



Hetton Town Council



Minutes of the meeting of the Planning & Development Committee of Hetton Town Council held at The Hetton Centre, DH5 9NE, County Durham on Thursday 5 June 2025

Present

Cllrs K Angus, J Bonsall, D Geddis, L Gibson, S Holt and S Waterston.

In attendance

Lisa Hall, Town Clerk (TC)

Cllr P Dowell

3 MoP

1. Election of Committee Chairman for 2025-2026.

Cllr Geddis was nominated as Chair of the committee for 2025-2026.

2. Apologies for absence

TC reported that apologies for absence had been received from Cllr K Rowham (holiday) and Cllr W Little (holiday).

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

3. Declarations of Interest

There were no declarations of interest.

Cllr Holt arrived at 5.35pm.

4. Public participation

Members of the public raised ongoing concerns regarding planning application 21/00603/FUL. It was noted that this application has been active for several years, and the issues initially raised in 2021 remain relevant and unaddressed in the most recent version of the proposal.

There was confusion surrounding the Gladman planning proposal, as residents received notification of it at the same time as the Persimmon application. Given the similarity in the number of proposed houses, many assumed the two applications were related. However, it appears that these are in fact two distinct and separate developments. It was **agreed** that the Town Council seek formal clarification on this matter.

5. Minutes of P&D Committee 3rd April 2025

Committee **resolved** to approve the draft minutes of the Planning & Development Committee meeting held on 3rd April 2025.

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

25/00996/FUL

19 Oxford Crescent Hetton-le-Hole Houghton-le-Spring DH5 9LJ

Proposal: new hardstand driveway, vehicle access and vehicle access gates

Applicant: Mr Marc Barnes

There were **no objections** noted.



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21/00603/FUL

Land East Of North Road Hetton-le-Hole Houghton-le-Spring

Proposal: Construction of 240 dwellings (use class C3) with associated access, landscaping and infrastructure (amended description and amended details received 31/03/2024, 08/04/2025, 01/05/2025, 13/05/2025 and 14/05/2025)

Applicant: Persimmon Homes (Durham)

Cllr Waterston reported she had contacted David Rogerson, Chief Planning Officer at Sunderland City Council (SCC), to seek clarification regarding the number of additional houses proposed in the current planning application. It was confirmed that the original approved application was for 300 dwellings, of which 173 had been constructed. The current application proposed amendments to the remaining 127 dwellings, in addition to a further 113 new dwellings, bringing the total to 240 units under the revised application.

Concerns were also raised regarding compliance with the Section 106 (S106) agreement. It was noted that Persimmon had failed to meet S106 obligations between 2021 and 2025, despite repeated efforts by SCC to secure compliance. It was reported that Persimmon were now meeting those obligations. Cllr Gibson provided details of the current S106 expenditure, though questions were raised as to how SCC had allocated and utilised the funds.

It was **agreed** that the Town Council would submit a renewed objection to the planning application, reiterating previous concerns and highlighting recent developments. In addition, the Town Council will request a site visit involving representatives from Persimmon and the Head of Planning at Sunderland City Council.

25/00915/FUL

Land At Former Fox And Hounds North Road Hetton-le-Hole Houghton-le-Spring

Proposal: Erection of 4no. semi-detached bungalows with associated parking and landscaping. Applicant: Tompion Homes Ltd

A MoP raised concerns re entering and exiting the site, stating that access to driveways is straight onto North Road. It was **agreed** that the Town Council seek clarification of access to the development.

25/00908/FUL

Hetton Lyons Cricket Club Lilywhite Terrace Easington Lane Houghton-le-Spring DH5 0HF

Proposal: Erection of a single storey detached building to provide changing room facilities.

Applicant: Hetton Lyons Cricket Club

There were **no objections** noted.

PB/82910

Proposal to make an Order under Sections 1, 2, 4, 32, 35, 45, 46, 49, 53 and 122 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984, by virtue of the Traffic Management Act 2004 and all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 of the Act.
Sunderland City Council

The Town Council asked that York Crescent and Oxford Crescent be added to SCC's schedule of works for re surfacing.



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7. Update on outstanding planning matters

25/00517/FUL

Cash Machine at Hetton Car Sales, Station Road, Hetton-le-Hole, DH5 9JB

SCC had written to the Town Council asking for their objection to be rescinded given that highways had raised no concerns.

Following a vote, the Town Council **agreed** not to rescind their objection.

Gladman Development, Land off North Road, Hetton-le-Hole

The Town Council had invited representatives from Gladman to attend the meeting; however, they were unavailable. It was agreed that the Town Council would contact Gladman to arrange a separate meeting.

Meeting closed at 6.25pm