

# **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 **Thursday 27 March 2025 at 9.30 am**

**Present:**

**Councillor E Peeke (Chair)**

**Members of the Committee:**

Councillors W Stelling (Vice-Chair), J Blakey, J Purvis, A Watson, B Kellett (substitute for J Griffiths) and J Clark (substitute for K Shaw)

### **1 Apologies for Absence**

### **2 Substitute Members**

Councillor J Clark was substitute for Councillor K Shaw and Councillor B Kellett was present as substitute for Councillor J Griffiths.

### **3 Minutes of the Meeting**

The minutes of the meeting held on 19 December 2024 were confirmed as a correct record and signed by the Chair.

### **4 Declarations of Interest**

There were no declarations of interest.

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

#### **a DM/24/03213/FPA - Erection of 32no. Affordable Dwellings With Associated Infrastructure, Landscaping And Ancillary Works - Land At Greenwood Avenue, Burnhope DH7 0AN**

The Committee considered a report of the Principal Planning Officer regarding an application for the Erection of 32no. affordable dwellings with associated infrastructure, landscaping and ancillary works (for copy see file of minutes).

Callum Harvey, Senior Planning Officer gave a detailed presentation which included a site map, ariel site photographs and outlined updates made to the reports since publication. It was noted that the drawing listed in Condition 2

of the published papers had been superseded by details submitted in respect of Condition 25. Following receipt of further information, the Environmental Health Officer and the Drainage Officer had advised that the Construction Management Plan and Drainage Plan were acceptable, therefore Condition 8 and 12 as listed in the Officer report were no longer required. Consultation and publicity responses received no objections and letters of support were submitted by a local Member and a local primary school.

Local Member for Lanchester ward, Councillor D Oliver thanked Officers for a comprehensive report and highlighted that high quality, affordable housing that addresses the shortage of housing was welcomed in the village. The site on Greenwood Avenue which has been in need of development following demolition of the former housing a number of years ago had been neglected leading to fly tipping, arson and anti-social behaviour. The extra housing would support the primary school of which he was a Governor and had recently received a good Ofsted report as well as boosting the local economy and use of public transport.

Mr S Longstaff, Agent addressed the Committee on behalf of the Applicant who endorsed the recommendation to construct 32 high quality affordable homes which would support the Council House delivery programme which sets out to deliver 500 homes over the next five years. This was the second major development to come forward as part of the programme. Following comments received during pre-application submissions and extensive public consultation revisions had been made to the scheme. The mix of housing would include seven two-bedroomed bungalows which made up 20% of the development and mix of small and large family homes. All homes would achieve an "A Rated" Energy Performance Certificate (EPC) incorporating a low carbon heating system and solar PV and meet Nationally Described Space Standards (NDSS). Public consultations had received no objections with letters of support received from the Local Member and Primary school.

Councillor J Blakey noted that the report referred to the presence of a mine shaft on site. The Senior Planning Officer identified the location on the aerial photo and added that there had been no objections raised by the Coal Authority. Councillor J Blakey added that she would **move** the recommendation.

Councillor J Clark highlighted that the application included a good mix of properties, with additional recreational facilities and funding through s106 legal agreement which would be welcomed by the local community. As such she **seconded** the motion.

Councillor A Watson added that the addition of quality housing would be a boost for the area and would be in support of the application.

Laura Ackermann, Legal Officer clarified that Councillors Blakey and Clark were moving and seconding the application with the updated conditions as outlined by the Officer, which was agreed.

Councillor Peeke noted that the application outlined no external construction works, works of demolition, deliveries, external running of plant and equipment would take place before the hours of 07:30. It was highlighted that a start time for works of 08:00 would be more suitable.

Councillor J Clark and J Blakey noted that any audible work would not be done before 07:30 but agreed changes and conditions should be noted by Officers for a recommendation of amendment to construction start time of 08:00.

**RESOLVED:**

That the application be approved, subject to the updated conditions set out within the report and an amendment to construction site restricted working hours as agreed.