

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 16 April 2019.)

Planning Committee

19 March 2019

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

PQ53/03/19 Apologies

Apologies for absence were received from Councillor G Madden, P Mason and M Reynolds.

PQ54/03/19 Substitute Members

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

Councillor J O'Shea for Councillor M Reynolds

PQ55/03/19 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ56/03/19 Minutes

Resolved that the minutes of the meeting held on 19 February 2019 be confirmed as a correct record and signed by the Chair.

PQ57/03/19 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: 18/01397/FUL Ward: Wallsend
Application Type: Full planning application
Location: Heraeus Quartz UK, Neptune Road, Wallsend, NE28 6DD
Proposal: Construction of storage barn, new gatehouse incorporating additional offices and welfare facilities building on part of existing car park. Additional car parking to eastern end of site. Change of use of building 3 from B8 Industrial (storage) to B2. Relocation of machines into building 3. Increase the height of part of the roof to the existing building 2 and extension of canopy to loading area. Installation of 5no additional glass furnaces on new internal steel platforms into building 2. Installation of relevant services infrastructure to support additional furnaces.
Applicant: Heraeus Quartz UK

The Committee gave consideration to a report of the planning officer in relation to the application, together an addendum which had been circulated to Committee members prior to the meeting. 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 Mrs A M Longstaff of 4 Wilberforce Street had been given permission to address the Committee but she was not present at the meeting and had not responded to invitations to attend.

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

- a) the likely impact on health and air quality from silica particulates emitted from the proposed stacks for glass furnaces;
- b) the proposed condition requiring a dust suppression scheme to be submitted to and approved by the Authority in relation to the cleaning of the stacks;
- c) the reasons for the proposed condition requiring the new stacks to be a minimum of 3m high to ensure good dispersal of emissions;
- d) the additional employment that would be created by the proposed works;
- e) the proposed restrictions on access to the storage barn to prevent the risk of noise pollution; and
- f) the materials to be used in the construction of the new buildings.

Decision

Application permitted, subject to the conditions set out in the planning officer's report and the addendum to the report, as the development was considered to be acceptable in terms of the principle of development and its impact on amenity, the character and appearance of the area, ecology and landscaping 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: 18/01759/FUL Ward: Valley
Application Type: Full planning application
Location: Land North West of Brierdene Way, Backworth
Proposal: Change of use of land and construction of a 1,985 sqm Extra Care Home containing 28 apartments and communal living areas (C2 residential institution) and 4no specialist care bungalows (C3 residential) together with new access road, car parking, landscaping and other ancillary works.
Applicant: The Northumberland Estates

The Committee gave consideration to a report of the planning officer in relation to the application, together with an addendum 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:

- a) the scope of the proposed Section 106 agreement and the reasons why further financial contributions would not be sought;
- b) the nature and status of the care home development which had been classified as C2 residential institution;
- c) policy DM4.8 of the Local Plan which supported specialist housing, such as extra care and supported housing, where the development integrated into the local community. In this regard the Committee considered its location in relation to nearby facilities;
- d) the number of people to be employed at the site; and
- e) the proposed provision for car parking and access to public transport.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application subject to completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the provision of 11 allotment plots within the vicinity of the application site.

(The Committee indicated that it was minded to grant permission, subject to the conditions set out in the planning officers report and any subsequent amendments, omissions or additional conditions considered necessary, as the proposed development was considered to be acceptable in terms of the principle of development, the impact on the character and appearance of the site and its surroundings, whether it would provide a sufficient residential living environment for future occupiers and its impact on highway safety and access in accordance with the relevant policies contained within the Council's Local Plan 2017 and the National Planning Policy Framework.)

Application No:	18/00426/FUL	Ward: Riverside
Application Type:	Full planning application	
Location:	The Bogie Chain, Western Road, Wallsend, NE28 6TU	
Proposal:	Development of 10 new residential units, 4 bed dwellings in 2.5 storey townhouse blocks with ancillary parking, refuse and landscaped areas.	
Applicant:	Balliol Property Management and Development	

The Committee gave consideration to a report of the planning officer in relation to the application, together with an addendum 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:

- a) the location of the nearest public transport networks and schools; and
- b) the proposed inclusion of a grassed open space within the site which could be used by children to play.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application subject to completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following contributions:

- a) £2,290 towards park infrastructure;
- b) £3,053 towards green space;
- c) £3,600 towards play sites;
- d) 1 apprentice or a contribution of £7,000 towards training and employment; and
- e) £4,000 towards a Coastal Mitigation Service to mitigate for the impacts on the Northumbria Coast Special Protection Area.

The Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures to secure the following road improvements under Section 278 of the Highways Act 1980:

- a) Construction of new access
- b) Removal of unused accesses
- c) Upgrade of existing footpaths abutting the site
- d) Associated highway drainage
- e) Associated street lighting
- f) Associated road markings
- g) Associated signage

(The Committee indicated that it was minded to grant permission, subject to the conditions set out in the planning officers report and any subsequent amendments, omissions or additional conditions considered necessary, as the proposed development was considered to be acceptable in terms of the principle of development, the impact on the character and appearance of the site and its surrounding area, whether an acceptable level of amenity is provided for future residents and its impact on surrounding occupiers, trees and ecology and highway safety in accordance with the relevant policies contained within the Council's Local Plan 2017 and the National Planning Policy Framework.)