

**THE MINUTES OF THE MEETING
OF THE DEVELOPMENT CONTROL AND REGULATORY PANEL**

HELD ON TUESDAY 8 APRIL 2008

Present: Councillor M Routledge (Chair)
Councillors Mrs G Bleasdale, Mrs E M Connor,
R Davison, A J Holmes, Mrs A E Laing,
R Liddle, Mrs J Maitland, D J Taylor-Gooby
and C Walker

Objectors: Councillor R J Todd and Mrs J McCreath

Agent/Applicant: Mr Jackson and Mr Noble

Apologies: Councillors B Bates and D Milsom

- 1 **THE MINUTES OF THE LAST MEETING** held on 18 March 2008, a copy of which had been circulated to each Member, were confirmed.

2 **MATTERS ARISING**

**Tempest Road, Seaham (AOB)
(Minute No 4 refers)**

The Principal Planning Services Officer explained that Officers had been unable to contact the applicant and had no further information to report.

RESOLVED that the information given, be noted.

3 **APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**2008/0018 SHOTTON (HASWELL AND SHOTTON) – Two No Industrial
Units at Land at Gresley Road, Peterlee for Mr P Rumgay,
Hesse Form Truck Limited**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to no direct discharge of contaminated drainage, storage tanks to be bunded, parking areas, drainage, car parking scheme, landscaping, landscaping timing. The proposal was considered to be in accordance with Policies 1, 35, 36, 37 and 53 of the District of Easington Local Plan.

RESOLVED that the application be conditionally approved.

**2008/0086 SEAHAM (SEAHAM NORTH) – Outdoor Market and Car Boot
Fair at Seaham Hall Farm, Seaham for Mr J Noble, Noble
Promotions Limited**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended refusal as

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the proposal represented inappropriate commercial development in the countryside which by virtue of its scale, location and appearance would detract from the special character and appearance of the coast and Area of High Landscape Value and would not preserve the openness of the Green Belt. As such the proposal was contrary to Policies 1, 3, 4, 5, 7, 8, 9, 35, 36, 84 and 113 of the District of Easington Local Plan and Policies 1, 4 and 6 of the County Durham Structure Plan.

The Principal Planning Services Officer explained that Members had visited the site that day, were familiar with the location and setting and gave a detailed presentation on the main issues outlined in the report.

Mr Noble explained that since the previous application considerable changes to the highways in and around Seaham had been made. There was a massive improvement at Ryhope which greatly reduced the need to use Lord Byron's Walk. The car boot sale was of great value to the tourism industry and people came from all over the county as well as visitors on DFDS ferries. He had submitted a petition with 6,400 names asking for the event to stay throughout the summer in the previous application. After the 14 days permitted development, he moved to Strawberry Fields at Seaton but the seafront was the preferred location. There was adequate parking and he employed enough traffic marshalls. This had to be the biggest recycling unit in the country.

A Member queried if he was applying for bank holidays. Mr Noble explained that he was also applying for bank holidays and his planning agent had omitted it from the application.

A Member queried if there were any permanent structures on the site. Mr Noble explained that there were no permanent structures and the area was cleaned immediately after use.

A Member commented that road improvements into Seaham had greatly improved traffic flows. Once the car boot sale was finished the area was cleaned up thoroughly and it was well policed. The only problem was Lord Byron's Walk and if there was any solution to steer people away from there then it would be welcomed.

Mr Noble explained that he could erect adequate signing to bring people into Seaham on the new road. The traffic lights at Lord Byron's Walk caused the congestion.

A Member commented that the car boot sale was well policed and all litter was removed immediately. It was a large event for Seaham and the economic value to the town through tourism was excellent.

RESOLVED that the application be conditionally approved.

2008/0110 EASINGTON VILLAGE (EASINGTON VILLAGE AND SOUTH HETTON) – Refurbishment and Extension of Former Farmhouse at Moor House Farm, Durham Road, Easington for Mr P Barrett, European Service for People with Autism Limited

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to external materials, highways, visibility splays and protected species mitigation measures.

The proposal was considered to be in accordance with Policies 1, 3 and 35 of the District of Easington Local Plan.

RESOLVED that the application be conditionally approved.

PRIOR TO CONSIDERATION OF THE FOLLOWING ITEM OF BUSINESS, COUNCILLOR R DAVISON DECLARED A PERSONAL AND PREJUDICIAL INTEREST AND LEFT THE MEETING.

2008/0124 SOUTH HETTON (EASINGTON VILLAGE AND SOUTH HETTON) – Six Bedroomed Holiday Chalet Accommodation and New Shop/Office (Ancillary) at Whitegates Equestrian Centre, Salters Lane, South Hetton for Mrs S Lincoln

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to external materials, landscaping, highway works and the use of buildings to provide ancillary facilities only. The proposal was considered to be in accordance with Policies 1 and 3 of the District of Easington Local Plan.

The Principal Planning Services Officer explained that Members had visited the site that day, were familiar with the location and setting and gave a detailed presentation on the main issues outlined in the report.

Councillor Todd explained that he felt that the application had been dealt with in piecemeal way which had obscured the impact of the application when taken holistically. There were to be 40 livery stables which was a large amount. He queried who the neighbours were. Was the report referring to the people who lived on the site in the existing farm buildings or the public who faced the entrance to the site in Logan Terrace. The horses did not seem to stay in the countryside and tended to gallop on the roads and endanger children. There was no way of making sure that the additional traffic from horses would be confined to the arena.

Mrs McCreath explained that the additional 40 stables was her greatest concern. There was an indoor and outdoor arena but there were still horses up and down the village. She had spoken to the owner who had informed her that she had no control over the livery. She was concerned that lessons were

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being held on the highway and led by children as young as 12 and 13 years old. There had been one accident at the stables where the air ambulance had to be called.

Mr Jackson, the agent explained that all the issues raised by the objectors did not relate to the present application but to the application that had been approved previously. He explained that the equestrian centre was not the only facility in the area and not all the horses in the village could be attributable to them. There was additional landscape within the application which would include horse treks and reduce the number of horses going through the estates.

The Principal Planning Services Officer explained that the livery stables were dealt with as part of the previous application. The current application was for two additional buildings. Consultation had taken place with the residents closest to the site. A site notice had been erected and a press notice advertised in the local newspaper. The Council could not prevent horses from riding outside of the site.

A Member queried who would be in charge of the small parties and if they be allowed out on an evening. Mr Jackson explained that the application had not been part of a piecemeal approach and the initial design appraisal explained that applications would be submitted in a phased manner. The applicant was in favour of equine therapy and was continuing to become qualified. Visitors to the chalet accommodation would only take place when staff was fully qualified and there would be 24/7 supervision.

A Member queried if the shop would only sell goods relating to equestrian. Mr Jackson explained that the application covered both equestrian and light refreshments. A planning condition was acceptable that the refreshment and goods sold would be ancillary to the equestrian centre.

A Member was concerned that the chalet could subsequently be sold as a separate dwelling and considered that the use of the two buildings should be tied to the business. A planning condition was considered appropriate to control this.

The Principal Planning Services Officer explained that a condition could be attached to restrict the goods sold and to link the buildings with the equestrian centre.

RESOLVED that the application be conditionally approved.

COUNCILLOR R DAVISON REJOINED THE MEETING.

2008/0138

THORNLEY (THORNLEY AND WHEATLEY HILL) – Outline Planning Application for 1 No Two Bedroomed Bungalow at Land Rear of Thornlaw House, Dunelm Road, Thornley for Mr K Bentham

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Consideration was given to the report of the Head of Planning and Building Control Services which recommended that the proposal constituted an unsatisfactory form of development which would be incapable of providing an acceptable level of residential amenity or adequate off street parking facilities for future occupiers at the proposed dwelling. It was therefore concluded that the proposed development would be contrary to Policies 1, 35 and 67 of the District of Easington Local Plan.

RESOLVED that the application be refused.

2008/0139

HORDEN (HORDEN NORTH) – Two Storey Side Extension and Garden Room at 61 Maritime Crescent, Easington Colliery for Mr J Purcell

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval. The proposal was considered to be in accordance with Policies 1, 3, 35 and 73 of the District of Easington Local Plan.

RESOLVED that the application be conditionally approved.

4 **EXCLUSION OF THE PRESS AND PUBLIC**

RESOLVED that in accordance with Section 100A (4) of the Local Government Act, 1972 as amended by the Local Government (Access to Information) Act, 1985 the press and public be excluded from the meeting for the following item of business on the grounds that it involved the disclosure of exempt information, as defined in Paragraphs 2 and 6a, Part 1 of Schedule 12A of the Act.

5 **PLANNING INVESTIGATIONS REPORT**

Arundel Walk, Wellfield Road, Wingate

Consideration was given to the report of the Head of Planning and Building Control Services in respect of the above planning investigations report.

RESOLVED that:-

- (i) enforcement action be taken and breach of condition notices be served under Section 182 of the Town and Country Planning Act 1990;
- (ii) the notice specify measures to be drafted by the Head of Planning and Building Control Services;
- (iii) the notice specify compliance periods to be drafted by the Head of Planning and Building Control Services;
- (iv) the Head of Planning and Building Control Services be authorised to take any other action deemed appropriate.

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