

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 20 February 2018.)

Planning Committee

30 January 2018

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

PQ43/01/18 Apologies

There were no apologies for absence.

PQ44/01/18 Substitute Members

There were no substitute members appointed.

PQ45/01/18 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ46/01/18 Minutes

Resolved that the minutes of the meeting held on 9 January 2018 be confirmed as a correct record and signed by the Chair.

PQ47/01/18 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:	17/01041/FULH	Ward:	Howdon
Application Type:	Householder full application		
Location:	6 Beverley Place, Wallsend, NE28 7BH		
Proposal:	Two storey side extension with flat roofed rear dormer window and single story rear extension (revised plans 7/12/17).		
Applicant:	Mr Mindaugas Gaudiesius		

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.

In accordance with the Committee's Speaking Rights Scheme, Mr Peter Coulson had been granted permission to speak to the Committee on behalf of the Executors of the Estate for 7 Beverley Place but Mr Coulson had subsequently indicated he was unavailable to attend the meeting.

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

- a) the distances from the proposed side extension at 6 Beverley Place to the property at 7 Beverley Place and its boundary;
- b) the proposed building materials to be used; and
- c) the precise location of windows, obscure glazing, staircases and flat roofs within the proposed extensions.

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 and the character and appearance of the site and surrounding 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 Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Application No:	17/01743/FUL	Ward:	Tynemouth
Application Type:	Full planning application		
Location:	Access Points to Percy Gardens, Tynemouth		
Proposal:	Installation of replacement gates for vehicular and pedestrian access to Percy Gardens		
Applicant:	Percy Gardens Trust		

The Committee gave consideration to a report of the planning officers in relation to the application, together with an addendum circulated to the Committee prior to 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 access to Percy Gardens should the gates be inoperative and the arrangements to enable emergency vehicles to access Percy Gardens.

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 residential amenity, the character and appearance of the 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.

Application No:	17/01616/FUL	Ward:	Chirton
Application Type:	Full planning application		
Location:	Unit J1, Hamar Close, Tyne Tunnel Trading Estate, North Shields		
Proposal:	Change of use to sale and display of tools and machinery and associated equipment including warehouse areas within use classes A1 and/or B8 and associated external alterations.		
Applicant:	UK Land Estates (Partnership) Ltd		

The Committee gave consideration to a report of the planning officers in relation to the application, together with an addendum circulated to the Committee prior to 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 acknowledged that the proposed development would have a negligible impact on the surrounding highway network but noted the unrelated future improvements to the nearby junction at the entrance to Tyne Tunnel Trading Estate.

Decision

Application approved, subject to the conditions set out in the addendum to the planning officer's report. The development was considered to be acceptable in terms of Policy DM2.3 as it would not result in the loss of existing jobs, lead to an excessive reduction in the supply of employment land or have an adverse impact upon the amenity of neighbouring properties. The development was also considered to be acceptable in terms of its impact of the amenity of surrounding occupiers, the character and appearance of the area and 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.