



Hetton Town Council



Minutes of the meeting of the Planning & Development Committee of Hetton Town Council held at The Hetton Centre, Hetton-le-Hole, DH5 9NE, County Durham on Tuesday 9 July 2024

Present Cllrs J Bonsall, D Geddis, L Gibson and S Waterston.

In attendance

Cllr P Dowell Members of the public (MoP) x
G Keedy, Town Clerk (TC)

1) Apologies for absence

TC reported that he had received apologies for absence from Cllr K Angus (work), Cllr S Holt (other commitment) and Cllr W Little (away).

Committee **resolved** to approve the apologies received.

No apology for absence had been received from Cllr M Pigdon. Committee **resolved** that his absence be recorded as unapproved.

2) Declarations of Interest

There were no declarations of interest.

3) Public participation

No issues were raised by the Member in attendance.

4) Minutes

Committee resolved to approve the draft minutes of the Planning & Development Committee meeting held on 6 June 2024.

5) 23/02631/FU4 - former Forest Estate, south of Murton Lane, Easington Lane

Committee Chairman welcomed representatives from Bellway and DPP UK.

They provided an update on the proposed development, displayed plans and answered Member queries.

Committee **resolved** to note the update and reiterate support for the development.

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6) Planning application(s) notified by Sunderland City Council

24/01068/FUL

Land to The South Of Colliery Lane Hetton le Hole DH5 0HU

Proposal: Erection of ball-stop fencing (up to 27 metres maximum in height) along the southern boundary of the proposed food store

Applicant: Aldi Stores Ltd & Hetton Lyons Cricket Club

Committee **resolved** to seek assurances from SCC that the ball-stop would not be detrimental to birdlife.

23/02592/LP3

Red Gables North Street East Rainton Houghton-le-Spring DH5 9QF

Proposal: Proposed Change of Use from Residential Dwelling (Use Class C3) to Short Break Care Facility (Use Class C2) for up to 5 persons aged 5-17 years, with external alterations to include the demolition of external stores, the construction of new ramps to the front entrance and patio to the sides, the erection of brick walls and balustrades to enclose the rear patio, the removal of the front portico entrance and rear first floor balcony, and the erection of a 2m boundary fence. (NEW PLANNING APPLICATION FORM AND OWNERSHIP CERTIFICATE RECEIVED 13/06/2024)

Applicant: Sunderland City Council

Committee **resolved** to reiterate previous position and seek clarity from SCC relating to age group of potential service users.

24/01173/VAR

Land At Cragdale Gardens Hetton-le-Hole Houghton-le-Spring

Proposal: Variation of conditions 2 and 3 of planning permission ref. 20/01360/FUL (Erection of 86 no. residential dwellings) to seek approval for change to approved materials and Construction Environmental Management Plan.

Applicant: Adderstone Group

Committee **resolved** to seek assurances that the applicant will adhere to the revised CEMP and that SCC will monitor.

Appeal Notification

24/00011/REF

Original Planning Reference Number: 23/02499/FUL

Hetton Car Sales Station Road Hetton-le-Hole Houghton-le-Spring DH5 9JB Proposal: Proposed change of use of former car sales / showroom to a retail convenience store / supermarket, plus alterations to existing shop front and introduction of two chiller condensing units. (Part Retrospective)(amended plan, detailing parking arrangement received 01.05.24).

Committee **resolved:**

To restate its previously notified position and request that SCC notify the Planning Inspectorate;

and,

that a direct submission be made to the Planning Inspectorate.

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Item 6 cont ...

24/01255/TPA

The Paddock Quarry House Lane East Rainton Houghton-le-Spring DH5 9QH

Proposal: Works to trees- T40 - (Sycamore) located on the right-side boundary. - 4 metre crown lift, removal of deadwood and crown thinning 10%, T41 - (Sycamore) on right side of boundary this is a weak spot and risk of failure removal of tree, T42 - (Sycamore) located in right boundary corner. Although visible from public points it is partly occluded by a large conifer in the neighbouring garden with lower branches of T42 growing through the conifer there are some snapped out branches in the crown and also deadwood 4 metre crown lift to provide clearance over public areas and prevent damage to the conifer, deadwood removal and crown thin 10%, T45 -(Sycamore) located in the centre of the garden close to T46 the tree is overcrowded and showing signs of decline removal, T46 - (Beech) located in the middle of the garden adjacent to T45 damaging drains removal of tree T46, T47- (Sycamore) located at the driveway entrance 4 meter crown lift, T48 - (Sycamore) located on the left boundary adjacent to driveway 4 metre crown lift.

Applicant: Mr Simon Ashford

Town Council **resolved** no comments or objections.

7) Update on outstanding planning matters

TC advised that there no issues to report.

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Signed:

Date: