

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on THURSDAY, 30th JANUARY, 2014 at 4.45 p.m.

Present:-

Councillor Thompson in the Chair

Councillors Blackburn, Davison, Heron, Lauchlan, Padgett, Richardson, Scaplehorn, Scott, Tate, Wakefield, Walker and Wood

Declarations of Interest

Cllrs Blackburn, Heron and Tate made open declarations in the application 13/03039/VAR and in the items for information on the agenda in any applications that were relevant to the Hetton area, as members of Hetton Town Council who was a consultee on those applications.

Apologies for Absence

There were no apologies for absence made.

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

The Deputy Chief Executive submitted a report, supplementary report and report for circulation, (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)

13/02811/FUL – Change of use of the field from agriculture to the keeping of horses and the erection of new five box stable block at land north of Over the Hill House, High Lane, Newbottle, Houghton-le-Spring, DH4 4NW

1. RESOLVED that the application be withdrawn.

13/03039/VAR – Variation of condition 9 (temporary 3 year permission) attached to planning application 10/03624/FUL (Change of use from agricultural merchants depot to a storage and vehicle maintenance facility.), to extend the change of use for a further 3 years at BM English and Son, Former NCB Workshops, Hetton Lyons Industrial Estate, Hetton-le-Hole, Houghton-le-Spring, DH5 0RH

The representative of the Deputy Chief Executive presented the report in respect of the application, summarising the planning issues around the principle of the development.

Members having fully considered the report, it was:-

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

13/03037/VAR – Variation of condition 2 (plans) of previously approved application 12/0333/FUL (Residential development comprising of 170 houses with associated access, parking and landscaping, to include open space. Stopping up of highways and change of use to residential) for minor material amendment comprising substitution of house types at plots 8 and 9, reconfiguration of highway, dwellings (reduction of 1 no. unit) and garages at plots 24-26, 31-32 and 33-38 and replacement of 2 no. semi-detached dwellings with 3 no. terraced dwellings at plots 126 and 127, all within Area D at land north of Station Road / North West of Pattinson Road and adjacent to Barmston Road, Washington

The representative of the Deputy Chief Executive presented the report in respect of the application as set out in the main body of the agenda and the report for circulation, summarising the planning issues around the principle of the development.

Members having fully considered the report within the agenda and the report for circulation, it was:-

3. RESOLVED that the application be delegated to the Deputy Chief Executive to either:-
 - approve, subject to the signing of the Deed of Variation; or
 - refuse, if the Deed of Variation is not completed by 7 February, 2014 or an alternative date as agreed with the applicant.

13/03217/VAR – Variation of condition 22 (hours of operation 7am – 7pm) attached to planning application 11/0276/FUL (Redevelopment of campground waste transfer station including: waste reception building, storage facilities, staff site office, visitors centre, wind turbine, car parking and associated infrastructure and landscaping). To allow opening hours to be extended up

**until 7.30pm at Campground Refuse Disposal Works, Springwell Road,
Springwell, Gateshead, NE9 7XW**

The representative of the Deputy Chief Executive presented the report in respect of the application, summarising the planning issues around the principle of the development.

The Chairman welcomed Mr. Alan Barber and Mr. Kris Furness, Assistant Planning Manager at SITA to the Committee who wished to speak in objection and in favour of the application, respectively.

Mr. Barber, spoke in objection to the application stating that he would dispute the reasons behind the extension in opening hours as following investigations by himself he was under the impression that most Household Waste Recycling Centres closed earlier than the quoted time of 20:00 and therefore there were no grounds for and no need to extend the hours of this site.

He advised that extending the opening hours would be detrimental for residents living close to or on route to the site as the proposed 19:30 closing time would fall directly in line with the times that families were settling down and young children being put to bed. Although the report states that systems to prevent noise and vibration were put into place, residents would still suffer the detriment and disruption should the compacting site be granted extended hours of operation.

In closing he explained that Springwell Village already suffered from the noise and interference from the quarry and other industrial units and asked that this extension to opening hours be refused so as not to increase any more issues in this area.

Mr. Furness then addressed the Committee, advising that the Campground site requested the additional 30 minutes to operate at the end of the day so that they could meet the demands put upon them within their contracts to ensure that materials could be received from household recycling operators so that they could start the following day with empty containers. He agreed that operators did close at varying times but that they did have the ability to stay open until 20:00 and therefore if they chose to do so this site would be available for them to use up until 19:30 on those occasions.

He informed Members that noise assessments had been undertaken at the site and that no concerns had been raised from the Council's Environmental Health Service as a result of them. Controls and noise mitigation barriers and controls would be installed as set out within the planning application agreed.

Overall the extension of the opening hours would be of significant benefit to the site and allow SITA to meet the requests of partners, one of which being the Council, to accept recycling waste up until the designated time of 19:30.

Members asked if the redevelopment of the site was complete, and if not, how it was known that the extension to opening hours would be needed and were advised that it was not operational as yet but as part of the contract between themselves and the waste partnership they had agreed that, during peak times or as and when needed

then household recycling could be received up until that time. He advised that the only part of the site opening until 19:30 would be the receptacle site where vehicles would be brought inside to deposit waste from other sites.

Members raised concerns that it may be only a thirty minute extension on this occasion but that this could continue with other applications increasing the time further. They asked if further information could be sought on the requirements of the waste partnership for the site to be open to receive vehicles until that time.

Members having fully considered the application, and the representations made, it was:-

4. RESOLVED that the application be deferred to allow further information to be sought.

13/03279/LAP – Change of use from residential to office, temporary for 18 months (Part Retrospective) at 113 Waterloo Walk, Sulgrave, Washington, NE37 3EN

5. RESOLVED that the application be granted consent under regulation 3 of the Town and Country Planning General Regulations 1992, for the reasons as set out in the report and subject to the two conditions as detailed therein.

Items for Information

3. RESOLVED that a site visit be undertaken to application 11/02018/FUL – Land adjacent to 9 Grange View, Newbottle, Houghton-le-Spring, DH4 4HU

(Signed) G. THOMPSON,
Chairman.