

Planning Committee

Tuesday, 1 October 2019

Present: Councillor F Lott (Chair)
Councillors J Allan, K Barrie, T Brady, L Darke, M Green,
P Richardson, J Stirling and F Weetman

Apologies: Councillors B Burdis, S Graham and W Samuel

PQ33/19 Appointment of substitutes

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

Councillor J Allan for Councillor W Samuel
Councillor J O'Shea for Councillor S Graham

PQ34/19 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ35/19 Minutes

Resolved that the minutes of the meeting held on 3 September 2019 be confirmed and signed by the Chair.

PQ36/19 Planning Officer 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.

PQ37/19 19/00674/FUL, Cosalt Building, Bell Street, North Shields

The Committee gave consideration to a report of the planning officer in relation to an application for change of use of the first floor to a pop-up events space to be used for monthly markets, wedding receptions, conferences and other special events. Installation of new staircase and three new entrances from Liddel Street. Construction of food stations and a bar on the first floor as well as installation of a new ventilation system with 1no discharge cowl. Construction of new toilets to accommodate the uplift in the capacity to 450 people. New windows installed at the rear of the building, overlooking the River Tyne. An addendum to the report had been circulated to the members of the Committee 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 Mr Rob Spence of 3 Riverside Quays, North Shields was granted permission to speak to the Committee. As Mr Spence was unable to attend Mr Glen Foster submitted a written statement on his behalf. The statement expressed the concerns of residents living in Riverside Quays regarding the proposed development of an events, food and drink venue for up to 450 people operational until 11.00pm. Reference was made to the likely impact of the development in terms of noise disturbance caused by patrons in a residential area, car parking congestion and the cumulative effect of another licensed premises on the Fish Quay.

Mr Jim Mawdsley and Mr Nick Kemp on behalf of the applicants, Blue Pidgeon Ltd, were permitted to address the Committee to respond to Mr Spence's statement. Mr Kemp stated that the venue would not be operated as a nightclub but a pop up events space to be used for monthly markets, wedding receptions, conferences and other special events. The business would be developed over a phased approach, initially focussing on monthly street food and craft beer markets. The applicants had worked with officers to reach a sensible and reasonable compromise regarding the proposed operation and opening hours of the venue. Mr Kemp asked that the Committee give consideration to extending the period during which live and amplified music could be played from 22:00hrs as recommended by the Environmental Health Officer to 22:30hrs.

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

- a) car parking provision in the area surrounding the venue;
- b) the nature and scope of events to be hosted at the venue;
- c) the proposed conditions to safeguard the amenity of neighbouring residents from noise associated with the operation of the premises;
- d) the location of neighbouring residential properties in relation to the Cosalt Building;
- e) the number of licensed premises in the Fish Quay area and their opening hours.

Following questioning it was agreed that if the Committee were minded to grant the application, the permission be granted subject to condition No. 16 being amended so that live and amplified music could be played until 22:30hrs.

Resolved that the application be permitted, subject to the conditions set out in the planning officer's report and the addendum, as amended by the Committee and described above, as the development was considered to be acceptable in terms of the principal of development, its impact on the character and appearance of the conservation area, the amenity of surrounding occupiers and highway safety in accordance with the relevant policies contained in the National Planning Policy Framework and the Local Plan 2017.

PQ38/19 19/00788/FUL, Lovaine House, 9 Lovaine Terrace, North Shields

The Committee gave consideration to a report of the planning officer in relation to an application for change of use to provide a veterinary clinic to include the demolition of existing single storey rear extension, erection of small two storey rear extension, enlarged existing single storey rear extension and internal alterations. 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 Roger Newbrook of 3 Lovaine Terrace, North Shields was granted permission to speak to the Committee. Mr Newbrook also spoke on behalf of T Burgo of 8 Lovaine Terrace and S Snowdon of 32 Brightman Road. Mr Newbrook outlined the objections of neighbouring residents on the grounds that the location of the building in a residential area was inappropriate for a commercial development, the proposed vehicular access for customers and deliveries via a back lane would be a risk to health and safety and the amenity of neighbouring residents would be affected by noise and a lack of privacy.

Councillor Matt Wilson, ward councillor for the Preston Ward, had been permitted to speak to the Committee. As he was unable to attend Councillor Cath Davis spoke on his behalf. She expressed concerns regarding the impact of the development on the Camp Terrace Conservation Area and the likely disruptive and detrimental effect the development would have on the amenity of neighbouring residents in terms of increased traffic and noise.

Karen Armstrong and Karen Wakefield of Ayres Terrace Veterinary Hospital were permitted to address the Committee to respond to Mr Newbrook's and Councillor Davis' comments. They explained that the hospital had operated from its premises in Ayres Terrace for 60 years without any complaints. The hospital was not being expanded but the relocation would be to more accessible, soundproofed premises with on site car parking for its customers. There would be no increase in the number of customers and staff would not use the parking places. The frequency and nature of deliveries to the practice were outlined together with a description of how the dog run to the rear of the premises would be operated.

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

- a) the impact of the development on highway safety particularly how deliveries to the premises would be managed;
- b) how the development would enhance the Conservation Area;
- c) the proposed operation of the hospital overnight and the dog run to the rear of the premises and the measures to be taken to minimise the risk of noise affecting neighbouring residents.

Following questioning it was agreed that if the Committee were to grant the application, the permission be granted subject to an additional condition requiring the applicant to submit to the Council for approval a service management scheme, incorporating provision for a banksman, in order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

Resolved that the application be permitted, subject to the conditions set out in the planning officer's report and the additional condition agreed by the Committee and described above, as the development was considered to be acceptable in terms of the principal of development, its impact on the character and appearance of the conservation area, the amenity of surrounding occupiers, trees and highway safety in accordance with the relevant policies contained in the National Planning Policy Framework and the Local Plan 2017.