

DURHAM COUNTY COUNCIL
AREA PLANNING COMMITTEE (CENTRAL AND EAST)

At a Meeting of **Area Planning Committee (Central and East)** held in Council Chamber, County Hall, Durham on **Tuesday 9 September 2014 at 1.00 pm**

Present:

Councillor P Taylor (Chairman)

Members of the Committee:

Councillors G Bleasdale, J Clark, P Conway, M Davinson, D Freeman, S Iveson, K Corrigan and K Shaw

1 Apologies for Absence

Apologies for absence were received from Councillors K Dearden, C Kay, A Laing, J Lethbridge, R Lumsdon and B Moir.

2 Substitute Members

Councillor K Corrigan substituted for Councillor B Moir and Councillor K Shaw substituted for Councillor R Lumsdon.

3 Minutes of the Ordinary Meeting held on 8 July 2014 and the Special Meetings held on 3 July 2014 and 22 July 2014

Councillor Clark highlighted that her name was spelled incorrectly within the Minutes of the Meeting held 3 July 2014.

With the amendment noted, the Minutes of the Special Meetings held on 3 and 22 July 2014 and the Ordinary Meeting held on 8 July 2014, were confirmed as correct records and signed by the Chairman.

4 Declarations of Interest

There were no declarations of interest.

5 Applications to be determined by the Area Planning Committee (Central & East Durham)

5a PL/5/2012/0336 and PL/5/2012/0337 - Dalton Pumping Station, The Waterworks, Cold Hesledon, Murton, Durham

The Committee considered the report of the Senior Planning Officer regarding the part residential conversion into 6 dwellings, 2 new dwellings and 4 apartments at Dalton Pumping Station, The Waterworks, Cold Hesledon, Murton, Durham (for copy see file of minutes).

The Senior Planning Officer provided the Committee with a detailed presentation which included photographs of the site and a plan of the proposed layout. The Senior Planning Officer highlighted that 2 applications were detailed for consideration as the proposal sought listed building consent as well as full planning permission.

In response to a query from Councillor J Clark, the Senior Planning Officer clarified where car parking was to be provided on the site.

Councillor Conway was very supportive of the application, particularly as it involved the renovating of a heritage asset. In response to a query from Councillor Conway, the Senior Planning Officer advised that as of yet, a charitable trust had not been established though the applicant had been making attempts to progress that aspect. Members were assured that in line with the S106 agreement, no development would commence until a charitable trust had been established.

Councillor Bleasdale queried whether all vehicles leaving the site would be exiting directly onto the B1432. The Senior Planning Officer confirmed that would be the case, however the heritage asset would only be open to the public for approximately 2 days per month. The Highways Officer clarified that the development was very small scale and highlighted that currently the existing access had no pedestrian access. Should the application be approved, the applicant would be improving the access to adoption standards, plus a footway would be developed and the 2 local bus stops would also be improved.

Seconded by Councillor Conway, Councillor Bleasdale moved approval of the application.

Resolved:- That the application be approved subject to the conditions and S106 Planning Obligation detailed within the report.

5b DM/14/01377/AD AND DM/14/02115/AD - Various roundabout sites located in the former City of Durham Area and the former District of Easington Area

The Committee considered the report of the Planning Officer regarding the display of advertisements on various roundabouts located in the former City of Durham Area and the former District of Easington Area (for copy see file of minutes).

The Senior Planning Officer provided the Committee with a detailed presentation which included photographs of the site and a plan of the proposed layout.

Members were advised that the application related to 26 roundabouts in the former City of Durham area and 29 roundabouts in the former District of Easington area, some of the adverts were new while others were already in place.

The Chair wished it to be noted that the Committee did not wish to see any future retrospective planning applications where the County Council was the applicant.

In response to a query from Councillor Freeman, the Highways Officer advised that as detailed within the 2011 Cabinet report relating to advertising on roundabouts, it was envisaged that each roundabout would generate approximately £8000 income per annum. As such, the 55 roundabouts brought to the Committee for consideration, would generate somewhere in the region of £440,000, which was actually a minimum target figure.

In response to queries from the Committee, the Highways Officer clarified that there was no evidence locally or nationally that there were increased road traffic collisions due to roundabout adverts. Indeed another regional authority had been allowing roundabout advertising for 15 years and had no evidence of any related incidents.

Further to a query from Councillor Iveson, the Policy and Asset Manager, on behalf of the Applicant, advised that the Council had a contract company who would manage the advertising boards, including erecting, repairing and maintaining them.

Councillor Conway noted that the main material planning consideration in respect of the Durham roundabouts, was the impact on heritage assets. Furthermore he raised concerns regarding the impact of the roundabout policy on enforcement of other unauthorised adverts. Whilst he did not support advertising on roundabouts, Councillor Conway felt he could not reasonably refuse the application.

Seconded by Councillor Shaw, Councillor Bleasdale moved approval of the application.

Resolved:- That the application be approved subject to the conditions detailed within the report.

5c DM/14/02182/FPA - 20 Dalton Heights, Seaham, SR7 8LB

The Committee considered the report of the Planning Officer regarding the erection of a single storey extension to the side of the existing dwelling at 20 Dalton Heights, Seaham, SR7 8LB (for copy see file of minutes).

The Senior Planning Officer provided the Committee with a detailed presentation which included photographs of the site and a plan of the proposed layout.

Councillor Bleasdale advised that in her own time she had visited the site and confirmed that she could see no issues with the proposals.

Seconded by Councillor Iveson, Councillor Bleasdale moved approval of the application.

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

5d DM/14/02175/FPA - 42 Halliday Grove, Langley Moor, Durham

The Committee considered the report of the Planning Officer regarding a first floor side extension and rear single storey extension at 42 Halliday Grove, Langley Moor, Durham (for copy see file of minutes).

The Planning Officer provided the Committee with a detailed presentation which included photographs of the site and a plan of the proposed layout.

Seconded by Councillor Conway, Councillor Bleasdale moved approval of the application.

Resolved:

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