

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

HELD ON TUESDAY 25 NOVEMBER 2008

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

Objector: Mrs. Huntington

1. **THE MINUTES OF THE LAST MEETING** held on 4 November 2008, 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**

**2008/0523 EASINGTON COLLIERY (EASINGTON COLLIERY) - 12 NO. 2
BED BUNGALOWS AND EXTERNAL WORKS AT LAND REAR OF
LEECH COURT, EASINGTON FOR ISOS HOUSING**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to amended plans, landscaping scheme, materials, surface water discharge, construction hours and contaminated land assessment. The proposal was considered to be acceptable in planning terms and would contribute to the need for this type of affordable housing in the vicinity. The proposal was considered to be in accordance with the Development Plan Policies detailed 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.

A Member referred to the landscaped area and queried if the trees could be used elsewhere. The Senior Planning Services Officer explained that he would speak to the developer and ask if the trees could be used elsewhere on the site.

RESOLVED that the application be conditionally approved.

**2008/0616 PETERLEE (DENEHOUSE) - VODAFONE BASE STATION
INSTALLATION AT GRASS VERGE ADJACENT YODEN WAY,
PETERLEE FOR VODAFONE UK LIMITED**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended that no further details of siting or design were required subject to agreeing the colour. It was considered that the siting and

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design of the telecommunications equipment was acceptable and accorded with the relevant planning policies.

The Senior 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 Senior Planning Services Officer explained that since the report was written, one further objection had been received via e-mail.

Mrs. Huntington, an objector, explained that she had formed a petition over the weekend gathering thirty one signatures. She had not received a consultation letter from Vodafone regarding the application. People who had not signed the petition had approached her in order to sign it because they had serious concerns.

Mrs. Huntington explained that her main concerns were health risks. She had two small children and she had read many articles in the newspaper and the internet indicating that there was a potential risk. Nothing had been proven that masts were a health risk but they had not been proven that they weren't. Her father had died of cancer and she did not want her children at risk. She felt that there had not been enough research done to prove that they were safe.

Mrs. Huntington queried how the mast could be a similar appearance to a lamp post when it was nearly twice the height with an electrical box beside it. It was not immediately adjacent to her property but it was still close and she would have to see it every day. Although de-valuation of property was not a material planning consideration, no-one would want to buy a house with a mast right outside their front window and if she had known that this was the case, she would never have purchased her house from the Council.

Mrs. Huntington explained that she felt that it would be a place where youths could congregate and would be a meeting point for them. It was difficult to believe that a full mast below fifteen metres in height did not need planning permission when so many people had problems obtaining planning permission for simple home modifications.

She queried if there were other sites within Peterlee where the mast would not have such a impact. She had contacted the local press and felt very strongly about it. The Council could not ignore the fact that people did not want the mast in that location.

The Senior Planning Services Officer explained that it was not for Councils to determine the health risks and Government guidelines were followed. The Council did adopt a precautionary approach if the mast was sited close to nurseries and schools. Vodafone had shown a need for the mast in that

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location and the Council could only refuse on siting and appearance.

The applicant had chosen a monopole design and the Council was happy with its appearance. As part of any telecommunications application, the applicant must show that other sites had been investigated and had to prove a need in that area. The application showed that Vodafone had looked at eighteen other sites and had chosen this one as its preferred option.

A Member commented that the mast would be approximately forty six feet high which was equivalent of four double decker buses. She could not see how this would blend in with the area and would be very intrusive.

A Member explained that he had consulted with the owners of the Town Centre and they had not been approached by Vodafone to see if the mast could be sited anywhere in the Town Centre. It seemed that consultation with local residents had not been carried out effectively. It was Government policy that mast sharing should be used wherever possible.

A Member queried what the size of the equipment box would be. The Senior Planning Services Officer explained that the box would be 0.6 x 1 metre and four feet in height.

Members explained that they felt the mast in this location would be visually intrusive, was too close to residential properties and they did not feel that the sites and other locations had been investigated thoroughly.

RESOLVED that the application be refused.

2008/0644

SEAHAM (SEAHAM HARBOUR) - TELECOMMUNICATIONS INSTALLATION INCLUDING ADDITIONAL ANTENNA AT GEOFFREY MASKELL ENGINEERING LIMITED, GEORGE STREET INDUSTRIAL ESTATE, SEAHAM FOR VODAFONE LIMITED

Consideration was given to the report of the Head of Planning and Building Control Services which recommended that no further details of siting or design were required and that Delegated Authority be given to the Head of Planning and Building Control Services to issue the decision as long as no adverse comments were received prior to the expiry of the consultation period on any matters not already dealt with in the report. It was considered that the siting and design of the telecommunications equipment was acceptable and accorded with the relevant planning policies.

RESOLVED that:-

- (i) no further details of siting or design were required;
- (ii) Delegated Authority be given to the Head of Planning and Building Control Services to issue the decision.

3. APPLICATION FOR SECTION 106 FUNDING: UPGRADING OF CASTLE EDEN VILLAGE HALL, CASTLE EDEN

Consideration was given to the report of the Head of Planning and Building Control Services for the upgrading of Castle Eden Village Hall, Castle Eden, a copy of which had been circulated to each Member.

The aim of the proposal was to improve the existing kitchen facilities at the Village Hall as they were currently quite run down. It was considered that the upgrading work to the Village Hall kitchen would encourage greater use of an important community facility.

RESOLVED that the sum of £5,377 from Section 106 Agreement monies to fund the upgrading of the kitchen facilities at Castle Eden Village Hall be agreed.

4. APPLICATION FOR SECTION 106 FUNDING: GENERAL COMMUNITY AND ENVIRONMENTAL IMPROVEMENTS AT VARIOUS LOCATIONS, EASINGTON VILLAGE

Consideration was given to the report of the Head of Planning and Building Control Services for general community and environmental improvements at various locations in Easington Village, a copy of which had been circulated to each Member.

The aim of the proposal was to enhance the appearance of Easington, focusing in particular on the area around the Village Green which would be achieved through several small schemes including planter boxes, three public seats, racecourse fencing around the green and a centrally located noticeboard. Two other schemes were proposed by the Parish which included the erection of new goalposts at Thorpe Road playing field and a security gate at Sunderland Road allotments.

RESOLVED that the sum of £9,000 from Section 106 Agreement monies to fund General Environmental Improvements through the implementation of small scale schemes at various locations within Easington Village be agreed.

5. APPLICATION FOR SECTION 106 FUNDING: MULTI PURPOSE COMMUNITY SPORTS FACILITY AT WELFARE PARK, MURTON

Consideration was given to the report of the Head of Planning and Building Control Services for a multi purpose community sports facility at Welfare Park, Murton, a copy of which had been circulated to each Member.

The aim of the proposal was to replace the existing club house which was in poor condition and beyond the realms of economic repair with a new purpose built multi functional use community development and sports facility.

RESOLVED that the sum of £122,000 from Section 106 Agreement monies to fund the creation of a multi purpose community sports facility at Welfare Park, once planning permission has been granted and the work had been implemented, be agreed.

6. **APPLICATION FOR SECTION 106 FUNDING: GENERAL UPGRADING OF RECREATIONAL AREA TO REAR OF NATTRESS TERRACE, TRIMDON**

Consideration was given to the report of the Head of Planning and Building Control Services for general upgrading of recreational area to rear of Nattress Terrace, Trimdon, a copy of which had been circulated to each Member.

On 22 July 2008, Trimdon Foundry Parish Council put forward a scheme to improve the attractiveness of an area of recreational space for use by both local residents and visitors. This was to be achieved through the installation of street lighting, CCTV cameras, a planting scheme and visitor notice boards. Following this approval, and as a result of works commencing on site, the Parish were submitting an additional request for funding with the aim of improving on the original scheme.

RESOLVED that a sum of £4,558.18 from Section 106 Agreement monies to fund the enhancement of the recreational area to the rear of Nattress Terrace, Trimdon be agreed.

7. **APPLICATION FOR SECTION 106 FUNDING: GENERAL UPGRADING OF THE WELFARE PARK, WINGATE**

Consideration was given to the report of the Head of Planning and Building Control Services for the general upgrading of the Welfare Park, Wingate, 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, new play equipment, implementing access improvements, a planting scheme and visitor signage.

RESOLVED that the sum of £125,000 from Section 106 Agreement monies to fund the enhancement of the established recreation of the Welfare Ground, Wingate once planning permission had been granted and the works had been implemented, be agreed.

8. **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 Paragraphs 1, 2 and 6(a), Part 1 of Schedule 12A of the Act.

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9. **PLANNING INVESTIGATION REPORT - LAND AND DWELLING AT LAKE BANK BUNGALOW, LAKE BANK TERRACE, STATION TOWN, WINGATE**

Consideration was given to the report of the Head of Planning and Building Control Services in relation to the above Planning Investigation Report.

RESOLVED that:-

- (i) an enforcement notice be issued to the owner of Lake Bank Bungalow, Lake Bank Terrace, Station Town, Wingate. The notice would specify that the boundary wall and hardstanding area be reinstated to the previously approved position and that the access road on which part of the wall and hardstanding area currently stood, be reinstated to use as an access road;
- (ii) the notice specify an 8 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/081103
27.11.08