

## PLANNING SUB-COMMITTEE

TUESDAY 31st OCTOBER 2023

Minutes of the meeting of the **PLANNING SUB-COMMITTEE**, held in the Council Chamber, Council Offices, School Aycliffe, Newton Aycliffe on **TUESDAY 31st OCTOBER 2023 at 7 pm.**

### PRESENT

**Councillor Peter Bergg (Chairman)** and Councillors:  
Arun M. Chandran, Neil Collinson, George Gray,  
Ian Gray, Carl Robinson, Ken Robson and John Woodward.

### OFFICERS

Amanda Donald (Corporate and Policy Officer)

### 17. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Joanne Jones.

### 18. MEMBERS' DISPENSATIONS

No applications for dispensations had been received.

### 19. DECLARATIONS OF INTEREST

There were no declarations of interest.

### 20. PUBLIC QUESTIONS

There were no public questions.

### 21. MINUTES

It was proposed by Councillor George Gray, seconded by Councillor Carl Robinson, and

**RESOLVED** - that the minutes of the meeting of the Planning Sub-Committee, held on the 5<sup>th</sup> October 2023, be confirmed as a correct record and signed by the Chairman.

### 22. PLANNING APPLICATIONS

Members considered the undermentioned planning applications:

- i) DM/23/02936/FPA - Garage Block Bruce Road Newton Aycliffe DL5 7AE - Conversion of existing garages to form 3 no. bungalows with associated landscaping works.

Following discussion, it was

**RESOLVED** – that the following response be submitted to the planning authority:

The Town Council considered this application at a meeting of the Planning Sub-Committee on Tuesday 31<sup>st</sup> October 2023 and would make the following objections and comments:

The application does not comply with GANP H3 – Parking Standards for New Residential Development. This will inevitably put pressure on surrounding streets, which already experience congestion. There should be 6 allocated parking spaces instead of 4 to be compliant.

The application does not comply with GANP H5 – Provision of in-curtilage parking and storage.

In addition, it was queried whether the bungalows would comply with fire regulations since there is only one entrance door and the side window appears too small to be used as an emergency exit. There does not appear to be any provision of EV charge points.

- ii) DM/23/02935/FPA - Conversion and alteration of existing garages to form 4 no. bungalows – garage block Bewick Crescent Newton Aycliffe.

**RESOLVED** – that the following response be submitted to the planning authority:

The Town Council considered this application at a meeting of the Planning Sub-Committee on Tuesday 31<sup>st</sup> October 2023 and would make the following comments:

No objections. However, access and egress ease and safety for emergency vehicles, motorists and pedestrians remains a concern due to the narrow access road with limited visibility onto an already congested street. In addition, it was queried whether the bungalows would comply with fire regulations since there is only one entrance door and the rear windows are too small to be used as an emergency exit. There does not appear to be any provision of EV charge points.

The Town Council does, however, acknowledge the need for bungalows for the elderly and welcomes this provision.

- iii) DM/23/02946/FPA - Installation of 2 no. new jet wash bays, with 3.5m high screens - Newton Park Services Newton Park Coatham Mundeville.

No comments or objections.

- iv) DM/23/02847/FPA - Orangery to the rear - 10 Wilbore Croft School Aycliffe Newton Aycliffe

No comments or objections.

- v) DM/23/03068/AD - Installation of internally illuminated 48-sheet D-Poster advertisement - Total St Cuthbert's Service Station St Cuthbert's Way Aycliffe Business Park

No comments or objections.

- vi) DM/23/03075/AD - Installation of 1no. non-illuminated fascia sign 'Stiller' logo to southern elevation - 1 Grindon Way Aycliffe Business Park Newton Aycliffe

No comments or objections.

- vii) DM/23/02995/FPA – Single storey rear extension -1 Wellhouse Road Newton Aycliffe DL5 4FF

No comments or objections.

**CHAIRMAN**