

**SEDGEFIELD BOROUGH COUNCIL**  
**DEVELOPMENT CONTROL COMMITTEE**

Council Chamber,  
 Council Offices,  
 Spennymoor

Friday,  
 1 June 2007

Time: 10.00 a.m.

**Present:** Councillor A. Smith (Chairman) and

Councillors W.M. Blenkinsopp, Mrs. D. Bowman, T. Brimm, D.R. Brown, V. Chapman, Mrs. K. Conroy, Mrs. P. Crathorne, Mrs. L. M.G. Cuthbertson, T.F. Forrest, P. Gittins J.P., Mrs. B. Graham, A. Gray, G.C. Gray, Mrs. I. Hewitson, J.E. Higgin, A. Hodgson, T. Hogan, J.G. Huntington, J.M. Khan, B. Lamb, C. Nelson, D.A. Newell, B.M. Ord, Mrs. E.M. Paylor, K. Thompson, T. Ward, W. Waters, J. Wayman J.P and Mrs E. M. Wood

**Apologies:** Councillors Mrs. A.M. Armstrong, B.F. Avery J.P, J. Burton, D. Chaytor, V. Crosby, D. Farry, Mrs. J. Gray, B. Haigh, Mrs. S. Haigh, D.M. Hancock, Mrs. L. Hovvells, G.M.R. Howe, Mrs. H.J. Hutchinson, Mrs. S. J. Iveson, Ms. I. Jackson, Mrs. E. Maddison, Mrs. C. Potts, J. Robinson J.P, B. Stephens and A. Warburton

**DC.3/07                      DECLARATIONS OF INTEREST**

The following declarations of interest were received :-

Councillor V.Chapman	-	Item 6 – County Matters – Personal and Prejudicial – Member of Durham County Council
Councillor B.Lamb	-	Item 6 – County Matters – Personal and Prejudicial – Member of Ferryhill Town Council
Councillor G.C.Gray	-	Item 6 – County Matters – Personal and Prejudicial – Member of Durham County Council
Councillor J.M. Khan	-	Item 6 – County Matters (Application 1) – Personal and Prejudicial – Vice-Chairman of Governing Body.
Councillor Mrs. P.Crathorne	-	Item 6 – County Matters – Personal and Prejudicial – Member of Ferryhill Town Council
Councillor Mrs. D. Bowman	-	Item 6 – County Matters – Personal and Prejudicial – Member of Durham County Council
Councillor Mrs. B. Graham	-	Item 8 – Development by Sedgefield Borough – Personal and Prejudicial – Cabinet Member for Culture and Leisure.

**DC.4/07**

**MINUTES**

The Minutes of the meetings held on 27<sup>th</sup> April, 2007 and 30<sup>th</sup> May, 2007 were confirmed as correct records and signed by the Chairman.

**DC.5/07**

**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 : 3 – Erection of 64 Bed Secure Healthcare Facility with Associated Car Parking, Landscaping and Ancillary Facilities – Former Sedgefield Community Hospital, Salters Lane, Sedgefield – Care Principles –Plan Ref : 7/2007/0162/DM – it was explained that, since the preparation of the report, three further letters had been received. One of those letters, which was from Sedgefield Village Residents Federation, was supporting the application. The second letter was from a resident of Fishburn, expressing concerns regarding the publicity exercise, which he considered should have been extended into Fishburn. The remaining letter was from Leith Planning Limited, a copy of which was circulated to Members. (For copy see file of Minutes).

It was considered that in the light of the issues raised in those letters and, bearing in mind that those comments had only been received at a late stage, consideration of this item should be deferred pending further clarification and discussion on the issues.

- RESOLVED :**
1. *That in respect of Application No : 3 - Erection of 64 Bed Secure Healthcare Facility with Associated Car Parking, Landscaping and Ancillary Facilities – Former Sedgefield Community Hospital, Salters Lane, Sedgefield – Care Principles –Plan Ref : 7/2007/0162/DM – consideration of this item be deferred pending consideration of issues raised in letters of objection.*
  2. *That the remainder of the recommendations detailed in the schedule be adopted.*

**DC.6/07**

**COUNTY MATTERS**

**NB :** In accordance with Section 81 of the Local Government Act 2000 and the Members' Code of Conduct, Councillors V. Chapman, B. Lamb, G.C. Gray, J.M. Khan, Mrs. D. Bowman and Mrs. P. Crathorne declared a personal and prejudicial interests in this item and left the meeting for the duration of the discussion and voting thereon.

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 recommendations contained therein adopted.*

**DC.7/07**

**CONSULTATIONS FROM NEIGHBOURING AUTHORITIES**

A schedule detailing an application, which was to be determined by Hartlepool 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.8/07**

**DEVELOPMENT BY SEDGEFIELD BOROUGH COUNCIL**

**NB :** In accordance with Section 81 of the Local Government Act 2000 and the Members' Code of Conduct, Councillor Mrs. B. Graham declared a personal and prejudicial interest in this item and left the meeting for the duration of the discussion and voting thereon.

Consideration was given to a schedule detailing applications for development by Sedgefield Borough Council. (For copy see file of Minutes).

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

**DC.9/07**

**COUNTY DECISIONS**

A schedule of applications which had been determined by Durham County Council was submitted for Members' information. (For copy see file of Minutes).

*RESOLVED : That the schedule be received.*

**DC.10/07**

**DELEGATED DECISIONS**

Consideration was given to a schedule detailing 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.11/07**

**APPEALS**

Consideration was given to a schedule detailing outstanding appeals to 23<sup>rd</sup> May, 2007. (For copy see file of Minutes).

*RESOLVED : That the schedule be received.*

**DC.12/07**

**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 the appeal against an Enforcement Notice alleging the unauthorised erection of a fence resulting in the enclosure of open

space land at 1 Parkdale, Spennymoor and the appeal against the alleged unauthorised erection of a fence – land at 13 Eden Road, Newton Aycliffe had both been dismissed.

*RESOLVED : That the information be received.*

**DC.13/07      TREE PRESERVATION ORDER 47/2006 JOSEPH HOPPER TERRACE WEST CORNFORTH**

Consideration was given to a report of the Head of Planning Services (for copy see file of Minutes) in respect of a Provisional Tree Preservation Order which had been made at the above site on 12<sup>th</sup> December, 2006.

The purpose of the report was to consider whether it was appropriate to make the Tree Preservation Order permanent.

It was explained that the Order must be confirmed within six months of being made or the Order would be null and void.

The tree, which was the subject of the Order, provided amenity value to the area and was considered worthy of protection to preserve the character of the main street through the village.

*RESOLVED : That Tree Preservation Order No : 47/2006 Joseph Hopper Terrace, West Cornforth be confirmed.*

**DC.14/07      TREE PRESERVATION ORDER NO 49/2007 DURHAM ROAD SEDGEFIELD**

Consideration was given to a report of the Head of Planning Services (for copy see file of Minutes) regarding a Provisional Tree Preservation Order which had been made at the above site on 22<sup>nd</sup> March, 2007.

The purpose of the report was to consider whether it was appropriate to make the Order permanent.

It was explained that the Order must be confirmed within six months of being made or would be null and void.

The trees, which were the subject of the Order, provided amenity value to the area and were considered worthy of protection to preserve the character of the area.

The Committee was informed that objections had been received to the inclusion of the following trees :-

- T2 – Horse Chestnut
- T12 – Blue Spruce

Members were informed that the objection relating to tree T2 was that it was being suppressed by the surrounding trees and that it would never attain its natural canopy shape. The objection to tree T12 was that the tree was not visible from a public place.

In respect of tree T2, the omission of the tree from the Order would not have a significant effect upon the local landscape. However, with regard to tree T12, this was visible from public footpaths and open spaces from Hawthorn Road and Durham Road. The visibility would only increase with time as the tree grew taller and the amenity value increased as deciduous cover declined in the winter.

It was suggested therefore that tree T2 be omitted from the Order.

*RESOLVED : That the above Tree Preservation Order be confirmed with the omission of tree T2.*

**DC.15/07      TREE PRESERVATION ORDER NO 50/2007 DERWENT TERRACE SPENNYMOOR**

Consideration was given to a report of the Head of Planning Services (for copy see file of Minutes) regarding the Provisional Tree Preservation Order which had been made at the above site on 27<sup>th</sup> March, 2007.

The purpose of the report was to consider whether it was appropriate to make the Tree Preservation Order permanent.

It was explained that the Order must be confirmed within six months of being made or the Order would be null and void.

The tree, which was the subject of the Order, provided amenity value to the area and was considered worthy of protection to preserve the character of the area.

*RESOLVED : That the above Tree Preservation Order be confirmed.*

**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 and 6 of Part 1 of Schedule 12a of the Act.*

**DC.16/07      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.*

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**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