

SEDGEFIELD BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE

Council Chamber,
 Council Offices,
 Spennymoor

Friday,
 2 February 2007

Time: 10.00 a.m.

Present: Councillor A. Smith (Chairman) and

Councillors Mrs. A.M. Armstrong, W.M. Blenkinsopp, Mrs. B.A. Clare, Mrs. K. Conroy, V. Crosby, M.A. Dalton, A. Gray, Mrs. J. Gray, B. Hall, J.E. Higgin, Mrs. L. Hovvels, J.G. Huntington, M. Iveson, M.T.B. Jones, J.M. Khan, B. Meek, J.P. Moran, K. Noble, B.M. Ord, R.A. Patchett, Mrs. E.M. Paylor, J.K. Piggott, Mrs. I. Jackson Smith, T. Ward, W. Waters and J. Wayman J.P

Apologies: Councillors B.F. Avery J.P, J. Burton, Mrs. J. Croft, Mrs. A.M. Fleming, R.S. Fleming, T.F. Forrest, Mrs. B. Graham, G.C. Gray, D.M. Hancock, K. Henderson, A. Hodgson, G.M.R. Howe, G. Morgan, D.A. Newell, Mrs. C. Potts, Ms. M. Predki, J. Robinson J.P, G.W. Scott, J.M. Smith, Mrs. L. Smith, Mrs. C. Sproat and K. Thompson

DC.96/06 DECLARATIONS OF INTEREST

The following Councillors indicated that they would be declaring interests in the undermentioned items :-

Councillor Mrs. A.M. Armstrong	-	Item 8 – Consultations from Durham County Council – Personal and prejudicial. Member of the School Governing Body
Councillor Mrs. L. Hovvels	-	Item 5 – Application 2 – Personal and prejudicial interest. Chairman of charity employing relative of occupier of the site.
Councillor Mrs. L. Hovvels	-	Item 7 – Development by Sedgfield Borough – Personal and prejudicial interest. Chairman of next door charity.

DC.97/06 MINUTES

The Minutes of the meeting held on 5th January, 2007 were confirmed as a correct record and signed by the Chairman.

DC.98/06 PROPOSED ERECTION OF 121 HOUSES AND 12 APARTMENTS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING AT THRISLINGTON DEPOT STATION ROAD WEST CORNFORTH

Consideration was given to a report of the Head of Planning Services (for copy see file of Minutes) the purpose of which was to ratify a decision made by the Committee on 13th October, 2006 in relation to the above application.

It was explained that the decision made at that meeting, to grant approval in principle, was subject to referral to GONE as the proposed development constituted a major development from the Development Plan. This allowed the Secretary of State to decide whether or not to call-in the application for her determination.

Notification had since been received from the Secretary of State concluding that her intervention would not be justifiable and the application should remain with the Council for decision.

In the light of the Secretary of State's decision not to call-in the application it was necessary for the Committee to consider endorsement of its previous decision.

RESOLVED: That, in the light of the Secretary of State's decision not to call-in the application, Development Control Committee endorses the earlier recommendation of approval as set out in the original Committee report subject to conditions.

NB : In accordance with Section 81 of the Local Government Act 2000 and the Member's Code of Conduct Councillor Mrs. L. Hovvels declared a personal and prejudicial interest in Application No : 2, the Erection of Residential Development with Associated Means of Access – Rose Street, Trimdon Grange, Trimdon Station – George Wimpey, Preston Farm Industrial Estate, Stockton-on-Tees – Plan Ref : 7/2006/0521/DM and left the meeting for the duration of this item and did not return to the meeting.

DC.99/06

APPLICATIONS - BOROUGH MATTERS

Consideration was given to a schedule of applications to be determined by this Council. (For copy see file of Minutes).

In respect of Application No: 2 - the Erection of Residential Development with Associated Means of Access – Rose Street, Trimdon Grange, Trimdon Station it was explained that consideration of this application had been deferred at a previous meeting of the Committee.

Discussion was held regarding the level of affordable housing within the development. It was explained that each location was considered on its merits in relation to the level of affordable housing and that in this case the level of 10% was acceptable due to the anticipated costs of remediating the site. In other areas more than 20% affordable housing may be required.

In respect of Application No: 4 – Demolition of Existing Building and Erection of Apartment Block Consisting of 14. No. Apartments – British Legion, Bishops Close, Spennymoor – Mr. A. Cassidy – Plan Ref : 7/2006/0751/DM – it was explained that since the preparation of the report two e-mails had been received from Caroline Higgin objecting to the proposals. The e-mails were circulated and read out to Members of the Committee. In her e-mails she explained that the property was an amenity to the town and the function was used by various organisations on a regular basis and a number of disabled people confined to motorised wheelchairs and motor scooters used the Club and the Club had adequate facilities for gaining entry as well as appropriate toilet facilities etc., for disabled people. An issue was also raised regarding the ownership of the land.

Objections had been made regarding the high density of the building and the lack of open space provision.

In relation to ownership of the site it was explained that Mr. Cassidy owned the site.

In relation to the height etc., of the apartment block it was explained that it would not impact significantly and the relative levels to other buildings were acceptable.

Concerns had been expressed also regarding the Doctors Surgery and the traffic flow from Bishops Close. It was explained that this had been considered and a condition imposed restricting traffic, particularly during the construction period.

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

DC.100/06

DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL

Consideration was given to a schedule of applications for development by Sedgfield Borough Council.

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

DC.101/06

CONSULTATIONS FROM DURHAM COUNTY COUNCIL

NB : In accordance with Section 81 of the Local Government Act 2000 and the Member's Code of Conduct Councillor Mrs. A. M. Armstrong declared a personal and prejudicial interest in this item and left the meeting for its duration.

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

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

DC.102/06 DELEGATED DECISIONS

A schedule of applications which had been determined by officers by virtue of their delegated powers was considered. (For copy see file of Minutes).

RESOLVED : That the schedule be received.

DC.103/06 APPEALS

Consideration was given to a schedule detailing outstanding appeals up to 24th January, 2007. (For copy see file of Minutes).

RESOLVED : That the information be received.

DC.104/06 RECENT PLANNING APPEAL DECISIONS

Consideration was given to a report of the Director of Neighbourhood Services (for copy see file of Minutes) regarding recent Planning Appeal decisions.

It was noted that the appeal made by Ms. Moore against Listed Building Enforcement Notice in respect of consent to undertake internal alterations to facilitate change of use to health and fitness centre at St. Lukes Church, Sedgefield had been dismissed.

An appeal made by Westside Contracts Limited against the refusal of planning permission issued by Sedgefield Borough Council for the change of use and extension to an existing building to form a bungalow at Denhamfields Garage, Chilton Lane had been upheld.

RESOLVED : That the information be received.

EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That in accordance with Section 100(a)(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 1,7 and 9 of Schedule 12a of the Act.

DC.105/06 ALLEGED BREACHES OF PLANNING CONTROL

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

RESOLVED : That the schedule be received.

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