

THE DISTRICT COUNCIL OF CHESTER-LE-STREET

Report of the reconvened Meeting of the Planning Committee (10 April 2007)
held on 13 April 2007 in the Council Chamber at 4.00pm.

PRESENT:

Councillor G K Davidson (Chairman)

Councillors:

LEW Brown
D M G Stoker
R Harrison

W Laverick
A Turner

Officers: C Potter (Head of Legal and Democratic Services), A Hutchinson (Head of Planning and Environmental Health), J Bradley (Assistant Solicitor), S Reed (Acting Planning Services Manager), D Chong (Enforcement Officer) and K Fletcher (Democratic Services Assistant).

Also in Attendance: 12 members of public.

76 **PLANNING MATTERS – CONTINUED**

Following the adjournment of the Planning Committee Meeting held on 10 April 2007 due to technical difficulties obtaining information in relation to Item No. 3 of the report, consideration was given to the following planning application.

Prior to consideration of this item, the Acting Planning Services Manager referred to photographs in relation to the proposal, which were displayed for Members information.

(3) Proposal: Extension above existing garage to comprise of lift, bedroom and en-suite

Location: 7 Lunedale Close, Great Lumley, Chester-le-Street

Applicant: Ian Miller – Reference 07/00081/FUL

The Chairman referred to additional information that had been circulated at the Meeting and allowed time for this information to be digested by Members.

Mr Haggon the objector spoke in relation to the application and referred to photographs he had provided on the proposal.

The applicant's agent, Mrs Bussell spoke in relation to the application and referred to information they had supplied in support of the application, which

had been circulated to Members. Mr Miller, the applicant also spoke in relation to the application.

Councillor Brown sought clarification on a number of aspects on the proposal including the scale of the proposed extension, separation distances, roof levels and concerns of overshadowing which were clarified by the Acting Planning Services Manager.

Councillor Laverick spoke in relation to the issues of concern that had been raised in relation to the application and advised that he felt the proposals fully complied with Local Plan policies.

Councillor Turner sought clarification on the concerns raised by the objectors in relation to the privacy issues, distances between properties, overlooking/overshadowing aspects. He also queried whether alternative options on the location of the lift had been explored. The applicant clarified that he had explored other possible locations however the reasoning behind the positioning of the lift he was proposing was to allow accessibility for wheelchair access.

The Acting Planning Services Manager reassured him that Officers had reached their decision because they felt it was not considered that loss of light/ overshadowing affect would be so great as to warrant refusal and the proposal fully complied with the aims of the relevant development plan policies, which seek to ensure that the provisions of neighbouring properties were not detrimentally effected by the extension proposals.

Councillor Stoker referred to the points that had been raised by the speakers and Members of the Committee and proposed to move the Head of Planning and Environmental Services recommendation of conditional approval. This proposal was seconded by Councillor Turner. The recommendation of condition approval was carried.

RESOLVED: "That the recommendation of the Head of Planning and Environmental Health for conditional approval in respect of the application be agreed, subject to the following conditions.

01A Time Limit

02 Materials"

The Meeting terminated at 4.42pm.

