

Minutes of the Meeting of the **PLANNING COMMITTEE** held in the Four Clocks Centre, Bishop Auckland on **TUESDAY, 6<sup>th</sup> MARCH 2018** at 8.10 p.m.

**Present:** Councillor Chappell (Chairman) and Councillors Allen, Cullen, Fleming, Wilson and L Zair

**Also Present:** Councillors Brownson and Tucker and David Anderson (Town Clerk)

**PL.31/17 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Allen

**PL.32/17 DECLARATIONS OF INTEREST**

No declarations were made.

**PL.33/17 PUBLIC PARTICIPATION**

There were no members of the public present.

**PL.34/17 DURHAM COUNTY COUNCIL: PLANNING APPLICATIONS**

Consideration was given to a schedule of planning applications received since the last meeting. (For copy see file of Minutes).

Detailed consideration was given to application no DM/19/00040/FPA in respect to the proposed demolition of existing public house (Aclet Hotel) and erection of 1 no. retail unit (class A1) and 1 no. hot food takeaway unit (class A5).

It was noted that local residents felt strongly that the proposal should not go ahead as it was detrimental the health and wellbeing of the neighbourhood and would create excessive noise odour and additional traffic.

Members were of the opinion that as Watling Road was not an existing shopping area the granting of planning permission would create a new shopping area in a residential area which was already adequately served by shops and takeaways at Proudfoot Drive and Tindale Creascent.

The approval of the application would adversely affect the amenity of neighbouring residential properties, a large number of which were occupied by elderly people. It would also create unacceptable levels of traffic on an already busy main road (Watling Road) and roads on Woodhouse Close estate leading to the Aclet site from the west.

The impact on health and wellbeing of an additional hot food takeaway on Woodhouse Estate was of particular concern as was the impact of odours, noise, refuse and litter in a residential area.

The hot food takeaway element of the application would create an over concentration of uses within the Woodhouse Close area which would further exacerbate health deprivation in the area.

Members noted that consideration of the application was delegated for officer decision and requested that if the planning officer was minded to approve the application that it be submitted to a Planning Committee for determination.

**RESOLVED:** 1 That the Town Council's objections in relation to application no DM/19/00040/FPA be forwarded to Durham County Council.

**Signed:** .....  
**Chair**

2. That Durham County Council be requested to submit the application to a Planning Committee for determination if the planning officer was minded to approve it.
3. That the Town Council has no objections to the remainder of the planning applications detailed on the schedule.

**PL.35/17 DURHAM COUNTY COUNCIL – PLANNING DECISIONS**

Consideration was given to schedule of planning decisions that had been determined under delegated authority. (For copy see file of Minutes)

**RESOLVED:** That the schedule be noted.

Signed: .....  
Chair