

Item 3

SEDGEFIELD BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE

Council Chamber,
Council Offices,
Spennymoor

Friday,
18 July 2008

Time: 10.00 a.m.

Present: Councillor A. Smith (Chairman) and

Councillors W.M. Blenkinsopp, D.R. Brown, V. Chapman, Mrs. K. Conroy, Mrs. P. Crathorne, Mrs. L. M.G. Cuthbertson, A. Gray, G.C. Gray, B. Haigh, Mrs. I. Hewitson, J.G. Huntington, Mrs. H.J. Hutchinson, Ms. I. Jackson, B. Lamb, Mrs. E. Maddison, B.M. Ord and Mrs. E.M. Paylor

Apologies: Councillors Mrs. A.M. Armstrong, B.F. Avery J.P, Mrs. D. Bowman, T. Brimm, J. Burton, D. Chaytor, V. Crosby, D. Farry, T.F. Forrest, P. Gittins J.P., Mrs. B. Graham, Mrs. J. Gray, Mrs. S. Haigh, D.M. Hancock, J.E. Higgin, A. Hodgson, T. Hogan, Mrs. L. Hovvels, G.M.R. Howe, Mrs. S. J. Iveson, J.M. Khan, C. Nelson, D.A. Newell, Mrs. C. Potts, J. Robinson J.P, B. Stephens, K. Thompson, A. Warburton, T. Ward, W. Waters and Mrs E. M. Wood

DC.23/08

DECLARATIONS OF INTEREST

The following Declarations of Interest were received :-

Councillor G.C. Gray	-	Personal and Prejudicial – Item 4 Borough Matters Application No: 2 – Daughter works for applicant
Councillor A. Gray	-	Personal and Prejudicial – Item 4 Borough Matters Application No: 2 – Daughter works for applicant
Councillor B. Lamb	-	Personal and Prejudicial – Item 4 Borough Matters Application No: 2 – Daughter works for applicant
Councillor D.R. Brown	-	Personal and Prejudicial - Item 6 – Consultation from Durham County Council – Member of Durham County Council
Councillor Mrs. E.M. Paylor	-	Personal and Prejudicial - Item 6 – Consultation from Durham County Council – Member of Durham County Council
Councillor B.M. Ord	-	Personal and Prejudicial - Item 6 – Consultation from Durham County Council – Member of Durham County Council

DC.24/08

MINUTES

The Minutes of the meetings held on 20th June, 2008 and 11th July, 2008 were confirmed as correct records and signed by the Chairman.

DC.25/08

APPLICATIONS - BOROUGH MATTERS

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

Application No : 1 – Demolition of Existing Warehouse and Erection of New Warehouse. Construction of New Links to, re-roofing and rendering of former Capita Building. Extension and Alteration to existing Loading/Unloading facilities, erection of 2.4 metre high security fence and associated works- PWS Distributors Limited, Aycliffe Business Park – Plan Ref : 7/2008/0166/DM

It was explained that the application sought detailed planning approval for the construction of a new warehouse building, the construction of a link between the new warehouse and the existing building on the site, external works to the existing warehouse to be retained the alteration and extension of the existing loading/unloading facilities new canopy and erection of 2.4 mt. high security fence and associated works.

Following the submission of the revised/reduced scheme officers were recommending approval of the application.

It was noted that since the preparation of the report confirmation had been received from the Environment Agency that, as a result of additional information, they were now withdrawing their earlier objection subject to the addition of the following planning condition :-

No development approved by this permission shall be commenced until the scheme for the provision of surface water drainage had been submitted to and approved in writing by the local planning authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason : To prevent the increased risk of flooding by insuring the provision of a satisfactory means of surface water disposal.

RESOLVED : *That the application be approved subject to the conditions detailed in the report and the addition of the following condition :-*

No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the local planning authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason : to prevent the increased risk of flooding by insuring the provision of a satisfactory means of surface water disposal.

**Application No : 2 – New External Housing and Compounds
Comprising of 1) External Chiller Compound 2) Alteration to Existing Elevations, forming First Floor Double Door Opening and External Landing 3) Alteration to Existing Elevation forming 4 No. Louvres, 4) New Nitro Tank 5) 2 No. Substations and Transformers 6) New Loading Bay Enclosure with new Fire Door 7) New Sprinkler Tank and Pumphouse 8) New Loading Bay Canopy 9) New External Housing Arrangement to North Service Yard 10) New Chiller Compound including Biomass Boiler Houseing and Silo 11) Alteration to Existing Elevations to form New Glazed Entrance to Thorn Academy 12) Alteration to Existing Elevations to form new Entrance Canopy 13) Relocation of existing Gatehouse to site entrance and new turning head and small car park 14) External Lighting Scheme – Thorn Lighting and Tridonic ATCO Butchers Race Green Lane Industrial Estate – Plan Ref : 7/2008/0237/DM**

NB : In accordance with Section 81 of the Local Government Act 2000 and the Members Code of Conduct Councillors G.C. Gray, B. Lamb and A. Gray declared a personal and prejudicial interest in this application and left the meeting for the duration of the discussion and voting thereon.

It was explained that an application for detailed planning consent for the erection of a new Thorn/Tridonic factory with associated parking landscaping and infrastructure had been granted in October 2006.

Works were already well underway on the site with much of the external framework of the structure now complete. However, in order to meet the fundamental daily requirements of the factory when in operation and in order to achieve its three main functions of manufacture of lighting equipment, retail and development of lighting and light and Thorn Academy to provide teaching training and demonstration of light and lighting, planning consent was now being sought for a number of details which were outlined in the report.

RESOLVED : That the application be approved subject to the conditions outlined in the schedule.

DC.26/08

CONSULTATIONS FROM DURHAM COUNTY COUNCIL

NB : In accordance with Section 81 of the Local Government Act 2000 and the Members Code of Conduct Councillors D. Brown, B.M. Ord and Mrs. E.M. Paylor declared personal interests in this item as Members of Durham County Council and left the meeting for the duration of the discussion and voting thereon.

Consideration was given to a schedule of applications which were to be considered by Durham County Council and upon which the Council had been invited to comment. (For copy see file of Minutes).

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

DC.27/08 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.28/08 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.29/08 APPEALS

Consideration was given to a schedule of appeals outstanding up to 9th July, 2008 (for copy see file of Minutes).

RESOLVED : That the schedule be received.

DC.30/08 RECENT PLANNING APPEAL DECISIONS

Consideration was given to a report of the Director of Neighbourhood Services in respect of a recent planning appeal decision on land to the north (rear garden) of Garden House, Rushyford.

Members noted that the appeal against a planning decision to refuse outline planning consent for the erection of one detached dwelling with modified access to the access to the A167 and the construction of 2 garages to serve numbers and 1 and 2 Woodham Cottages had 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 involve the likely disclosure of exempt information as defined in Paragraphs 1 and 6 of Part 1 of Schedule 12a of the Act.

DC.31/08

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

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