

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 18 December 2018.)

Planning Committee

27 November 2018

Present: Councillor F Lott (Chair)
Councillors T Brady, S Graham,
M A Green, John Hunter, D McMeekan,
P Mason, J Mole and L Spillard.

PQ32/11/18 Apologies

Apologies for absence were received from Councillors J M Allan, G Madden and M Reynolds.

PQ33/11/18 Substitute Members

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

Councillor J Mole for Councillor J M Alan

PQ34/11/18 Declarations of Interest and Dispensations

Councillor P Mason declared a non-registerable personal interest in planning application 17/01689/FUL, Preston Towers, Preston Road, North Shields because his brother lived at 2 Medway Gardens, North Shields, which was located opposite the application site.

Councillor M A Green declared a registerable personal interest in application 18/00967/FUL, Howdon Landfill Site, Wallsend Road, North Shields because she was a substitute member of the North East Combined Authority Transport Committee. Councillor Green had a dispensation in relation to the registerable personal interest.

PQ35/11/18 Minutes

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

PQ36/11/18 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: 17/01689/FUL Ward: Preston
Application Type: Full planning application
Location: Preston Towers, Preston Road, North Shields, NE29 9JU
Proposal: 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 unadopted road to the south of the site. (Revised Site Plan, AIA, Replacement Planting Scheme, Highways Statement, Floor Plans And Elevations)
Applicant: Moorland Holdings Ltd

The Committee gave consideration to a report of the planning officer in relation to the application, together with an addendum to the report which had been circulated to members prior to the meeting. The Committee were also presented with a record of a fact finding site visit undertaken by members of the Committee on 20 November 2018. 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 the:

- a) availability of the viability assessment executive summaries, which were available for inspection on the Council's website;
- b) appearance and design of the proposed new build properties and their impact on the character of the Preston Park Conservation Area;
- c) impact of the proposed new build properties on trees within the site; and
- d) desirability of improvements to the condition of the historic Preston Towers building.

Decision

Application refused on the grounds that:

- a) The proposed development of 4no new build properties would result in unacceptable harm to the character and appearance of the conservation area due to the impact on the original layout and character of the site, and the impact on trees. The proposal is contrary to the National Planning Policy Framework, policies DM6.1, S6.5, DM6.6 of the North Tyneside Local Plan 2017, the Design Quality SPD and the Preston Park Conservation Area Character Appraisal;
- b) The development would have an unacceptable impact on trees within the site due to the potential harm to retained trees during the construction work and future pressure to have the trees removed or cut back due to their proximity to the new dwellings. The proposal is contrary to the NPPF and policies DM5.9 and DM5.7 of the North Tyneside Local Plan 2017; and
- c) The applicant has failed to demonstrate that the development is not viable with the provision of affordable housing in accordance with the requirements of Policy DM4.7 of the North Tyneside Local Plan, the Planning Obligations Supplementary Planning Document LDD8 and the National Planning Policy Framework.

Application No: 18/00967/FUL Ward: Riverside
Application Type: Full planning application
Location: Howdon Landfill Site, Wallsend Road, North Shields
Proposal: Development to provide a satellite depot, required to stable part of the Metro fleet during the redevelopment of Gosforth Metro Depot (Additional Information: Landscape Plans, Butterfly Mitigation, Revised Site Plan)
Applicant: Nexus

The Committee gave consideration to a report of the planning officer in relation to the application, together with two separate addendums to the report which had been circulated to members 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 the:

- a) proposal that the site would be used as a depot for up to 10 years when it was anticipated that it would be de-commissioned and returned to its current state as undeveloped scrub land;
- b) proposed condition requiring the applicants to submit for approval details of a flood lighting scheme;
- c) economic impact of the development in terms of job creation;
- d) proximity of the nearest housing located 140 metres from the site; and
- e) likely impact of the development on the adjacent highway network.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application on expiry of the consultation period, subject to:

- a) no further matters arising which in the opinion of the Head of Environment, Housing and Leisure would justify reconsideration by the Committee;
- b) the submission of information to satisfy the Biodiversity Officer and Landscape Architect's concerns;
- c) the proposed conditions set out in the planning officers report and addendums; and
- d) the addition or omission of any other conditions considered necessary following the receipt of any additional comments during the remainder of the consultation period.

(The Committee indicated that it was minded to approve the application as the development was considered to be acceptable in terms of the principal of development and its impact on nearby residents and businesses, visual amenity, biodiversity and highway safety in accordance with the relevant policies contained within the National Planning Policy Framework and the Council's Local Plan 2017.)

Application No:	18/01061/REM	Ward:	Tynemouth
Application Type:	Reserved Matters		
Location:	Land at former Grange Interior Building, Bird Street, North Shields		
Proposal:	Approval of reserved Matters for access, appearance, landscaping, layout and scale of 16/01858/OUT for the development of 35no. residential units.		
Applicant:	PNorth Group Ltd		

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 officer's report, as the development was considered to be acceptable in terms of access, appearance, layout and scale including parking, means of enclosure, refuse storage, landscaping, privacy and outlook in accordance with the relevant policies contained within the National Planning Policy Framework and the Council's Local Plan 2017.