

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on MONDAY, 20TH DECEMBER, 2010 at 4.30p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Miller, Padgett, D. Richardson, Snowden, Tate and Wakefield

Declarations of Interest

Councillors Miller and D. Richardson declared personal and prejudicial interests in application 10/03294/FUL – demolition of industrial units and construction of 60 no. dwellings and garages for residential purposes at Land at Volker Stevin/Van Elle Windsor Road/Springwell as Members of Bowes Railway Company Limited which may benefit financially from the signing of a Section 106 agreement, and left the meeting during consideration of the application.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Scaplehorn and J. Scott

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

The Deputy Chief Executive submitted a report (copies circulated) and a supplementary report, 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)

10/03294/FUL – Demolition of industrial units and construction of 60 no. dwellings and garages for residential purposes, with associated landscaping and access from Springwell Road at land at Volker Stevin/Van Elle Windsor Road/Springwell Road, Springwell Village, Gateshead, NE9 7QN

Councillor Wakefield commented on the proximity of the Springwell Landfill site to the proposed development and the potential for generation of odours from waste,

given that the landfill permit granted by the Environment allows household waste to be deposited. Other comments were received from the floor noting that the site is one which does not currently accept domestic waste and that the Environment Agency, as the enforcing body dealing with odours would be in a position to take measures to reduce potential nuisance not only in respect of the application site but also to other nearby residential properties in Springwell. Therefore, the main issue to be considered in relation to the location of the site is the impact of noise on the proposed residential properties which conditions within the planning permission, should it be granted, would address.

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 conditions and subject to the completion of a Section 106 agreement by 30th December, 2010 or such other date as is agreed by the Deputy Chief Executive and subject to a further condition whereby no properties should be occupied until access arrangements to the site were finalised and brought into place; or

b. Refuse permission should the legal agreement not be completed by 30th December, 2010 or such other date as is agreed by the Deputy Chief Executive.

10/03337/FUL – Erection of a single storey warden's lodge with associated car parking and boundary fencing at Reservoir East of 23 Eddison Road, Rear of 31-36 Lakeside Gardens and North of Sherringham House, Swan, Washington

2. RESOLVED that the application for planning permission be withdrawn at the request of the applicant.

(Signed) J. FLETCHER,
Chairman.