

MINUTES OF THE PLANNING COMMITTEE OF THE 1<sup>ST</sup> JULY 2013

PETERLEE TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE

HELD IN THE COUNCIL CHAMBER, SHOTTON HALL,  
PETERLEE

ON MONDAY 1<sup>ST</sup> JULY 2013

PRESENT: COUN R KYLE (CHAIR)

Mesdames:- M Milsom, L Wood, S Simpson, V Watson,  
K Liddell & M Thompson

Messrs:- C J Metcalfe, C Robbins, W M Jeffrey, D Milsom, S  
Miles, C Watkins, A Watson, R Curtis & F Price

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

6. APOLOGIES FOR ABSENCE

Apologies for absence were submitted and accepted from Councillors D Sillito, G Cowie and C Baty, (all ill) and Councillors J I Measor & J Alvey, (at another meeting).

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

8. PLANNING APPLICATIONS

Consideration was given to the list of planning applications received since the last meeting. Further applications had been received the details of which were given to Members.

**RECOMMENDED that no comments be made on the application details submitted.**

9. PLANNING DECISIONS/DELEGATED AUTHORITY

Receipt of the decisions received from Durham County Council were reported.

**RECOMMENDED that the information given, be noted.**

10. RESIDENTIAL DEVELOPMENT OF UP TO 900 NO DWELLINGS & LOCAL RETAIL CENTRE, (OUTLINE) - COUNTY PLANNING COMMITTEE TUESDAY 2<sup>ND</sup> JULY 2013

Members gave further consideration to this application and were extremely concerned to read that the proposal now included a local retail centre, particularly after assurances had been given by the developer that the estate would use local shops etc.

**RECOMMENDED the Town Council attend the Planning Meeting if possible and voice their objections to the retail element of the proposals. Also there was concern at proposed road works involving road widening and a roundabout on Lowhills Road which may affect the sports pitches and sports provision at Lowhills Road by the Town Council.**

11. PROPOSED RETAIL DEVELOPMENTS PETERLEE TOWN COUNCIL

The Chairman welcomed Mr Timmiss to the meeting. He reported that as the Town Council were aware there were three applications that were made some 19 months ago and he assured although it was not apparent that there was a lot happening behind the scenes.

He then went through each application site one by one, the first being the proposed Tesco site. He explained it was a long process of getting the deal done however the final transfer of the land had now been completed and he expected this development to come forward in some shape or form shortly.

There were questions from Members which included:-

- The derelict Walk in Centre for Aged Persons and the eye sore it was;
- The strong rumours abound about the Dalton Park development;
- Concern that the former college land may stand derelict for a long period of time;
- What control did the County Council have on the timescale of the development?
- What could the Town Council do if anything to encourage Tesco to make progress, (a contact was offered);
- Would the building blend in with the surrounding area or be a typical store;
- Consideration of wildlife in the area including bats.

2. The Town Centre Site

It was reported that Praxis were continuing to talk to Durham County Council but it was less of a clear picture to give as to what their plans were.

It was suggested the Town Centre was looking dilapidated and whilst appreciating there were several owners of the areas involved, it was asked could DCC put any pressure on owners to improve the condition of their units in the Town Centre? Mr Timmiss said he would be happy to see if they could assist in prompting action and perhaps County Council Officers could assess and compile a list of improvements that were required.

3. Dalton Park

It was reported that with the leisure side of this development they were making good progress with these elements.

Members said that Seaham was flourishing. Mr Timmiss agreed and suggested this was an interesting scenario and felt it was down to the geographical position of Seaham next to Sunderland for housing lead regeneration.

The Chairman thanked Mr Timmiss for taking the time to come along to the meeting.