

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

**HELD ON TUESDAY 22 JULY 2008**

Present: Councillor M. Routledge (Chair)  
Councillors Mrs. M. Baird, Mrs. E.M. Connor,  
Mrs. J. Maitland, D. Milsom, B. Quinn and  
D.J. Taylor-Gooby

Agent: Miss Blackburn

Apologies: Councillors R. Davison, Mrs. G. Bleasdale  
and C.Walker

1. **THE MINUTES OF THE LAST MEETING** held on 1 July 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 CONSERVATION AREAS) ACT 1990**

**2008/0224 WINGATE (WINGATE) - RELOCATION OF PORCH AND RAISING OF  
ROOF LINE ON BLOCK OF FLATS (RETROSPECTIVE) AT 65-66  
NORTH ROAD EAST, WINGATE FOR MR. B. ARCHIBOLD**

The Principal Planning Services Officer explained that the objectors had raised some issues to the plans submitted and he requested a deferral.

**RESOLVED** that application No. 2008/0224 be deferred.

**2008/0375 SEAHAM (DAWDON) INDUSTRIAL UNITS (REVISED PLANS) AT 8  
SPECTRUM BUSINESS PARK, SEAHAM FOR S.J. AND J. MONK**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to materials, means of enclosure, landscaping scheme, timing of landscaping works, limit on retail goods and parking provision. The proposal was considered to be in accordance with Policies 1, 35, 36 and 37 of the District of Easington Local Plan.

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

**2008/0384 PETERLEE (DENEHOUSE) - PROVISION OF MEZZANINE FLOOR  
AND ADDITIONAL STORAGE SPACE AT ASDA STORES LIMITED,  
SURTEES ROAD, PETERLEE FOR ASDA STORES LIMITED**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to timing of landscaping works and travel plan implementation. The proposal was considered to be in

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accordance with the Statutory Development Plan and the policies detailed in the report.

The Senior Planning Services Officer gave a detailed presentation on the main issues outlined in the report.

Miss Blackburn explained that she was representing Asda and fully supported the recommendation for approval. The application would create 70 new jobs and be a better choice for customers retail needs in Peterlee.

Members referred to the landscaping works and explained that concerns had been raised previously regarding the lack of landscaping at the rear of the Asda store.

The Senior Planning Services Officer explained that landscaping had been raised in the pre-application discussions and the Council would like to see the rear improved. Landscaping schemes were currently being assessed and therefore, the application would have a condition attached to it.

A Member referred to the 70 extra jobs and queried if there would be enough car parking space. The Senior Planning Services Officer explained that there would be range of part time and full time staff as well as shift workers.

A Member queried if it was possible to make the applicants put a bond down so that the landscaping works were carried out. The Senior Planning Services Officer explained that the landscaping works would be a condition of the application. If this was not adhered to then enforcement action could be taken.

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

### 3. **APPLICATION FOR SECTION 106 FUNDING GENERAL UPGRADING OF RECREATIONAL AREA TO THE REAR OF NATTRESS TERRACE, TRIMDON**

Consideration was given to the report of the Head of Planning and Building Control Services about the release of the sum of £17,244.68 from Section 106 Agreement monies to fund the enhancement of the recreational area to the rear of Nattress Terrace, Trimdon, a copy of which had been circulated to each Member.

The aim of the proposal was to improve the attractiveness of an existing area of recreational space for use by both local residents and visitors to the area. This would be achieved through the installation of street lighting, CCTV cameras, a planting scheme and visitor notice boards.

**RESOLVED** that the release of the sum of £17,244.68 from Section 106 Agreement monies to enhance the recreational area to the rear of Nattress Terrace, Trimdon be agreed.

4. **APPLICATION FOR SECTION 106 FUNDING - UPGRADING OF CHILDRENS PLAY AREA AT THE VILLAGE GREEN, EASINGTON VILLAGE**

Consideration was given to the report of the Head of Planning and Building Control Services to release the sum of £11,500.00 from Section 106 Agreement monies to fund the children's play area improvements to the Village Green, Easington Village, a copy of which had been circulated to each Member.

The aim of the proposal was to provide an attractive play space for use by both local residents and visitors to the area. This would be achieved through the installation of several new pieces of play equipment to replace the old equipment currently on the site.

**RESOLVED** that the release of the sum of £11,500.00 from Section 106 Agreement monies to fund the children's play area improvements to the Village Green, Easington Village be agreed.