

DURHAM COUNTY COUNCIL

At a Meeting of **Area Planning Committee (South and West)** held in Council Chamber - Council Offices, Spennymoor on **Thursday 21 June 2012 at 2.00 pm**

Present:

Councillor M Dixon (Chair)

Members of the Committee:

Councillors E Tomlinson (Vice-Chairman), D Boyes, M Campbell, P Gittins, E Paylor, G Richardson, R Todd, M Williams and C Walker (substitute for K Davidson)

Apologies:

Apologies for absence were received from Councillors D Burn, K Davidson, G Holland, J Wilkinson and R Yorke

Also Present:

J Byers – Planning Team Leader (South and West Area)
A Caines – Principal Planning Officer
A Inch – Principal Planning Officer
C Cuskin – Legal Officer

1 Declarations of Interest

There were no declarations of interest received.

2 Minutes

The Minutes of the meeting held on 24 May 2012 were agreed as a correct record and were signed by the Chair.

3 Applications to be determined

**3a 3/2009/0426 - Former Cemex Concrete Batching Plant, St Helen Way, St Helen Auckland, Bishop Auckland
Proposed Redevelopment of Former Concrete Batching Plant for the Construction of New Housing (outline)**

Consideration was given to the report submitted in relation to the above application (for copy see file of Minutes).

A Caines, Principal Planning Officer gave a detailed presentation on the main issues outlined in the report which included photographs of the site.

The Principal Planning Officer stated that the proposed scheme would achieve a suitable balance between addressing affordability and helping to bring this development forward. A viability assessment carried out had shown that the inclusion of 20% affordable housing would not be viable in view of the current economic climate and site remediation costs.

In discussing the application Members acknowledged that affordable housing was already available within the immediate area, however asked that the Section 106 Agreement make provision for the low cost housing scheme to be implemented on completion of 50% of the overall development.

With regard to a comment from a Member about the density of the site, the Committee was advised that the number and mix of properties was in accordance with the outline planning application granted on 14 January 2010. Appearance, scale and layout of the development would be dealt with at the reserved matters stage.

In conclusion it was considered that the land was an eyesore and the proposed development would contribute to the ongoing regeneration of the area.

Resolved:

That the application be approved subject to the conditions outlined in the report, and to the completion of a Section 106 legal agreement setting out :-

- (a) A contribution of £93,300 to the provision and subsequent maintenance of related social, community and/or recreational facilities in the locality; and
- (b) 20% low cost housing provision, to be implemented on completion of 50% of the overall development.

**3b 3/2012/0110 - St John's RC Comprehensive School, Woodhouse Lane, Bishop Auckland
Erection of Three Storey Classroom Block and Extension to Existing Northern Elevation**

Consideration was given to the report submitted in relation to the above application (for copy see file of Minutes).

A Caines, Principal Planning Officer gave a detailed presentation on the main issues outlined in the report which included photographs of the site.

In discussing the application Members were advised that the application was in accordance with Policies GD1 and T1 of the former Wear Valley District Local Plan.

Members noted that one letter of objection had been received as detailed in the report. In considering the representations made the Committee noted that the potential for an increase in nuisance caused by pupils gathering in groups along Woodhouse Lane was not a planning consideration. However, notwithstanding this

it was pointed out that the number of students at the school would not increase as a result of the development.

With regard to the concerns expressed by the objector relating to traffic problems, Members did not consider that the proposals would have an adverse impact on highway safety. Existing access arrangements were adequate and would not be affected by the development, and parking provision was deemed to be acceptable.

Resolved:

That the application be approved subject to the conditions outlined in the report.

4 Appeal Update

Appeal Ref: APP/X/1355/C/10/2170277

Enforcement Notice Appeal

Material Change of Use of Land adjoining East Howle School, Metal Bridge, Ferryhill

Consideration was given to a report which gave details of an appeal against an enforcement notice issued in relation to land adjoining East Howle School, Metal Bridge, Ferryhill (for copy see file of Minutes).

The Inspector had dismissed the appeal for the reasons outlined in the report.

Resolved:

That the report be noted.