

Minutes of a Meeting of the **PLANNING SUB-COMMITTEE** held in the Council Chamber, Council Offices, School Aycliffe Lane, Newton Aycliffe, on **TUESDAY, 21st 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, B. Hall, Dave Hardaker, Jed Hillary, Wendy Hillary, M. Iveson and Ken Robson.

OFFICERS Christine Walton (Corporate and Policy Officer)
Sharna Stretch (Administrative Officer)

IN ATTENDANCE Councillors R. S. Fleming, Mrs. S. Iveson and Jim Atkinson

74. **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

75. **MEMBERS' DISPENSATIONS**

There were no applications for dispensations.

76. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

77. **PUBLIC QUESTIONS**

Councillor R. S. Fleming discussed item 6 (1) (d) Armstrong Close. He referred to the Durham County Council planning officers' reason for refusal for the previous application, specifically sections 5.17 – 5.28 and refusal reason number 2, an unacceptable impact and increase to on-street parking and asked that members take this into consideration when they discuss this item.

78. **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 8th November 2017 be confirmed as a correct record and signed by the Chairman.

79. **PLANNING APPLICATIONS**

Members considered the undermentioned planning applications.

(1) To consider the following planning applications:-

(a) Single storey rear extension – 12 Mellanby Crescent Newton Aycliffe

(b) Change of use of land to side from open space to domestic curtilage and erection of 1-1.8 metre timber fence to front and side – land adjacent to 7 Greville Way Newton Aycliffe

- (c) Change of use of land from open space domestic curtilage and enclosure with 1.5 metre boundary fence – 106 Deleval Close Newton Aycliffe.
- (d) Erection of 2no. dwellings including demolition of garages – Garage block Armstrong Close Newton Aycliffe.

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

- (a) No objections.
- (b)
 - (i) The Town Council has considered the above application at the Planning Sub-Committee on Tuesday 21 November 2017 and would like to make the following comments.
 - (ii) The Town Council will continue to object to the loss of any open space but recognise that in some instances this may be beneficial to relieve a wider parking problem.
 - (iii) The applicant has retained some open space to the side of the property. The Town Council would ask that a planning condition is applied that the remaining open space to the side of the property must always be retained as open space in perpetuity.
- (c)
 - (i) The Town Council has considered the above application at the Planning Sub-Committee on Tuesday 21 November 2017 and would like to make the following comments.
 - (ii) The Town Council will continue to strongly object to any loss of green open space. In this instance, the loss of the green space would have a detrimental impact on the area and would set a further precedent that we would not wish to see. If small green areas keep getting sold off it would weaken the character and heritage of the area built around the 'Beveridge Vision' removing the 'green' of Newton Aycliffe.
- (d) After discussion, Councillor Jed Hillary proposed and seconded by Councillor Wendy Hillary, that the application is 'called-in' and that Durham County Council consider this matter through the Planning Committee and not as a Delegated Decision and that officers write to all seven County Councillor's to inform them of this.

RESOLVED – that:

- (i) That the application is called-in.
- (ii) That all seven County Councillors are notified of this.
- (iii) That the following objection is also sent to Durham County Council.
 - (iii)(a) The Town Council has considered the above application at the Planning Sub-Committee on Tuesday 21 November 2017 and would like to make the following comments.
 - (iii)(b) After much discussion and consideration it is felt that the proposal is still not suitable and would further exacerbate parking problems in Armstrong Close by displacing cars from the garage site onto the street and would wish to object to the proposal on parking grounds.
 - (iii)(c) The Town Council were dismayed at the Planning Inspectors comments that there was not a parking problem at

Armstrong Close as local knowledge can absolutely attest that there is a persistent parking problem for residents in Armstrong Close. The street is very narrow and there would be potential access problems for refuse and emergency vehicles who have in the past used the garage site for manoeuvring space.

- (iii)(d) There is also great concern that by agreeing to this application it will set a precedent and open the flood gates to many more applications which will further erode the garage provision and/or test the boundaries and try to develop open green spaces attached to garage sites which will have a cumulative negative impact on the area by forcing more cars out of garages and onto the road. It is not felt that the benefit of the proposal would outweigh the negative impact.
- (iii)(e) The Town Council would also wish to object on the grounds that the proposal will weaken the character and heritage of the area built around the Beveridge Vision removing the green feel of Newton Aycliffe
- (iii)(f) The Town Council feel that the following paragraphs of the Planning Inspectors report on the appeal decision are still valid:-

Paragraph 11: GANP Policy CH3, on the other hand, does specifically seek to protect areas of amenity open space, such as the appeal site, which are not identified as Accessible Local Green Space by Policy CH2. The Policy sets out that such areas of open space should not be built on unless certain circumstances are met and that, in all cases, the development undertaken must preserve and not detract from the character, heritage and appearance of the area and its surroundings.

Paragraph 12: It is not suggested that the appeal proposal meets criteria 2, 3 or 4 of Policy CH3. With regard to criterion 1, whilst neither party has submitted detailed evidence in respect of the quantity of amenity open space, or any standards that open space provision has to meet, it is common ground that the County Durham Open Space, Sport and Recreation Needs Assessment concludes that there is a surplus of amenity open space in the area.

Paragraph 13: Whilst this may be the case, and there are other areas of open space including a large park nearby, the reason for refusal is not predicated on the proposal resulting in a quantitative shortfall in open space. Rather, it relates to the final paragraph of GANP Policy CH3 in relation to the preservation of the character, heritage and appearance of the area. The total loss of one of the areas of open space that were planned into the original layout of this part of the town would significantly erode its character and would be harmful to the character and appearance of the housing area.

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

Wednesday 6th December 2017 at 6pm

CHAIRMAN