

Item 3a

SEDGEFIELD BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Council Chamber,
Council Offices,
Spennymoor

Friday,
27 April 2007

Time: 10.00 a.m.

Present: Councillor A. Smith (Chairman) and

Councillors Mrs. A.M. Armstrong, B.F. Avery J.P, W.M. Blenkinsopp, Mrs. B.A. Clare, Mrs. K. Conroy, Mrs. J. Croft, V. Crosby, M.A. Dalton, Mrs. A.M. Fleming, Mrs. B. Graham, Mrs. J. Gray, K. Henderson, J.E. Higgin, A. Hodgson, M. Iveson, M.T.B. Jones, J.M. Khan, B. Meek, G. Morgan, K. Noble, B.M. Ord, Mrs. E.M. Paylor, J. Robinson J.P, Mrs. I. Jackson Smith, Mrs. C. Sproat, T. Ward, W. Waters and J. Wayman J.P

Apologies: Councillors D.R. Brown, J. Burton, R.S. Fleming, T.F. Forrest, A. Gray, G.C. Gray, B. Hall, D.M. Hancock, Mrs. L. Hovvels, G.M.R. Howe, J.G. Huntington, J.P. Moran, D.A. Newell, R.A. Patchett, J.K. Piggott, Mrs. C. Potts, Ms. M. Predki, G.W. Scott, J.M. Smith, Mrs. L. Smith and K. Thompson

DC.128/06 **DECLARATIONS OF INTEREST**

Declarations of interest were received from the following :-

Councillor K. Henderson	-	Item 8 – County Matters	Member of Durham County Council
Councillor J.P. Robinson, JP,		Item 8 – County Matters	Member of Durham County Council

DC.129/06 **MINUTES**

The Minutes of the meeting held on 30th March, 2007 were confirmed as a correct record and signed by the Chairman.

DC.130/06 **ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED MEANS OF ACCESS (OUTLINE APPLICATION) AT ROSE STREET TRIMDON GRANGE**

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 Development Control Committee on 2nd February to approve Planning Application 7/2006/0521/DM for residential development following confirmation from the Government Office for the North East, that the Secretary of State had decided not to call in the application to determine herself and that the application should remain with the Council for decision.

It was explained Development Control Committee on 2nd February, 2007 endorsed officers recommendations for approval in respect of the above-mentioned planning application. The decision to grant approval had been made in the knowledge that the application needed to be referred to GONE because whilst the housing development was on brownfield land the site was located outside the recognised residential framework of Trimdon Grange.

The purpose of referring the application to GONE was to enable the Secretary of State to decide whether or not she wished to call in the application to determine herself.

Notification had been received from GONE stating that the Secretary of State had decided not to call in the application and the application should remain within Sedgefield Borough Council for a decision.

RESOLVED : *That the recommendation for approval be endorsed and that the Head of Planning Services be given authority in consultation with the Borough's Solicitor to enter into a Section 106 Legal Agreement to secure the Heads of Terms set out in the report to the Committee.*

DC.131/06 APPLICATIONS - BOROUGH MATTERS

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

In respect of Application No ; 1 – Modifications to elevations, erection of rear extensions incorporating a granny annex, erection of canopy to front elevation and erection of triple garage to rear – The Larches, Thorpe Larches, Sedgefield, Mr. M. Mehra, 39, The Leas, Sedgefield – Plan Ref : 7/2006/0737/DM – it was explained that since the preparation of the report a request had been received from Sedgefield Town Council for referral of the application bearing in mind the complexity of the application and the need for all information to be considered prior to determining the application.

The Committee considered that in order for Members to familiarise themselves with the development site a site visit be held on 30th May, 2007 prior to determining the application.

RESOLVED : *That in respect of Application No : 1 - Modifications to elevations, erection of rear extensions incorporating a granny annex, erection of canopy to front elevation and erection of triple garage to rear – The Larches, Thorpe Larches, Sedgefield, Mr. M. Mehra, 39, The Leas, Sedgefield – the application be deferred pending a site visit to be held on 30th May, 2007.*

DC.132/06 DEVELOPMENT BY SEDGFIELD BOROUGH COUNCIL
Consideration was given to a schedule detailing applications for development by Sedgfield Borough Council. (For copy see file of Minutes).

RESOLVED : That the recommendations detailed in the report be adopted.

DC.133/06 COUNTY DECISIONS
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 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.134/06 CONSULTATION FROM NEIGHBOURING AUTHORITY
A schedule detailing an application which were to be determined by Darlington Borough 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.135/06 COUNTY DECISIONS
A schedule of applications which had been determined by Durham County Council. (For copy see file of Minutes).

RESOLVED : That the schedule be received.

DC.136/06 DELEGATED DECISIONS
Consideration was given to a schedule detailing applications which was to be determined by officers by virtue of their delegated powers. (For copy see file of Minutes).

RESOLVED : That the schedule be received.

DC.137/06 APPEALS
Consideration was given to a schedule detailing outstanding appeals to 17th April, 2007. (For copy see file of Minutes).

RESOLVED : That the schedule be received.

DC.138/06 RECENT PLANNING APPEAL DECISIONS

Consideration was given to a report of the Director of Neighbourhood Services in respect of recent planning appeal decisions. (For copy see file of Minutes).

Members noted that appeals in relation to a planning decision to refuse the erection of a 2 storey extension to the front of No. 19, Northside Buildings, Trimdon Grange and the planning decision to refuse outline planning permission for the erection of 2 dwellings on land at Eldon Hope Drift, Eldon had both been dismissed.

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 items of business on the grounds that they may involve the likely disclosure of exempt information as defined in Paragraphs 1 and 6 of Part 1 of Schedule 12a of the Act.

DC.139/06 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