PLANNING SUB-COMMITTEE

TUESDAY 22ND JULY 2025

Minutes of the meeting of the **PLANNING SUB-COMMITTEE,** held in the Council Chamber, Council Offices, School Aycliffe, Newton Aycliffe on **TUESDAY 22ND JULY 2025 at 7.00pm.**

PRESENT

Councillor John Woodward (Chairman) and
Councillors: Jaci Beddard, Tony Beddard, Arun M. Chandran, Jordan Gill, Phillip Hawkins, Andy Hill, Jackie McFadden, Ken Robson and Anne Woodward.

OFFICERS

Amanda Donald (Corporate and Policy Officer)
Vikki Anderson (Corporate Assistant)

IN ATTENDANCE

Councillors Brian Haigh, Carl Robinson and Tracey Williams.

1. APPOINTMENT OF CHAIRMAN

It was proposed by Councillor Arun M. Chandran, seconded by Councillor Ken Robson, that Councillor John Woodward be appointed as Chairman of the Planning Sub-Committee for the municipal year 2025-2026.

RESOLVED – that Councillor John Woodward be appointed as Chairman of the Planning Sub-Committee for the municipal year 2025-2026.

Councillor John Woodward took the Chair for the meeting.

2. APPOINTMENT OF VICE-CHAIRMAN

It was proposed by Councillor Arun M Chandran, seconded by Councillor Andy Hill, that Councillor Phillip Hawkins be appointed as Vice-Chairman of the Planning Sub-Committee for the municipal year 2025-2026.

It was further proposed by Councillor Ken Robson, seconded by Councillor Jackie McFadden, that Councillor Jordan Gill be appointed as Vice-Chairman of the Planning Sub-Committee for the municipal year 2025-2026.

A vote then took place with the following results:

5 Councillors voted for Councillor Phillip Hawkins
5 Councillors voted for Councillor Jordan Gill

The Chairman used his casting vote for Councillor Hawkins and it was:

RESOLVED – that Councillor Phillip Hawkins be appointed as Vice-Chairman of the Planning Sub-Committee for the municipal year 2025-2026.

3. APOLOGIES FOR ABSENCE

No apologies for absence were received.

4. MEMBERS' DISPENSATIONS

No applications for dispensations had been received.

5. DECLARATIONS OF INTEREST

There were no declarations of interest.

6. PUBLIC QUESTIONS

There were no public questions.

7. MINUTES

It was proposed by Councillor Andy Hill, seconded by Councillor Anne Woodward and it was

RESOLVED - that the minutes of the meeting of the Planning Sub-Committee, held on the 19th September 2024**,** be confirmed as a correct record and signed by the Chairman.

8. PLANNING APPLICATIONS

Members considered the undermentioned planning applications:

Application no 1) DM/25/00265/FPA
Expansion of anaerobic digestion facility from 120,000 to 150,000 tonnes per annum, including new tanks, a third digester, additional gas storage and treatment equipment, odour control, site road alterations, new buildings and relocated facilities with associated parking storage and loading areas
Emerald Biogas Preston Road Aycliffe Business Park Newton Aycliffe DL5 6AB

The Corporate and Policy Officer summarised further details of the application and members discussed their response.

There were already concerns of odour issues across various sites within the town. The current Biogas site was the source of at least some of these odours and members highlighted the likelihood of more complaints from local residents and businesses if the expansion of the facility was approved.

Councillor Ken Robson asked for the minutes to record that he opposed the application.

There were also concerns regarding the scale of the expansion and fears that this would lead to massing of equipment within the space available.

Following discussion and a unanimous vote, it was agreed that an objection be sent to the planning authority.

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

'At a meeting of the Town Council's Planning Sub-Committee on Tuesday 22nd July, members considered this planning application and agreed the objections and comments as noted:

Objection: The Town Council objects to this expansion on the basis that this facility already emits considerable odours, which are regularly the subject of public

complaint. There is concern that this level of expansion will lead to further odour problems affecting the town, which already suffers from foul odours from local industry. The planning application does not give sufficient consideration or information as to how increased odour will be eliminated or controlled.

Comment: There was also concern that the proposed scale of the expansion could lead to massing on the site, with too much equipment being installed in the available space.'

Application No 2) DM/25/01838/HPN
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.95m, for which the maximum height would be 3.7m, and for which the height of the eaves would be 2.5m
35 Washington Crescent Newton Aycliffe DL5 4AG

Following discussion, it was

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

'The Town Council considered this application at a meeting of the Planning Sub-Committee on Tuesday 22nd July 2025. There were no objections or comments.'

9. DELEGATED DECISIONS

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

RESOLVED – that the report be received.

10. NEW COUNTY DURHAM PLAN INFORMATION

Members received a briefing note from Durham County Council regarding the identification of land that may be considered suitable for future development, as part of the preparations for a new County Durham Plan.

A number of different types of site are sought, such as those for housing, employment, mixed-use development and renewable energy. The Corporate and Policy Officer drew members' attention to the current Strategic Housing Land Availability Assessment (SHLAA) document, which already earmarks land within the town considered suitable for future housing development.

Councillor Arun M Chandran suggested that under the 'renewable energy' category, opportunities could be investigated with developers to install solar panels covering car parks, so that car parks are still usable, they have a degree of shelter and the countryside and agricultural land are not used for installation of solar panels. It was agreed that this suggestion be forwarded to the County Council.

RESOLVED – that the suggestion regarding renewable energy be forwarded to the County Council.

CHAIRMAN