

At a meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESDAY, 4th JULY, 2017 at 5.45 p.m.

Present:-

Councillor B. Scaplehorn in the Chair

Councillors Bell, M. Dixon, Jackson, Lauchlan, Porthouse, Taylor, Turner, M. Turton, W. Turton and G. Walker.

Declarations of Interest

17/01048/LP3 – Biddick Primary and Nursery School, Kirkham, Biddick, Washington, NE38 7HQ

Councillor Lauchlan made an open declaration in the application as he was a Governor of Biddick Primary School and left the meeting during consideration of the item.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Hodson and Mordey

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

The Executive Director of Economy and Place submitted a 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)

17/00133/FU4 – Retrospective enclosure of land and change of use from highway to mixed use showmans storage and residential site, and erection of a boundary fence with double gates, involving the stopping up of the highway at land adjacent to 2 Wylam Close, Stephenson, Washington

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

1. RESOLVED that the application be granted consent in accordance with Regulation 4 of the Town and Country Planning Regulations 1992 (as amended) for the reasons as set out in the report and subject to the two conditions detailed therein.

17/00161/VAR – Variation of condition 2 (plans) of planning permission ref. 12/00333/FUL (residential development comprising of 170 houses with associated access, parking and landscaping, to include public open space. Stopping up of highways and change of use to residential) comprising substitution of house types of plots 46, 48, 51, 54, 74-80, 83, 85-90 and 92-94 with “Area D” at land north of Station Road, Barmston Road, Washington

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

The Planning Officer referred to page 10 of the agenda and the statement from the Council's Ecology Team and advised that there was a typo and the word “not” should be deleted as the additional ecological details have satisfied the relevant condition; and it was:-

2. RESOLVED that the application be approved for the reasons as set out in the report and subject to the 24 conditions detailed therein.

17/00557/FU4 - Construction of 524 no space car park with vehicular access and associated works to include landscaping, lighting, and flood attenuation basin at land north of Cygnet Way, Cygnet Way, Rainton Bridge South, Houghton le Spring

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

The Chairman welcomed Mr Brooksbank who had requested to speak in favour of the application advising that he was the planning consultant on behalf of the applicant, Marick Real Estate.

Mr. Brooksbank thanked the Committee for the opportunity to address them and commented that this was a currently underused and vacant site that served little purpose and was of no benefit to Rainton Bridge as there was no appetite for development upon this site. He advised that this proposal would help support the economy and employment opportunities within the Industrial Estate.

Car parking had been a long standing issue in the area and this development would look to reduce the amount of on street parking and the landscaping element would look to enhance the area. No objections had been received to the application and the development was welcomed by the local businesses in the area.

Upon being asked if the car park would be free, Mr. Brooksbank advised that he would expect it to be a paid for car parking provision but the businesses on site would discuss this and make the decision at a later date.

3. RESOLVED that the application be granted consent under Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons as set out in the report and subject to the eleven conditions detailed therein.

17/00743/FU4 – Erection of a single storey extension to existing production building to allow installation of a new production line, erection of a covered storage area canopy and the creation of 5 no additional car parking spaces at Tacle, Unit 2, Phoenix Way, Rainton Bridge Industrial Estate, Houghton le Spring

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

The Planning Officer referred Members to a report for circulation which had been submitted explain that following consultation with the Lead Local Flood Authority the application had been considered to be acceptable subject to the imposition of two further conditions, and it was:-

4. RESOLVED that the application be granted consent in accordance with Regulation 4 of the Town and Country Planning General Regulations 1992 (as amended) for the reasons as set out in the report and subject to the twelve conditions detailed therein.

17/00938/FUL – Creation of 50 no. replacement parking spaces to facilitate the formation of a vehicle training facility within existing car park area at Future Technology Centre, Barmston Court, Nissan Way, Sunderland

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

The Planning Officer advised that there was still further information to be received regarding drainage and flood-risk, and therefore it was:-

5. RESOLVED that the application be delegated to the Executive Director of Economy and Place who be minded to approve the application for the reasons as set out in the report and subject to the five conditions as detailed

therein and any additional water management conditions as are deemed to be required; in the event of any issues the application will be submitted to a further meeting of the Committee for Members consideration.

17/01048/LP3 – Proposed entrance extension at Biddick Primary and Nursery School, Kirkham, Biddick, Washington, NE38 7HQ

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

6. RESOLVED that Members be minded to grant consent to the application in accordance with Regulation 3 of the Town and Country Planning Regulations 1992 subject to their being no objections received as the public consultation does not expire until 12th July, 2017, for the reasons as set out in the report and subject to the three conditions detailed therein.

17/00672/FUL – Change of use from agriculture to the keeping of horses and erection of field shelter at 8 Over the Hill Farm, Steadings, Houghton le Spring, DH4 4NY

The representative of the Executive Director of Economy and Place outlined the development proposal to Members of the Sub Committee and the relevant material planning considerations against which the application had been assessed.

7. RESOLVED that the application be refused for the reason as set out in the report.

Items for Information

8. RESOLVED that the items for information contained within the matrix be received and noted.

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

(Signed) B. SCAPLEHORN,
Chairman.