

At an extraordinary meeting of the DEVELOPMENT CONTROL (HETTON, HOUGHTON AND WASHINGTON) SUB-COMMITTEE held in the CIVIC CENTRE on TUESURSDAY, 18TH OCTOBER, 2016 at 4.30 p.m

Present:-

Councillor Scaplehorn in the Chair

Councillors Cummings, M. Dixon, Jackson, Lauchlan, Mordey, W. Turton, G. Walker and P. Walker

Declarations of Interest

Councillor P. Walker declared a DPI in application 16/01045/FUL – Erection of 59 n. residential dwelling at former Glebe Village, Newstead Court, Glebe as he was an employee of Gentoo Homes who were the applicant. Councillor Walker left the room during consideration of the application.

Apologies for Absence

Apologies for absence were submitted to the meeting on behalf of Councillors Bell, Middleton, Porthouse, Taylor and W. Turton

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)

16/01045/FUL – Erection of 59 no. residential dwellings with associated access, landscaping and infrastructure works, to include stopping-up of highways and demolition of footbridge over Parkway (as amended) at former Glebe Village, Newstead Court, Glebe, Washington

The representative of the Executive Director of Commercial Development presented the report advising of the principle of the proposal, the scale and massing of the proposed development, highways and environmental factors.

The Chairman advised that he had received two written representations from Councillors Taylor and Williams and circulated copies for the Committee's information. He also welcomed Mr. Hetherington to the meeting who had requested to speak in relation to the general proposal of the application.

Councillor Taylor's comments referred to the Section 106 contributions being used toward play facilities, new or existing, in the Washington Central Ward and requested that the application be amended, in light of the recent cuts having to be made and the need to scrutinise the use of Section 106 contributions, that in this instance the contributions be utilised towards play facilities in all Washington Wards.

Councillor Williams' comments referred to the use of Education 106 funds as part of the application and stated that she had been advised that Ward Members would be consulted prior to the application being submitted for decision, which she felt they were not. Councillor Williams commented that the A182, Washington Highway was a natural barrier and that she did not consider it to be safe to travel across this towards school provision in the West area, although it was an acceptable distance, it was not necessarily a safe one for any children who may need to travel to that school provision from the proposed development.

She requested that the application be deferred to allow ward members to be consulted and be content with the position and exercise their responsibility to strategically agree the funding for the Section 106 education contribution. In closing she proposed that the funding be more appropriately used to fund school provision to the east of the A182.

The Development Control Manager advised that a representative from Children's Services was in attendance to advise Members on the allocation of funding contributions from Section 106 funding. Members were informed that a two mile radius of the proposed development site was used to ensure there was a level of flexibility when the monies were allocated, as if not there was the potential risk that the Council would not be able to deliver within a smaller, more defined area and in that circumstance the funds would need to be returned as the Section 106 agreement was legally binding on all parties to deliver as set out in the agreement.

The agreement had to allow for the Council to safeguard for the future position and to be as flexible as possible to secure the agreement between the parties. It was confirmed that the education contribution was £109 097 .

Members were advised that memos were circulated to Ward Members on 17th July, 2016 concerning the proposals for the application.

The Chairman invited Mr. Hetherington to address the Committee with his representations.

Mr. Hetherington thanked the Committee for the opportunity to speak and advised that his main concern regarding the application was the pedestrian footpaths and crossing at the road at the boundary to the proposed development. At present there was a pedestrian refuge in the middle of the very busy road which could be quite dangerous if pedestrians were stood at the refuge whilst traffic was passing. He

asked if the new proposed pedestrian crossing would be lit and also if drivers approaching would be forewarned by road signs.

The Highways Officer advised that they had worked with the applicant, Gentoo, to consider the best proposal and it was agreed that the pedestrian refuge would be removed and a zebra crossing installed as the best solution for road crossing in that area. He explained that new street lighting would be installed as part of the development and that the usual road signs warning of upcoming road crossings would be installed at Parkway.

Having fully considered the report, it was:-

1. RESOLVED that the application be delegated to the Chief Executive for the reasons as set out in the report, who is minded to approve the application subject to the signing of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and subject to the nineteen conditions as detailed therein.

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

(Signed) B. SCAPLEHORN,
Chairman.