

PETERLEE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE

HELD IN THE COUNCIL CHAMBER, SHOTTON HALL,
PETERLEE

ON MONDAY 4TH FEBRUARY 2013

PRESENT: COUN C WATKINS (CHAIR)

Mesdames:- L Wood, J I Measor, M Milsom & J Black

Messrs:- L Cook, T A Jones, J Alvey, H Bennett MBE, R Curtis, R Kyle, D Langan, C J Metcalfe, R Huitson, D Milsom & C Austin

MEMBERS WERE REMINDED OF THE NEED TO DISCLOSE ANY INTEREST PREJUDICIAL OR PERSONAL IN ACCORDANCE WITH THE CODE OF CONDUCT.

37. APOLOGIES FOR ABSENCE

Apologies for absence were submitted and accepted from Councillor R W Jones, (ill).

38. THE MINUTES OF THE LAST MEETING a copy of which had been circulated to each Member, were agreed.

39. LAND AT LOWHILLS ROAD

The Chairman welcomed Christopher Harrison - Nathaniel Lichfield and Partners (Planning Consultant) – Director, Martin Corney - Southlands Management Limited – Developer and Neil Westwick - Nathaniel Lichfield and Partners (Planning Consultant) - Associate Director to the meeting.

The Representatives advised that they had just completed the first stages of public consultation and had been working with Durham County Council for some 12 -18 months on this site. Consultation had also been carried out in September 2012 with not a single response made. At the current consultation there had been around 100 people in attendance with a balanced 50/50 response. Comments made included the access points to the site; drainage issues; archaeology and history of the site, and most importantly education provision with local schools that had just undergone complete re build, being at their maximum capacity.

The proposal was for 900 new homes, 10% of them being affordable homes. Traffic surveys and environmental impact studies still needed to be carried out and the developers hoped to submit a planning application later in the Spring and hoped to be on site in 12 months with the build taking 10 – 15 years to complete.

The Chairman invited questions from Members which included the following points:-

- From the drawings cycle/footpaths appeared to go across Town Council owned land. There would be bridge links etc and the Developers understood they would need to negotiate with the Town Council if access involved their land;
- Drainage issues were a concern with High Grove Court and the water run off from the area;
- Had Easington Village Parish Council made any representations;
- Traffic etc on Lowhills Road and the existing restraints on Essington Way and Lowhills Road and traffic movement in the area – it was felt the upgrading of the two mini roundabouts was essential;
- Council tax revenue and economic impact on the surrounding economy;
- The impact on local schools that were already at maximum capacity. Academy status affecting the popularity of schools;
- 10% affordable homes, it was too early to give values etc.
- The history of the site and importance of recognising this in some way.

RECOMMENDED that the information given be noted and the Developers attend a future meeting to keep the Town Council updated on the proposal.

40. PLANNING APPLICATIONS

Consideration was given to the list of planning applications received since the last meeting.

RECOMMENDED that the information given be noted.

41. PLANNING DECISIONS

It was reported there were no planning decisions to report this month.

RECOMMENDED that the information given, be noted.