

**GREATER WILLINGTON TOWN COUNCIL**  
**Planning Committee**  
**1<sup>st</sup> April 2015**  
**Minutes of Meeting**

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**IN ATTENDANCE**

Councillor Tinsley, Councillor Henfrey, Councillor Cogdon,  
Councillor Bennett, Councillor Todd  
Emma Mennouni, Community Services Officer  
Helen Cogdon Town Clerk

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Councillor Tinsley opened the Planning Committee meeting. He said that the role of the Planning Committee was not to determine Planning Application decisions but to make submissions to D.C.C if appropriate.

**1. APPROVAL OF APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Graham, Councillor Carr, Councillor Greensmith and Councillor Etherington.

Acceptance of apologies were proposed by Councillor Cogdon and seconded by Councillor Henfrey

**2. DECLARATIONS OF INTEREST**

None received

**3. PUBLIC PARTICIPATION**

**Resident's agenda items requested through the Clerk.**

Mr John Huston Oakenshaw Community Association (OCA) said he had been asked to report on progress with the development of a potential management plan for Oakenshaw Nature Reserve. Banks had approached Oakenshaw Community Association to discuss changing the way the reserve is managed.

Councillor Tinsley and the Clerk had attended a meeting with himself, John Spencer, Chris Tapp (OCA) and Mark Dowdall, Richard Hutchinson (Banks Mining) AT THE Meadowfield Office.

Banks were flexible with their proposals and offered a 99 year lease with peppercorn rent or a freehold option. Also a 30k Endowment Fund to invest in the site for maintenance costs which are anticipated to be £1500 pa.

OCA have already spent 10 -12 k on the Nature Reserve and intend to keep doing this. If the council were to proceed with a partnership arrangement OCA would be willing to invest annually alongside the town council.

The meeting had agreed to set up as a working group to develop management terms and conditions.

The proposal has not been discussed in the village as yet but the view was that this approach would protect the area as a community space that can be used by everyone. OCA will however be canvassing resident opinion.

There is tremendous potential for multi use activities and development of the site.

Councillor Tinsley said he proposed that the council resolves to work on the Head of Terms Agreement with OCA and Banks Mining.

Proposed Councillor Cogdon

Seconded Councillor Henfrey

**4. TO APPROVE THE MINUTES OF THE LAST PLANNING COMMITTEE MEETING 4<sup>th</sup> MARCH 2015**

The minutes of the 4<sup>th</sup> March 2015 as printed and circulated were approved and taken as a true record.

Proposed Councillor Cogdon

Seconded Councillor Henfrey

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

Councillor Tinsley said there was no further information available on the Sunnybrow and West End Planning applications.

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

- **Land and buildings to the east of Stockley Lodge, Stockley Lane, Oakenshaw – Prior approval of proposed change of use of agricultural building to a dwelling house (use class C3) and for associated operational development**

Councillor Tinsley said very new planning legislation had been introduced meaning that you can now gain approval for change of use of agricultural buildings. The first one of possibly many applications is located travelling out of Oakenshaw towards Durham.

The Committee felt it important to look at the visual impact and access considerations.

Councillor Tinsley said he would look at Article 4 regulations.

The Clerk was requested to get more information on the new legislation.

- **Site of Former Willington Health Centre, Chapel Street, Willington – 12 no. terraced dwellings and associated works**

The previous application has now been withdrawn and replaced with twelve terraced houses. The meeting had parking and impact on footpath concerns.

#### **6. CONFIRMATION OF OUTSTANDING PLANNING APPLICATION DECISIONS**

- 26 Greenways, Sunnybrow – Erection of single storey rear/side extension – Approved.

#### **7. COUNTY DURHAM PLAN**

Councillor Tinsley said he had spoken at the last meeting on the Planning Inspectors Report.

#### **8. ANY OTHER BUSINESS (FOR INFORMATION ONLY)**

Councillor Tinsley said he had arranged a meeting on the 27<sup>th</sup> April 2015, 7pm, Cricket Club to talk about the new Oakenshaw Neighbourhood Plan. All welcome.

The Town Council is legally the body to take this forward.

The meeting will look at peoples aspirations within a specified geographical area over the next 10 years. There may be a need to hold an Extra Ordinary meeting.

There is potentially 10k available to carry out a Feasibility Study. A Neighbourhood Plan Steering Group is to be established.

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

Annual Parish Meeting - Wednesday 13<sup>th</sup> May 2015 at 6.00 pm

Annual General Meeting - Wednesday 13<sup>th</sup> May 2015 at 6.30 pm

Signed by the Chairman.....

Dated: 13<sup>th</sup> May 2015