

## **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 12 May 2009**

#### **PRESENT**

**COUNCILLOR C. WALKER** in the Chair

#### **Members**

Councillors J. Blakey, G. Bleasdale, D Freeman, A. Laing, J. Maslin, M. Plews, R Liddle, M. Simmons and P. Taylor

Apologies for absence were received from Councillors B Wilson and J Chaplow

#### **A1 Minutes**

The Minutes of the meeting held on 21 April 2009 were confirmed as a correct record by the committee and signed by the Chair.

#### **A2 Declarations of Interest**

There were no declarations of interest submitted.

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

##### **PL/5/2009/0119 - Conversion and Refurbishment of Dwelling (Resubmission) at Building Rear of Crimdon Terrace, Blackhall**

Consideration was given to the report of the Principal Planning Services Officer (Easington Office) which recommended conditional approval. The Principal Planning Services Officer explained that Members had visited the site the previous day, were familiar with the location and setting and gave a brief presentation on the main issues outlined in the report.

The existing building was situated at the rear of Crimdon Terrace, Blackhall and permissions was being sought for its conversion to form a single dwelling house. The conversion would provide a modest two bedroom property and the use of the land situated to the south was proposed as a private garden.

Access would be provided from an existing access road which currently served the residential property known as The Beacon. The access road led from the A1086 and would pass to the south of No 12 Crimdon Terrace.

The Principal Planning Services Officer explained that a further three letters of objection had been received on the grounds of highway safety, flooding, drainage, effect on wildlife

and access arrangements. John Cummings MP had also supported the residents objections to the scheme.

Mrs Peacock, an objector explained that the A1086 was constantly monitored by Police due to the number of accidents and the more traffic entering onto this road could result in further accidents. Residents still had grave concerns regarding the access to the site from the south of Crimdon Terrace and there was a telegraph pole blocking visibility.

The A1086 currently flooded when there was heavy rainfall and residents were concerned about the capacity of the sewer and drainage on the site. The sewer that served Crimdon Terrace was already to full capacity. Northumbrian Water would not be aware there was a problem as the residents of Crimdon Terrace cleared it themselves. The Environment Agency had commented that there was no risk of flooding because they did not live on a riverbank or a sealet.

Mrs Peacock explained that the original building was nothing like it was a present and a garage had been added on. She felt that the development was clearly not what was best for Crimdon Terrace as there would be problems with access, flooding and drainage and asked Members to consider supporting the residents and refuse the application.

Mr Elves, the agent explained that numerous discussions had taken place with Planning Officers to arrive a suitable scheme that would compliment and enhance the area. All design issues had been accepted on the previous application and no changes had been made to the building layout and design.

An alternative access from south of Crimdon Terrace was now proposed to overcome concerns expressed previously. The existing building was currently accessed from the existing lane and the Highways Officer had been consulted and had no concerns.

The Principal Planning Services Officer advised that the previous application had been refused because of the access arrangements. The relocation of the utility pole had been acknowledged and would need addressing. Flooding was a private issue and if any damage was caused by the applicants then they would need to remedy this.

Councillor Plews commented that unless the building became retail then there would be no increase in traffic flow than at present.

Councillor Bleasdale explained that she thought the access was unsuitable and queried if the lane was to be upgraded. Mr Elves explained that the lane would not be upgraded.

Councillor Laing explained that she travelled that road on many occasions and was horrendous for water in the winter. The sewer that the property would connect to was already at full capacity.

The Senior Planning Services Officer explained that the developer was connecting to the existing sewer and no objection had been received from the water authority.

**RESOLVED** that the application be approved subject to the conditions outlined in the report.

## **PLAN/2008/0714 – Rebuilding of School and Associated Sports Pitches at Our Lady Star of the Sea RC Primary School, Thorpe Road, Horden**

Consideration was given to the report of the Principal Planning Services Officer (Easington Office) which recommended conditional approval. The Principal Planning Services Officer explained that Members had visited the site the previous day, were familiar with the location and setting and gave a brief presentation on the main issues outlined in the report.

The application was for the rebuilding of the school situated on Thorpe Road, Horden which was predominantly in a residential area. The new building had been designed to accommodate the existing number of pupils and would be a single storey structure with a raised roof over the assembly hall.

The Principal Planning Services Officer (Easington) advised that Sport England had withdrawn their original objections but recommended additional conditions relating to sports pitch provision and a community use scheme. Authority was requested to develop suitable conditions in this regard.

**RESOLVED** that the application be approved subject to the conditions outlined in the report and the following additional conditions

10. Prior to commencement of the development hereby permitted: i) A detailed assessment of ground conditions of the land proposed for the playing fields shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The approved scheme shall be complied with in full prior to the new school buildings being occupied, unless otherwise agreed in writing with the Local Planning Authority.
11. Prior to the commencement of the use of the new school building a Community Use Scheme for the approved sports facilities, shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of the use of the development.

## **4/09/00164/FPA – Erection of extensions to retail store, with associated car park amendments and landscaping at Sainsburys Supermarket, Arnison Retail Centre, Pity Me, Durham**

Consideration was given to the report of the Development Control Manager (Durham Office) which recommended conditional approval. The Development Control Manager explained that Members had visited the site the previous day, were familiar with the location and setting and gave a brief presentation on the main issues outlined in the report.

The application for was an extension to the retail store and associated car park amendments at Sainsburys Supermarket. The existing building would be extended to the

east and south into the car park and service yard with minor modifications and enlargement to the existing frontage and main entrance lobby. Revised internal arrangements would include the relocation of the stores restaurant to first floor mezzanine level.

The Development Control Manager advised that Sainsburys had submitted a Statement of Community Involvement. Since the report was prepared, one further letter of support and one letter of objection had been received. Sainsburys had issued a returnable card and received 91 comments of support and 23 comments of concerns relating to the quality of foods, layout of store and problems relating to traffic.

Amendments to conditions 4 and 8 were suggested as follows;

4. Remove the wording "No development shall commence until"
8. Remove the wording "development shall commence"

**RESOLVED** that the application be approved subject to the conditions outlined in the report including the amendments to conditions No 4 and 8.

**4/09/00176/FPA – Erection of two storey building, comprising 2 no A1 retail units ground floor, with two residential units above at land adjacent 81 High Street, Carrville, Durham**

The Chair advised that this application had been withdrawn.

**RESOLVED** that the information given, be noted.

**A4 Appeal Update**

**(a) Appeals Received**

The Development Control Manager (Durham Office) gave details in relation to the following appeals which had been lodged with the Planning Inspectorate:

- (i) Appeal against the Council's refusal to grant planning permission for the erection of a dwelling and detached garage at Rosemary Lane, Easington Village.
- (ii) Appeal against the Council's refusal to grant advertisement consent for the erection and display of advertisements at The City Hotel, 88 New Elvet, Durham.

**(b) Appeal Decisions**

The Development Control Manager (Durham Office) gave details in relation to the following appeals which had now been considered by the Planning Inspectorate:

- (i) Appeal against the Council's refusal of an application which proposed the variation of a condition which restricted the hot food takeaway opening hours at 56 Ambleside Avenue, Seaton, Seaham.

Appeal Allowed subject to conditions restricting opening hours, details of ventilation and filtration and a scheme for the disposal of litter being submitted.

- (ii) Appeal against the Council's refusal to grant planning permission for the erection of a proposed orangery extension and the retention of a detached general storage shed and against an enforcement notice requiring the removal of the general storage and 3 no. free standing lighting columns at Willow Cottage, Meadowfield Farm, Thornley

Appeal Dismissed and the enforcement notice varied by an amendment of time to 6 months.