

# Hetton Town Council

## Minutes of Planning and Development Committee held on Monday 11 November 2019 at The Hetton Centre

### Present:

Cllrs D Geddis, R Heron, K Rowham, C Sinnott and S Waterston.

### In Attendance:

Cllr K Pearson  
Graeme Keedy, Town Clerk (TC)

### 1) Apologies for absence

Apologies for absence were received from or on behalf of Cllr J Defty (other commitment) and Cllr A Farrow (unwell).

Committee resolved to approve the apologies for absence.

No apology had been received from Cllr S Quigley and the absence was unapproved.

### 2) Declarations of Interest

There were no declarations of interest.

### 3) Public participation

Committee resolved to allocate a period of up to fifteen minutes.

Cllr Pearson expressed concerns about the application for Decor Panel, in particular potential noise and pollution nuisance arising from increased burning.

### 4) Planning applications notified by Sunderland City Council

#### 19/01620/FUL

At Sydney Sparrow Ltd (Motor Engineers) Back Smiths Terrace, Easington Lane, DH5 0JQ  
Proposal: Extension to replace section of existing building.

Committee resolved no objections or comments.

#### 19/01723/FUL

At 3 Doxford Avenue Hetton-le-Hole Houghton-le-Spring DH5 9PX  
Proposal: Replacement boundary fence (retrospective).

Committee resolved no objections or comments.

#### **4) Planning applications notified by Sunderland City Council cont ...**

##### **19/01319/OUT**

At Land West Of South Lodge Farm, North Road, Hetton le Hole

Proposal: Outline planning application for up to 250 dwellings, with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access points from North Road. (All matters reserved except for means of access.)

Committee resolved to recommend that an objection be lodged on the following grounds:

Impact of the proposed development on the established settlement break between East Rainton and Hetton.

Increase in traffic volumes and highways safety (development access being problematic and Four Lane Ends acknowledged as currently being over capacity).

Increased pressure on existing infrastructure and services incl. school places and NHS facilities.

Lack of provision of additional public transport.

Doubts over the accuracy of the developer's revenue figures

##### **19/01469/FUL**

At 83 High Street Easington Lane, DH5 0JR

Proposal: Erection of dormer windows to front and rear, alterations to existing shop front and conversion of rear store into 3no. units.

Committee resolved no objections or comments.

##### **19/01736/CLE**

At Decor Panel Unit 8 Hetton Lyons Industrial Estate, Hetton le Hole, DH5 0RQ

Proposal: Certificate of lawfulness for existing use for the installation of Mawera 850kw biomass boiler.

Committee resolved to recommend that further information be sought and any recommendation for lodging an objection be deferred pending receipt of enquiries re:

Nature of materials being transported and burned.

Arrangements for monitoring and measurement of emissions.

Assurances that operations have the required certifications.

Details of time restrictions on operations.

##### **19/00960/FUL**

At Saint Marys Roman Catholic Church/Presbytery South Hetton Road

Easington Lane Houghton-le-Spring DH5 0LG

Proposal: Change of use of presbytery (ground floor) to a funeral home and church to retail showroom. (Amended Description 18.10.19)

Committee resolved no objections or comments.

**5) 19/00942/FUL - 1 White Hill Road, Easington Lane**

TC advised that he had received representation from Youngs RPS requesting that Town Council reconsider its' position following the deferment of consideration of the application by Sunderland City Council pending a site visit.

Committee resolved to re-affirm its' previous position and recommends no change to the Town Council's agreed grounds for the previously submitted objection.

**6) SCC: Strategic Housing Market Assessment 2019 - Stakeholder Consultation**

TC advised that Town Council had been invited to take part in SCC Strategic Housing Market Assessment 2019 - Stakeholder Consultation.

TC explained that this took the form of an on-line survey. The consultation timeline had not coincided with Town Council meetings and the deadline had now expired. However, the consultation organiser had granted a limited extension to enable the Town Council to participate.

Cllr K Rowham, Committee Chairman explained the survey content and her initial views. Following full discussion and input from Members, Committee resolved that Cllr Rowham complete and submit the survey.

GK 15 Nov 19

3 of 3

Signed:

Date: