

PLANNING SUB-COMMITTEE

THURSDAY 19TH NOVEMBER 2020

Minutes of the meeting of the **PLANNING SUB-COMMITTEE**, held in the Council Chamber, Council Offices, School Aycliffe, Newton Aycliffe virtually and on **THURSDAY, 19th NOVEMBER 2020 at 5.30 p.m.**

PRESENT

Councillors: P. Bergg, Arun M. Chandran, B.A. Clare, J. Clark, George C. Gray, I. Gray, Mrs. S. Haigh, Dave Hardaker, Wendy Hillary, M. Iveson, Mrs. S J. Iveson and K. Robson.

OFFICERS

Chrissy Walton (Corporate and Policies Officer)
Sharna Stretch (Administrator)

31. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Mrs. M. Dalton, Mr. B. Hall and Paul Symons.

32. MEMBERS' DISPENSATIONS

No applications for dispensations had been received.

33. DECLARATIONS OF INTEREST

There were no declarations of interest.

34. PUBLIC QUESTIONS

There were no public questions.

35. MINUTES

It was proposed by Councillor Dave Hardaker, seconded by Councillor John Clark, and

RESOLVED - that the minutes of the meeting of the Planning Sub-Committee held on the 16th September 2020, be confirmed as a correct record and signed by the Chairman.

36. PLANNING APPLICATIONS

Members considered the undermentioned planning applications:

- (a) DM/20/02089/OUT – Outline planning application for a mixed use commercial development and associated works – Land at the West of Aycliffe Quarry Aycliffe Village DL5 6NB

RESOLVED – that the following response be submitted to the planning authority:

After considering the application at the Planning Sub-Committee on Thursday 19 November 2020 the Town Council would make the following comments –

DM/20/02089/OUT - Land at the west of Aycliffe Quarry Aycliffe Village

The Town Council have considered the above application at the Planning Sub-Committee on 19 November 2020 and would make the following comments to the proposal:

There are valid traffic concerns which would result in the Town Council objecting to the proposal unless they can be addressed, they are -

- Traffic in the area is already busy and the proposal will increase traffic on the A167.
- The proposed access is approximately 190 metres off the existing roundabout which at peak times is also very busy.
- Accessing the site from either direction raises great concern on a stretch of road which has HGVs turning into the quarry site. An adequate access must be made with sufficient space to ensure straight through traffic is unimpeded.
- In addition, the Town Council would like to see the traffic speed substantially reduced to 20mph 200m either side of both proposed site accesses.

The application mirrors, somewhat, what has already been approved at the Newton Park services, in addition Merchant/Forrest Park developments also have plans for hotel/commercial/light industrial units within a 2 miles radius, which raises concerns that this could lead to an over supply of hotel rooms and associated facilities questioning the sustainability of the development.

The Town Council are very concerned over the negative visual impact on St. Andrew's Church which is a Grade I listed building where walls from the Saxon era can still be seen and two Grade II listed buildings, Hodgson Chest Tomb and the Headstone to John Gibson. It is essential that these precious heritage assets are protected and shielded from a very modern what appears to be utilitarian development.

As the site has previously been a quarry and land fill site the Town Council are very concerned about methane gases and would like to know what problem, if any, they would propose to the site. In addition, the potential for leachate raises additional concerns and would request that the developer must undertake an independent intrusive investigation prior to any work starting on site to remove these concerns.

During the preparation of the Great Aycliffe Neighbourhood Plan the residents of Great Aycliffe highlighted retail as very important to them. Should the plans be approved, and the sequential testing be satisfactory, this would be a welcome addition to what is already available within the Town Centre.

37. DELEGATED DECISIONS

Councillors received a report of delegated decisions from Durham County Council for information and

RESOLVED – that the report be received

CHAIRMAN