

Planning Committee

11 June 2019

Present: Councillor F Lott (Chair)
Councillors T Brady, B Burdis, L Darke
M A Green, John Hunter and J O'Shea
and W Samuel.

PQ01/06/19 Apologies

Apologies for absence were received from Councillors K Barrie, S Graham, C Johnson, P Richardson and F Weetman.

PQ02/06/19 Substitute Members

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

Councillor J O'Shea for Councillor S Graham
Councillor John Hunter for Councillor C Johnson

PQ03/06/19 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ04/06/19 Minutes

Resolved that the minutes of the meeting held on 16 April 2019 be confirmed as a correct record and signed by the Chair.

PQ05/06/19 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: 19/00575/FUL Ward: Valley
Application Type: Full planning application
Location: Land at former Beaumont Public House, Park Lane, Shiremoor
Proposal: Erection of 10no three bed houses and 3no two bed houses, Class C3
(resubmission)
Applicant: SHN Homes Ltd

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

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

- a) the concerns expressed by the resident of 17 Park Road regarding the boundary treatment and the proposed condition requiring the applicant to submit to the authority for approval details of the boundary treatments to ensure they are appropriate to maintain privacy and visual amenity;
- b) the internal layout of the proposed houses and their compliance with Policy DM4.9 of the Local Plan; and
- c) the benefits of development of a derelict site which had been prone to vandalism and anti-social behaviour.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application following expiry of the consultation period on 14 June 2019 subject to:

- a) the receipt of any additional comments which raise issues not previously considered which justify reconsideration by the Committee; and
- b) completion of a Section 106 Agreement to secure a sum of £4,381 towards coastal mitigation.

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 closure of the disused access and provision of the new access, upgrading of the footpath abutting this site, provision of associated highway drainage, street lighting, road markings and signage.

(The Committee indicate that they were minded to grant this application subject to the conditions set out in the planning officers report and any subsequent amendments, omissions or additions, as the proposed development would bring significant benefits to the streetscene and the character of the area, secure the future use of a vacant site, provide additional homes and it was acceptable in terms of its impact on residential amenity, trees, ecology and highways in accordance with the relevant policies contained in the National Planning Policy Framework and Local Plan 2017.)

PQ05/06/19 Parkside House, Station Road, Backworth, Tyne & Wear Tree Preservation Order 2019.

The Committee were presented with details of a Tree Preservation Order made in February 2019 to protect a number of trees located within the grounds of Parkside House, Station Road, Backworth. An objection to the confirmation of the order had been received from the owner of Parkside House. The grounds for objection were presented to the Committee for consideration together with commentary and guidance from the Council's landscape architect.

Resolved that the Parkside House, Station Road, Backworth, Tyne & Wear Tree Preservation Order 2019 be confirmed without modifications.

(Reasons for decision: The Committee considered it necessary to confirm the Order without modification to maintain and safeguard the contribution made by these trees to the landscape and visual amenity of the area. The Committee were satisfied that the order did not prohibit the felling or works to the trees should this be necessary but the Order would enable the authority to control the extent of any works.)