

DURHAM COUNTY COUNCIL

AREA PLANNING COMMITTEE (SOUTH AND WEST DURHAM)

AT A MEETING of the AREA PLANNING COMMITTEE (SOUTH AND WEST DURHAM) held in the COUNCIL CHAMBER, TEESDALE HOUSE, BARNARD CASTLE on THURSDAY 24 FEBRUARY 2011 at 2p.m.

PRESENT:

COUNCILLOR E TOMLINSON

Vice-chair, in the Chair

Members of the Committee:

Councillors D Boyes, D Burn, K Davidson, P Gittins, E Paylor, G Richardson, J Shuttleworth, R Todd and J Wilkinson

Apologies for absence were received from Councillors M Campbell, M Dixon and A Hopgood

Also present: Councillor S Iveson (substitute for Cllr Dixon)

Officers:

Sarah Eldridge (Development Control Manager – Crook & Barnard Castle), Chris Simmonds (Legal Adviser), Steve Teasdale (Planning Officer - Spennymoor), Charlie Colling (Planning Officer – Barnard Castle) and Delyth Roberts (Democratic Services)

A1 Declarations of interest

There were no declarations of interest received.

A2 Minutes

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.

A3 Applications to be determined by the Area Planning Committee (South and West Durham)

6/2010/0431/DM - 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.

**6/2010/0412/DM - 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.

**7/2011/0011/DM – 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.

**7/2010/413 – 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 2.40pm

CHAIR