

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 3rd JUNE, 2008 at 5.00 p.m.

Present:-

Councillor Fletcher in the Chair

Councillors Blackburn, Chamberlin, Heron, Miller, I. Richardson, J. Scott, Snowdon, Tate, Wakefield and D. Wilson

Apologies for Absence

Apologies were submitted to the Committee on behalf of Councillors I. Cuthbert and Wake

Declarations of Interest

08/01433/FUL – Allotments, Saint Matthews Terrace, Philadelphia, Houghton-le-Spring

Councillor Heron declared a personal interest in the above application as he had attended the consultation meetings.

Items for Information

08/01378/FUL - Site of New Herrington Working Men's Club, Langley Street, New Herrington

Councillor Scott declared a personal and prejudicial interest in the item as a member of New Herrington Working Men's Club.

Items for Information

07/05522/VAR and 07/05523/MID – Eppleton Colliery, Downs Pit Lane, Hetton le Hole

08/01547/FUL – South Lodge Farm, North Road, Hetton le Hole

Councillors Blackburn, Heron and Tate declared personal interests in the above applications as members of Hetton Town Council.

Appeals Received

08/00021/REF – Dunelm, 1 North Road, Hetton le Hole

Councillors Blackburn, Heron and Tate declared personal interests in the above applications as members of Hetton Town Council.

Councillor Scott declared a personal and prejudicial interest in the above application as he knew the applicant.

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

The Director of Development and Regeneration submitted a report, supplementary report and report for circulation (copies circulated) which related to the 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 the Regulations made thereunder.

(For copy report – see original minutes)

08/00712/FUL – Change of use from domestic use to commercial, together with replacement of wooden fence with boundary wall and gates at 29-35 Rose Avenue, Fence Houses, Houghton le Spring

The representative of the Director of Development and Regeneration advised the Committee that condition two of the report would need to be amended as it was difficult to enforce the condition as laid out in the report. The condition would now read:-

‘Within one month of the date of this decision, a ‘Delivery Management Plan’ shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include: measures to be employed by the applicant to direct deliveries by HGV to the loading/unloading area to the front of the premises; the restriction of use of the rear access to cars, light vans, transit type vehicles; signage warning of no loading/unloading of goods for the application premises from the rear lane; and a timetable for their introduction. The agreed scheme shall then be implemented and the premises operated in accord with it in the interest of highway safety and to comply with policies T14 and T22 of the approved UDP.’

The Chairman welcomed and introduced Councillor Rolph to the Committee who spoke against the application highlighting the following issues:-

- That as there was no representative of the Houghton ward on the Committee she was representing the ward as their local Councillor;

- Under policy EN10 the site should be compatible with the neighbourhood which is residential;
- The proposed breeze block wall is not in keeping with the surrounding walls/fences and would invite graffiti;
- There is a designated loading area to the front of the premises where deliveries have historically been made;
- The proposal would force residents to park in front of their premises, which would displace existing problems;
- Photographs show a child's trampoline in the area where deliveries are proposed creating health and safety issues;
- The store may be used as a storage depot for other stores, increasing the number of deliveries and traffic.

Members were then given the opportunity of asking Councillor Rolph any questions.

The representative of the Director of Development and Regeneration responded to the issues raised by the objector.

Members having considered the report and supplementary report and the report circulated at the meeting, it was:-

1. RESOLVED that:-

- (i) 08/00712/FUL – Change of use from domestic to commercial, together with replacement of wooden fence with boundary wall and gates, 29-35 Rose Avenue, Fence Houses, Houghton le Spring

Upon being put to the vote, it was unanimously agreed that the application be approved for one year, for the reasons set out in the report and subject to the three conditions as outlined in the report and verbally amended as above;

- (ii) 08/01167/FUL – Residential development at land at former NEEB depot, Station Road, Houghton le Spring

The application be delegated to the Director of Development and Regeneration to either:-

- (i) approve subject to completion of a Section 106 agreement in respect of a contribution of £1980 towards off site children's play provision by 13th June, 2008 or such other date as is agreed by the Director of Development and Regeneration, and subject to the thirteen conditions as set out in the report; or

- (ii) refuse permission should the legal agreement not be completed by 13th June, 2008, or such other date as is agreed by the Director of Development and Regeneration on grounds related to the lack of adequate provision for off site children's play facilities;
- (iii) 08/01202/FUL – Erection of a warehouse connecting to the existing Bodyshop at Nissan Motor Manufacturing Ltd, Washington Road, Sunderland

The application be approved, for the reasons set out in the report and subject to the two conditions as outlined in the report.

- (iv) 08/01433/FUL – Erection of 15 houses and new access road at Allotments at Saint Matthews Terrace, Philadelphia, Houghton le Spring

The application be delegated to the Director of Development and Regeneration to either:-

- (i) grant permission subject to appropriate conditions and subject to completion of a Section 106 agreement by 4th July, 2008 or such other date as is agreed by the Director of Development and Regeneration, and subject to the seventeen conditions as set out in the report; or
- (ii) refuse permission should the legal agreement not be completed by 4th July, 2008, or such other date as is agreed by the Director of Development and Regeneration on grounds related to the lack of adequate provision for off site children's play facilities;

Items for Information

- (v) 08/01300/FUL – Land at Glebe Village House, Dryburgh, Washington

That a site visit be undertaken to the site of the above application;

- (vi) 08/01366/FUL – The Woodlands. Oxclose Road, Washington

That a site visit be undertaken to the site of the above application;

- (vii) 08/01425/FUL – Land at Philadelphia Complex, Philadelphia Lane, Houghton le Spring

That a site visit be undertaken to the site of the above application;

- (vii) 08/01407/LAP – Biddick School Sports College, Biddick Lane, Fatfield, Washington

That a site visit be undertaken to the site of the above application; and

- (ix) 08/01507/LAP – St Robert of Newminster RC School. Biddick Lane,
Fatfield, Washington

That a site visit be undertaken to the site of the above application.

(Signed) FLETCHER,
Chairman.