



Hetton Town Council



Minutes of the meeting of the Planning & Development Committee of Hetton Town Council held at The Hetton Centre, DH5 9NE on Thursday 13 August 2026

Present

Cllr K Angus, Cllr J Bonsal, Cllr D Geddis, Cllr B Little and Cllr S Waterston

In attendance

Cllr P Dowell, Cllr A Davies (SSC) & Cllr J Lloyd (SSC)

Lisa Hall, Town Clerk

7 MoP

1. Apologies for absence

Apologies for absence were received from Cllr K Rowham (holiday) and Cllr L Gibson (holiday).

The Committee agreed to approve the apologies.

No apologies were received from Cllr J Defty. The Committee noted the absence as unapproved.

2. Declarations of Interest

There were no declarations of interest.

3. Public participation

All members of the public in attendance were present in relation to the recent planning application submitted for Manor House, Easington Lane.

Residents raised a number of concerns, including the lack of clarity regarding the intended future use of the building; the previous arson attack and the impact this had on neighbouring properties; concerns regarding the working practices of contractors who had attended the site and reports that the site was being used for the disposal of rubble.

The Committee acknowledged and sympathised with the concerns raised. However, members noted that the matter currently before the Town Council was the planning application and that any formal comments made by the Council would need to relate to the proposals contained within that application.

Members of the public also raised concerns regarding the difficulties they had experienced when attempting to submit comments or objections to planning applications through Sunderland City Council's website. It was **agreed** that the Town Clerk would share information on the Town Council's social media channels explaining how residents can submit comments on planning applications.

4. Planning application(s) notified by Sunderland City Council:

Committee considered the following planning applications.

Planning Application: 26/01560/FUL

Manor House High Street Easington Lane Houghton-le-Spring DH5 0HN

Proposed new roof reconstruction to include enlargements of previous roof arrangement.

It was **agreed** that the Committee object to the application on the grounds that the proposed roof would significantly alter the appearance, aesthetics and character of the building. Members also raised concerns that the additional windows proposed could result in overlooking and a loss of privacy for neighbouring properties.

Members also questioned whether the necessary structural surveys had been undertaken to demonstrate that the building could support the proposed new roof, given the significant damage it had sustained because of previous fires and subsequent storm damage.

Cllr J Lloyd and Cllr A Davies agreed to support Hetton Town Council in its objection to the application.

Planning Application: 26/01240/FUL

Moguntia Food Ingredients UK Hetton Lyons Industrial Estate Hetton le-Hole DH5 0RG
Erection of a single storey extension to existing industrial unit
Committee had **no objections**.

Planning Application: 26/01530/FUL

Land At Station Avenue DH5 0AT

Part change of use of existing caravan storage site to allow for the siting of 1no. residential caravan
Cllr K Rowham had raised concerns regarding the application via the Town Clerk, which were shared with the Committee for consideration.

Following discussion, the Committee **agreed** not to object to the application.

5. Update on outstanding planning matters

A resident had contacted the Town Council to request that a representative attend the Sunderland City Council Planning Committee meeting when the application relating to 3 Alexander Drive is considered, to support residents.

The Committee **agreed** that a representative from Hetton Town Council would attend the meeting.

Meeting closed at 6.25pm.