

Minutes of the meeting of the **PLANNING SUB-COMMITTEE** held in the Council Chamber, Council Offices, School Aycliffe Lane, Newton Aycliffe, on **WEDNESDAY, 21st SEPTEMBER 2011** at **4.00 p.m.**

PRESENT **Councillor V. Crosby (Chairman)** and
Councillors Mrs. B.A. Clare, J.D. Clare, B. Haigh, B. Hall, Mrs.
K. Hopper and A. Warburton.

OFFICIALS Mrs. C. Walton (Corporate and Policy Officer)

39. **APOLOGIES FOR ABSENCE**

An apology for absence was submitted from Councillor Mrs. V.M. Raw.

40. **DECLARATIONS OF INTEREST**

There were no declarations of interest submitted.

41. **PUBLIC QUESTIONS**

There were no questions from members of the public.

42. **MINUTES**

It was proposed by Councillor A. Warburton, seconded by Councillor B. Haigh and

RESOLVED - that the minutes of the meeting of the Planning Sub-Committee held on the 7th September 2011 were a correct record.

43. **PLANNING APPLICATIONS**

Members considered the undermentioned planning applications:

- (a) Erection of two storey side extension and single storey rear extension – 4 Lockyer Close, Newton Aycliffe.
- (b) Erection of 4 No. Fascia Signs – Unit B2 Avenue House, Greenwell Road, Newton Aycliffe.

RESOLVED – that the following responses be forwarded to Durham County Council:

- (a) The Town Council are concerned over the size of the proposals. It appears that the extension will create approximately an extra 2/3rds of space on the original foot print of the property. The property has already had the benefit of a conservatory extension and the new proposal plans to develop the property even further. There is concern that approving the application would set a precedent for other properties in the area. In addition it was noted that the floor plans and elevation plans have discrepancies but feel this is not a major planning issue.
- (b) The Town Council would object strongly to the proposal and ask the County Council to recommend refusal. In addition the Town Council would object to a warehouse and distribution centre in this location.

PPS1, Para 18 states ‘the condition of our surroundings has a direct impact on the quality of life and the conservation and improvement of the natural and built environment and brings social and economic benefit for local communities.’

Local plan policy (saved from SBC) E23 – Priorities for environmental improvements states the borough council will identify opportunities and continue to encourage improvements to the built environment through a broad range of environmental improvements and as appropriate by co-ordinating public and private resources. Attention will be given to the following: a) town and village centres Also local plan policy (saved from SBC) S10 – Town and Local Centre Improvements states the quality of the environment of town and local centres will be enhanced where necessary....

The Town Council feel the signage will have a negative and detrimental effect on the area. This is a prominent location at a key junction between existing units and the re-development of the town centre, which can also be seen from Central Avenue. In its current design approving this application would not have any positive effects on the town centre re-development.

In addition the unit will be used for the drop off and distribution of donations, would this not require a change of use? The Town Council would also have concerns over traffic safety. People wanting to donate will stop on the bend of a busy road, which also has reasonably high levels of foot traffic. The current fencing around the Aldi site further exacerbates the problem causing a blind bend, although it is acknowledged that this is a short term problem. A storage a distribution centre in a town centre location is totally inappropriate and better suited to a unit on an industrial estate or similar location. In addition the side access road is an un-adopted highway which may potentially cause further problems.

Finally, PPG 19 – Outdoor Advertisement Control, para 9 states the display of outdoor advertisements can only be controlled in the interests of *"amenity"* and *"public safety"*

- Adversely affect the visual amenity in the neighbourhood of the sign
- Public safety - regarded as a distraction to passers-by in vehicles or on foot

Whilst the Town Council encourage any improvements to the visual impact of Great Aycliffe and positively encourages anything which will speed up the re-development of the Town Centre it feels that this is totally inappropriate for a prominent town centre location and encourages the planning department to refuse this application.

It was further:

RESOLVED – that the Sub-Committee wished the following statement to be noted in the minutes:

'The Sub-committee felt so strongly about this application that they requested the Corporate & Policy Officer to talk to the County Councillors for the area and ask that they call in the application to ensure it is discussed at a committee rather than decided at officer level. In addition the committee requested that the Corporate & Policy Officer and a Member of the Planning Sub-Committee attend the appropriate County Council Planning Meeting to express the Town Council's concerns in person

CHAIRMAN.