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Planning Committee

Tuesday, 26 November 2019

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

Apologies: Councillors S Graham

PQ39/19 Appointment of substitutes

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

Councillor J O'Shea for Councillor S Graham

PQ40/19 Declarations of Interest

Councillor W Samuel stated that he had been granted speaking rights to outline his objections to application 19/01191/FUL, Land adjacent to 43 Stanton Road, Cullercoats. In accordance with the Committee's speaking rights scheme he intended to withdraw from the meeting after addressing the Committee and would take no part in the committee's decision making on the matter.

Councillor K Barrie stated that the land adjacent to 43 Stanton Road, Cullercoats lay within his ward and he had been approached by residents wishing to object to the application. He had advised residents on how to submit objections but he had not pre-determined the application and had an open mind to the information to be presented at the meeting.

PQ41/19 Minutes

Resolved that the minutes of the meeting held on 1 October 2019 be confirmed and signed by the Chair.

PQ42/19 19/01191/FUL, Land Adjacent to 43 Stanton Road, Cullercoats

The Committee considered a report from the planning officers in relation to a full planning application from Galliford Try Partnerships North East for construction of a three storey extra care apartment building (C2 use class) comprising 64 apartments (45 one bed and 19 two bed), communal facilities including lounge, dining area, activities room, salon, assisted bathroom, guest suite, electric buggy store and charging room and ancillary offices, gardens and parking on land adjacent to 43 Stanton Road, Cullercoats.

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 Mrs Christine Gallon of 73 Alexandra Gardens, North Shields was permitted to speak to the Committee. Mrs Gallon stated that the proposed 3 storey development would be out of character with the neighbouring 2 storey houses and bungalows. Existing residents would suffer from a loss of privacy from the overlooking windows in the development and its CCTV system, there would be light pollution at night and a loss of light and heat in the daytime caused by the shadow cast by the building. Mrs Gallon was concerned for the safety of children using Stanton Road if large construction vehicles were required to use the narrow congested street to access the site. She also expressed her concerns regarding the location of the construction worker facilities in relation to neighbouring properties, the risk of subsidence in the area and the impact of the development on surface water drainage in the area.

Councillor Willie Samuel, a local ward councillor, was also permitted to speak to the Committee. Councillor Samuel believed that in order to generate capital receipts from the site, normal planning considerations had been overruled on this occasion. With reference to the planning officers report he highlighted several aspects of the application where he believed the proposed development did not conform with planning policies. The site was not allocated in the Local Plan for housing, the housing was not required to meet the 5 year supply, it was not acceptable for the amenity of existing residents, there would be insufficient car parking for residents and visitors, there were land stability hazards in the area and the site was higher than neighbouring properties therefore there was a flooding risk. Councillor Samuel also commented on the fire services decision to prevent access to the site from the fire station and the minimal value of the development to the Council in terms of Council Tax receipts.

(At this point Councillor Samuel withdrew from the meeting.)

Mr Nigel Peacock, of SPA Architects, addressed the Committee to respond to Mrs Gallon's and Councillor Samuel's comments. Mr Peacock described the nature of extra care housing scheme proposed for the site to operated by Housing 21 and the benefits it would bring to the local community. He explained how aspects of the application had been amended to respond to the concerns of residents including a reduction in the height of the development from 4 to 3 storeys and a redesign of the southern elevation. The landscaping had been designed to provide a screen from neighbouring properties and experience of similar developments indicated that there would be less traffic than residents feared. The applicants intended to work with residents to ensure that construction traffic would pass safely along Stanton Road.

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

- a) the requirement to comply with a presumption in favour of sustainable development set out in the National Planning Policy Framework;
- b) the criteria laid out in Policy DM4.5 of the Local Plan for considering application for housing development on land not allocated for this use;
- c) the use of Stanton Road by construction traffic, its likely impact on safety and options to mitigate the risks, including parking on grass verges;
- d) the condition requiring the applicant to submit a lighting scheme to the Council for approval;

- e) how the proposed development complied with relevant housing standards;
- f) the visual impact of a 3 storey development on the character and appearance of the area;
and
- g) the impact of the development on the amenity of neighbouring residents.

Resolved that (1) planning permission be granted, subject to the conditions set out in the planning officer's report and the addendum to the report; and
(2) the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following road improvements:

- Upgrade of footpath abutting the site
- Associated highway drainage
- Associated street lighting
- Associated road markings
- Associated signage
- Associated Traffic Regulation Orders

(Reason for decision: The development was considered to be acceptable in terms of its impact upon the character and appearance of the surrounding area, the amenity of neighbouring properties and highway safety in accordance with the relevant policies contained in the National Planning Policy Framework and the Local Plan 2017. It would provide special care housing integrated into the local residential community and provide a well-designed residential living environment for future occupiers.)

PQ43/19 19/01088/FULH, 54 Grange Park, Whitley Bay

(At this point Councillor W Samuel returned to the meeting and Councillor K Barrie left the meeting.)

The Committee considered a report from the planning officers in relation to a full planning application from Mr D Bell for a ground floor rear extension with flat roof and parapet wall at 54 Grange Park, Whitley Bay.

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 Councillor Sean Brockbank, a local ward councillor, had been granted speaking rights. As Councillor Brockbank was unable to attend, Councillor Lewis Bartoli spoke on his behalf. He explained that the house would now be 200% larger than the original property. The proposed extension with a terrace, accessed from outward opening French doors installed on the first floor, would overlook all the neighbouring properties, be intrusive and potentially create a noise nuisance. He was concerned that the proposed condition prohibiting the use of the roof as a terrace would have to be policed by neighbours and would be unenforceable. It was suggested that consideration be given to agreeing a further condition requiring the removal of the French doors and prohibiting the installation of any handrails.

The applicant, Mr David Bell, addressed the Committee to respond to Councillor Bartoli's comments. Mr Bell explained that he had been incorrectly advised that he was able to

construct the extension without planning permission. The French doors had been installed with the intention of creating a terrace but when the need to obtain planning permission and the concerns of residents had come to light he had been happy to change his plans and it was not now his intention to use the space as a terrace and he accepted the proposed condition restricting its use. Mr Bell believed the extension was in keeping with the character and appearance of the area and he hoped to move into the house with his family when they would create no more noise than any family of four.

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

- a) the impact of the proposed development on the character and appearance of the area and on the residential amenity of neighbouring residents; and
- b) the action the Council could take should the condition restricting the use of the roof area be breached.

Resolved that planning permission be granted, subject to the conditions set out in the planning officer's report.

(Reasons for decision: The proposed development was considered to be acceptable in terms of its impact on neighbouring amenity and the character and appearance of the area in accordance with the relevant policies contained in the National Planning Policy Framework and the Local Plan 2017.)