

PLANNING SUB-COMMITTEE

MONDAY 24th OCTOBER 2022

Minutes of the meeting of the **PLANNING SUB-COMMITTEE**, held in the Council Chamber, Council Offices, School Aycliffe, Newton Aycliffe on **MONDAY 24th OCTOBER 2022 at 6 pm.**

PRESENT

Councillor Bob Fleming (Chairman)

Councillors: Arun M. Chandran, George Gray, Ian Gray, Brian Haigh, Sandra Haigh, Phillip Hawkins and John Woodward

OFFICERS

Amanda Donald (Corporate and Policy Officer)

10. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Ken Robson.

11. MEMBERS' DISPENSATIONS

No applications for dispensations had been received.

12. DECLARATIONS OF INTEREST

There were no declarations of interest.

13. PUBLIC QUESTIONS

There were no public questions.

14. MINUTES

It was proposed by Councillor George Gray, seconded by Councillor Brian Haigh, and

RESOLVED - that the minutes of the meeting of the Planning Sub-Committee, held on the 4th July 2022, be confirmed as a correct record and signed by the Chairman.

15. PLANNING APPLICATIONS

Members considered the undermentioned planning applications:

- (a) DM/22/02778/FPA - 1 West Terrace, Aycliffe Village, DL5 6LE
Demolition of toilet block, change to use to provide extended residential garden and wall, new boundary walls, gate and detached timber carport.

Members noted that the application in its current form did not conform to a number of GANP policies, particularly in relation to the conservation area of Aycliffe Village. It was, however, agreed that the area would benefit from the proposed demolition and removal of the disused toilet block.

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

The Town Council considered this application at the Planning Sub-Committee on 24th October 2022 and would make the following comments:

The Town Council would object to the proposed development as it does not conform to the following Great Aycliffe Neighbourhood Plan Policies:

GANP Policy E3 – Conservation Area of Aycliffe Village - the heritage statement which accompanies the application does not fully address how the proposal preserves and enhances the significance of the conservation area.

GANP Policy CH1 – Landscape Character and Townscape – it is felt that the scale of this development and particularly the very large and visible car port, with its timber construction, along with an electric sliding gate is too significant to be in keeping with the existing dwelling and local street scene and does not take sufficient note of the landscape character of the area and the conservation area. More landscaping would soften the impact of any potential development.

GANP Policy CH4 – Protecting Heritage Assets – proposals affecting the conservation area of Aycliffe Village must preserve and wherever possible seek to enhance its significance. This development in its current form would have an adverse effect on the area due to its scale and its prominent position at the entrance to the village. It is acknowledged that it would, however, tidy up the disused toilet block and this is to be encouraged.

- (b) DM/22/01723/FPA - Land South Of 19-22 Windsor Close Newton Aycliffe DL5 4YF, change of use from public open space to garden land, divided into four plots to form extensions to the private rear gardens of 19, 20, 21 and 22 Windsor Close and erection of fencing.

This application was discussed in detail and although it was agreed that there were no objections, it was emphasised that any future, similar requests would be considered on their individual merits.

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

There were no objections to this application. Any future applications of this nature would be considered on their individual merits.

- (c) DM/22/02925/CPO – Unit 5B Ground Floor, Avenue House, Greenwell Road, Newton Aycliffe DL5 4DH - Application for a Lawful Development Certificate to use the building as a gym under Class E(d)

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

No comments or objections.

- (d) DM/22/02722/FPA – Pioneering Care Centre Partnership, Carers Way, Newton Aycliffe DL5 4SF – Roof conversion on existing conservatory

Following discussion, it was

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

No comments or objections.

16. CLARENCE CHARE GARDENERS' GUILD UPDATE

The Corporate and Policy Officer gave a brief verbal update on the planning application for the Clarence Chare Gardeners' Guild, which was nearing the end of the consultation phase.

17. DELEGATED DECISIONS

Members received a report of delegated decisions from Durham County Council for information.

RESOLVED – that the report be received.

CHAIRMAN