

**At an extraordinary meeting of the PLANNING AND HIGHWAYS COMMITTEE held in COMMITTEE ROOM 2 on WEDNESDAY, 1<sup>st</sup> FEBRUARY, 2017 at 4.30 p.m.**

**Present:-**

Councillor Bell in the Chair

Councillors Ball, Beck, Chequer, Cummings, M. Dixon, English, Francis, I. Galbraith, Hodson, Jackson, Lauchlan, Middleton, Mordey, Porthouse, Scaplehorn, P. Smith, Taylor, G. Walker, P. Walker and D. Wilson.

**Declarations of Interest**

There were no declarations of interest submitted.

**Apologies for Absence**

Apologies for absence were submitted on behalf of Councillors Kay, M. Turton, W. Turton and P. Watson.

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

**Planning Application Reference: 15/00978/VAR**

**Phase 2, Peel Centre, Spire Road, Glover, Washington**

**Variation of Condition 13 of planning approval 07/02384/VAR (Application to revise condition No.13 of planning permission 03/00120/OUT) to allow the sale of food and drink**

The Executive Director of Economy and Place submitted a report (copy circulated) for the Committee to consider the application for the variation of Condition 13 of planning permission 03/00120/OUT so as to allow for the sale of food and drink from up to 1,356sq. m gross floorspace at Phase 2 of the Peel Centre.

Planning permission 03/00120/OUT and its subsequent reserved matters (ref: 07/02808/REM) had originally approved the construction of Phase 2 of the Peel Centre consisting of 5 non-food retail warehousing (5,760 sq.m) together with associated car parking.

(For copy report – see original minutes)

Anthony Jukes, Principal Development Control Planner presented the report and was on hand to answer Members' queries.

Councillor Scaplehorn referred to existing on-site highways issues in respect of the development and felt that the Phase 2 site was difficult to negotiate with no clear indication of rights of way. The gym was using up the disabled parking bays so there were not available for the other units and Councillor Scaplehorn was concerned about the overall level of car parking at the site .

Mr Jukes advised that on-site parking and private highway issues were for Peel as the site owners to address. The Phase 2 development already had the benefit of planning permission and the original car parking provision has been approved through the existing permission. It was considered that the Section 73 application, which did not propose any change the amount of retail floorspace at the site but only the type of goods that may be sold from one of the approved units, would not lead to any material change in the existing on-site parking and highway issues in comparison to the position under the current planning permission.

Councillor Lauchlan agreed with Councillor Scaplehorn and commented that the current parking was difficult following the opening of the B&M store which had exacerbated the situation.

Paul Muir, Engineer advised that the previous outline planning consent already approved the parking and the car park standards for this type of retail development.

Councillor Porthouse queried the date of the original approval and if the laying of the car park had been sufficient work for the development to be considered as underway. Mr Jukes advised that this was correct.

Councillors English and Cummings agreed with the comments made by fellow Members regarding the existing on-site parking and access issues. Councillor Mordey reminded Members of the scope of the Section 73 application and the relevant material planning considerations as outlined in the officer's report.

The Chairman then asked the Committee to vote on the officer's recommendation.

With 18 Members voting in favour of the application and 1 Member against it was:-

1. RESOLVED that Members be minded to approve the application for the reasons stated in the Conclusion Section of the report and subject

to the 28 draft conditions outlined therein and that the application be referred to the Secretary of State in accordance with the provisions of the Town and Country Planning (Consultation) (England) Direction 2009.

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

(Signed) R. BELL  
(Chairman)