

Item 3

SEDGEFIELD BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Council Chamber,
Council Offices,
Spennymoor

Friday,
18 August 2006

Time: 10.00 a.m.

Present: Councillor A. Smith (Chairman) and

Councillors W.M. Blenkinsopp, D.R. Brown, Mrs. K. Conroy, Mrs. J. Croft, V. Crosby, M.A. Dalton, Mrs. B. Graham, A. Gray, Mrs. J. Gray, K. Henderson, J.E. Higgin, A. Hodgson, M.T.B. Jones, J.M. Khan, B. Meek, J.P. Moran, G. Morgan, D.A. Newell, K. Noble, B.M. Ord, Mrs. E.M. Paylor, J.K. Piggott, J. Robinson J.P, J.M. Smith, K. Thompson, T. Ward and W. Waters

Apologies: Councillors Mrs. A.M. Armstrong, B.F. Avery J.P, J. Burton, Mrs. B.A. Clare, Mrs. A.M. Fleming, R.S. Fleming, T.F. Forrest, G.C. Gray, B. Hall, D.M. Hancock, Mrs. L. Hovvels, G.M.R. Howe, J.G. Huntington, M. Iveson, R.A. Patchett, Mrs. C. Potts, Ms. M. Predki, G.W. Scott, Mrs. I. Jackson Smith, Mrs. L. Smith, Mrs. C. Sproat and J. Wayman J.P

DC.29/06 DECLARATIONS OF INTEREST

The following Councillors reported that they would be declaring interests:-

Councillor K. Henderson	-	Item 7	Personal interest – Member of Durham County Council
Councillor W. Waters	-	Item 4 Application 1	Personal – daughter had submitted letter of objection
Councillor V. Crosby	-	Item 4 Application 2	Personal and prejudicial – link with members of the Board of Directors
Councillor J. Robinson, JP	-	Item 7	Member of Durham County Council

DC.30/06 MINUTES

The Minutes of the meeting held on 21st July, 2006 were confirmed as a correct record and signed by the Chairman.

DC.31/06 APPLICATIONS - BOROUGH MATTERS

NB : In accordance with Section 81 of the Local Government Act, 2000 and the Member's Code of Conduct, Councillor W. Waters declared a personal interest in Application No. 1 – Erection of 159 Dwellings (Detached, Semi-Detached, Terraced and Apartments) associated access and landscaping – Land at Grayson Road, Spennymoor – George

Wimpey NE, Lockheed Court, Preston Farm Industrial Estate, Stockton – Plan Ref : 7/2006/0182/DM and left the meeting for the duration of the discussion and voting thereon.

In respect of Application No :1 – it was explained that since the preparation of the Agenda two further letters of objection had been received and were read out to the Committee. The objections in the letters centred around the increase in traffic and the disruption which the development would cause. There were road safety issues involved in the development and the letters queried whether there was an actual need for the development and the need for improved shopping and leisure facilities.

It was explained that the County Engineer had offered no objections to the revised layout of the scheme. The scheme was acceptable in terms of policy and sustainable development. It would be a high quality scheme with varied house types to create visual interest.

Members were informed that the issue of maintenance of the play areas would be dealt with under a management agreement which meant that a Section 106 Agreement did not need to be entered into.

It was suggested that if the application was approved the following additional conditions be included :-

Prior to the commencement of the development details of the proposed route and access for construction traffic shall be submitted and approved in writing by the Local Planning Authority.

Reason : In the interest of amenity during the construction of the development and to comply with Policy D10 (Location of Potentially Polluted Developments) of the Sedgefield Borough Local Plan.

It was also suggested that Condition 19 be deleted and replaced by the following condition :-

Prior to the commencement of development a detailed phasing plan for all development, landscaping and the play area shall be submitted to and approved in writing by the Local Planning Authority. The development shall progress in accordance with this plan unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interest of amenity during the construction of the development and to comply with Policy D10 (Location of Potentially Polluted Developments) of the Sedgefield Borough Local Plan.

It was noted that, if the application was approved, it would need to be referred to the Government Office for North East as the proposed scheme was on a greenfield site.

It was explained that Mr. Taylor and Mrs. Tate, local residents, were present at the meeting to express their objections to the development. Mr. Wilding from George Wimpey North East was present at the meeting on behalf of the applicant.

Mr. Taylor explained that his objection related to the fact that the development was unnecessary and inappropriate. The developer would be profiting at the expense of the community and the environment.

He explained that following consultation the developer had come up with new proposals. However, the development was still on a greenfield site. There would be problems with access and increased traffic in an area where there had been numerous accidents and fatalities. The area of land was also liable to subsidence.

Mr. Taylor also considered that the development did not meet the criteria in relation to affordable housing and contravened Policy H5. He considered that the design and mix of house would be out of character. The development would help to create a town without a heart and an unemployment blackspot.

Mrs. Tate explained that her concerns in relation to the development related mainly to the safety of children. Children would have to cross a road to play areas whereas, at the moment, the area was a safe cul-de-sac.

Mr. Wilding on behalf of the Applicant, George Wimpey North East, explained that negotiations had been held with the County Highways regarding the introduction of traffic calming measures and they offered no objections to the development and actually supported the application. He also explained that the issue of ground conditions would be addressed. With regard to type and design of housing negotiations had been held with Planning Department and the scheme had a good mix and design of properties.

Detailed discussion was held regarding concerns in relation to school provision and whether there was an adequate number of surplus school places. It was explained that advice had been sought from the Education Authority and the figures which had been supplied showed that there was sufficient capacity.

NB : In accordance with Section 81 of the Local Government Act, 2000 and the Member's Code of Conduct, Councillor V. Crosby declared a personal and prejudicial interest in Application No. 2 – Erection of Conference Facility including associated access and landscaping – Land at Spring Road, Aycliffe Industrial Park – Xcel Holdings Limited, 52, High Street, Loftus, Saltburn-by-the-Sea - 7/2006/0296/DM.

RESOLVED : 1. That Application No : 1 be approved subject to the following conditions :-

“Prior to the commence of the development details of the proposed route and access for construction traffic shall be submitted and approved in writing by the Local Planning Authority.

Reason : In the interest of amenity during the construction of the development and to comply with Policy D10 (Location of Potentially Polluted Developments) of the Sedgefield Borough Local Plan.

Prior to the commencement of development a detailed phasing plan for all development, landscaping and the play area shall be submitted to and approved in writing by the Local Planning Authority. The development shall progress in accordance with this plan unless otherwise agreed in writing by the Local Planning Authority.

Reason : In the interest of amenity during the construction of the development and to comply with Policy D10 (Location of Potentially Polluted Developments) of the Sedgefield Borough Local Plan.

And the deletion of Condition 19.

2. *That the remainder of the recommendation detailed in the schedule be adopted.*

DC.32/06

DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL

Consideration was given to a schedule of applications for consent to develop. (For copy see file of Minutes).

In respect of Applications Nos. 1 and 2 – Residential development (outline application) Site N and Site O, Cobblers Hall, Newton Aycliffe – Plan Ref : 7/2006/0428/DM and 7/2006/0429/DM – it was explained that a letter of objection had been received that morning from Spawforth Associates on behalf of Barrett Newcastle objecting to the Applications. (For copy of letter see file of Minutes). The letter of objection was read out to Members and related to the following :-

The applications were being brought before the Committee without a full assessment being undertaken of the principal development in advance of other more sustainable allocations in the Local Plan namely Whitworth Park.

The officers did not advise Members that there were undetermined applications for development at Whitworth Park and,

The officers report includes no consideration of the site against the approach of draft PPS3 particularly those on sustainability.

Barratts are therefore suggesting that the applications be not supported by Members until such times as those issues had been assessed fully by officers and consideration given to the outstanding applications for Whitworth Park.

It was noted that if approved the applications would need to be referred to the Government Office for the North East.

Discussion was held regarding access to Site N and it was considered that access should not be from Burnhill Way but from a roundabout at the junction of Burnhill Way and Woodham Way.

- RESOLVED :**
1. *That in respect of Application No : 1 - Site N , Cobblers Hall, Newton Aycliffe – Plan Ref : 7/2006/0428/DM access to the site be amended to be from a roundabout at the junction of Burnhill Way and Woodham Way rather than off Burnhill Way.*
 2. *That the remainder of the recommendations detailed in the schedule be adopted.*

DC.33/06 CONSULTATIONS FROM DURHAM COUNTY COUNCIL

NB : In accordance with Section 81 of the Local Government Act, 2000 and the Member's Code of Conduct, Councillors K. Henderson and J. Robinson, J.P. declared an interest in this item and left the meeting for the duration of the discussion and voting thereon.

Consideration was given to a schedule of applications which were to be determined by Durham County Council and upon which views and observations of this Council had been requested. (For copy see file of Minutes).

RESOLVED : *That the recommendations detailed in the schedule be adopted.*

DC.34/06 DELEGATED DECISIONS

Consideration was given to a schedule of applications which had been determined by officers by virtue of their delegated powers. (For copy see file of Minutes).

RESOLVED : *That the schedule be received.*

DC.35/06 COUNTY DECISIONS

Consideration was given to a schedule of applications which had been determined by Durham County Council. (For copy see file of Minutes).

RESOLVED : *That the information be received.*

DC.36/06

APPEALS

Consideration was given to a schedule detailing outstanding appeals up to 7th August, 2006. (For copy see file of Minutes).

RESOLVED : That the information be received.

DC.37/06

RECENT PLANNING APPEAL DECISIONS

Consideration was given to a report of the Director of Neighbourhood Services (for copy see file of Minutes) detailing a recent planning appeal decision by Mr. and Mrs. D. Hall against the refusal for the variation of condition 4 of planning permission reference 7/2005/0078/DM to allow a change in external materials at The Coach House, Spring Lane, Sedgfield.

It was noted that the Inspector had issued a Split Decision.

Discussion was held regarding the impact that this decision had Conservation Areas. It was explained that the building in question was not a listed building and was not in the Article 4 Direction Area. A letter was to be sent to all residents in the Article 4 Direction Area in Sedgfield advising them of their commitment to Article 4.

RESOLVED : That the information be received.

DC.38/06

ALLEGED BREACHES OF PLANNING CONTROL

Consideration was given to a schedule of alleged breaches of planning control and actions taken. (For copy see file of Minutes).

RESOLVED : That the schedule be received.

DC.39/06

**UNAUTHORISED ERECTION OF A FENCE AT 13 EDEN ROAD
NEWTON AYCLIFFE**

Consideration was given to a report of the Director of Neighbourhood Services (for copy see file of Minutes) in relation to the above.

RESOLVED : That the report be received and the recommendations contained therein adopted.

DC.40/06

**2 NO PORTABLE BUILDINGS USED AS CAFE, NEWTON PARK
SERVICES, COATHAM MUNDEVILLE**

Consideration was given to a report of the Director of Neighbourhood Services (for copy see file of Minutes) regarding the unauthorised siting of 2 No. portable buildings on the lorry parking area of Newton Park Services allegedly being used as a café.

RESOLVED : That the report be received and the recommendations contained therein adopted.

ACCESS TO INFORMATION

Any person wishing to exercise the right of inspection, etc., in relation to these Minutes and associated papers should contact Liz North 01388 816166 ext 4237 email:enorth@sedgefield.gov.uk

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