

DEVELOPMENT CONTROL COMMITTEE

Friday,
30 May 2008
10.00 a.m.

Council Chamber,
Council Offices,
Spennymoor

AGENDA AND REPORTS



This document is also available in other languages, large print and audio format upon request

العربية (Arabic)

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

বাংলা (Bengali)

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

(中文 (繁體字)) (Cantonese)

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

हिन्दी (Hindi)

यदि आपको सूचना किसी अन्य भाषा या अन्य रूप में चाहिये तो कृपया हमसे कहे

polski (Polish)

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać.

ਪੰਜਾਬੀ (Punjabi)

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ।

Español (Spanish)

Póngase en contacto con nosotros si desea recibir información en otro idioma o formato.

اردو (Urdu)

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

To notify the Chairman of any items that appear later in the agenda in which you may have an interest.

3. MINUTES

To confirm as a correct record the Minutes of the meeting held on 4th April 2008 (Pages 1 - 4)

4. APPLICATIONS - BOROUGH MATTERS

To consider the attached schedule of applications, which are to be determined by this Council. (Pages 5 - 44)

5. DEVELOPMENT CONTROL - ADDITIONAL APPLICATIONS

To consider any applications which need to be determined as a matter of urgency.

6. CONSULTATIONS FROM DURHAM COUNTY COUNCIL

To consider the attached schedule detailing an application which is to be determined by Durham County Council. The view and observations of this Council have been requested. (Pages 45 - 48)

Members are reminded that the applications to be considered under Items 4,5, and 6 together with the plans submitted and all representations on the applications are available for reference in the relevant files in the Council Chamber, 30 minutes before the meeting or before that in the Development Control Section.

7. DELEGATED DECISIONS

A schedule of applications, which have been determined by Officers by virtue of their delegated powers, is attached for information (Pages 49 - 82)

8. APPEALS

A schedule of appeals outstanding up to 21st May 2008 is attached for information. (Pages 83 - 86)

EXEMPT INFORMATION

Items 11, 12 and 13 are not for publication by virtue of Paragraphs 1 and 6 of Schedule 12 A of the Local Government Act 1972. Item 9 is not for publication by virtue of Paragraph 5 of Schedule 12 A of the Local Government Act 1972 As such it is envisaged that an appropriate resolution will be passed at the meeting to exclude the press and public.

9. **ERECTION OF RETAIL FOOD STORE AND ADJACENT NON FOOD UNIT AND ASSOCIATED PARKING LAND AT WESLEYAN ROAD SPENNYMOOR COUNTY DURHAM PLANNING APPLICATION REF. NO. 7/2007/0339/DM IMPLICATIONS OF THE DUTY TO GIVE SUMMARY REASONS OF APPROVAL AND DETAILS OF RELEVANT DEVELOPMENT PLAN POLICIES AND THE REFERRAL OF 'DEPARTURE' APPLICATIONS TO GOVERNMENT OFFICE**
Report of Solicitor to the Council and Director of Neighbourhood Services (Pages 87 - 96)
10. **ERECTION OF RETAIL FOOD STORE AND ADJACENT NON FOOD UNIT AND ASSOCIATED PARKING LAND AT WESLEYAN ROAD SPENNYMOOR COUNTY DURHAM PLANNING APPLICATION REF. NO. 7/2007/0339/DM:**
Report of Director of Neighbourhood Services. (Pages 97 - 110)
11. **UNAUTHORISED LOPPING OF A TREE AT THE FOX AND HOUNDS KIRK MERRINGTON, IN A CONSERVATION AREA WITHOUT PRIOR NOTIFICATION OR CONSENT FROM THE LOCAL PLANNING AUTHORITY.**
Report of Director of Neighbourhood Services (Pages 111 - 116)
12. **UNAUTHORISED DEVELOPMENT AT THE TILERY BRADBURY**
Report of Director of Neighbourhood Services (Pages 117 - 122)
13. **ALLEGED BREACHES OF PLANNING CONTROL**
To consider the attached schedule of alleged breaches of planning control and action taken. (Pages 123 - 126)
14. **ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT**
Members are respectfully requested to give the Chief Executive Officer notice of items they would wish to raise under the heading not later than 12 noon on the day preceding the meeting, in order that consultation may take place with the Chairman who will determine whether the item will be accepted.

B. Allen
Chief Executive

Council Offices
SPENNYMOOR

Councillor A. Smith (Chairman)
Councillor B. Stephens (Vice Chairman) and

All other Members of the Council

ACCESS TO INFORMATION

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