

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 20th MARCH, 2018 at 5.45 p.m.

Present:-

Councillor Scaplehorn in the Chair

Councillors Hodson, Jackson, Lauchlan, Mordey, Porthouse, Taylor, Turner, M. Turton, W. Turton, G. Walker and P. Walker

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were given for Councillor M. Dixon.

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)

17/01631/FU4 – Construction of 18 dwelling houses (including two storey extension to Penshaw House to provide a separate dwelling house), change of use of Penshaw House from offices to a dwelling house, refurbishment of walled garden and associated works (including drainage and landscaping) (as amended) at land at Penshaw House, Penshaw Stables, Penshaw, Houghton le Spring, DH4 7LB

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 and drawing Members attention to the update within the circulated late sheets.

The Chairman advised that Mr. Johnson, Land and Partnerships Manager, Engie UK Ltd was in attendance to answer any questions on behalf of the applicant.

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), for the reasons as set out in the report and late sheets and subject to the completion of a Section 106 agreement to provide off-site affordable housing and financial contribution towards education, equipped play space and biodiversity measures in the wider area and subject to a satisfactory resolution of the outstanding issues relating to the out building to the rear of plot 19 and subject to the eighteen conditions as detailed in the main report and late sheets report.

17/01930/LB4 – Conversion of Penshaw house to a dwelling house (including internal alterations and works to the exterior, such as repairs), refurbishment of walled garden and construction of a two storey extension to provide one additional dwelling house (as amended by documents and plans received, January 2018) at land at Penshaw house, Penshaw Stables, Penshaw, Houghton le Spring, DH4 7LB

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 Porthouse drew Members attention to the proposed gable end of the extension to Penshaw House and commented that as it was the main view on the approach to the proposed development it should not be a blank brick wall. The Chairman commented that this was a recurring concern of developments being submitted to the Committee for consideration and suggested it may be beneficial for Members of the Development Control Sub Committees to have a meeting with Planning Officers to have discussions around the issue.

The Planning Officer advised that this could be arranged through the Members training package that was prepared and offered and informed the Committee that although it may be preferential for a development to have a window or feature on a gable end it was not always possible and every application had to be considered on its own merit.

Councillor Taylor asked who would be responsible for the ongoing maintenance of the gardens and was informed that it would be a separate management company who would undertake maintenance and the final conditions requests that Officers are given knowledge of who that company will be once it had been agreed.

Members having fully considered the application, it was:-

2. RESOLVED that the application be granted listed building consent for the reasons as set out in the main report and the late sheets and subject to the satisfactory resolution of the outstanding issues relating to the out building to the rear of plot 19 and to the nine conditions detailed within the main report.

17/01872/FUL – Erection of two bed dwelling at land at Station Road, Washington

The representative of the Executive Director of Economy and Place advised that the applicant had requested that the application be deferred to allow further consideration to be given to the reasons for refusal.

Members requested that a site visit be undertaken, and it was:-

3. RESOLVED that the application be deferred and that a site visit be undertaken.

Items for Information

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

4. RESOLVED that:
 - Site visits be undertaken to planning applications 18/00075/FUL – Land east of former Broomhill Estate and 17/02178/FU4 – Land at Downs Lane, Hetton le Hole; and
 - Planning application 18/00092/HE4 – Land to the North and West of the A1290 and North of Nissan, Washington be referred to the Planning and Highways Committee for consideration due to its citywide impact.

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

(Signed) B. SCAPLEHORN,
Chairman.