

**THE MINUTES OF THE MEETING OF THE
DEVELOPMENT CONTROL AND REGULATORY PANEL
HELD ON TUESDAY 26 FEBRUARY 2008**

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

Applicants/Agent: Mr. Naylor and Mr. Boon

Apologies: Councillor Mrs. J. Maitland

1. **THE MINUTES OF THE LAST MEETING** held on 5 February 2008, a copy of which had been circulated to each Member, were confirmed.
2. **APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**2008/0045 MURTON (MURTON WEST) - HOUSE (RESUBMISSION) AT
SANDHILLS, LAND REAR OF DAVISON CRESCENT, MURTON
FOR MR. J. NAYLOR**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended that delegated authority be granted to the Head of Planning and Building Control Services to refuse the application on expiration of the requisite publicity period. The proposal represented a new dwelling in the countryside outside the existing settlement boundaries. In the absence of any agricultural or other appropriate justification of need the proposal was considered to be contrary to Policy 3 of the District of Easington Local Plan and advice contained within Planning Policy Statement No. 7 : Sustainable Development in Rural Areas.

The Principal Planning Services Officer explained that a letter had been received from Murton Parish Council explaining that they had not been consulted on the application. The Parish Council had not discussed the application in any detail and had therefore offered no comment. The next meeting of the Parish Council was to be held on 13 March 2008. Members could defer the application to give the Parish Council an opportunity to make representations.

RESOLVED that Application No. 2008/0045 be deferred.

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2006/0558 MURTON (MURTON WEST) - 6 NO. HOUSES AND 4 NO. APARTMENTS AT MURTON HOUSE FARM, THE VILLAGE FOR MIRRORED LEISURE LIMITED - AMENDED PLANS

Consideration was given to the report of the Head of Planning and Building Control Services which recommended that the revised plans be accepted as an amendment to Planning Permission 06/0558.

The Principal Planning Services Officer explained that Members had visited the site that day, were familiar with the location and setting and gave a detailed presentation on the main issues outlined in the report. Since the report was prepared, one letter of objection had been received explaining that they were concerned that apartments were included within the scheme.

A Member queried what comments from Durham County Council's Highways Department were. The Principal Planning Services Officer explained that the Highway Authority considered the proposals to be acceptable. Road safety measures had now been installed on the road through Murton.

RESOLVED that the revised plans be accepted as an amendment to Planning Permission 06/0558.

2007/0849 HASWELL (HASWELL AND SHOTTON) - RESIDENTIAL DEVELOPMENT AT LAND SOUTH OF FRONT STREET, HASWELL PLOUGH FOR THE PERSONAL REPRESENTATIVES OF J. LONG (DECEASED)

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to reserved matters (layout of site, scale of buildings, appearance of buildings, access to site and landscaping of site) time limit details and contaminated land survey. The proposal was considered to be in accordance with Policies 1, 67 and HA03 of the District of Easington Local Plan.

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

Mr. Boon, the Agent for the Applicant, explained that sites in the area of Durham Lane and Haswell Plough had received various planning consents for residential development. This was one of the last areas in the village that needed tidying and this was an opportunity for the re-development of Haswell Plough. The current use was abandoned allotments and the brownfield argument had been largely accepted.

He referred to Ha3 policy for compulsory purchase which was the main issue for consideration. Ownership of the various

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pieces of land had caused difficulties and it was now up to the owners of the sites to achieve the regeneration.

RESOLVED that the application be conditionally approved.

2008/0016 PETERLEE (PASSFIELD) - DISPLAY RAMP AT EVANS HALSHAW, PASSFIELD WAY, PETERLEE FOR MISS G. DYBALL PENDRAGON PLC

The Principal Planning Services Officer explained that this application had been withdrawn.

RESOLVED that the information given be noted.

3. **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED that in accordance with Section 100A (4) of the Local Government Act, 1972 as amended by the Local Government (Access to Information) Act, 1985 the press and public be excluded from the meeting for the following item of business on the grounds that it involved the disclosure of exempt information, as defined in Paragraph 1,2 and 6a, Part 1 of Schedule 12A of the Act.

4. **PLANNING INVESTIGATIONS REPORT**

LAND OPPOSITE 1 THERESA STREET, DAWDON, SEAHAM

Consideration was given to the report of the Head of Planning and Building Control Services in connection with the above Planning Investigations Report.

RESOLVED that:-

- (i) an enforcement notice be issued on the owner of the land situated opposite and to the south east of 1 Theresa Street, Dawdon, Seaham. The notice should specify that the caravan currently sited on the land was to be permanently removed;
- (ii) the notice would specify a 4 week compliance period;
- (iii) the Head of Planning and Building Control Services be authorised to take any other action deemed appropriate.

JC/CB/COM/DCRP/080202
27.2.08