

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

IN ATTENDANCE

Councillor Tinsley, Councillor Henfrey, Councillor Buckham, Councillor Etherington
Councillor Cogdon, Councillor Carr, Councillor Smith, Councillor Graham,
Councillor Bennett, Councillor Greensmith,
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 the fire exits.
He said that Greater Willington Town Council is not the determining authority. The role of the Town Council planning committee is not to make decisions on applications but to consider making submissions on behalf of the GWTC area if appropriate.

1. APPROVAL OF APOLOGIES FOR ABSENCE

Apologies were received from Councillor Todd.
Acceptance of apologies were proposed by Councillor Tinsley and seconded by Councillor Buckham.

2. DECLARATIONS OF INTEREST

Councillor Buckham declared an interest on all planning matters as a member of South West Durham Planning Committee.

3. PUBLIC PARTICIPATION

Resident's agenda items requested through the Clerk.
The Clerk confirmed that there had been no requests to speak submitted.

4. TO APPROVE THE MINUTES OF THE LAST PLANNING COMMITTEE MEETING 5th November 2014

The minutes of the 5th November 2014 as printed and circulated were approved and taken as a true record.
Proposed Councillor Buckham
Seconded Councillor Cogdon

4.1 MATTERS ARISING (FOR INFORMATION ONLY)

Councillor Buckham said he has had feedback from the Highways Officer, now that he is aware that the Prospect Terrace application is a new business he will be lodging an objection.
GWTC have made a submission to D.C.C through Councillor Tinsley

5. NEW PLANNING APPLICATIONS

- Garage Block 15-23 Moorland Close, Sunnybrow – Demolition of 9no garages (for information only) – Prior Notification Not Required.

- Garage Block 1- 19 St Stephens Close, Willington – Demolition of 16no garages (for information only) – Prior Notification Not Required.

It was noted that the item was for information only.
The Chairman used his discretion to open the discussion to consider the town councils position regarding the future management of garages.

It was felt that the rent charged by Dale and Valley Homes was high at £700 a year. Councillor Buckham said the St Stephens site was causing problems to residents. (i.e. garages not used, in bad repair, attracting anti social behaviour) He would like the town council to consider managing the Colliery Road site at some time in the future.

Councillor Tinsley said this could be a potential revenue stream but the repair costs may be high. However car parking is a town issues and can cause car wars.

Councillor Carr said insurance would be the council's responsibility and he would suggest the council identifies which if any garages have asbestos. The Clerk said there would be an ongoing maintenance cost for each garage.

Councillor Buckham said Dale and Valley Homes are to move the housing stock as part of the stock transfer. If they are to demolish garages the brown field site must be left level so that the area is usable. He said he would mention this to County Councillor Gunn who is a member of the Dale and Valley Homes Committee.

6. OUTSTANDING APPLICATION DECISIONS

17 Prospect Terrace remains is awaiting decision.

7. DRAFT COUNTY DURHAM PLAN

Councillor Tinsley said the examination was on hold. The Inspector is preparing comments for after Christmas. The town council has made submissions on designations in the GWTC area, there has been no feedback as yet. The enquiry ends spring 2015.

8. ANY OTHER BUSINESS (FOR INFORMATION ONLY)

The wind turbine at Crook golf club is operational; there are no complaints from Crook residents as yet.

An acoustic noise assessment is required.

Councillor Tinsley hosted the first Willington Business Forum meeting on the 27th November 2014 at Willington Cricket Club. Despite a mail shot to all businesses this was not well attended.

He said with regard to the proposed Willington Supermarket application. In 2010 D.C.C were minded to grant permission subject to s106 agreement. Aldi looked at site and then did not progress due to interest in Crook. The site is identified as an allocation in the 1997 Wear Valley Plan but not in the more recent Draft Local Plan. GWTC have objected to this and the matter is being pursued by Councillor Tinsley.

Lidl are to buy the Cooperative Store, Crook and Aldi are to purchase the Queens Street site, Crook. The terms of agreement have been signed today.

Councillor Tinsley said, this does not mean that Willington will not get a Supermarket but that it is unlikely in the short to midterm. The consensus from the Business Forum was that a Supermarket would be a good thing for the High Street.

So what can be done in the meantime?

Councillor Tinsley tabled a draft design of a proposed a market square, on the land adjacent to the town green.

He said that feedback from the Business Forum was that that the street was on its last legs and needed an amenity.

Councillor Tinsley has looked at Willington's market allocation in the 1997 Wear Valley Plan and noted that again a market is not in The County Durham plan however there is nothing to preclude this.

Subject to engineering approval and financial constraints Councillor Tinsley proposed to flagstone or tarmac a Town Square to be accessed via dropped curbs. The square

would accommodate six to eight market stalls.

A one way road with parking bays could be created, as the stopping up order has already been approved. The cost for road markings should be minimal.

The Town Square would also be home to the Miners Memorial.

One business has already said they would use the market. Councillor Greensmith said she would use it for the Chyrelle Addams Charity.

New directional signs would also be provided to the rear car park where the council would also like to see improved surfacing; new parking bays marked out and better recycling facilities. Costs for first phase improvements are estimated to be iro £50k. Councillor Buckham said we need to look at land ownership details

Councillor Tinsley’s proposal was moved by Councillor Cogdon
Seconded by Councillor Buckham.

Councillor Buckham said he felt that the owner of the Priceless building should be approached to tile the roof to keep in line with the other businesses. The work was delayed due to the potential demolition of the property that would be necessary to build the new supermarket. This reason now no longer applies.

Councillor Bennett said she was not happy with the mural on the Pound Shop.
Councillor Tinsley said all avenues have been explored in the council meetings.
Councillor Buckham said he would pursue the copyright approach.

Councillor Greensmith asked what was happening with the former Miners Welfare Hall. Councillor Tinsley said nothing as far as he was aware.

Councillor Smith said she thought what Councillor Tinsley and staff have done this year with events and now with the Market proposal was fantastic and would like to say a big thank you and well done.

9. DATE AND TIME OF NEXT MEETING

Wednesday 14th January 2015 at 6.30pm

Signed by the Chairman.....

Dated: 14th January 2015