

**THE MINUTES OF THE MEETING**  
**OF THE DEVELOPMENT CONTROL AND REGULATORY PANEL**  
**HELD ON TUESDAY 16 JANUARY 2007**

Present: Councillor M Routledge (Chair)  
Councillors Mrs G Bleasdale, Mrs E M Connor,  
R Davison, R Liddle, T Longstaff,  
R Taylor and D J Taylor-Gooby

Objector – Mrs D Sturge

**1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors B Burn and M Nicholls.

**2 THE MINUTES OF THE LAST MEETING** held on 19 December 2006, a copy of which had been circulated to each Member, were confirmed.

**3 APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACTS  
TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**2006/0798**

**SHOTTON (HASWELL AND SHOTTON) – Proposed Conversion of Garage/Store to Dwelling at Fleming Field Farm, Shotton Colliery for Mrs E Wreford**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to the following conditions, external materials, boundary treatment, restriction of further extensions and access road surface improvement. The proposed development accorded with the relevant planning policies.

The Principal Planning Services Officer explained that Members had visited the site that day and were familiar with the location and setting and gave a detailed presentation on the main issues which were outlined in the report.

An additional condition was to be attached to the application regarding the access road. The access road leading to the development site must be upgraded after conversion had taken place but before the dwelling was occupied. A condition was also required regarding revised plans that had been received in relation to the amended windows.

Mrs Sturge, an objector explained that she lived on the road that led to the development site. Residents had been promised when previous conversions had taken place that the road would be brought up to standard after the houses were lived in. This had never been done. The only upgrade that had been carried out to the road was to that part owned by the residents of the terraced houses at the entrance.

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Mrs Wreford, the applicant, owned the road up to the farmhouse and the residents of the terraced houses owned part of the road up to the main road. When the previous conversions had taken place, 32 wagons had passed in one morning. This caused a lot of stress to residents who had to park on the path to enable vehicles to pass. She added that she had no objection to the conversion as long as the road was upgraded. Residents had to park on the path and Mrs Wreford would not allow them to go down to the farm to enable them to turnaround. They had to reverse onto the main road.

The Principal Planning Services Officer explained that he was not aware of any previous promises to upgrade the access road but a condition would be attached to this planning application for it to be completed prior to anyone living in the dwelling.

Members queried who was the owner of the access road. The Principal Planning Services Officer explained that Mrs Wreford, the applicant had indicated that the access road was within her control.

Mrs Sturge explained that she was under the impression that all of the access road did not belong to Mrs Wreford. Part of the road from the main road to the end of the terraced houses belonged to the residents of the terraced houses. The plans on the Conveyance stated that the residents of the terraced houses owned the 3 yards beyond the footpath. She added that she had visited the Land Registry but had been unable to ascertain who owned the other part of the road.

The Principal Planning Services Officers showed Members and Mrs Sturge the plan submitted with the application. The land outlined in blue demonstrated that the applicant had either ownership or control. In the design and access statement submitted with the application, it was stated that "Fleming Field Farm was accessed from the main road which was served by a private unadopted road which served numerous residential properties and Fleming Field Farm. The general surfacing of the road was to be improved and the cost shared by the various users".

A Member queried if Mrs Sturge knew that she had to contribute to the cost of upgrading the road. Mrs Sturge explained that she had not been approached to ask if she was willing to contribute to upgrade the road.

A Member queried if a turning point could be installed in the road as part of the application as it was illegal for people to reverse onto a main road. The Principal Planning Services Officer explained that this could be made a condition of the application.

Members raised their concerns regarding the ownership of the access road and explained that they would like a condition adding that the road must be upgraded before any development

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commenced and a turning point also be included in the road for the residents of the terraced houses.

**RESOLVED** that the application be conditionally approved with the additional conditions as outlined.

**2006/0826**

**SEAHAM (SEAHAM HARBOUR) – Proposed 19 No Houses (Resubmission) at Former Factory, Denehouse Road, Seaham for Cosalt Plc**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to details of design, materials, landscaping, access, precise layout, protected species and contaminated land. The proposals were considered to comply with the relevant planning policies referred to in the report.

**RESOLVED** that the application be conditionally approved.

JC/MA/com dev/070103  
17 January 2007