

Planning Committee

Tuesday, 15 March 2022

Present: T Brady (in the Chair)
Councillors K Barrie, J Cruddas, M Green, John Hunter,
C Johnston, T Mulvenna, J O'Shea and P Richardson

Apologies: Councillors M Hall and W Samuel

PQ76/21 Appointment of substitutes

Pursuant to the Council's Constitution the appointment of the following substitute members was reported:

Councillor T Mulvenna for Councillor Councillor M Hall

PQ77/21 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ78/21 Minutes

Resolved that the minutes of the meeting held on 15 February 2022 be confirmed and signed by the Chair.

PQ79/21 Planning Officer Reports

The Committee received guidance in relation to the principles of decision making when determining planning applications and then gave consideration to the planning applications listed in the following minutes.

PQ80/21 21/01271/FUL, St Johns Church, Killingworth

The Committee considered a report from the planning officers, together with an addendum circulated at the meeting, in relation to a full planning application from St John's Church for an extension to provide new accessible entrance and toilets.

A planning officer presented details of the application with the aid of various maps, plans and photographs.

In accordance with the Committee's Speaking Rights Scheme Maureen McKeown of Killingworth Village had been granted permission to speak to the Committee. With the aid of various photographs and plans circulated at the meeting she outlined her objections to the application on the grounds that the proposed access to the church from the adopted highway and bridleway to the north of the church would compromise safety, accessibility and car parking.

Peter Nugent of Ainsworth Spark Associates addressed the Committee to respond to the speakers' comments. He outlined the purpose of the proposed extension to provide improved access, storage, toilets and tea making facilities. The development also sought to improve the rendered appearance of the northern elevation of the church, transfer access for ceremonial vehicles from the dangerous West Lane and provide a more valuable asset to the local community for the future.

Members of the Committee asked questions of officers and made comments. In doing so the Committee gave particular consideration to:

- a) the proposal to re-render the northern elevation of the church with materials to be submitted to and approved by the Authority;
- b) the extent and status of the adopted highway and bridleway to the north of the church, the Council's maintenance programmes in relation to both and the limited options to improve access via the lane; and
- c) the proposed condition which would require the applicant to submit details of the stone to be used for the external walls to be approved by the Authority prior to the commencement of works to ensure that the significance of the listed building is protected.

Resolved that the application be permitted subject to the conditions set out in the planning officers report and addendum.

(Reasons for decision: The Committee concluded that, having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was acceptable in terms of its impact on the Grade II Listed Building and the character and appearance of the conservation area, the residential amenity of neighbouring residents, highway safety, biodiversity and trees.)