

**At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on WEDNESDAY, 27 FEBRUARY, 2013 at 5.45 p.m.**

**Present:-**

Councillor Thompson in the Chair

Councillors Blackburn, Heron, Lauchlan, Padgett, Richardson, D. Snowdon, Tate, Wakefield and Wood

**Declarations of Interest**

12/00125/OUT – Proposed residential development at Coal Bank Farm, Weardale Street, Hetton le Hole

Councillor Tate declared a disclosable pecuniary interest (DPI) in the application and left the meeting during consideration of the application.

Councillor Blackburn made an open declaration in the above item as a member of Hetton Town Council who were a consultee on the application.

**Apologies for Absence**

Apologies for absence were received from Councillors F. Miller and Scaplehorn

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

The Deputy Chief Executive submitted a report and supplementary report (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)

At this juncture the Chairman suggested that application 12/01125/OUT be considered last to allow any Members who had declared an interest to leave the room after consideration of the other applications on the agenda.

**12/00014/SUB – Erection of two storey detached property (resubmission) (additional drawings showing section through development site received 06/02/2013) at 2 Woodbine Cottages, Springwell, Gateshead, NE9 7PR**

The Chairman referred to the recent site visit the Committee had undertaken and the issues that had been raised around the windows, the parking garage and the embankment at the site. Members had requested Officers to provide further information on these issues, and it was:-

1. RESOLVED that the application be deferred to allow further information to be sought in relation to the issues raised at the site visit.

**12/03273/FUL – Change of use of agricultural land to kennels and erection of timber building to accommodate 10 dogs at land adjacent to Dean Croft Bungalow, Warden Law, Houghton le Spring, DH5 8LX**

The representative of the Deputy Chief Executive presented the application as set out in the body of the report, summarising the issues around the principle of the development, siting and design, wildlife and country side, environment and highway issues.

Members having fully considered the application, it was:-

2. RESOLVED that the application be refused for the six reasons as set out in the report.

**12/01125/OUT – Proposed residential development comprising 40 no. residential dwellings with associated landscaping and access at Coal Bank Farm, Weardale Street, Hetton le Hole, DH5 0DX**

The representative of the Deputy Chief Executive presented the application as set out, highlighting that at present this was an outline application only and that as such the Committee were being asked to look at the principle of the development and access to the site.

In relation to questions around surplus surface water and foul water disposal, the Officer advised that Northumbrian Water were consulted as part of the application process and any findings from them would be shared with the Committee.

Members having considered the application, it was:-

3. RESOLVED that either the application be delegated to the Deputy Chief Executive for approval, for the reasons as set out in the report and subject to the conditions outlined in the supplementary report and the signing of a Section 106 agreement.

## **Items for Information**

4. RESOLVED that the following site visit be undertaken:-

(i) 12/00791/VAR – Unit 6, Hetton Lyons Industrial Estate, Hetton le Hole

## **Town and Country Planning Act 1990 – Appeals**

5. RESOLVED that appeals received and determined for 1<sup>st</sup> to 31<sup>st</sup> January, 2013 be received and noted.

## **Response to the Department for Communities and Local Government Consultation on Planning Performance and the Planning Guarantee**

The Deputy Chief Executive submitted a report (copy circulated) for the Committee to endorse the response to the DCLG consultation of November 2012, "Planning Performance and the Planning Guarantee" which was appended to the report.

(for copy report – see original minutes).

6. RESOLVED that the comments highlighted within the report be noted and the response to DCLG contained within Appendix 1 be endorsed.

(Signed) G. THOMPSON,  
Chairman.