



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 8 January 2026

Present

Cllr K Angus, Cllr J Bonsall, Cllr L Gibson, Cllr W Little, Cllr K Rowham and Cllr S Waterston.

In attendance

Lisa Hall, Town Clerk

Cllr P Dowell

In the absence of Cllr D Geddis, the meeting was chaired by Cllr W Little.

1. Apologies for absence

Apologies for absence were received from Cllr D Geddis (appointment).

Committee approved the absence.

There were no apologies from Cllr S Holt.

Committed resolved to record their absence as unapproved.

2. Declarations of Interest

There were no declarations of interest.

3. Public participation

Cllr Dowell had spoken with the contractors undertaking the demolition of Bog Row School.

Arrangements were made to retain items of historical significance. It was noted that the walls had collapsed with very little effort.

4. Planning applications:

25/02472/FUL

1 And 2 Station Avenue Hetton-le-Hole Houghton-le-Spring DH5 9HE Proposal: Conversion of 2 houses to create 1 dwelling house to include rear infill extension and external alterations. (amended description to include render received on 19.12.25) (amended plan received on 24.12.25 to show grey render).

The Committee made **no objections**.

25/02888/FUL

Former Bog Row School Bog Row Hetton-le-Hole Houghton-le-Spring DH5 9JG Proposal: Demolition of derelict former school building (Retrospective).

It was noted that the site already had planning permission for the construction of seven new dwellings and, therefore, it was inferred that the existing building would be demolished.

The Committee raised **no objections** to the proposal; however, it requested that any items of historical significance be retained for their heritage value

25/02909/VAR

Hilltop Hetton le Hill Elemore Lane Easington Lane Houghton-le Spring DH5 0QX Proposal: Variation of condition 3 (Agricultural occupation) attached to approval 00/00840/FUL (Erection of a bungalow for an agricultural worker) to remove the agricultural occupancy restriction.

The Committee made **no objections**.

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 (additional information received 25/11/2025, 11/12/2025 and 15/12/2025)

The Town Council have objected to this planning application since 2012 and therefore agreed to **reiterate previously stated objections.**

The principal areas of concern include the unsuitability of what was originally a country road to accommodate the current and proposed volume of traffic; the absence of adequate public transport provision, despite Persimmon Homes having paid £170,000 to Sunderland City Council towards improved transport links; and the multiple extensions granted to Persimmon Homes to submit revised plans.

The Committee again requested a meeting with Sunderland City Council and Persimmon Homes to discuss the proposals in greater detail. Members also raised concerns regarding the continued level of housing development in the area, particularly considering assurances that Sunderland City Council had already exceeded its housing delivery targets.

5. Update on outstanding planning matters:

There were no pertinent updates.

Meeting closed at 6.15pm