

DURHAM COUNTY COUNCIL
AREA PLANNING COMMITTEE (NORTH)

At a Meeting of the **Area Planning Committee (North)** held in the Council Chamber, County Hall, Durham on **Monday 12 March 2018 at 2.00 pm**

Present:

Councillor I Jewell (Chairman)

Members of the Committee:

Councillors A Bainbridge, D Bell, L Boyd, M McGaun, O Milburn, J Robinson, A Shield and J Shuttleworth

Apologies:

Apologies for absence were received from Councillors H Bennett, A Hopgood, M McKeon, L Taylor, K Thompson, S Wilson and S Zair

1 Apologies for Absence

Apologies for absence were received from Councillors H Bennett, A Hopgood, M McKeon, L Taylor, K Thompson, S Wilson and S Zair

2 Substitute Members

There were no substitutes.

3 Minutes of the Meeting held on 25 January 2018

The minutes of the meeting held on 25 January 2018 were confirmed as a correct record and signed by the Chairman with the following amendment:

Page 5, paragraph 6 to read: 'Councillor Bainbridge expressed concern....'

4 Declarations of Interest (if any)

Councillor D Bell declared a prejudicial interest in Item 5a as a current Director of Durham Villages Regeneration Company.

5 Applications to be determined by the Area Planning Committee (North Durham)

Councillor D Bell declared an interest in the following application, left the Chamber and took no part in the discussion or voting thereon.

a DM/17/03238/FPA - Land North Of The Hermitage Academy And West of Gainford, Chester-le-Street

The Committee considered a report of the Strategic Development Manager regarding the proposed construction of 78 no units of 2, 3 and 4-bed dwellings with associated garages, parking and garages (for copy see file of Minutes).

The Strategic Development Manager gave a detailed presentation which included photographs of the site and plans of the proposed layout. It was highlighted that there was an additional planning condition to be imposed in relation to the maintenance of landscaped areas and open space.

At this point the Chairman advised that the local Members were unable to attend the meeting however had asked that their views be read out to the committee.

The Committee Services Officer read the following statement on behalf of Councillor S Henig and L Marshall:

We would like to highlight our support for the Highways Authority response as set out in paragraphs 32 and 85-86 that junction improvement work will be needed at the junction of North Approach (Whitehill Way) and Pelton Fell Road (B6313) which is already operating at above capacity during the morning rush hour. Subject to these junction improvements we have no objections to the proposal.

Councillor Shuttleworth commented that although he was not against the application he considered the amount of money which would have to be contributed by the Durham Villages Regeneration Company to be high and this did not sit well with him. In response, the Strategic Development Manager explained that the financial contributions were necessary to mitigate the impacts of the development, but appreciated that this did affect viability in this case, and hence the manner in which the affordable housing would be delivered in this particular case.

Councillor Shield raised a query regarding the proposals for open space and play provision and asked whether the sum of £135,000 would be allocated for use within the divisional area or to replace the previously removed equipment.

The Strategic Development Manager advised that the play equipment on this site had been removed some 10 years prior and the scheme did not propose the installation of replacement play equipment. However, the financial contribution secured would be available for use within the Electoral Division towards the provision or enhancement of recreational and play facilities.

Councillor Robinson noted that there had been no objections to the application and that in addition officers had accepted the viability argument put forward by the developers. He further applauded the officers for their work with the developers in securing the affordable dwellings.. He therefore **MOVED** that the application be **APPROVED** subject to the conditions as listed in the report and with the additional landscape maintenance condition

Councillor Boyd **SECONDED** the motion.

Resolved: that the application be approved subject to completion of a section 106 Legal Agreement and the conditions as listed in the report (together with additional landscape maintenance condition).

b DM/17/03340/FPA - Pickering Lodge Nursing Home. Ewehurst Road, Dipton

The Committee considered a report of the Senior Planning Officer regarding the proposed demolition of former Pickering Lodge Nursing Home and construction of 14 new homes and associated works (for copy see file of Minutes).

The Senior Planning Officer gave a detailed presentation which included photographs of the site, the proposed layout and plans of the extent of surrounding adopted highways.

Councillor Jewell noted that he was the local Member in this instance however had not pre-determined the application however had worked with both the developer and residents regarding the application.

Mrs K Beadling, addressed the Committee to speak in objection to the application. She advised that she represented the view of many local residents who were unable to attend the meeting today.

She went on to ask a number of questions regarding the boundary wall which would be retained and queried the extension to the entrance to the site on land which did not belong to the developer.

In addition, she noted that residents had serious concerns regarding parking, noting that most homes had 2 cars and the development only catered for 19. She therefore queried whether the wide footpath which was to be provided could be narrowed to accommodate additional parking spaces. Concerns were also raised regarding the traffic which would be pulling out of the estate on to the A692 and queried the right of way.

Mrs Beadling went on to ask for clarification regarding the number of 2 and 3 bed houses proposed.

In response to the concerns and queries raised the Senior Planning Officer advised that the red line shown on this part of the plan indicated the site boundary not a new line of the boundary wall and this is why it appeared to jut out into the roadway adjacent the site entrance. Regarding the footpath, he advised that this was set to adoptable standard width and could therefore not be reduced. He further provided a detailed explanation as to why a wide entrance to the development was required, to allow for bin vehicles etc. to move freely and noted that a lined junction could be created at a relatively low cost to indicate that traffic on the existing roadway adjacent the gable end of Wigham Tce. had right of way when approaching the junction with the A692.

He further noted that there was existing problems with parking at this location however it was not the role of the application to rectify those issues.

Regarding the number of dwellings he confirmed that the development would consist of 13 – 2 bed and 1 – 3 bed dwelling. He further referred to condition 11 of the papers circulated and noted that permitted development rights would be removed for the erection of new fencing on 2 units, plots 13 and 14, where it affected highway visibility exiting Burneze Place.

He further updated members on a number of minor revisions and updates to conditions numbers 5, 6 and 11.

Mr Shipley, addressed the Committee in support of the application and to advise that the developers were serious about progressing the site and had a good history of building on similar sized sites over 40/50 years. He concluded that the site would be developed quickly and with minimum disturbance to neighbouring residents.

Councillor Shuttleworth asked whether it would not be possible to accommodate the resident's concerns.

Councillor Shield noted that the site had been a local blight for some time and he was pleased that a developer had come forward. He did however note some concerns regarding the use of brick rather than traditional stone, which was more in keeping with the local area and in addition noted concern relating to traffic and parking namely due to the site facing on to the busy A692. He added that he did share the parking concerns raised by residents and asked if clarification could be provided regarding the number of lateral and vertical parking spaces to be provided.

In response, the Senior Planning Officer advised that 19 spaces would be provided in total with no provision of overflow parking. He advised that this was proportionate to the size of development in line with adopted highways policy. The Principle Highways Officer gave further detail on the highways and parking standards.

Councillor Shield in noting the Officers comments, added that parking was a problem across the County and felt that many new applications were exacerbating these existing problems. He suggested that work should be undertaken to assess projections for parking and the number of cars in households and to consider this carefully in the future.

Councillor Milburn **MOVED** that the committee be **minded to approve** the application.

Councillor Boyd **SECONDED** the motion.

Resolved: That the Committee be minded to approve the application subject to the signing of a legal agreement to secure a required contribution to Public Open Space and the revised conditions as agreed.

c DM/17/04076/FPA - 3 Britannia Shops, Victoria Road, Consett

The Committee considered a report of the Planning Officer regarding the change of use of a former retail shop to a lounge bar/restaurant (for copy see file of Minutes).

The Planning Officer gave a detailed presentation which included photographs of the site and plans of the proposed layout.

Councillor Shield noted the commercial justification for this application however added that applications which would encourage footfall in Consett Town Centre were welcomed.

Councillor Shuttleworth **MOVED** that the application be **APPROVED** subject to the conditions as listed in the report. Councillor Shield **SECONDED** the motion.

Resolved: that the application be approved subject to the conditions as listed in the report.

6 Appeal Update

The Committee received a report of the Planning Officer which provided details of an appeal received in relation to planning application DM/17/02360/FPA, Pontop Pike Lane. Members were advised that an update with regards to the outcome of the appeal would be reported in due course.

7 Such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration.