

**MINUTES OF THE MEETING OF THE
DEVELOPMENT CONTROL AND REGULATORY PANEL**

HELD ON TUESDAY 10 JUNE 2008

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

Agent: Mr. Street

Apologies: Councillor R. Davison

1. **THE MINUTES OF THE LAST MEETING** held on 20 May 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**

**2008/0232 PETERLEE (DENEHOUSE) - REPLACEMENT OF EXISTING
RETAIL UNIT AT 53 YODEN WAY PETERLEE FOR KENMORE
CAPITAL PETERLEE LIMITED**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to materials. The proposed development was considered to comply with the Local Plan Policies referred to in the report.

RESOLVED that the application be conditionally approved.

**2008/0238 MURTON (MURTON WEST) - SITING AND DESIGN AND
EXTERNAL APPEARANCE OF PROPOSED DWELLING (RE-
SUBMISSION OF RESERVED MATTERS) AT LAND EAST OF
POSTGATE CHASE, CHURCH LANE, MURTON FOR K AND A
DAVIDSON**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to materials, limitation on height of boundary wall, removal of permitted development rights for extensions. The proposal was considered to be in accordance with Statutory Development Plan and the policies detailed in the report.

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.

RESOLVED that the application be conditionally approved.

Development Control and Regulatory Panel - 10 June 2008

2008/0250 HUTTON HENRY (WINGATE) - 14 NO. APARTMENTS AT CORNER HOUSE HOTEL, STATION TOWN FOR MR. C. MORGAN, LEISURE NORTH EAST LIMITED

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to materials, landscaping, boundary enclosures, amended plans and protected species mitigation. The proposal was considered to be in accordance with the Statutory Development Plan and the policies details in the report.

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.

The Section 106 Agreement had not yet been completed therefore, the recommendation was for Delegated Authority to be granted to the Head of Planning and Building Control Services to issue the decision on completion of the Section 106 Agreement.

RESOLVED that the application be conditionally approved. Delegated Authority be granted to the Head of Planning and Building Control Services to issue the decision on satisfactory completion of the Section 106 Agreement.

2008/0268 MURTON (MURTON EAST) - ALTERATION TO THE SITING OF 14 NO. HOUSES (SAME HOUSE TYPES) AT JAMIES TILES, THE AVENUE, MURTON FOR MISS K. MALCOLM, TAYLOR WIMPEY

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to landscaping and contaminated land. The proposed development was considered to comply with the Local Plan policies referred to in the report.

RESOLVED that the application be conditionally approved.

2008/0306 SEAHAM (SEAHAM HARBOUR) - VARIATION OF CONDITION NO. 4 (ATTACHED PLANNING APPROVAL PLAN 2007/0807) TO ALLOW EXISTING MAST TO BE DISMANTLED WITHIN 3 MONTHS OF COMMENCEMENT AT ENFIELD ROAD GARAGE, ENFIELD ROAD, SEAHAM FOR O2 (UK) LIMITED

Consideration was given to the report of the Head of Planning and Building Control Services which recommended that subject to the receipt of no significant adverse comments to the proposal by the expiry of the publicity period, the Head of Planning and Building Control be given delegated powers to approve with conditions relating to landscaping and mast dismantling. The proposed development was considered to comply with the Local Plan Policies referred to in the report.

Development Control and Regulatory Panel - 10 June 2008

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. Street, the Agent, explained that he could understand the concern of Members regarding two masts being located in the area. O2 felt that the condition was unreasonable as there would be a break in service and loss of service for local residents and businesses. The 3 month time limit was a reasonable condition and was enforceable by the Council. The construction was not just physical works but needed to be co-ordinated with the Company supplying the power and British Telecom and sometimes there were delays but 3 months would ensure that the build would take place.

A Member queried if there were any guarantees that the mast would be dismantled within the 3 month period.

The Principal Planning Services Officer explained that, in planning terms, if the mast was not removed, then enforcement action would be taken.

Mr. Street explained that the reason the mast had to be dismantled was because of the re-development of the site. The landowner would give O2 notice to remove the mast from the land.

A Member queried if there was any technical reason why O2 would want two masts. Mr. Street explained that two cells in close proximity would not function properly.

RESOLVED that the application be conditionally approved.