

**Durham County Council**

**At a Meeting of the Planning Committee** held at the County Hall, Durham on **Tuesday 18 December 2007 at 11.00 a.m.**

**Present**

**Councillor R Rodgers\*** in the Chair

Councillors Barker\*, Bell\*, R Carr\*, Chapman, Douthwaite\*, E Foster\*, N C Foster\*, Knox\*, Manton, Priestley\*, Rodgers\*, Shuttleworth\*, Walker and Williams\*.

**Other Members:**

Councillor Burlison.

Apologies for absence were received from Councillors Coates, Ebbatson, Gray, Hunter, Marshall, Simmons and Young.

*Those Members marked with an asterisk attended the site visit to Fishburn and Middlestone Moor*

Prior to the commencement of the meeting the Chairman reminded Members that only those Members of the Committee who had attended the site visit were permitted to vote on that item of business.

**A1 Minutes**

The Minutes of the meeting held on 21 November 2007 were confirmed by the Committee as a correct record and signed by the Chairman.

**A2 Development by the County Council**

**(i) 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, following consideration of this item at the Committee held on 21 November, Sedgefield Borough Council had informed the County Council that they could not identify any alternative site in the area.

**Resolved:**

That planning permission be granted for the development subject to conditions relating to external materials and features, landscaping and drainage for the following reasons:

- (i) The development would accord with Policies L11, D1 and D2 of the Sedgefield Borough Local Plan and would have no material conflict with other development plan policies.
- (ii) The proposed school can be satisfactorily accommodated on the site in terms of its location, size, layout, appearance, access and parking and would relate acceptably to the surrounding area in terms of visual and residential amenity and traffic impacts.

**(ii) 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).

Councillor Douthwaite informed the Committee that the traffic management issues raised when this item was considered at Committee held on 21 November had become clearer following the site visit.

**Resolved:**

That planning permission be granted for the development subject to conditions relating to external materials and features, landscaping and drainage for the following reasons:

- (i) The development would accord with Policies L11, D1 and D2 of the Sedgefield Borough Local Plan and would have no material conflict with other development plan policies.
- (ii) The proposed school can be satisfactorily accommodated in terms of its location, size, layout, appearance, access and parking and would relate acceptably to the surrounding area in terms of visual and residential amenity and traffic impacts.

### **A3 Teesdale District Council Local Development Framework Core Strategy and Affordable Housing SPD**

The Committee considered a report of the Head of Environment and Planning regarding two documents, the Core Strategy Issues and Options Report and the Draft Affordable Housing Supplementary Planning Document, produced by Teesdale District Council as part of its Local Development Framework (for copy see file of Minutes)

**Resolved:**

That the comments contained in Appendix 2 to the report be endorsed as the County Council's formal response to Teesdale District Council's Core Strategy Issues and Options and Affordable Housing SPD.