

**THE MINUTES OF THE MEETING OF THE
DEVELOPMENT CONTROL AND REGULATORY PANEL
HELD ON TUESDAY, 10 JULY, 2007**

Present: Councillor M Routledge (Chair)
Councillors B Bates, Mrs M Baird,
Mrs E M Connor, R Davison, Mrs
A E Laing, Mrs J Maitland, D Milsom,
D J Taylor-Gooby and C Walker

Applicant: Mr Short

Objector: Mr Shaw

Apologies: Councillors R Liddle and A J Holmes

- 1 **THE MINUTES OF THE LAST MEETING** held on 19 June, 2007, a copy of which had been circulated to each Member, were confirmed.

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

**2007/0249 SEAHAM (SEAHAM NORTH) – Change of Use from Residential
to Retail including Front Extension at 39 and 40 Gregson
Terrace, Seaham for Mr and Mrs Shah**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to surface water disposal. The proposed complied with the Planning Policies referred to in the report.

The Senior 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 outlined in the report.

Mr Shaw, an Objector, explained that the parking along Gregson Terrace was horrendous at certain times of the day and he often had difficulties accessing his drive. There were other local shops in the area, five minutes away and he could not see the need for expansion which would encourage more traffic into the street.

The Principal Planning Services Officer explained that the applicant had felt the need to expand his business and other shops in the area should not be taken into account.

A Member queried the current opening hours and if they intended to change. The Senior Planning Services Officer

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explained that the opening hours were from 9.00 am to 9.00 pm seven days per week.

A Member commented that this area was not a hotspot or troubled area.

RESOLVED that the application be conditionally approved.

2007/0270 HUTTON HENRY (WINGATE) – Proposed Change of Use from Agricultural Building to Storage and Offices at Rodridge Cottage Farm, Station Town for Mr A Hillas

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to time limit, means of enclosure, landscaping, timing of landscaping, access road improvements, parking provision to be agreed, hours of operation and no outside storage. The proposal was considered to be in accordance with the statutory Development Plan and the Policies detailed in the report.

The Principal Planning Services Officer explained that Members had visited the site that day and were familiar with the location and setting.

A Member queried if there was any time restriction on traffic entering the site. The Principal Planning Services Officer explained that he had recommended a time limit in the conditions and would liaise with the Environmental Health Department for appropriate timings.

RESOLVED that the application be conditionally approved.

2007/0275 SEAHAM (DENESIDE) – Proposed Smoking Shelters at Deneside Workingmens Club, 132 The Avenue, Seaham for Deneside Workingmens Club

Consideration was given to the report of the Head of Planning and Building Control Services which recommended refusal as the proposed development, by virtue of its location, would adversely affect the amenities of the adjacent residents in terms of smoke and noise pollution, particularly during late evening hours contrary to Policies 1, 35 and 27 of the District of Easington Local Plan. Appropriate enforcement action be authorised in the event that planning permission was refused and the applicants did not voluntarily dismantle and remove the shelters.

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 of the main issues in the report.

The Principal Planning Services Officer explained that since the report was prepared, one objection had been withdrawn and new information had been received. One of the objections had

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referred to patrons drinking in the yard area. Assurances had been given from the Licensing Section that they could prevent drinking in the yard area so the shelters would not have an impact on residents. The shelters had been erected in a slightly different from the submitted plans and new plans were required.

Planning Officers still had concerns regarding how much the shelters would be used and suggested granting temporary Planning Permission for six months to gauge the level of disturbance to residents.

Mr Short, the Applicant, explained that he was happy with the recommendations from the Planning Officer. He had considered residents and explained that the shelters were within the confines of the Club and would not obstruct pavements and could be monitored and controlled.

A Member commented that the Club was well disciplined and well run and he welcomed the suggestion of a six months planning permission.

RESOLVED that the application be approved for a period of six months.

2007/0329 PETERLEE (DENEHOUSE) – Proposed Boundary Wall at 201 Hatfield Place, Peterlee for Mrs K Winship

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval. The proposal was considered to be in accordance with the statutory Development Plan and the Policies detailed in the report.

RESOLVED that the application be approved.