

Hetton Town Council



Minutes of meeting of Planning & Development Committee held remotely on Thursday 3 September 2020.

Present

Cllrs J Defty, D Geddis, R Heron, K Rowham (Chairman) and S Waterston.

In attendance

Graeme Keedy, Town Clerk (TC);

Cllrs J Blackburn, R Coulson, M Hopper and K Pearson.

Members of the Public (MoP) x 4

1) Apologies for absence

Apologies for absence had been received from Cllr A Farrow (attendance at funeral) and Cllr C Sinnott (family commitment).

Town Council resolved to approve the apologies received.

2) Declarations of Interest

There were no declarations of interest.

3) Public participation

Town Council resolved that members of the public and Members of Council in attendance be permitted to speak on each application as they arose.

4) Planning applications notified by Sunderland City Council

20/01324/FUL

11 Front Street Hetton-le-Hole Houghton-le-Spring DH5 9PF

Proposal: Change of use from retail to hot food takeaway including installation of external extraction flue (amended description 7/8/2020)

Applicant: Mr Kamiran Mahomed

Committee discussed the application and Cllr S Waterston proposed, seconded by Cllr D Geddis that the Council does not support the application.

Committee resolved to recommend an objection be submitted on the grounds of: Over provision of take-away establishments and contrary to local and national health priorities; increase in traffic compounding existing parking issues; pedestrian safety; likelihood of increased litter and regarded as detrimental to the Hetton retail offer.

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Item 4 cont ...

20/01360/FUL

Land at Cragdale Gardens Hetton-le-Hole Houghton-le-Spring
Proposal: Erection of 86 no. residential dwellings (Class C3)
Applicant: Gentoo Group Limited

Committee discussed the application and heard strong representations from residents against the development which included (list not exhaustive):

Lack of improvements to local infrastructure to support the development; loss of amenity, increased traffic forecasts which were contrary to SCC standards; detrimental effect on wildlife; perceived weaknesses and inaccuracies in applicant documentation and lack of confidence in the developer's ability to maintain properties. Concerns were also expressed that green field sites were being developed in preference to brown field sites

Committee noted that a petition against the development was in train and currently carried more than 220 signatures.

Many aspects were echoed by Members and a suggestion was made that Council should consider engaging a planning consultant for advice. Members recognised that any formal objection would need to be made on material grounds.

Cllr K Rowham proposed, seconded by Cllr D Geddis that the Council should not support the application.

Following a vote, 4 in favour, 1 abstention; Committee resolved to recommend that the Council does not support the application and submits a formal objection.

Committee further resolved to recommend that Town Clerk source a flood risk document (in view of historic flooding) which was understood to be available at a cost of circa £25.00.

20/01480/FUL

30 Claypath Road, Hetton le Hole, Houghton-Le-Spring DH5 0EL
Proposal: Erection of two storey side extension and porch to front.
Applicant: Mrs Lindsey Watson

Committee resolved to recommend no objection or comments.

20/01540/FUL

Nan Bield 12 Summerhouse Farm, East Rainton, Houghton-Le-Spring, DH5 9QQ
Proposal: Conversion of garage into room and first floor bedroom extension to rear.
Applicant: N Mitchell

Committee resolved to recommend no objection or comments.