

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY, 9TH DECEMBER, 2010 at 4.00 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Miller, Padgett, D. Richardson, Snowdon and Wakefield.

Declarations of Interest

There were no declarations of interest.

Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Chamberlin, I. Richardson, Scaplehorn and J. Scott and Tate

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

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

Change in the Order of Business

It was agreed that application number 10/03311/FUL would be considered first given the presence of members of the public who wished to speak in respect of that item.

10/03311/FUL – Demolition of existing dwelling (Middle House) and commercial buildings and erection of 7 three storey dwellings – Conversion of existing barn into two dwellings and alterations to western site boundary – Site of Middle House, East Croft and Summerhouse Farm, South Street, East Rainton, Houghton-le-Spring, DH5 9QR

The representative of the Deputy Chief Executive, Mike Mattok, presented the report to the Members of the Committee.

Mr. Norman Walker and Mr. Neil Mawhinney were present and spoke in objection to the application. Mr. Walker gave a short powerpoint presentation with detailed photographs of the surrounding area. Mr. Walker commented that he had no objections to the site being developed but was disappointed with aspects of how it was proposed to do so.

Mr. Walker also commented that he was pleased to see the parking aspect had been redesigned.

Mr. Mawhinney commented that, if approved, the application would be the first development with three storeys, which would go against the rest of the properties in the village.

Mr. Mawhinney believed that dormer windows were not a feature of a rural village, nor was a town house design suitable.

Mr. Mawhinney questioned the Architects brief and stated that the Conservation Team and Hetton Town Council had reservations over it.

Mr. Mawhinney also commented that he welcomed development of the site, so long as it was in keeping with the rural village.

Clinton Mysleyko, Architect for the applicants, informed the Committee that they had worked with the Authority throughout the planning process and also with the Conservation Officers. The plans were to redevelop the two existing barns and they would not be town houses, but two storey developments with room in the roofs. The dormer windows in question faced internally into the courtyard with the windows on the outside having been removed.

The scale and massing was considered to be appropriate by the Authority, who had recommended approval of the application.

Mr. Mysleyko stated that the application would offer a new housing development that would benefit the area.

Councillor Miller requested further clarification over the 'Barn style' house mentioned.

Mr. Mysleyko advised that the Barn at the rear of the development was to be converted into two dwellings with the remaining dwellings to be traditional two storeys with room in the roof. The housing would blend in with the existing mix of properties there being no defined style as such for the village.

Mr Mattok advised that there were already two and a half storey properties in the village and that they were not unknown to the area.

Councillor Snowdon advised that having attended a site visit of the area, she had been surprised by the amount of space available and that she was comfortable with the plans submitted.

Councillor Miller enquired if the Authority was happy with the use of the roads in terms of traffic, as Hetton Town Council had raised concerns over possible problems.

Mr. Mattok commented that the Barn restoration was compatible with conservation and in relation to traffic issues, seven houses would not generate a great deal of traffic, further the existing use –agricultural supplies- could be resurrected

Paul Muir, Engineer commented that with due regard to the previous land use the proposal was not expected to cause any road safety issues.

Councillor Wakefield raised concerns that the illustrations of the Barn were not particularly attractive and may not fit in with the surrounding area and also queried the impact on visual amenity that the blocked up windows of the Barn may have.

Mr. Mattok advised that the plans were to extend into the courtyard area so would not be visible, externally and that the land levels would create various heights in the development.

1. RESOLVED that the application be approved, subject to the 24 conditions set out in the supplementary report and a further condition contained within the circulating report.

10/0287/VAR – Variation of Condition No. 28 (List of Approved Plans) attached to Planning Application 06/02209/FUL (Murton Lane Residential Development) to allow repositioning of garage blocks to the rear of Plots 1 and 2 and associated alterations to rear parking court – Land North of Murton Lane, Easington Lane, Houghton-le-Spring

2. RESOLVED that the application be delegated to the Deputy Chief Executive to approve, subject to expiration of the publicity period and the completion of a deed of variation of the Section 106 Agreement under Planning Application 06/02209/FUL and to the 28 conditions set out in the report.

10/02978/VAR – Variation of Condition 2 (Approved Plans) of planning permission 10/00848/FUL, to allow revised siting of modular office building and associated revision of Car Park layout and Cycle Store – Former NCB Workshops, Hetton Lyons Industrial Estate, Hetton-le-Hole, Houghton-le-Spring, DH5 0RH

3. RESOLVED that the application be approved subject to the three conditions set out in the report.

10/03039/EXT1 – New planning permission to replace extant planning permission 07/03132/OUT (outline application for mixed use development, to include 54,349 sq mtrs of office/industrial units (Class B1, B2 and B8), 11,149 sq mtrs of hotel (Class C1) and leisure (Class D2) and 929 sq mtrs of ancillary retail (Classes A1-A5). Creation of associated access and infrastructure, including stopping up of footpath and change of use to industrial/commercial development, and creation of new bridleway) – Land North of A1231/Nissan Way, Washington, Tyne and Wear

4. RESOLVED to approve the application subject to the 33 conditions set out in the report.

10/03366/LAP – Installation of 1200mm high ball stop netting over 1800mm high wall – East Rainton Primary School, School Road, East Rainton, Houghton-le-Spring, DH5 9RA

5. RESOLVED that in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992 the application be approved subject to the two conditions set out in the report.

10/03453/LAC – Demolition of existing office building – Houghton Area Office, Rectory Park, The Broadway, Houghton-le-Spring, DH4 4BB

Having noted the Report Councillor D. Richardson enquired if the foundation stone on the site was to be retained.

Mr. Mattok advised that a condition to retain the foundation stone could be included if Members so required

6. RESOLVED that Members be minded to approve the application subject to the seven conditions contained within the report and an additional condition that the foundation stone on the site be retained and that the application be referred to the Secretary of State for Communities and Local Government in accordance with Regulation 13 of the Planning(Listed buildings and Conservation Areas)Regulations 1990

Items for Information

7. RESOLVED that a site visit be undertaken to the following application:-

10/03294/FUL – Land at Volker Stevin/Von Elle, Windsor Road/Springwell Road, Springwell Village, Gateshead, NE9 7QN, at the request of Councillor Snowdon.

Town and Country Planning Act 1990 – Appeals

The Deputy Chief Executive submitted a report (copy circulated) concerning the appeals received and determined for the period 1st October to 31st October 2010.

(For copy report – see original minutes).

8. RESOLVED that the report be received and noted.

(Signed) J. FLETCHER,
Chairman.