

Item 3

SEDGEFIELD BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Council Chamber,
Council Offices,
Spennymoor

Friday,
4 April 2008

Time: 10.00 a.m.

Present: Councillor A. Smith (Chairman) and

Councillors B.F. Avery J.P, W.M. Blenkinsopp, Mrs. D. Bowman, T. Brimm, V. Chapman, D. Chaytor, V. Crosby, Mrs. L. M.G. Cuthbertson, T.F. Forrest, Mrs. B. Graham, A. Gray, G.C. Gray, Mrs. J. Gray, B. Haigh, Mrs. S. Haigh, Mrs. I. Hewitson, A. Hodgson, Mrs. L. Hovvels, J.G. Huntington, Mrs. H.J. Hutchinson, J.M. Khan, B. Lamb, Mrs. E. Maddison, B.M. Ord, Mrs. E.M. Paylor, J. Robinson J.P, B. Stephens, A. Warburton, T. Ward, W. Waters and Mrs E. M. Wood

Apologies: Councillors Mrs. A.M. Armstrong, D.R. Brown, J. Burton, Mrs. K. Conroy, Mrs. P. Crathorne, D. Farry, P. Gittins J.P., D.M. Hancock, J.E. Higgin, T. Hogan, G.M.R. Howe, Mrs. S. J. Iveson, Ms. I. Jackson, C. Nelson, D.A. Newell, Mrs. C. Potts and K. Thompson

DC.111/07 DECLARATIONS OF INTEREST

No declarations of interest were received.

DC.112/07 MINUTES

The Minutes of the meeting held on 7th March, 2008 were confirmed as a correct record and signed by the Chairman.

DC.113/07 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 : 1 – New Build and Part Replacement of Farm Buildings, Millbank Farm, 39, Butterwick Road, Fishburn – it was explained that the application sought permission for the erection of an agricultural barn to the north west of the application site. The proposed barn would incorporate a pitched roof with a maximum height of 7 mtrs. from ground level. The barn would be located approximately 16 mtrs. from the northern boundary of the site and 27 mtrs. from the existing dwelling on the site. As part of the scheme the applicant was proposing to remove an existing wooden structure and several containers on the site. In addition the applicant proposed to plant additional landscaping to the north and north western boundary of the site.

It was explained that following the consultation process two letters of objection had been received relating to the detrimental effect on the character and appearance of the entrance to Fishburn village. It was also considered that the size and industrial/agricultural function of the building would be detrimental to the amenity of local residents. The scale of the

building could not be justified by the size of the holding and the usage of four Highland Cattle. The height of the barn would be detrimental and unsightly on the surrounding landscape.

Since the preparation of the report two additional e-mails objecting to the proposal had been submitted. Those e-mails were circulated (for copies see file of Minutes).

It was explained that Mr. Barber, agent for the applicant, was present to outline the proposals. Mr. Barker expressed his thanks to planning officers for their assistance in dealing with the application and resolving issues.

The height of the building had been discussed with officers and there had been a demonstration on site. Following discussions the proposed building had been moved to a different location on the site and the height had been reduced. The size had been reduced to the minimum possible and was acceptable to officers. The applicant was to provide landscaping to the north

In respect of materials the building would be stonefaced and would be appropriate to the countryside.

Mr. Barber also made reference to Planning Policy Statement 7 regarding sustainable development in rural areas which provided broad support for a wide range of economic activities in rural areas to facilitate healthy and diverse economic activity. PP7 advised that when determining planning applications for economic development in the countryside local planning authorities should support development which delivers diverse and sustainable farming enterprises and activities which contributed to the rural economies.

In respect of amenity and appearance, Mr. Barber explained that the applicant was happy for the existing containers to be removed and the applicant was hoping to provide a pleasant environment. The alterations addressed those issues.

During discussion of this item concerns were expressed about the unauthorised structures and the need to ensure that the structures were removed as soon as practicable. The timescale suggested was within six months of any planning approval. Condition 7 needed to be amended therefore as follows :-

“Within six months of the date of granting of planning permission for the development referred to at Part 1 hereof all structures and containers as identified on Plan No : SBC001 dated 3rd March, 2008 should be removed from the site and the land reinstated to its former use in accordance with the scheme to be submitted and agreed in writing with the Local Planning Authority”

Reason : To achieve a satisfactory form of development in the interests of visual amenity and to comply with Policy D1 (General Principles for the Layout and Design of New

Developments) and for the Sedgefield Borough Local Plan.

RESOLVED : *That the application be approved subject to Condition 7 being amended to read as follows :*

Within six months of the date of granting of planning permission for the development referred to at Part 1 hereof all structures and containers as identified on Plan No : SBC001 dated 3rd March, 2008 should be removed from the site and the land reinstated to its former use in accordance with the scheme to be submitted and agreed in writing with the Local Planning Authority”

Reason : *To achieve a satisfactory form of development in the interests of visual amenity and to comply with Policy D1 (General Principles for the Layout and Design of New Developments) and for the Sedgefield Borough Local Plan.*

DC.114/07 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.115/07 APPEALS

Consideration was given to a schedule of appeals outstanding up to 26th March, 2008. (For copy see file of Minutes).

RESOLVED : *That the schedule 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.116/07 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.*

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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