

DURHAM COUNTY COUNCIL

At a Meeting of **Area Planning Committee (South and West)** held in Council Chamber, Council Offices, Spennymoor on **Thursday 21 March 2013 at 2.00 pm**

Present:

Councillor E Tomlinson (Chair)

Members of the Committee:

Councillors J Armstrong, P Brookes, D Burn, M Campbell, K Davidson, P Gittins, J Gray, G Richardson, R Todd and M Williams

Also Present:

Councillor Sam Zair

1 Apologies for Absence

Apologies for absence were received from Councillors Boyes, Dixon, Holland, Shuttleworth, Wilkinson and Yorke.

2 Substitute Members

Councillor J Armstrong substituting for Councillor D Boyes and Councillor P Brookes substituting for Councillor M Dixon.

3 Declarations of Interest

There were no declarations of interest.

4 Minutes

The Minutes of the meeting held on 21 February 2013 were confirmed as a correct record and signed by the Chairman.

Referring to the resolution under Minute No. 7, the Chairman informed the Committee that the Chairs and Vice-Chairs meeting had been postponed and the matter would be discussed at the next Chairs and Vice-Chairs meeting.

5 Applications to be determined

5a 3/2013/0019 - Land at Barrington Street, Toronto, Bishop Auckland

The Committee considered a report of the Principal Planning Officer regarding an outline application for the erection of two dwellings on land at Barrington Street, Toronto, Bishop Auckland (for copy see file of Minutes).

A Inch, Principal Planning Officer, gave the Committee a detailed presentation on the application which included photographs of the site. Members of the Committee had visited the site earlier in the day and were familiar with the location and setting.

Councillor S Zair, local Member and representative of Bishop Auckland Town Council, addressed the Committee to speak in opposition to the application. Councillor Zair referred to the Phase 1 Habitat Assessment of the site which had been carried out and asked why no further Assessments had been undertaken, especially when the habitat of the site was suitable for bats and breeding birds. He referred to access difficulties to the proposed properties which could be experienced in winter conditions as the access road was on a steep bank. Councillor Zair informed the Committee that the application site was prone to standing water and expressed concern about drainage issues should properties be constructed on the site. He asked why a previous application for the site made in 2006 for the erection of 12 dwellings was subsequently withdrawn.

The Principal Planning Officer responded to the issues raised by Councillor Zair. The Phase 1 Ecology Survey of the site had identified no bat roosts or anything to require a further survey to be undertaken. Referring to drainage issues, the Principal Planning Officer informed the Committee that, due to the topography of the site, surface water from it would not flow onto Barrington Street and added that Northumbrian Water had advised that surface water from the development could be accommodated by the existing surface water drainage network. The 2006 planning application for 12 dwellings was withdrawn because of access issues and because the site was identified as a greenfield site. Changes in planning policy since 2006 had shifted the emphasis away from recommending a sequential approach to development towards considering the sustainability of a location. A Glenwright, Principal DM Engineer informed the Committee that Barrington Street, although on an incline, was not significantly steep. The application included the provision of a turning head at the end of the street for use by all residents and this would be a beneficial gain.

Mr A Burnett, agent for the applicant, addressed the Committee. This was an outline application to focus on the principle of development of the site which was identified for only two dwellings. All issues which had been raised had been addressed and there were no objections from council officers or statutory consultees to the application.

Resolved:

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

5b 7/2013/0021/DM - Rosewood Grange, Chilton

The Committee considered a report of the Principal Planning Officer regarding an application for the demolition of Rosewood Grange, Chilton and the erection of 25 bungalows (for copy see file of Minutes).

A Inch, Principal Planning Officer, gave the Committee a detailed presentation on the application which included photographs of the site. Members of the Committee had visited the site earlier in the day and were familiar with the location and setting.

Councillor Todd informed the Committee that the application would be a welcome development for the area and would provide much needed 2-bedroomed accommodation.

Resolved:

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

5c 7/2012/0427/DM - Grayson Grange, Grayson Road, Spennymoor

The Committee considered a report of the Principal Planning Officer regarding an application for the demolition of Grayson Grange, Grayson Road, Spennymoor and the erection of 12 dwellings (for copy see file of Minutes).

A Inch, Principal Planning Officer, gave the Committee a detailed presentation on the application which included photographs of the site. Members of the Committee had visited the site earlier in the day and were familiar with the location and setting.

Resolved:

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

6 Appeal Updates

The Committee considered a report of the Principal Planning Officer which gave an update regarding the following appeals which had been allowed;

- Appeal Ref: APP/X1355/D/13/2190709
LPA Ref: 3/2012/0430
Appeal against the refusal of planning permission for the erection of two storey pitched roof extensions to the front, including central glazed extension, incorporating a study within the roof space and detached double garage to the front of 13 Etherley Grange, Bishop Auckland.
- Appeal Ref: APP/X1355/D/12/2188713
LPA Ref: 7/2012/0266/DM
Appeal against the refusal of planning permission for replacement windows at 13 Rectory Row, Sedgfield.

Resolved:

That the decisions be noted.