

## **DURHAM COUNTY COUNCIL**

### **AREA PLANNING COMMITTEE (CENTRAL AND EAST DURHAM)**

At a Meeting of **Area Planning Committee (Central and East Durham)** held in The Glebe Centre, Murton on **Tuesday 13 March 2012 at 1.00 pm**

#### **Present:**

**Councillor P Taylor (Chair)**

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

Councillors A Bell, J Blakey, G Bleasdale, P Charlton, S Iveson, R Liddle, J Moran and A Naylor (substitute for A Laing)

#### **Apologies:**

Apologies for absence were received from Councillors C Walker, J Bailey, J Brown, A Laing, J Robinson, K Thompson and B Wilson

#### **Also Present:**

A Dobie – Principal Planning Officer (Easington Area)

J Taylor – Principal Planning Officer (Durham Area)

N Carter – Legal Officer

A Glenwright – Highways Officer

#### **1 Minutes of the Last Meeting held on 7 February 2012**

The minutes of the meeting held on 7 February 2012 were confirmed as a correct record and were signed by the Chair.

#### **2 Declarations of Interest, if any**

There were no declarations of interest submitted.

#### **3 Applications to be determined by the Area Planning Committee (Central & East Durham)**

##### **3a PL/5/2011/0354 - 5 Palmer Road, Peterlee, SR8 2HU Light Industrial Commercial Development Comprising of 37 Individual Units.**

Consideration was given to the report of the Principal Planning Officer (Easington Area) which recommended approval of the application.

The Principal Planning Officer gave a detailed presentation which included photographs of the site and advised Members of additional conditions proposed.

In response to a question the Principal Planning Officer advised that the units were for industrial use only in accordance with B1, B2 and B8 classes. Any other use would require a separate planning application for change of use.

## **RESOLVED**

That the application be approved subject to the conditions outlined in the report and to the following additional conditions:-

- '12. Notwithstanding any information submitted, development shall not commence until a scheme demonstrating how CO2 reduction and energy efficiency measures will be incorporated into the approved development has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented and retained in accordance with the approved scheme thereafter.
  
13. Prior to the development hereby approved being brought into use, a Travel Plan Co-ordinator shall be appointed and contact details for this person shall be provided in writing to the Local Planning Authority. Within 6 months of occupation of 19 of the units hereby approved a final Travel Plan, conforming to the National Specification for Workplace Travel Plans PAS 500:2008, Bronze Level, shall be submitted to and approved in writing by the Local Planning Authority and the approved final Travel Plan shall thereafter be implemented.'

### **3b PL5/2011/0421 - Blackhall Working Mens Club, Cemetery Road, Blackhall, TS27 4JG Erection of 11 No. Dwellings and Associated Works**

Consideration was given to the report of the Principal Planning Officer (Easington Area) which recommended approval of the application.

The Principal Planning Officer gave a detailed presentation on the main issues outlined in the report which included photographs of the site. Members were advised of a proposed amendment to condition 10.

## **RESOLVED**

That the application be approved subject to the applicant entering into a Section 106 agreement securing a financial payment in lieu of on site open space provision, and subject to the conditions outlined in the report, with the following amendment to condition 10:-

- '10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, no extensions shall be constructed at any time to the dwelling house(s) located in Block A as identified on the submitted plans without the grant of further specific planning permission from the Local Planning Authority.'

**3c 4/11/00823/FPA - Former Ushaw Moor County Infants School, Temperance Terrace, Ushaw Moor, Durham, DH7 7PQ  
Erection of 29 No. Dwellings, Formation of Access and Associated Works**

Consideration was given to the report of the Principal Planning Officer (Durham Area) which recommended approval of the application.

The Principal Planning Officer gave a detailed presentation on the main issues outlined in the report which included photographs of the site. Members had visited the site that day and were familiar with the location and setting.

Councillor J Wilkinson, local Member addressed the Committee in support of the application. He welcomed the proposal to re-use previously developed land which had become an eyesore in Ushaw Moor following demolition of the school. The development would provide home ownership opportunities for families on relatively low incomes. The design of the properties would assimilate into the surrounding area and it was pleasing to note that the old Victorian wall was to be retained. The site was next to a main bus route into Durham City and was close to local facilities. The proposals would contribute towards the regeneration of Ushaw Moor.

Mr E Alder, the applicant stated that Gleeson Homes specialised in the regeneration of former colliery areas and their aim was to create sustainable communities. In response to a comment from a Member he confirmed that improvement works would be carried out to the wall and railings. The developers employed local people where possible and offered apprenticeships. They had worked closely with the Local Planning Authority in drafting the scheme and thanked Planning Officers for their professionalism.

In discussing the application reference was made to the separation distances between the northernmost properties on the site and those on Temperance Terrace. The Principal Planning Officer acknowledged that the separation distances were less than 21m as recommended in Policy Q8 of the Local Plan, however the area predominantly consisted of terraced houses which were densely arranged and closely positioned from one another. The separation distance between some of the existing properties was significantly less than between the proposed new dwellings and Temperance Terrace.

**RESOLVED**

That the application be approved subject to the conditions outlined in the report and to the applicant entering into a Section 106 Legal Agreement to secure the following:-

- (i) the payment of a commuted sum for the provision or improvement of amenity space/play space equipment of £29,000;
- (ii) the payment of a commuted sum towards the provision of public art works of £8,551.

#### **4 Decision Update - Easington Area Office**

##### **PL/5/2011/0443 – Residential Development (outline) (resubmission) Land at Seaton Nurseries, Seaton Village**

Consideration was given to the report of the Principal Planning Officer (Easington Area) which provided an update in relation to the application for residential development at Seaton Nurseries, Seaton Village considered by the Committee on 12 January 2012.

The application had been approved subject to the ecology surveys being acceptable and that conditions be reported back to the Committee.

An updated ecology survey had been submitted which had been agreed with the Senior Ecologist subject to a condition requiring the mitigation as set out in the survey. This condition and other suggested conditions were detailed in the report.

Reference was made to the maximum number of properties proposed on the site which was less than recommended by National Planning Policy in terms of density. Members were advised that the site was outside the settlement boundary of Seaton on the edge of the village and the proposal for 6 bungalows with a substantial landscaping scheme was deemed appropriate for the location. A previous application for 33 dwellings on the site had been refused and subsequently dismissed at appeal.

#### **RESOLVED**

That the information given be noted and the conditions as outlined in the report be approved, allowing the planning permission to be issued.