

Minutes of a Meeting of the **PLANNING SUB-COMMITTEE** held in the Council Chamber, Council Offices, School Aycliffe Lane, Newton Aycliffe, on **WEDNESDAY, 8th NOVEMBER 2017 at 6.00 p.m.**

PRESENT **Councillor P. Bergg** (Chairman) and
Councillors Arun M. Chandran, B.A. Clare, J. Clark, George C. Gray, I. Gray, Mrs. S. Haigh, B. Hall, Dave Hardaker, Jed Hillary, Wendy Hillary and M. Iveson.

OFFICERS Christine Walton (Corporate and Policy Officer)
Mrs. S. Stretch (Administrative Officer)

IN ATTENDANCE None

66. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Ken Robson.

67. **MEMBERS' DISPENSATIONS**

There were no applications for dispensations.

68. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

69. **PUBLIC QUESTIONS**

There were no questions from members of the public.

70. **MINUTES**

It was proposed by Councillor Arun M. Chandran, seconded by Councillor George C. Gray and

RESOLVED – that the minutes of the meeting of the Planning Sub Committee held on 24th October 2017 be confirmed as a correct record and signed by the Chairman.

71. **PLANNING APPLICATIONS**

Members considered the undermentioned planning applications.

(1) To consider the following planning applications:-

- (a) Replacement of 2 No. shelters, ticket vending machine and CCTV system – Heighington Railway Station, Aycliffe Business Park.
- (b) Variation of condition No.2 (compliance with approved plans) to reposition plots 1-4 further west pursuant to planning permission DM/17/01167/FPA (erection of 9 houses) – Site of former Oak Tree Inn, Neville Parade, Newton Aycliffe.
- (c) Conservatory to rear – 33 Belford Way, Newton Aycliffe.

- (d) Proposed mixed use building comprising café (A3), office (B1(a)) and function room and swimming pool (D2 with associated car parking and landscaping (Re-submission) – Land to the West of Unit 5 Cumbie Way, Aycliffe Business Park.
- (e) Change of use of part of land adjacent from open space to domestic curtilage and erection of 1.8m boundary fence – 228 Rowan Place, Newton Aycliffe.

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

- (a) No objections.
- (b) No objections.
- (c) No objections.
- (d)
 - (i). The Town Council would object that the proposal does not have adequate parking provision as many of the 20 spaces will be taken by staff vehicles. This does not take into account the users of the café/pool and function room which will inevitably lead to parking on busy industrial roads used by HGV vehicles.
 - (ii). In addition, the access and egress will be via industrial units using HGV vehicles for deliveries which would therefore not be suitable to have a high percentage of 'leisure visitors' in a relatively small area. The proposal is targeting the leisure provision toward babies and very small children which may lead to conflicting interests and priorities for users.
 - (iii). It is pleasing to see the comments from the Town Council and requirements of the Great Aycliffe Neighbourhood Plan appear to have been addressed. However, there are still a number of concerns we would wish to highlight.
 - (iv). Whilst the development is no longer in conflict with any GANP policies Great Aycliffe Town Council still have concerns over the viability and need for a 'bespoke business hub' (activity centre for children) such as the proposal.
 - (v). There are a number of meeting rooms, office and café facilities very nearby, some of which are already struggling with low usage. Whilst the applicant states "The Fish Tank is a vision of Newton Aycliffe residents and business owners who recognise the need for quality leisure, support and play provision for young children and their families within the local area" I am unsure where the evidence is to support this as the town wide surveys undertaken as part of the neighbourhood plan did not highlight this as a priority/need.
 - (vi). In summary the Town Council would wish to object to the proposals as the location is not considered suitable for its intended use. There are still traffic and safety concerns for potential users and there is no 'evidenced' need for the development.

- (e) (i). The Town Council will continue to strongly object to any loss of green open space. However, this proposal aims to retain the feel of the green open space by creating a 'mirror image' of the opposite property and leaving a strip of grassed verge adjacent to the footpath.
- (ii). Should the proposal be approved the Town Council would ask that a planning condition is applied that the area of grassed verge cannot be changed to domestic garden at any time in the future.

72. **LIST OF DELEGATED DECISIONS**

A list of delegated decisions made by the Planning Authority, Durham County Council were submitted for information.

RESOLVED – That the information be received.

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

Tuesday 21st November 2017 at 6pm.

CHAIRMAN