

DURHAM COUNTY COUNCIL

At a Meeting of **Area Planning Committee (South and West)** held in Council Chamber - Barnard Castle on **Thursday 24 February 2011 at 2.00 pm**

Present:

Councillor E Tomlinson (Vice-Chair, in the Chair)

Members of the Committee:

Councillors D Boyes, D Burn, K Davidson, P Gittins, S Iveson (substitute for M Dixon), E Paylor, G Richardson, J Shuttleworth, R Todd and J Wilkinson

Apologies:

Apologies for absence were received from Councillor Malcolm Campbell and Councillor Amanda Hopgood

Also Present:

S Eldridge (Development Control Manager), C Simmonds (Legal Officer), S Teasdale (Planning Officer), C Colling (Planning Officer) and D Roberts (Democratic Services)

1 Declarations of Interest

There were no declarations of interest received.

2 Minutes of the Meeting held on 3 February 2011

Subject to the following amendment, the Minutes of the meeting held on 3 February 2011 were confirmed as a correct record and signed by the Vice-chair:

3/2010/567 – Application to vary condition 14 – Provision of affordable housing (Ref: 3/2010/144) on land at Middlewood Avenue, St Helen Auckland, Bishop Auckland

Approved subject also to the prior completion of a Section 106 Agreement securing a financial contribution to off-site open space provision.

The Development Control Manager confirmed that negotiations were under way with regard to the additional conditions referred to in the resolution to approve application 3/2009/566 (Proposed construction of a light steel framed structure, part blockwork and cladding to secure small items of plant, machinery and tools on land to the north east of New Row, Oakenshaw)

Prior to consideration of the applications on the agenda, the Legal Adviser updated the Committee on the latest position with regard to the intention of the Secretary of State for Communities and Local Government to abolish Regional Spatial Strategies.

3 Applications to be determined:

3a Application 6/2010/431/DM - Arbeia, Mickleton Change of use of land to equestrian & erection of timber stable at Arbeia, Mickleton

The Development Control Manager presented a report on the above application; the written report was supplemented by a visual presentation which included photographs of the site.

The Committee was addressed by Mr E Wilkinson, who objected to the application and suggested that viewing the proposal from his property would give a different perspective to that outlined in the report. He feared that approving this application could lead to the establishment of a commercial livery business, parking problems and more intensive use of the land for equine events. He emphasised that he was concerned for the village of Mickleton as a whole – not just from his own point of view.

The applicant, Ms G Batt, addressed the Committee; she confirmed that she was not intending to run a business and that only her own two horses would be stabled at the property, which would mean that she no longer had to get up at 5am each day to tend to them elsewhere. She would also be renting the field adjacent to the application site but had no plans to have additional horses on the land.

Councillor Richardson moved that consideration be deferred to enable a site visit to take place; he was seconded by Councillor Shuttleworth. On being put to the vote, however, this motion was lost.

In response to questions from members the Development Control Manager confirmed that, should the application be approved, conditions could be put in place to deal with waste management and to prevent use for commercial purposes.

Councillor Davidson moved that the application be approved subject to conditions; he was seconded by Councillor Paylor.

RESOLVED:

That the application be approved subject to the conditions detailed in the officer's report to the Committee and subject also to the following additional condition:

The horses kept on the land shall only be those owned and kept for private domestic purposes by the applicant. The land shall not be used in association with any form of business or commercial activity.

3b Application 6/2010/412/DM - Fair View Farm, Hummerbeck Lane, Evenwood Gate Application for renewal of extant planning permission 6/2007/0129/DM as amended by 6/2008/0481/DM for erection of 40 timber chalets at Fair View Farm, Hummerbeck Lane, Evenwood Gate

The Development Control Manager presented a report on the above application; the written report was supplemented by a visual presentation which included photographs of the site.

Councillor Shuttleworth moved that the application be granted subject to conditions; he was seconded by Councillor Davidson.

RESOLVED:

That the application be approved subject to the conditions detailed in the officer's report to the Committee.

**3c Application 7/2011/11/DM - 29 Primrose Drive, Shildon
Enclosure of existing open porch at 29 Primrose Drive, Shildon**

The Planning Officer (Spennymoor) presented a report on the above application, which was only before the Committee because the applicant was employed by the Council.

Councillor Boyes moved that the application be approved, subject to conditions; he was seconded by Councillor Shuttleworth.

RESOLVED :

That the application be approved subject to the conditions detailed in the officer's report to the Committee.

**3d Application 7/2010/413/DM - Studley Drive, Whitworth Park, Spennymoor
Application to vary condition 2 of planning permission 7/2004/0668/DM to allow erection of 56 dwellings on previously approved plots 283-315 inc. (Bellway Homes) Y020 - Y045 inc. and Y061 - Y064 inc. (Yuill Homes) at Studley Drive, Whitworth Park, Spennymoor**

The Planning Officer (Spennymoor) presented a report on the above application; the written report was supplemented by a visual presentation which included photographs of the site.

Councillor Shuttleworth moved that the application be approved, subject to conditions; he was seconded by Councillor Davidson.

RESOLVED :

That the application be approved subject to the prior completion of a satisfactory Agreement under Section 106 of the Town & Country Planning Act 1990 and subject also to the conditions detailed in the officer's report to the Committee.

The meeting closed at 2.40 p.m.