

**Development Control  
(Hetton, Houghton and Washington) Sub-Committee**

**SUPPLEMENT**

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Number:	<b>S 1</b>
Application Number:	<b>09/03784/FUL</b>
Proposal:	<b>Change of use of premises to facility for the storage, maintenance and distribution of construction related equipment (Class B2 and B8).</b>
Location:	<b>Unit 10 Hetton Lyons Industrial Estate, Hetton le Hole, Houghton-le-Spring.</b>

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Further to the report set out on the main agenda, the proposed change of use to storage, distribution and maintenance area for construction equipment is considered to be acceptable and complies with the requirements of Unitary Development Plan Policy.

Publicity in connection with this planning application expired on 22 December 2009 and no representations in connection with the application were received.

The proposed change of use is therefore recommended for approval subject to two standard conditions, one relating to limiting the time in which the permission must be implemented to within three years of the date of the planning decision and another specifying the approved plans. These conditions are set out below:

**Recommendation: Approve subject to conditions**

Conditions

1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a

reasonable period of time.

2. Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

Location Plan received 06.10.09

Drawing number: proposed site plan V7 (Part) received 12.11.09

Drawing number: proposed site plan V7 received 12.11.09

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.