

**GREATER WILLINGTON TOWN COUNCIL**  
**Planning Committee**  
**8<sup>th</sup> January 2014**  
**Minutes of Meeting**

**IN ATTENDANCE**

Councillor Tinsley, Councillor Cogdon, Councillor Etherington  
Councillor Carr, Councillor Bennett, Councillor Smith,  
Councillor Greensmith  
County Councillor Gunn  
Helen Cogdon, Town Clerk  
Emma Mennouni, Community Services Officer

Councillor Tinsley opened the Planning Committee meeting.  
He informed those in attendance of housekeeping rules regarding use of the washroom and fire exits.  
He asked all present to switch off mobile phones and electronic devices throughout the conduct of council business.

**APPROVAL OF APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Henfrey and Councillor Buckham.

Acceptance of apologies were proposed by Councillor Carr and seconded by Councillor Henfrey.

**DECLARATIONS OF INTEREST**

Councillor Carr declared an interest in Item 5.3

Councillor Greensmith had declared an interest in Item 7

**PUBLIC PARTICIPATION**

Resident's agenda items requested through the Clerk.

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

**4<sup>th</sup> December 2013**

The minutes of the 4<sup>th</sup> December 2013 as printed and circulated were approved and taken as a true record.

Proposed Councillor Cogdon

Seconded Councillor Carr

#### **4.1 MATTERS ARISING (FOR INFORMATION ONLY)**

Councillor Tinsley said the councils pre submission report on the Draft County Durham Plan had been lodged with D.C.C.

A meeting with County Council members was being considered.

Councillor Etherington left the meeting at 6.50pm for another appointment.

#### **5. NEW PLANNING APPLICATIONS**

Scout Hut, Park Road - Demolition of Scout Hut and Erection of 2 no. Detached Houses (for information only)

Land off Surtees Drive, Low Willington – Substitution of house types and addition of 2no. dwellings (for information only)

8 Stockley Lane, Oakenshaw – Stables

Councillor Tinsley suggested that Oakenshaw Community Association, via Mr John Spencer, Chairman are informed of the application so that they can submit their comments.

5 Boyne Street, Willington – Retrospective application for the erection of a conservatory to the rear

Agreed to validate D.C.C determination.

#### **6. OUTSTANDING APPLICATIONS DECISIONS**

Our Lady & St Thomas R.C Primary School – Crown Lifting to 2 no. Sycamore Trees - Refused

Victoria Working Mens Club House, Colliery Road, Willington – Outline application for demolition of existing building and erection of 4 dwellings with access and layout considered – Invalid Returned

*(Not published on previous weekly lists. This application appeared as a decision on the 16<sup>th</sup> December 2013 list)*

Former Kensington Hall Hotel, Kensington Terrace, Willington – Extension of time in respect of planning application 3/2009/00069 – Mixed use development including erection of 25 flats, medical centre (D1), Physiotherapist (D1), Dental Surgery (D1), Veterinary Practice (D1), Childrens Crèche (D1), Restaurant (A3), Offices (B1), and 107 parking spaces – Invalid Returned

*(This application appeared as a decision on the 9<sup>th</sup> December 2013 list)*

#### **7. LICENSING**

Councillor Tinsley said that the Notice of Determination was made by

D.C.C Licensing Committee on the 17<sup>th</sup> December 2013 to revoke the premises licence for Hardys Bar.

The committee felt that this was the appropriate sanction because; The Licensing objective of Protection of Children from Harm and Crime was breached on three occasions with underage sales to a child under 15 years. Also multiple sales of alcohol to underage minors resulting in a

grave incident of disorder on the 6<sup>th</sup> July 2013 from a Facebook invitation.

Finally CCTV evidence that the landlord was involved in disputes with neighbouring landlords.

The letter submitted by GWTC on the 28<sup>th</sup> October 2013 regarding the review of licences for three public houses in Willington and the impact this measure would have on the Town had been disregarded as a 'representation' as it did not meet any of the four licensing objectives. Councillor Greensmith said that she had submitted a letter to D.C.C in support of Hardys Bar, regarding a complaint concerning a Ladies Charity night held at the pub to raise funds for the Chyrelle Adams Cancer Support Trust.

It is understood that Mr Harding is to appeal against the decision of the Licensing Authority.

## **8. PUBLIC PARTICIPATION**

Mrs Nicky Ather (Resident) arrived. Councillor Tinsley welcomed Mrs Ather to the meeting and said that as her request to speak that she made at the last meeting

(4<sup>th</sup> December 2013) related to County Durham Plan he would accept her observations in this part of the council business, rather than the main Agenda.

Mrs Ather said she was a resident representative from The Red House at Red House Gardens and enjoyed living in Willington.

She wanted to object to the proposed housing allocation adjacent to West Road facing onto her property.

She asked why the Town Council had not made the effort to consult with residents.

She said that there were 127 properties for sale in Willington which showed that there was not the demand for more housing.

She stated that there were numerous objections against this development and the residents were not being listened to or given any response to their comments.

Councillor Tinsley said due to the linear nature of the Town there were two possible areas to allocate new build sites. Firstly past the roundabout leaving Willington towards Durham and secondly off West Road towards Crook.

D.C.C coordinate and manage the consultation on the County Durham Plan which is in draft at this stage and still open to interpretation. They have given residents a range of methods to be involved in the consultation.

GWTC's role was to act as a consultee and make comment via their submission to D.C.C.

Councillor Tinsley said that demand was subjective and consideration

should be shown to housing type. The properties on the newer estate are exchanging.

As part of a thirty year County Durham Plan a strategic view was necessary to find a balance between housing need, sustainable services and growth to support the area.

As a resident living nearby he felt that the designation could be an appropriate site with a leaning towards a small number of houses within a large land allocation area.

He said that D.C.C had listened to the views of residents. The housing allocation had been included in the draft plan and following objections it had been removed. Mrs Ather asked about the number of objections.

Councillor Tinsley confirmed there had been six objections.

County Councillor Gunn said that she was happy to discuss Mrs Ather's concerns at the end of the meeting.

Councillor Gunn said she was planning to meet County Councillor Tomlinson after 18<sup>th</sup> January 2014.

**9. DATE AND TIME OF NEXT MEETING**

Wednesday 5<sup>th</sup> February 2014 at 6.30pm.

Signed by the Chairman.....

Dated: 5<sup>th</sup> February 2014

