

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 3 April 2018.)

Planning Committee

13 March 2018

Present: Councillor F Lott (Chair)
Councillors A Arkle, B Burdis,
E Hodson, M A Green, S Graham,
John Hunter, W Lott, D McMeekan
and P Mason.

PQ48/03/18 Apologies

There were no apologies for absence.

PQ49/03/18 Substitute Members

There were no substitute members appointed.

PQ50/03/18 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ51/03/18 Minutes

Resolved that the minutes of the meeting held on 30 January 2018 be confirmed as a correct record and signed by the Chair.

PQ52/03/18 Planning Officer's Reports

Resolved that (1) permission to develop pursuant to the General Development Provisions of the Town and Country Planning Act 1990 and the Orders made thereunder, be granted for such class or classes of development or for such limited purpose or purposes as are specified, or not granted as the case may be, in accordance with the decisions indicated below; and

(2) any approval granted for a limited period be subject to the usual conditions relating to the restoration of land, removal of buildings and discontinuance of temporary use.

Application No:	17/01576/FUL	Ward:	Tynemouth
Application Type:	Full planning application		
Location:	Police Call Box, Grand Parade, Tynemouth		
Proposal:	Conversion of existing police box into café and ice cream parlour with external alterations including extension, canopy and replacement of existing roof with new pitched roof.		
Applicant:	Di-Meos Delaval Ices		

The Committee gave consideration to a report of the planning officers in relation to the application together with an addendum to the report circulated at the meeting. A planning officer presented details of the application with the aid of various maps, plans and photographs.

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

- a) the proposed measures to protect nearby residents from noise disturbance and cooking odours;
- b) the proposed condition prohibiting the cooking of food on the premises which aimed to prevent the nature of the premises changing over time from a café to a restaurant; and
- c) the safety of pedestrians crossing Percy Park Road and Percy Park to access the site. It was noted that there were two pedestrian crossings nearby on Grand Parade but no facilities on the roads adjacent to the site. The Committee were advised that there were currently no plans to provide additional facilities on Percy Park Road or Percy Park. As there was less traffic on these roads than Grand Parade officers had concluded that it would be unreasonable to require the applicants to provide such facilities. Members of the Committee discussed with officers a range of options to secure highways improvements as a condition to the granting of the planning application. Officers provided advice on the implications of imposing such a condition which would require further consideration, for example the potential loss of parking spaces, the need to vary existing traffic regulation orders and the possible re-location of bus stops. In view of these unknown factors the Committee determined the application on the basis of the conditions set out in the planning officer's report without amendment.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application following completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution of £2,500 towards coastal interpretation signage for the Northumbria Coast Special Protection Area.

(The Committee was minded to approve the application subject to the conditions set out in the planning officer's report, as the development was considered to be acceptable in terms of the principle of development, its impact on the residential amenity of neighbours, biodiversity and highway safety and its design and impact in a conservation area in accordance with the relevant policies contained in the National Planning Policy Framework and the Council's Local Plan 2017.)

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Application No: 17/01922/FUL Ward: Battle Hill
Application Type: Full planning application
Location: Tyne Metropolitan College, Battle Hill Drive, Wallsend
Proposal: Proposed construction of new skills education centre within existing college site.
Applicant: Tyne Coast College

The Committee gave consideration to a report of the planning officers in relation to the application. A planning officer presented details of the application with the aid of various maps, plans and photographs.

Decision

Application approved, subject to the conditions set out in the planning officer's report, as the development was considered to be acceptable in terms of its impact on neighbouring amenity, the character and appearance of the site and surrounding area and on highway safety in accordance with the relevant policies contained in the National Planning Policy Framework and the Council's Local Plan 2017.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.