

## **DURHAM COUNTY COUNCIL**

At a Meeting of **Area Planning Committee (South and West)** held in Council Chamber, Council Offices, Spennymoor on **Thursday 22 October 2015 at 2.00 pm**

### **Present:**

**Councillor M Dixon (Chairman)**

### **Members of the Committee:**

Councillors H Nicholson (Vice-Chairman), B Armstrong, D Bell, D Boyes, J Clare, K Davidson, E Huntington, C Kay, A Patterson, G Richardson, L Taylor and C Wilson

#### **1 Apologies for Absence**

An apology for absence was received from Councillor Zair.

#### **2 Substitute Members**

There were no substitute Members in attendance.

#### **3 The Minutes of the Meeting held on 17 September 2015**

The Minutes of the meeting held on 17 September 2016 were confirmed as a correct record and signed by the Chairman.

#### **4 Declarations of Interest (if any)**

There were no declarations of interest.

#### **5 Applications to be determined**

##### **5a DM/15/00373/OUT - Shittlehopeburn Farm, Stanhope**

The Committee considered a report of the Senior Planning Officer regarding an outline application for up to 32 dwellings and public amenity space with access considered, all other matters reserved, at Shittlehopeburn Farm, Stanhope (for copy see file of Minutes).

T Burnham, Senior Planning Officer provided the Committee with a detailed presentation which included photographs of the site and an indicative plan of the proposed layout.

Mr J Lavender, agent for the applicant addressed the Committee. In 2012 the applicant had been approached by Partner Construction, who had completed a development of 23 affordable homes, to construct a development of market housing on the remaining land on the development site. The application was compatible with current planning policies, was sustainable and met the NPPF. Attention had been given to the landscape setting of the site which had led to the inclusion of a large area of land for public access/amenity purposes. The applicant would enter into a s106 agreement to ensure that the land would remain accessible to the public in perpetuity and the applicant or successor would carry out full maintenance and management works on the land in perpetuity.

Councillor Richardson informed the Committee that no objections to the application had been received and **Moved** approval of it.

Councillor Boyes agreed with Councillor Richardson adding that the scheme was compatible with the other development on this site. Councillor Boyes **seconded** approval of the application.

Councillor Davidson asked how the land would remain accessible to the public in perpetuity and how maintenance and management works would be carried out in perpetuity. C Cuskin, Planning and Development Solicitor replied that the s106 obligation would bind the land to secure this.

Upon a vote being taken it was:

**Resolved:**

That the application be approved subject to the completion of a s106 agreement and the conditions contained within the report.

**5b DM/15/00730/FPA - Site of the former St Peter's School, Main Road, Gainford**

The Committee considered a report of the Senior Planning Officer regarding an application for the part conversion and demolition of existing school to 6 apartments and erection of 10 dwellings and associated infrastructure on the site of the former St. Peter's School, Main Road, Gainford (for copy see file of Minutes).

S Pilkington, Senior Planning Officer provided the Committee with a detailed presentation which included photographs of the site and an indicative plan of the proposed layout. The Senior Planning Officer informed the Committee that one additional letter of objection had been received and this was from the landowner to the rear of the development site who had proposed a more comprehensive development scheme to include his land.

The Senior Planning Officer informed the Committee that it was proposed to amend a detail of the approved plans at Condition 2 of the planning permission and also to amend Condition 6 of the planning permission to provide an additional car park space for Unit 16.

Councillor Richardson informed the Committee that the application was within his electoral division and the site had been a cause of consternation for a number of years. Local residents were not pleased with the application as they considered the type of housing proposed was not what the village of Gainford needed. However this was the application to be considered and, as such, Councillor Richardson supported it.

Councillor Boyes informed the Committee that he was happy to support the application but expressed concern at the response of Northumbrian Water that the sewage treatment works at Gainford were at capacity. Councillor Boyes asked whether the developer would be required to upgrade the treatment works. The Senior Planning Officer replied that Northumbrian Water had advised upgrade works would commence if this development came forward.

Councillor Clare informed the Committee he supported approval of the application. While he was pleased that the original building was to be retained, he agreed with Councillor Richardson that the housing type proposed could be improved. Councillor Nicholson informed the Committee that the former school building was in need of an upgrade, adding that it had been an eyesore for a number of years.

**Moved** by Councillor Clare, **Seconded** by Councillor Nicholson and upon a vote being taken it was

**Resolved:**

That the application be approved subject to the conditions contained within the report, as amended.

**5c DM/15/01714/OUT - Land to the south of Broadway Avenue, Salters Lane, Trimdon Village**

The Committee considered a report of the Senior Planning Officer regarding an application for the erection of up to 30 dwellings, all matters reserved, on land to the south of Broadway Avenue, Salters Lane, Trimdon Village (for copy see file of Minutes).

S Pilkington, Senior Planning Officer provided the Committee with a detailed presentation which included photographs of the site and an indicative plan of the proposed layout.

The Senior Planning Officer informed the Committee that this was a resubmission of a previously refused scheme seeking outline planning permission and was supported by a revised Planning Statement, Mitigation and Enhancements Strategy and Viability Assessment to address the previous reasons for refusal.

Councillor Brookes, local Member, addressed the Committee in support of the application, which would provide the opportunity for young people to own a new home in the area. The applicant had worked with planners to mitigate previous objections and to enhance the proposal. Trimdon Parish Council was in support of the application which would provide a boost to the local economy and maintain numbers on roll at local schools. Additionally, the development would bring with it a

s106 agreement to secure the provision of three affordable houses and off site sporting and recreation contribution of £1,000 per dwelling and the provision of a landscaping buffer to the south and west of the site.

Mr A Lang, agent for the applicant, addressed the Committee. The Committee report concluded that this revised application was more than acceptable and was recommending that it be approved. The revised application addressed concerns previously raised. The Conservation Area was some 150 metres from the site, the public right of way through the site would be re-routed and residents' concerns regarding amenity had all been addressed. The development would support local shops and facilities.

A Glenwright, Principal DM Engineer informed the Committee that highways safety at this development was not a concern, with the B1287 past Broadway Avenue having only three recorded accident statistics in the previous 5 years.

Councillor Dixon referred to the s106 contribution of £1,000 per dwelling detailed at paragraph 88 of the report and to the contribution of £20,000 to the Parish Council, detailed at paragraph 77. The Planning and Development Solicitor advised the Committee that the contribution to the Parish Council was not a material planning consideration, although the Committee could consider the contribution of £1,000 per dwelling.

Councillor Patterson asked why this development was now considered sustainable when it had been refused in 2014 on the grounds of sustainability. The Senior Planning Officer replied that the development was on the edge of the settlement of Trimdon and consideration of the application was finely balanced, however, the mitigation proposed by the applicant was sufficient to now be able to recommend approval of the application.

Councillor Armstrong informed the Committee she considered this to be a good application which offered three affordable homes and a s106 contribution of £1,000 per dwelling, and **Moved** approval of the application.

Councillor Kay, in **Seconding** approval of the application, informed the Committee that although the sustainability argument had not changed since the application was previously considered, the mitigation put forward by the applicant had now tipped the balance in favour of approval.

Councillor Richardson informed the Committee that the Parish Council and local Member were both in favour of the application and he therefore supported it.

Upon a vote being taken it was

**Resolved:**

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

**5d DM/15/02121/FPA - Explorer One and Two, Thomas Wright Way, NETPark, Sedgefield**

The Committee considered a report of the Senior Planning Officer regarding an application for the erection of two Research and Development units, including laboratory and office space at Explorer One and Two, Thomas Wright Way, NETPark, Sedgefield (for copy see file of Minutes).

A Rawlinson, 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 informed the Committee that an additional condition was proposed to the permission to secure the provision of a covered cycle facility on the site.

**Moved** by Councillor Boyes, **seconded** by Councillor Clare and

**Resolved:**

That the application be approved subject to the conditions contained in the report and an additional condition to secure the provision of a covered cycle facility.

**5e DM/15/01542/FPA - Plot 10 NETPark, Sedgefield**

The Committee considered a report of the Senior Planning Officer regarding an application for the construction of new predominantly 2 storey Research Facilities and Laboratory spaces with external car parking and hard and soft landscaping at Plot 10 NETPark, Sedgefield (for copy see file of Minutes).

The Senior Planning Officer informed the Committee that an additional condition was proposed to the permission to secure the provision of a covered cycle facility on the site.

Councillor Davidson informed the Committee that while he had some sympathy with the objections from local residents, these were not sufficient to outweigh approval the application, and he **Moved** approval.

In **seconding** approval of the application, Councillor Boyes asked what a non-designated heritage asset was. The Senior Planning Officer replied that it was a historic building of some historic or architectural interest but not sufficient to be listed.

Councillor Nicholson referred to paragraph 111 of the report and asked whether there was a condition to secure Targeted Recruitment and Training measures as had been suggested by the Economic Development (Employability) Team. The Senior Planning Officer replied that this was covered by Condition 5 of the permission.

Upon a vote being taken it was

**Resolved:**

That the application be approved subject to the conditions contained in the report and an additional condition to secure the provision of a covered cycle facility and amendment to the approved Plans to reflect the removal of proposed wind turbines from the buildings.