

DURHAM COUNTY COUNCIL

At a Meeting of **County Planning Committee** held in Council Chamber - County Hall, Durham on **Tuesday 2 April 2019 at 1.00 pm**

Present:

Councillor J Robinson (Chairman)

Members of the Committee:

Councillors J Clare, M Clarke, K Corrigan, A Hopgood, I Jewell, A Shield, A Simpson and H Smith

1 Apologies for absence

Apologies for absence were received from Councillors A Bell, C Kay, A Laing, G Richardson, F Tinsley and M Wilkes.

2 Substitute Members

Councillor M Clarke as substitute Member for Councillor F Tinsley and Councillor A Hopgood as substitute Member for Councillor M Wilkes.

3 Declarations of Interest

There were no declarations of interest.

4 Minutes

The Minutes of the meeting held on 5 March 2019 were confirmed as a correct record and signed by the Chairman.

5 Applications to be determined

a DM/18/03346/OUT - Land to The South West And East Of Hustledown, Rescue Station, Hustledown Road, South Stanley, DH9 6AA

The Committee considered a report of the Senior Planning Officer regarding an outline application for the erection of up to 290 dwellings with public open space, landscaping and sustainable drainage system and vehicular access, with all matters reserved except for means of access on land to the south west and east of Hustledown Rescue Station, Hustledown Road, South Stanley (for copy see file of Minutes).

S Pilkington, Senior Planning Officer provided a detailed presentation of the application. Members of the Committee had visited the site the previous day and were familiar with the location and setting.

J McGargill, Highway Development Manager, informed the Committee that an agreed start point had not been reached with transport consultants regarding base conditions for the A693 roundabout. There were existing capacity issues at the B6532/Tyne Road Crossroads with queuing back onto the A693. Additional loading on this junction would make this situation worse and lead to a severe impact on the highway network.

Councillor Davinson, local Member addressed the Committee. Councillor Davinson agreed with the views of the highways officer and considered that the proposed development would increase the problems at the B6532/Tyne Road junction. Although the community needed an increased supply and choice of housing, the highways infrastructure was not in place for this proposed development. Additionally, there was a popular byway which passed through the centre of the site and the proposed two roads crossing this byway would conflict with public use of the byway. Councillor Davinson supported refusal of the application.

Councillor Jewell considered that the application brought with it quite a few negatives, including an increased traffic flow on the steep climb up Tyne Road. Councillor Jewell was disappointed that the application had not made use of the new roundabout at South Moor Hospital Site. The roundabout on the A693 at Asda was already very busy and Councillor Jewell was also worried about drainage issues at the site. Councillor Jewell informed the Committee that he was minded to refuse the application for the reasons in the officer's report.

Councillor Shield informed the Committee that he knew this area well and also the problems which occurred on the A693 Asda roundabout. Councillor Shield informed the Committee that as the application was in clear breach of local saved plan policies, was an incursion into the countryside and was outwith the existing settlement pattern he was minded to refuse the application.

Councillor Clarke informed the Committee that he had attended the site visit and agreed with all comments made by the highways officer. The development was a significant encroachment into the countryside and Councillor Clarke expressed concern at the comments of Northumbrian Water at paragraph 61 of the report. Councillor Clarke supported the recommendation that the Committee be minded to refuse the application.

Councillor Clare informed the Committee that he concurred with what has been said. The developer had not satisfied the Council's desire for knowledge regarding archaeology and SuDS and the Committee did not have full information to approve the application.

Councillor Robinson informed the Committee that the coal authority, Northumbrian Water, archaeology and St Mary's RC School had all expressed concern about the application.

Upon a vote being taken it was

Resolved:

That the Committee be minded to refuse the application for the reasons outlined in the report.