

At an extraordinary meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 28th MARCH, 2017 at 4.00 p.m

Present:-

Councillor Scaplehorn in the Chair

Councillors Bell, Lauchlan, Mordey and G. Walker

Also in Attendance:-

Councillor Johnston – Copt Hill Ward Councillors

Councillors Heron and Scullion – Hetton Ward Councillors

Councillor B. Heron – Hetton Town Council

Declarations of Interest

There were no declarations of interest made.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Cummings, M. Dixon, Middleton, Taylor, W. Turton and P. Walker

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

The Executive Director of Commercial Development submitted a report (copy 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)

16/01161/FU4 – Demolition of existing buildings on site, stopping up of highway and construction of 128 residential dwellings with associated infrastructure and landscaping (amended drawing and additional information) at former Broomhill Estate, Houghton Road, Hetton le Hole, Houghton le Spring

The Planning Officer presented the report advising of the principle of the proposal, the scale and massing of the proposed development, highways and environmental factors.

Councillor J. Heron addressed the Committee, advising that in the past Section 106 funding from developments in the area had been allocated to play provision at Hetton Park and requested if there would be an opportunity for Section 106 funding from this application be spent on King George V Playing Fields which was within easy walking distance of the development and could be used by residents of the proposed developments.

Councillor Mordey advised that the policy around Section 106 funding was that when it came time to draw down the funds from the development Ward Members would be contacted by Officers to best discuss how and where the money should be aligned to. He commented that he would be happy to meet with members of Hetton Town Council and Ward Members to discuss and look at play provision in the area.

Councillor B. Heron commented on the new route at Hetton Downs and raised concerns around the width of the road and was advised by the Highways Officer that a new road would be introduced at a width of 6.7 metres which was the standard width design for a bus route.

The Planning Officer advised that following production of the main report it had been recognised that condition 20 in relation to Drainage Strategy should be amended to read that:-

20. No construction work shall take place until details of how the surface water drainage for the site is complying with the Broomhill Drainage Strategy (Doc No: 1013193.CL.RPT.002 Revision A) have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the agreed scheme shall confirm that surface water and foul flows are in strict accordance with Section 4 (Proposed Drainage). Thereafter the development shall be constructed in complete accordance with the agreed details.

Reason:

In order to ensure provision of a sustainable form of surface water drainage and satisfactory drainage from the site, in accordance with National Planning Policy Framework and policies T16 and B24 of the Unitary Development Plan.

Having fully considered the report and amended condition, it was:-

1. RESOLVED that the application be granted consent in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992, subject to the successful completion of the Section 106 agreement and subject to the twenty conditions as set out in the report and as amended above.

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

(Signed) B. SCAPLEHORN,
Chairman.