

GREATER WILLINGTON TOWN COUNCIL
Planning Committee
2nd July 2014
Minutes of Meeting

IN ATTENDANCE

Councillor Tinsley, Councillor Henfrey,
Councillor Graham, Councillor Bennett, Councillor Smith
Councillor Carr, Councillor Greensmith
County Councillor Gunn
Emma Mennouni, Community Services Officer (Minutes)

Councillor Tinsley opened the Planning Committee meeting. He explained that due to the amount of people attending, the meeting had been moved to St John Ambulance Headquarters.

He informed those in attendance of housekeeping rules regarding the fire exits. Councillor Tinsley said that the role of the planning committee was not to make decisions on applications but to make submissions on behalf of the GWTC area if required.

1. APPROVAL OF APOLOGIES FOR ABSENCE

Apologies were received from Helen Cogdon, Town Clerk, Councillor Todd, Councillor Etherington and Councillor Cogdon.
Acceptance of apologies were proposed by Councillor Carr and seconded by Councillor Henfrey.

2. DECLARATIONS OF INTEREST

None received

3. PUBLIC PARTICIPATION

Resident's agenda items requested through the Clerk.
None received.

**4. TO APPROVE THE MINUTES OF THE LAST PLANNING COMMITTEE MEETING
4TH JUNE 2014**

The minutes of the 4th June 2014 as printed and circulated were approved and taken as a true record.

Proposed Councillor Smith
Seconded Councillor Carr

4.1 MATTERS ARISING (FOR INFORMATION ONLY)

None.

5. PROPOSED HOUSING DEVELOPMENT AT WEST END AND HUNWICK LANE

Councillor Tinsley started by updating residents on the information that had been received last week on the two proposed developments in Willington and Sunnybrow. He asked if there was a representative of the agent, landowner or housing development organisation present. No one came forward. He said that he had sent them an invitation to the meeting but had received no response.
Councillor Tinsley introduced the members of the Town Council, Councillor Gunn and

also Colin Harding, Planning Officer, Durham County Council to the residents of the meeting. He informed everyone that no submission had been submitted yet and that the organisation is proposing planning developments and seeking residents views. He explained that there is a plan-led system, meaning that development is permitted or refused in accordance with a set of policies contained within a Development Plan.

Durham County Council are in the process of adopting the County Durham Plan and within that, it shows that the context of the land for the two sites has not been zoned for residential development.

Councillor Tinsley informed residents that any responses must be submitted to the agent by Monday 7th July 2014. He said Greater Willington Town Council will be lodging our views by this date.

Following on from a discussion, the main concerns were;

- the proposed road into the housing development for Hunwick Lane would only be four metres from the back of the houses which would have privacy and safety issues
- the volume of traffic that would be present daily would be too much for the area to take
- there is 90 houses for sale in Willington already. There is no demand for new housing
- flooding issues which will be worsened
- noise and disturbance throughout the whole town
- Flooding issues
- 150 houses for Cherry Tree Drive - massive over-development for a rural village
- By far the biggest building project ever seen in Sunnybrow
- Completely removes large green area from centre of village
- Would completely alter the rural character of the village
- Approach to village currently very rural - tree lined street surrounded by fields, this would change to a view of a large housing estate
- Irreversible loss of farming land / open green space
- Coalescence between Sunnybrow and Willington:
- Building on a large green area would lessen visual separation of the two
- New entrance would decrease the already small separation by >50m
- This would effectively remove the gap as the entrance would be opposite Barton Townley of Willington
- Any development on other fields near entrance sets precedent for further expansion
- Wear Valley Local Plan 1997 planning constraints referring to Willington specifically refers to the open space between Willington and Sunnybrow adjacent to the Denes
- One long road access, separate from the development, for 150 houses
- Road would be very steep and winding
- Proposed entrance near to a significant bend in B6286
- Increased traffic - throughout Sunnybrow B6286 (including close to local Primary School) and throughout Willington A690 (already congestion problems at Neville's Cross, Durham)
- Constant noise and disturbance - one road and path for such a large development and 150 houses in a currently open field
- Overlooking or loss of light for adjacent properties
- Proposed development borders ancient woodland with no buffer zone
- Development would destroy natural wildlife habitats
- Value of existing properties will be devalued
- Light pollution in currently unlit areas
- Fears of increased crime / security of properties
- Anti-social behaviour
- Community building not wanted
- Who would maintain any community area / public facilities
- Schools would struggle to take all possible new comers to the area
- How would the doctors and dentists etc. cope with more residents
- Limited information received, only slightly amended online and only given just

over a week to lodge any views or opinions

Colin Harding explained that should an application be submitted to Durham County Council, there is a certain procedure that follows. He told residents that once an application has been received there is a consultation period of 21 days. During that time any objections or messages can be submitted to DCC. Also, each application is viewed and decided upon by a committee of councillors.

County Councillor Gunn said that all County Councillors and Town Councillors will receive information of any applications that have been submitted. At the time of the consultation period ending, if discussed at a Planning Committee Meeting of DCC, the application is decided upon by the factors which have been received.

Councillor Tinsley informed residents that he would be submitting a response to the agents after tonight's meeting and advises all residents to send in their own personal objections also.

6. NEW PLANNING APPLICATIONS

- 34 Greenways, Sunnybrow – Two storey side extension, single storey front extension, single storey rear extension and dormer windows to front and rear (information only) – No objection
- 59 Hall Lane Estate, Willington – Erection of a double garage and single storey extension to front and side (information only) – No objection
- 48 Canterbury Crescent, Willington – Two storey side extension (information only) – No objection
- Stable House, Willington – first floor extension to side and extension of existing outbuildings to rear (information only) – No objection
- Land to West of Whitworth Lane, Brancepeth – Erection of extension to existing building for storage of hay (information only) – No objection
- 5 Raby Terrace, Willington – Prior notification for the erection of a single storey rear extension measuring 4.0 meters in length and 3.95 meters to the ridge of the roof (information only) – No objection

7. OUTSTANDING APPLICATION DECISIONS

- Land Adjacent to Whitworth Lane, Brancepeth – Erection of Agricultural Building - Approved
- 5 Myers Grove, Willington – Replace single garage with double garage with first floor above for storage – Application withdrawn

8. LICENSING

Councillor Tinsley informed members that Hardys Bar is now closed. Licensee was due to attend Darlington Magistrates court on 16th June 2014 but he did not attend so it was adjourned until 25th June 2014. Again he did not attend so it has now been adjourned until 9th July 2014. If he does not attend on this occasion, then his appeal will be struck off. There is a possibility that he may use the building as a shop as he does not need planning permission to trade as a store.

9. DATE AND TIME OF NEXT MEETING

Wednesday 3rd September 2014 at 6.30pm

Signed by the Chairman.....

Dated: 3rd September 2014