

GREATER WILLINGTON TOWN COUNCIL
Planning Committee
3rd September 2014
Minutes of Meeting

IN ATTENDANCE

Councillor Tinsley, Councillor Henfrey, Councillor Graham,
Councillor Smith, Councillor Etherington, Councillor Todd,
Councillor Carr, Councillor Cogdon, Councillor Buckham
Helen Cogdon Town Clerk,
Emma Mennouni Community Services Officer
County Councillor Gunn

Councillor Tinsley opened the Planning Committee meeting.
He informed those in attendance of housekeeping rules regarding the fire exits.
Councillor Tinsley said that Greater Willington Town Council is not the determining authority the role of the planning committee was not to make decisions on applications but to make submissions on behalf of the GWTC area if appropriate.

1. APPROVAL OF APOLOGIES FOR ABSENCE

Apologies were received from Councillor Bennett and Councillor Greensmith.
Acceptance of apologies were proposed by Councillor Tinsley and seconded by Councillor Henfrey.

2. DECLARATIONS OF INTEREST

Councillor Buckham said he was a member of the County Planning Committee and any comments he may make should not be construed as a final opinion.

Councillor Cogdon declared an interest in Item 6 being a resident of Cumberland Terrace.

3. PUBLIC PARTICIPATION

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

4. TO APPROVE THE MINUTES OF THE LAST PLANNING COMMITTEE MEETING
2nd July 2014

The minutes of the 2nd July 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)

Councillor Tinsley said a public meeting had been held in July to discuss the West Road and Sunnybrow Avant Homes applications. He thanked the St John Ambulance for the use of their premises and also Colin Harding, D.C.C Planning Officer and County Councillor Gunn for their attendance and advice.

The outline planning application has now been received this will be discussed under Item 5.

We do propose to have another public meeting to discuss the planning applications during the consultation period.

However we are aware that there are other applications active in the town.

County Councillor Gunn said that she had noted the comments made by the residents and emailed Colin Harding.

Councillor Tinsley said Hardys Bar shop has been opened within permitted development rights.

5. NEW PLANNING APPLICATIONS

- 4A Wells Grove, Willington – Erection of detached single garage (for information only) – No Objection
- 17 Prospect Terrace, Willington – change of use from residential (C3) to business use (B8) (Retrospective) (for information only)
- 5 Myers Grove, Willington – Erection of single storey side extension (for information only)
- 1 Goodwell Field Cottage, Brancepeth – Conversion of agricultural building to dwelling. This is change of use from agricultural to residential by converting the central section of agricultural buildings into a two bed roomed cottage. No significant increase in scale – No Objection
- 1 Goodwell Field Cottage, Brancepeth – Conversion of agricultural building to residential. This is an extension to an existing residential building to provide a conservatory and garden room that will take in part of an adjacent agricultural building, rebuilding of existing porches and extension to include a garage. No significant intensification of residential accommodation – No Objection.
- The Willington Victoria Club, Colliery Road, Willington – Proposed demolition of former social club. PND. It was noted that following the recent fire the building was not suitable for retention and nor of any significant architectural use - No objection
- Cats Whiskers Cattery, 1 Stockley Lane, Oakenshaw – Proposed new dwelling. Design and access statement, Neighbour notification list, site notice, plans and coal mining report submitted.

Advised that this is brought to the attention of Oakenshaw Community Association for residents comments.

- 48 Canterbury Crescent, Willington – Two storey side extension (Re-submission)

To follow County Council Planning Officer recommendations.

- Former Willington Health Centre, Chapel Street, Willington – Construction of 9 apartments and 9 dwellings with associated works.

It was noted that the proximity to the school and health centre could create a traffic intensification problem, for this number of dwellings, despite car parking provision on the upper level next to the apartments.

- Land opposite 1 to 14 West Road, Willington. Outline application for up to 70 residential dwellings and
- Land between Elm Close and Willington South Dene, Hunwick Lane, Sunnybrow.

Outline application for up to 150 dwellings.

Councillor Buckham declared an interest in this matter as he is known by the land owner.

Councillor Tinsley said;

Outline applications for both sites had been submitted. They give an indicative site layout and do not provide final design, scale and access detail.

The number of units proposed remain at 70 and 150 dwellings. The applications are valid. There is a 21 day consultation period.

Councillor Tinsley said there are a number of supporting documents that can be viewed on the D.C.C Planning Website via public access or can be viewed at the council office. He recommended that members and residents consider them and determine their comments.

A public meeting will be held half way through the public consultation period. Colin Harding D.C.C Planning Officer and John Wyatt Avant Homes will be invited.

County Councillor Gunn supported Councillor Tinsley's proposal.

She said she had concerns regarding the proximity to Roman remains and a medieval bridge.

Councillors then replied to questions on the applications from residents. Advising them to support the developments or list their objections if any and try to identify material planning considerations saved from the Wear Valley Development Plan.

After some discussion it was agreed with the residents present to meet on Monday 15th September 2014, 6.30pm at the St John Ambulance Hall.

Councillor Buckham suggested that other Brownfield sites in the GWTC area could be discussed at the same meeting.

6. OUTSTANDING APPLICATION DECISIONS

- Dunelm Cottage, Park Street, Willington – Installation of 3 solar trackers, each tracker to have 36 photovoltaic panels to generate electricity – Approved
- Land to the south of Whitworth Lane, Brancepeth – Vehicular Access – Approved
- 25 Cumberland Terrace, Willington – Change of use from residential (C3) to Residential Children's Home (C2) – Approved

County Councillor Gunn said she had spoken at planning committee highlighting residents' concerns. Councillor Cogdon asked if this had been taken to a Highways Meeting.

County Councillor Gunn said she had spoken about the traffic problems in the terrace at committee. This was supported by Councillor Graham and Councillor Todd.

Councillor Todd advised that the Care Home was still not a recognised body with Ofsted and needs to be approved as a Children's Home.

This will involve further consultation and the appointment of a responsible manager.

- 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 – Prior approval is not required
- Land to the West of Whitworth Lane, Brancepeth – Erection of extension to existing building for storage of hay – Approved
- Stable House, Willington – First floor extension to side and extension of existing outbuildings to rear – Approved
- 48 Canterbury Crescent, Willington – Two storey side extension – Refused
- 59 Hall Lane Estate, Willington – Erection of a detached double garage and single storey extension to front and side – Approved with conditions
- 34 Greenways, Sunnybrow – Two storey side extension, single storey front extension, single storey rear extension and dormer windows to front – Approved

7. LICENSING

None.

8. COUNTY DURHAM PLAN

Councillor Tinsley said;

He will be attending the public examination of the draft County Durham Plan on the 1st October 2014. He has made a submission. This letter is available for the public to view at the Council Office.

He feels that evidence should be presented on the designation of Willington with Crook as a settlement hierarchy.

9. DATE AND TIME OF NEXT MEETING

Wednesday 1st October 2014 at 6.30pm

Signed by the Chairman.....

Dated: 1st October 2014