

DURHAM COUNTY COUNCIL

AREA PLANNING COMMITTEE (CENTRAL & EAST DURHAM)

AT A MEETING of the **AREA PLANNING COMMITTEE (CENTRAL & EAST DURHAM)**
held at Council Offices, Seaside Lane, Easington on **Tuesday 14 December 2010**

PRESENT

COUNCILLOR C WALKER in the Chair

Members

Councillors J Bailey, J Blakey, G Bleasdale, P Charlton, S Iveson, J Moran and M Plews.

Apologies for absence were received from Councillors J Brown, D Freeman, R Liddle and K Thompson.

A1 Minutes

The Minutes of the meeting held on 16 November 2010 were confirmed as a correct record by the committee and signed by the Chair.

A2 Declarations of Interest

Councillor Walker declared a prejudicial interest in Application No. 4/10/00798/FPA and withdrew from the Meeting during consideration thereof.

A3 Applications to be determined by the Area Planning Committee (Central & East Durham)

- (a) **PL/5/2010/0467 – Ms S Lincoln, Whitegates Equestrian Centre, Salters Lane, South Hetton, DH6 2UQ**
Extension of Time Limit for Implementation of Planning Permission Ref No: PLAN/2007/0710 for Outdoor and Indoor Arenas with Attached and Detached Stables and Associated Car Parking

Consideration was given to the report of the Principal Planning Officer (Easington Area Office) which recommended the application for approval. The Principal Planning Officer gave a detailed presentation on the main issues outlined in the report.

Mr Jackson the Agent was in attendance to respond to any questions from Members.

Resolved: That the application be **APPROVED** subject to the conditions contained in the report.

- (b) **4/10/00775/FPA – Calamander Developments Ltd and Saint Gobain Group Ltd, Archibald Site, Damson Way, Dragonville, Durham, DH1 2RL**
Demolition of Warehouse and Replacement by Open Compound, External Alterations to a Second Warehouse, and Change of Use of Third Warehouse

**with Office to Warehouse with Trade Shop, with Associated Parking Area,
Means of Enclosure and External Lighting**

Consideration was given to the report of the Development Control Manager (Durham City Area Office) which recommended the application for approval. The Development Control Manager gave a detailed presentation on the main issues outlined in the report.

Mr Luckin the Applicant was in attendance to respond to any questions from Members.

Councillor Blakey sought clarification on parking provisions for the trade shop. The Planning Officer advised Members that there would be dedicated parking of 24 spaces.

Resolved: That the application be **APPROVED** subject to the conditions contained in the report.

Councillor Plews in the Chair

- (c) **4/10/00798/FPA – Dunelm Homes, Land at Former Cape Asbestos Works,
Durham Road, Bowburn, Durham, DH6 5NG
Substitution of House Types Resulting in 10 Bungalows and 17 Houses
Pursuant to 4/09/00347/RM, Plus Erection of Communal Car Port**

Consideration was given to the report of the Development Control Manager (Durham City Area Office) which recommended the application for approval. The Development Control Manager gave a detailed presentation on the main issues outlined in the report.

Councillor Blakey raised concerns with access arrangements to the main road. The Development Control Manager advised Members that the Highway Authority had been consulted and raised no concerns. He indicated that he would raise Members concerns with the Highway Authority.

Members sought clarification if the site had been decontaminated. The Development Control Manager indicated that all measures had been undertaken and documentation had been provided.

Resolved: That the application be **APPROVED** subject to the conditions contained in the report.

Councillor Walker in the Chair

A4 Appeal Update

(a) Appeals Received

The Principal Planning Officer (Easington Area Office) gave details of the following appeals which had been lodged with the Planning Inspectorate:

**Site at 2 Bath Terrace, Seaham, SR7 7EZ
Planning Reference- PL/5/2010/0261 and PL/5/2010/0260**

Appeals had been lodged against the Council's refusal of planning permission and Listed Building Consent for retrospective erection of decking on top of the existing garage at the site.

The development was refused as it was considered to be unacceptable given its size, design and location and was also considered to be detrimental to the character and appearance of the Conservation Area and Listed Building as well as adversely affecting residential amenities.

The appeals are to be dealt with by means of written representations, and members would be informed of the outcome in due course.

**Site at 104 Edenhill Road, (former Mayan Tan Tanning Salon), Peterlee,
SR8 5DE
Planning Reference PL/5/2010/0409**

An appeal had been lodged against the Council's refusal of planning permission for the change of use from retail (A1 Use Class) to a Hot Food Takeaway (A5 Use Class).

The proposal was refused as the property was located outside of any designated shopping centre and would adversely impact upon the amenity of adjacent and surrounding residential occupiers through the creation of odours, noise and disturbance, particularly during evening hours, and was also considered to be contrary to Local Plan Policy.

The appeal was to be dealt with by means of written representations, and members would be informed of the outcome in due course.

(b) Appeal Decisions:

The Principal Planning Officer (Easington Area Office) gave details of the following appeal which had been considered by the Planning Inspectorate:

**Site at 6 West Grove, Seaham, Co. Durham, SR7 8EL
Planning Reference- PL/5/2010/0140**

An appeal was been lodged against the Council's refusal of planning permission for a change of use from A1 Use Class (Retail) to A5 Use Class (Hot Food Takeaway). The application was refused on the grounds of adverse impact upon residential amenity to neighbouring properties and was also considered to be contrary to Local Plan Policy.

The appeal was dismissed and the Inspectorate agreed with the Council's decision that the proposed change of use would be harmful to the living conditions of the occupiers of a nearby dwelling. It was noted that even with the modern extraction system proposed there would be leakage of fumes from the doors and windows of the appeal site, which would harm the living conditions of nearby residential properties.

A5 Enforcement Item

The Development Control Manager (Durham City Area Office) gave details of the following Enforcement Matter.

Pity Me Nurseries, A167 Durham

Over a period of several months advertisements had been displayed by the proprietor of Pity Me Nursery on mobile trailers which were permanently parked up on land adjacent Rotary Way, Pity Me and at the Sniperley roundabout at the A167/A691 road junction.

Despite various written requests from the Council advising that the display of the advertisements was illegal without the appropriate consent and that they should be removed, they continued to be displayed over several months.

In the absence of a necessary consent and in view of his continued failure to remove the adverts the proprietor of Pity Me Nurseries, Mr Mark Green, was summoned to appear at Consett Magistrates' Court on Monday November 1st 2010, when he was found guilty of the offence and fined £1000 and ordered to pay the Councils costs of £330.