the application be granted consent under the Town and Country General Regulations Order 1992 for the reasons as set out in the report and subject to the three conditions detailed therein.

**18/00164/TP3 – Prune back sycamore limbs overhanging property roof and remove epicormic growth and dead wood at Kepier Cottage, Church Street, Houghton-le-Spring, DH4 4DN**

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.

The Planning Officer having confirmed that the application was in relation to a single tree, it was:-

6. RESOLVED that the application be granted consent under the Town and Country General Regulations Order 1992 for the reasons as set out in the report and subject to the two conditions detailed therein.

**Items for Information**

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

7. RESOLVED that the items for information contained within the matrix be received and noted.

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

(Signed) J. JACKSON,  
Chairman.