



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 Tuesday 10 February 2026

Present

Cllr J Bonsall, Cllr D Geddis, Cllr W Little, Cllr K Rowham and Cllr S Waterston.

In attendance

Lisa Hall, Town Clerk

1. Apologies for absence

Apologies for absence were received from Cllr K Angus (work), Cllr L Gibson (unwell) and Cllr S Holt (prior commitment).

Committee **resolved** to approve absences.

2. Declarations of Interest

There were no declarations of interest.

3. Public participation

There were no members of the public present.

4. Planning applications notified by Sunderland City Council:

Various Traffic Regulations - Sunderland City Council

Committee considered the proposals and raised **no objections**.

25/02242/FUL

Rear 21 Houghton Road Hetton-le-Hole Houghton-le-Spring DH5 9PQ

Erection of two detached dwellings with detached double garages, vehicular access, hardstanding areas and associated landscaping

Committee considered the proposal and raised **no objections**.

26/00150/FUL

Elmore Works Elmore Vale Lorne Street Easington Lane Houghton-le-Spring DH5 0QT

Installation of electronic communication apparatus at existing base station and associated ancillary works

Committee considered the proposal and raised **no objections**.

26/00151/LBC

Elmore Works Elmore Vale Lorne Street Easington Lane Houghton le-Spring DH5 0QT

Installation of 3 no. new antennas on existing wall mounted support poles; Relocation of 3 no. existing antennas to new support poles fixed to the existing wall mounted support poles; Removal of 1 no. existing BTS3900L cabinet; Installation of 1 no. new AIRI equipment cabinet; Installation of Ericsson radio systems (ERS) and break out boxes (BOBs) on 3 no. new freestanding frames; Installation of baseband units (BBUs) and a GPS node and associated apparatus and ancillary works

Committee considered the proposal and raised **no objections**.

25/01440/FU4

Land At Salters Lane Slingley Hill South Sharpely SR7 9TW

Installation of a solar farm together with all associated works, equipment and necessary infrastructure including battery storage. (Additional plans and documents received 21.01.2026)

The Committee considered the proposal and resolved to **object**.

Objections included concerns regarding the over-proliferation and cumulative impact of similar developments in many parishes around this area and throughout the country; the visual harm

to open countryside; the impact on wildlife and proximity to sensitive ecological sites; the loss of Best and Most Versatile agricultural land; and conflict with Sunderland City Council Policy NE8.

The Committee also questioned the tangible local benefit of the scheme considering potential public cost and rising energy prices.

Members requested clarity from Sunderland City Council on its long-term strategic approach to renewable energy development, particularly how the distribution, scale and cumulative impact of solar schemes are assessed and managed. Noting that Hetton Town Council wishes to be consulted on any such strategy.

Appeal 26/00003/REF (25/02065/FUL)

Allotments To Rear Of 34-43 Derwent Street Easington Lane Houghton-le-Spring
Removal of 2no stables and the construction of 1no dwelling with associated detached garage and proposed works to the driveway (additional information received 13/11/2025)

Town Clerk had requested an extension to the consultation period, as the deadline for comments fell prior to the meeting date. Sunderland City Council advised that the matter was now with the Planning Inspectorate and as such, no extension of time could be granted.

5. Update on outstanding planning matters:

There were no pertinent updates.

Cllr Rowham noted that the former engine shed on Hetton Lyons Industrial Estate was in a state of disrepair. The Committee agreed that the building is of historical importance to the area. Cllr Waterston advised that the History Group had previously applied for Listed Building status.

It was **agreed** that the Committee would investigate the matter further.

Cllr Geddis raised concerns regarding the height of pallet stacks at the premises of local business James Jones, which were visually intrusive.

It was **agreed** that advice be sought regarding any restrictions relating to the stacking height.

Meeting closed at 6.30pm