

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 2 October 2018.)

Planning Committee

4 September 2018

Present: Councillor F Lott (Chair)
Councillors T Brady, S Graham,
M A Green, John Hunter, G Madden,
P Mason, D McMeekan, J O'Shea,
M Reynolds and L Spillard.

PQ17/09/18 Apologies

Apologies for absence were received from Councillor J M Allan.

PQ18/09/18 Substitute Members

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

Councillor J O'Shea for Councillor J M Allan.

PQ19/09/18 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ20/09/18 Minutes

Resolved that the minutes of the meeting held on 7 August 2018 be confirmed as a correct record and signed by the Chair.

PQ21/09/18 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:	18/00452/REM	Ward:	Northumberland
Application Type:	Approval of reserved matters		
Location:	Field North of 45 Sunholme Drive, Wallsend, Tyne And Wear		
Proposal:	Reserved matters for the submission of details of; Appearance, Landscaping, Layout and Scale in respect of erection of 295 dwellings, garages and car parking together with associated boundary treatment and infrastructure pursuant of hybrid application 12/02025/FUL (Revised site layout)		
Applicant:	Persimmon Homes		

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

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

- a) access from the development to bus services;
- b) the proportion of dwellings within the development that were bungalows;
- c) the effectiveness of the landscape buffer in separating the development from the Rising Sun Country Park and in preventing direct access from rear gardens to the park; and
- d) the impact of the proposed streetscape on pedestrian safety.

Whilst it was not a material planning consideration, the Committee were informed that the Council had received 25 complaints regarding possible breaches of planning conditions at the site. A breach of condition notice had been served on the applicants and the Council were considering a prosecution. The Chair of the Committee called upon the applicants to reflect on their practice during construction of the earlier phases of the site and he hoped for better practice in the future.

Decision

Application approved, subject to the conditions set out in the planning officers report, as the development was considered to be acceptable in terms of its layout, scale, appearance and landscaping in accordance with the relevant policies contained within 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 Paragraph 38 of the National Planning Policy Framework.

Application No: 17/01689/FUL Ward: Preston
 Application Type: Full planning application
 Location: Preston Towers, Preston Road, North Shields, Tyne And Wear, NE29 9JU
 Proposal: Change of Use of Existing Preston Towers, from Nursing Home (Class C2) to 4no houses (Class C3) and 6no apartments (Class C3). Development of 4no new detached houses (Class C3). Construction of new access from Preston Road and new access from unadopted road to the south of the site (Revised Application Boundary)
 Applicant: Moorland Holdings Ltd

At the request of the applicant, consideration of this application was deferred to enable the planning officers to work proactively and positively with the applicant to resolve various issues raised during the application process.

Application No: 18/00937/FUL Ward: Monkseaton South
 Application Type: Full planning application
 Location: 17B Front Street, Whitley Bay, Tyne And Wear, NE25 8AQ
 Proposal: Proposed change of use from A1 shop to A4 public house/alterations
 Applicant: Mr James Benson

The Committee gave consideration to a report of the planning officer in relation to the application, together with an addendum circulated to the Committee 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 the officers and made comments. In doing so the Committee gave particular consideration to:

- a) the nature of the proposed development and its operation as a micro pub;
- b) the likely impact of the development on the amenity of neighbouring residents; and
- c) the adequacy of the proposed conditions in mitigating against the impact.

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 the principal of development and its impact on residential amenity, the character and appearance of the Conservation Area and on highway safety in accordance with the relevant policies contained within 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 Paragraph 38 of the National Planning Policy Framework.

Application No:	18/00850/FULH	Ward:	Cullercoats
Application Type:	Householder Full application		
Location:	24 Neasdon Crescent, Tynemouth, Tyne And Wear, NE30 2TP		
Proposal:	Replace existing flat/felt roofs with new tiled pitched roof to the side of the property		
Applicant:	Norma Redfearn		

The Committee gave consideration to a report of the planning officer 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 officers report, as the development was considered to be acceptable in terms of its impact on surrounding occupiers and the character and appearance of the area in accordance with the relevant policies contained within 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 Paragraph 38 of the National Planning Policy Framework.