

**THE MINUTES OF THE MEETING OF THE  
DEVELOPMENT CONTROL AND REGULATORY PANEL  
HELD ON TUESDAY 3 FEBRUARY 2009**

Present:- Councillor M. Routledge (Chair)  
Councillors Mrs. M. Baird, Mrs. E.M.  
Connor, R. Davison, Mrs. J. Maitland,  
D. Milsom, B. Quinn, D.J. Taylor-Gooby  
and C. Walker

Agent/Applicants: Mr. Street, Mr. Walker, Mr. Jackson.

1. **THE MINUTES OF THE LAST MEETING** held on 13 January 2009, a copy of which had been circulated to each Member, were confirmed.
2. **APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACTS  
TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**2008/0647      SEAHAM (SEAHAM HARBOUR) - REMOVAL OF EXISTING  
MAST AND REPLACEMENT WITH 20 METRE MONOPOLE,  
BASE STATION AND ASSOCIATED ANTENNAS, EQUIPMENT  
CABIN ETC. AT ENFIELD ROAD GARAGE, ENFIELD ROAD,  
SEAHAM FOR TELEFONICA O2 UK LIMITED**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to conditions relating to removal of existing masts within three months of erection of a new mast. It was considered that the proposal was in accordance with the policies detailed in the report.

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. Street, the agent for the applicant, explained that O2 wanted to relocate the existing mast and increase the height by five metres because they wanted to upgrade to 3G technology. If 2G and 3G antennas were put on the existing mast, then it would not provide sufficient coverage for the area. He had been asked to look for sites that covered the gaps in service. The increase of five metres would not have a significantly greater impact on the surrounding area. He had spoken to the headmaster regarding the proposed school and was aware of his concerns.

He had provided information to the planning officers explaining that the site was within the guidelines for mobile phone masts. O2 could undertake a survey to show the predicted levels from

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the site once it was known where the school buildings would be located.

A Member commented that this was a large extension to the existing mast and the plans for the new school were currently out for consultation.

A Member queried if any plans for the school had been submitted, as she had received an invitation to an open day. The Principal Planning Services Officer explained that no formal planning application had been received and he was not aware that the plans were available for public consultation.

Members explained that they felt the mast was too high and too near to the new school. They were uncertain of the health risks. A housing development had been approved previously adjacent to the site and it was felt that it would prejudice any form of development in the surrounding area and would be visually intrusive.

**RESOLVED** that the application be refused.

**2008/0711**

**WINGATE (WINGATE) - USE OF LAND AS PART OF RESIDENTIAL CURTILAGE (RETROSPECTIVE) AT TANGLEWOOD, DURHAM ROAD, WINGATE FOR MR. C. WALKER.**

Consideration was given to the report of the Head of Planning and Building Control Services which recommended approval subject to a Section 106 legal agreement in relation to landscaping and landscape timing. The development did not significantly harm the character or appearance of the area or the openness of the countryside and was thus considered to be an acceptable minor departure from the Statutory Development 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. He added that Members had queried the restrictions on development at the visit that morning and explained that permitted development rights could be removed and controlled by a planning condition. The applicant would therefore need to apply for planning permission for anything to be located on the site.

A Member queried if the area was changed to garden, would it affect the village boundary. The Principal Planning Services Officer explained that the boundary was outlined in the Local Plan and at some future stage, there would be a Development Plan developed for the new Council. The garden would still be outside of the settlement boundary but planning permission would change the status from greenfield to brownfield.

A Member queried if it would be possible in the future to build on the site if the boundary was amended.

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Mr. Jackson, the Agent, explained that the site had been within the settlement boundary in the previous Local Plan. When the current Local Plan was approved, the applicant had not realised that his land had been omitted from the settlement boundary. Part of his garden was outside of the settlement boundary and he had submitted an application as part of the Local Development Framework to bring it within the village. He believed that they could prove that it had been residential in excess of ten years. He felt that it would be inappropriate to attach a condition limiting development rights.

A Member commented that she thought the garden area looked attractive and blended in with its surroundings but erecting sheds on the site would change the character and appearance of it.

**RESOLVED** that the application be conditionally approved and permitted development rights be removed.

### 3. **APPLICATION FOR SECTION 106 FUNDING - RELOCATION OF PLAY EQUIPMENT, WHEATLEY HILL**

Consideration was given to the report of the Head of Planning and Building Control Services for an application for Section 106 Funding, Relocation of Play Equipment, Wheatley Hill, a copy of which had been circulated to each Member.

Wheatley Hill Parish Council was aiming to encourage the increased use of the play facilities through the relocation of equipment from its current location at Wheatley Hill Community Primary School to the Community Centre. Whilst the scheme did not provide any new play facilities for the village, it did enhance those already at the Community Centre and prevented the loss of equipment from the original site.

**RESOLVED** that the release of the sum of £6,500 from Section 106 Agreement monies to fund the relocation of play equipment in Wheatley Hill, be agreed.

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

### 4. **APPLICATION FOR SECTION 106 FUNDING - UPGRADING OF CHILDRENS PLAY AREA AT THE OPEN SPACE ADJACENT RAVENSWORTH COURT, SOUTH HETTON**

Consideration was given to the report of the Head of Planning and Building Control Services for Section 106 Funding for the upgrading of the childrens play area at the open space adjacent Ravensworth Court, South Hetton, a copy of which had been circulated to each Member.

A previous application which had been agreed had omitted a piece of equipment and the Parish Council were now seeking additional funds to enhance upon the original scheme.

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**RESOLVED** that the sum of £6,600 from Section 106 Agreement monies to fund the shortfall in the budget for the childrens play area improvements, at land adjacent Ravensworth Court be agreed.

### **COUNCILLOR R. DAVISON RE-JOINED THE MEETING**

#### **5. APPLICATION FOR SECTION 106 FUNDING - GENERAL UPGRADING OF RECREATIONAL AREA TO THE REAR OF NATTRESS TERRACE, TRIMDON**

Consideration was given to the report of the Head of Planning and Building Control Services for Section 106 Funding for the general upgrading of recreational area to the rear of Nattress Terrace, Trimdon.

As a result of previous works to improve the attractiveness of the existing area of recreational space, the Parish Council was submitting an additional request for funding with the aim of improving the walkway along which the street lighting was installed.

**RESOLVED** that the sum of £1,062.03 from Section 106 Agreement monies to fund the enhancement of the recreational area to the rear of Nattress Terrace, Trimdon be agreed.

JC/CB/COM/DCRP/090103  
5 February 2009