

Durham County Council

At a Meeting of the Planning Committee held at the County Hall, Durham on **Wednesday 19 March 2008 at 10.00 a.m.**

Present

Councillor R Rodgers* in the Chair

Councillors: Barker, Chapman, Coates, Douthwaite, E Foster, Gray, Henderson, Hunter, Knox, Marshall, Shuttleworth, Simmons, Williams and Wright

Other Members:

Councillor C Carr, Cox, Nicholls, Ord and Pye

Apologies for absence were received from Councillors Ebbatson, R Carr, Young

A1 Minutes

The Minutes of the meeting held on 20 February 2008 were confirmed by the Committee as a correct record and signed by the Chairman.

A2 Applications to be determined by the County Council

i) Easington District: Proposed change of use to material recycling facility and the painting of silos, Site 'S', Thornley Station Industrial Estate, Shotton, County Durham for Burn and Hewitt Contracts Ltd.

The Head of Environment and Planning presented a report on the proposed change of use to material recycling facility and the painting of silos, Site 'S', Thornley Station Industrial Estate, Shotton, (for copy see file of Minutes)

He informed the meeting that the District of Easington Council had no objections to the proposal

Councillor Nicholls asked if better signage and improved white lining could be considered near to The Fir Tree.

Resolved:

that planning permission be granted for the change of use to a material recycling facility at Thornley Station Industrial Estate, Shotton for the following reason:

(i) The proposed change of use of the site would not be unduly obtrusive or adversely impact on the local community or environment. The proposal accords with the relevant policies; Policies W38, W39 and W33 of the County Durham Waste Local Plan relating to the suitable location of Material Recycling Facilities and appropriate environmental mitigation measures, and Policy 54 of the Easington District Local Plan in relation to small existing industrial estates and bad neighbour uses.

ii) Sedgefield District: Extension to existing brickshale quarry to continue supply of brick making materials to Eldon Brickworks, Eldon Quarry, Bishop Auckland for Wienerberger Ltd.

The Head of Environment and Planning presented a report on the extension to existing brickshale quarry to continue supply of brick making materials to Eldon Brickworks (for copy see file of Minutes).

He informed the Committee that whilst no objections had been received from statutory consultees any comments received were dealt with within the report and where appropriate covered by planning conditions.

Councillor C Carr referred to paragraph 66 and asked if a planning condition could be applied to ensure some control over finance being invested for some re-instatement insurance. The Head of Environment and Planning informed the Committee that as this was a phased development the applicant would be required through conditions to submit details of the proposed working method and restoration prior to workings commencing in each phase thus ensuring that the entire site would not be disturbed at one time and offering control over development.

Councillor E Foster queried the proposed route of vehicle movements from the site and was informed that vehicles would travel along the C34 and C35 roads and on to market wherever that may be.

Councillor Williams expressed concern over dust levels and asked if this would be monitored. He was told that County Council officers do carry out monitoring visits to ensure that the operators comply with all the planning conditions and added that there had not been any complaints up to the present time. The liaison meeting would provide an opportunity for any such complaints to be raised,

Resolved:

that planning permission be granted for the proposed extension to the existing brickshale quarry in order to continue the supply of brick making materials to

Eldon Brickworks, subject to appropriate controlling conditions and the completion of appropriate legal agreements, for the following reasons:

- i) Quarrying at Eldon Quarry is long established and benefits the economy both locally and nationally through the production of bricks at the neighbouring Brickworks and there is an established need for a material that cannot be met from existing permissions and the preferred area.
- ii) Although the proposal departs from the provisions of Policies M3 and M10, the overall approach of brickclay extraction at Eldon is in line with the MLP approach of securing clay from dedicated sources as close as possible to existing brickworks and it would enable the achievement of a landbank for brickmaking of over 25 years as set out in MPS1. It is therefore not considered that the proposal would significantly prejudice the implementation of the MLP policies and proposals.
- iii) The impacts of the development would not be significantly detrimental to the appearance of the area or to residential amenity and wider environmental concerns and can be adequately controlled through conditions in accordance with MLP Policies M36 and M37.

A3 The Mining Waste Directive Consultation paper on proposals for transposing the Directive in England and Wales

The Head of Environment and Planning presented a report informing the Committee of the consultation paper and its main recommendations for endorsement (for copy see file of Minutes).

Resolved:

That Durham County Council supports the Government's preferred option that the Directive be transposed through the Environmental Permitting Programme administered by the Environment Agency as the 'competent authority'. This view be forwarded to the Government as a formal response to the consultation paper together with any associated technical comments as appropriate.

A4 Derwentside District Council Local Development Framework - Stanley Town Centre Area Action Plan: Issues and Options

The Head of Environment and Planning presented a report concerning a consultation by Derwentside District Council on Stanley Town Centre Area Action Plan : issues and Options (for copy see file of Minutes).

Councillor Hunter thanked the officers for all the work done on this issue and stressed the need for ongoing consultations to ensure that local people were kept informed of the proposals.

Councillor Marshall endorsed Councillor Hunter's comments but added his concern over the ASDA situation as it was not in their best interests to develop Stanley Front Street thus supporting competition. With reference to traffic management he agreed that there was an issue in respect of traffic travelling through Oxhill and the problems that occurred at the traffic lights at the Couth Moor junction on the A693.

Councillor Ord referred to the problem of parking spaces which he felt may be exacerbated by the PCT's proposed extension of Tanfield View Surgery and asked that the situation be monitored.

Resolved:

That the comments in Paragraph 5 and Appendix 2 be submitted as the County Council's formal response to the consultation on the Stanley Town Centre Area Action Plan: Issues and Options.