

Durham County Council

At a Meeting of the Planning Committee held at the County Hall, Durham on **Wednesday 21 November 2007 at 10.00 a.m.**

Present

Councillor R Rodgers in the Chair

Councillors Armstrong, Barker, Chapman, Coates, Douthwaite, Ebbatson, Foster E, Foster NC, Gray, Henderson, Knox, Maddison, Manton, Marshall, Shuttleworth, Simmons and Walker.

Other Members:

Councillors Pendlebury and Pye.

An apology for absence was received from Councillors Bell and R Carr

A1 Minutes

The Minutes of the meeting held on 17 October 2007 were considered by the Committee. Councillor Knox informed the Committee that the first line of the first paragraph on page 5 of the Minutes was incorrect, as he had not met with Councillor King previously as stated in the Minutes. It was agreed that this line be deleted from the Minutes. The Minute as amended was confirmed by the Committee and signed by the Chairman.

A2 Development by the County Council

(i) City of Durham District: Provision of new standalone Sure Start Children's Centre alongside existing school building, Kelloe Primary School, Front Street, Kelloe (Regulation 3)

The Head of Environment and Planning presented a report on the proposed provision of a new standalone Sure Start Children's Centre alongside the existing school building at Kelloe Primary School, Front Street, Kelloe (for copy see file of Minutes).

Resolved:

That planning permission be granted for the development subject to appropriate conditions for the following reasons:

- (i) The development would accord with Policies Q1, Q2 and R8 of the City of Durham District Local Plan and would have no material conflict with other development plan policies.
- (ii) The proposed building in terms of its size, location and appearance would relate acceptably to surrounding development and would not have a significant impact upon visual and residential amenity

(ii) City of Durham District: Change of use from playing field to children's play area, including installation of MUGA, play equipment and general landscaping, Kelloe Primary School, Front Street, Kelloe (Regulation 3)

The Head of Environment and Planning presented a report on the proposed change of use from playing field to a children's play area, including the installation of a MUGA, play equipment and general landscaping at Kelloe Primary School, Front Street, Kelloe (for copy see file of Minutes).

Resolved:

That planning permission be granted for the development subject to appropriate conditions for the following reasons:

- (i) The development would accord with Policies Q1, Q2 and R8 of the City of Durham District Local Plan and would have no material conflict with other development plan policies.
- (ii) The proposed MUGA, junior football pitch, wildlife area and children's play area in terms of its size, location and appearance would relate acceptably to surrounding development and would not have a significant impact upon visual and residential amenity

(iii) Sedgefield Borough: Proposed new Sure Start Children's Centre and link to existing school building, Fishburn Primary School (Regulation 3)

The Head of Environment and Planning presented a report on a proposed new Sure Start Children's Centre with a link to the existing school building at Fishburn Primary School (for copy see file of Minutes).

The Head of Environment and Planning informed the Committee that Sedgefield Borough Council had requested that prior to reaching a decision on the proposal the County Council considered whether there were any other sites in the village appropriate for the Centre. He reported that the applicant had looked at alternative sites and considered the proposed location to be most appropriate as it allowed the facility to link in with the existing Primary School.

Councillors Barker, Ebbatson, Douthwaite and Manton all expressed concerns regarding possible problems with vehicular access to the proposed Centre,

highways management and parking issues and the need for additional information to make an informed decision.

Resolved:

That the decision be deferred pending a site visit to the proposed site.

(iv) Sedgefield Borough: Provision of Sure Start Centre, Middlestone Moor Primary School, Spennymoor (Regulation 3)

The Head of Environment and Planning presented a report on a proposed new Sure Start Children's Centre at Middlestone Moor Primary School, Spennymoor (for copy see file of Minutes).

The Head of Environment and Planning informed the Committee that Sedgefield Borough Council had raised no objections to the proposal, subject to appropriate landscaping and fencing detail, which could be covered by planning conditions.

Councillor E Foster welcomed the proposal, but expressed concerns regarding traffic management. Councillor Ebbatson endorsed the concerns regarding traffic management and requested that when such applications are made on school sites, details of the School Travel Plan be provided.

Resolved:

That the decision be deferred pending a site visit to the proposed site.