

DURHAM COUNTY COUNCIL

AT A MEETING of the **PLANNING COMMITTEE** held at the County Hall, Durham on **Thursday 1 June 2006** at **10:00 a.m.**

Present

Councillor R Rodgers in the Chair

Members of the Committee

Councillors Armstrong, Barker, Carr, Chapman, Coates, Douthwaite, Ebbatson, E Foster, Henderson, Magee, Marshall, Meir, Shuttleworth, Simmons, Wade and Wright

Other Members:

Councillors Gray, Myers, Porter and Pye

A1. Minutes

The Minutes of the meeting held on 15 March 2006 were confirmed and signed by the Chairman as a correct record.

In relation to Minute A2 relating to Greencroft Industrial Park, The Head of Environment and Planning advised that following the deferral of this matter an option appraisal had been undertaken and this would be discussed with local members next week. It is anticipated that this issue would be brought back to the next meeting of the Planning Committee.

A2. Development by the County Council

The Committee considered a report of the Acting Director of Environment about development by the County Council (for copy see file of Minutes).

a) Sedgefield Borough: Provision of replacement primary school, together with associated car park, play areas and multi use games area, Byers Green Primary School, Wear View, Byers Green (Regulation 3).

Resolved:

that planning permission is granted subject to the appropriate conditions and for the following reasons:

- (i) The proposed school is a replacement for existing school buildings on the site and would contribute to the improvement of

community facilities within Byers Green in accordance with Policy L11 of the Sedgefield Borough Local Plan.

- (ii) The proposed school can be satisfactorily accommodated in terms of its location, size, layout, appearance, access and parking and would relate acceptably to surrounding development in terms of visual and residential amenity and traffic impacts in accordance with Policies D1, D2 and D3 of the Sedgefield Borough Local Plan.

A3 Applications to be determined by the County Council

The Head of Environment and Planning presented a report (for copy see file of Minutes)

a) Derwentside District: Derwentside District: Proposed change of use to a waste transfer station, materials recycling/recovery facility and End of Life Vehicle Facility, Unit 6, Grove Industrial Estate, Consett for Lister Scrap Metals

Resolved:

subject to appropriate conditions, planning permission be granted for the waste transfer and ELV facility at Grove Industrial Estate, Consett, for the following reasons:

- (i) The proposed waste transfer station and ELV use and operation at the site will not in themselves be unduly obtrusive or impact on the local community or environment.
- (ii) The proposal accords with the relevant policies; Policy W33 in relation to the incorporation of suitable mitigation measures with regard to pollution and visual impact, Policy W38 in relation to the provision of effective waste collection and recovery and Policy W40 in relation to ELV operations.

b) Easington District: Proposed area of hardstanding and use for composting at Junction House Farm, Easington: Revision to previously Approved Scheme for Mr S Hutchinson

The Head of Environment and Planning advised that further correspondence had been received from the Environment Agency about the leachate collection tank. The Agency has considered the siting of the leachate tank and was now satisfied that it was possible to have a below ground level facility that met its design standards.

Resolved:

that planning permission be granted for the proposed development subject to appropriate conditions to mitigate any potential environmental effects, for the following reasons:

- (i) Although the proposal does not entirely accord with the site specific criteria for outdoor composting schemes in WLP Policy W42, the proposal makes beneficial use of the end product and the processing of waste remains ancillary and appropriate in scale to an existing primary use. There is no material conflict with other development plan policies.
- (ii) Potential impacts on the environment or the community, including odour, dust or noise from such a small-scale, farm based operation are unlikely to give rise to concern and can be controlled through conditions. The submitted risk assessment also proposes appropriate and necessary mitigation measures to ensure that any potential harmful effects are avoided in accordance with WLP Policy W33.
- (iii) The principle of this use on the site has previously been established and the proposal by virtue of the size, scale and nature of composting operations would have an acceptable environmental impact in the local area in accordance with WLP Policies W26, W31 and W33.

A4 Applications for Planning Permission: Decisions made using delegated powers (Quarter ending 31/03/06)

The Committee noted recent decisions relating to planning applications which have been received in accordance with the requirements of the Town and Country Planning Act 1990 and determined under the delegated powers procedure (for copy see file of Minutes).

A5 Fees for Monitoring of Mining, Mineral and Landfill Sites in England

The Committee noted a report of the Head of Environment and Planning about the new planning requirements affecting mineral and landfill sites (for copy see file of Minutes).