

Record of Delegated Non Executive Decisions by Officers

1. Subject of decision

Application 20/00136/FUL – Tynemouth Station

2. Delegation Reference

Minute PQ26/22 Planning Committee 30 August 2022.

“Resolved that (1) the Committee is minded to grant the application subject to completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and the addition, omission or amendment of any other conditions considered necessary; and (2) the Director of Regeneration and Economic Development be authorised to determine the application following the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution of £23,927 towards delivery of the Council’s Coastal Mitigation Strategy.”

3. Name and Title of Decision Maker

John Sparkes, Director of Regeneration in consultation with the Chair and Deputy Chair of the Planning Committee, Councillors W Samuel and P Richardson

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

None

5. Executive Summary

To determine an application (Reference 20/00136/FUL) from Station Developments Ltd relating to a full application for a ‘Mixed use scheme comprising 130 sqm Class E unit and 71no. one, two and three bedroom residential units with 43 car parking spaces, cycle parking, public realm improvement and landscaping on land to the south of Tynemouth Station; new access from Tynemouth Road; partial demolition of the stone perimeter wall to Tynemouth Road; and car parking on land to the north of Tynemouth Station; widening of access from Station Terrace’.

To the south of the station it is proposed to provide a ground floor commercial unit, 71no. apartments and townhouses and a 43no. space car park.

It is proposed to develop the northern part of the site to create carpark containing 58no. permanent parking spaces, plus overspill parking.

Consideration was given to a report from the planning officers together with supplementary supporting documentation provided by Cllr L Bartoli.

6. Alternative options considered

- a) To grant permission subject to the conditions set out in the planning officers report and securing an agreement under Section 106 of the Town and Country Planning Act 1990; or
- b) To refuse the application.

7. Decision(s)

Permission be granted subject to:

- a) the conditions set out in the planning officers report; and
- b) securing an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 to obtain the following contribution:
Coastal mitigation: £23,927

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, its impact on the character and appearance of the site and its surroundings; the living conditions of surrounding occupiers and future occupiers, its impact on trees and biodiversity and on the highway network.

The S106 was signed on 04 November 2022.

9. Date Decision Made

07 November 2022

10. Date of Publication (where appropriate)

7 November 2022