

## Record of Delegated Non Executive Decisions by Officers

### 1. Subject of decision

Planning Application 19/01167/PIP, Land South of Leeholme, Burradon Road, Annitsford

### 2. Delegation Reference

Minute PQ69/20 Planning Committee 18 February 2020  
“the Head of Environment, Housing and Leisure, in consultation with the Chair and/or Deputy Chair of the Planning Committee, be authorised to determine any matters that would normally be determined by the Planning Committee in the event that public meetings of the Committee are cancelled because of the Coronavirus Pandemic”

### 3. Name and Title of Decision Maker

Colin MacDonald, Senior Manager: Technical and Regulatory Services (on behalf of the Head of Environment, Housing and Leisure) in consultation with the Chair and Deputy Chair of the Planning Committee, Councillors F Lott and T Brady.

### 4. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

### 5. Executive Summary

To determine an application for Permission in Principle (PiP) (Reference 19/01167/PIP) to establish the principle for residential development of between 5 and 12 dwellings on land south of Leeholme, Burradon Road, Annitsford.

Permission in Principle (PiP) is a type of planning consent, which grants permission for housing on a brownfield site. It is important to note that the only matter open to consideration for a PiP is whether the site is suitable for housing development and the number of homes that would be appropriate. Development cannot start on site until a Technical Details Consent (TDC) has been approved. TDC would confirm details for development including the access arrangements, design and materials.

Consideration was given to a report from the planning officers.

## 6. Alternative options considered

- a) To grant permission in principle; or
- b) To refuse the application.

## 7. Decision(s)

The site be transferred from Part 1 to Part 2 of the Council's Brownfield Register under The Town and Country Planning (Brownfield Land Register) Regulations 2017 and Permission in Principle be granted for between 5 and 12 dwellings on the land south of Leeholme, Annitsford.

## 8. Reasons for the Decision(s)

Having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was considered to be acceptable in terms of the principle of development and in terms of its impact on the character and appearance of the site and surrounding area, neighbouring occupiers and on the highway network.

## 8. Date Decision Made

14 April 2020

## 9. Date of Publication

15 April 2020