

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 10 July 2018.)

Planning Committee

12 June 2018

Present: Councillor F Lott (Chair)
Councillors J Allan, T Brady,
M A Green, D McMeekan,
P Mason, J Mole and W Samuel.

PQ01/06/18 Apologies

Apologies for absence were received from Councillors S Graham, John Hunter, G Madden, M Reynolds and L Spillard.

PQ02/06/18 Substitute Members

Pursuant to the Council's constitution the appointment of the following substitute member was reported:-

Councillor J Mole for Councillor S Graham
Councillor W Samuel for Councillor L Spillard

PQ03/06/18 Declarations of Interest and Dispensations

Councillor J Allan stated that he would withdraw from the meeting during consideration of Application 18/00251/FUL to avoid any perception that he was biased and he took no part in the discussion or voting on the matter.

PQ04/06/18 Minutes

Resolved that the minutes of the meeting held on 15 May 2018 be confirmed as a correct record and signed by the Chair.

PQ05/06/18 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:	17/00835/FUL	Ward:	Tynemouth
Application Type:	Full planning application		
Location:	Coleman NE Ltd, Walker Place, North Shields		
Proposal:	Development of 14no three storey townhouses with associated vehicle parking and landscaping.		
Applicant:	P North Developments Ltd		

The Committee gave consideration to a report from planning officers in relation to the application. 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, Shirley Darby, the daughter of the resident of 51 Renaissance Point, spoke to the Committee on behalf of P & J Ferguson of 52 Renaissance Point, North Shields, who had been granted permission to speak to the Committee. Ms Darby explained that her father suffered from Dementia and, as a former fisherman, he currently benefitted from views overlooking the Fish Quay. This view would be lost if the proposed development were to proceed possibly causing him confusion. Ms Darby expressed concern at the lack of car parking within the proposed development and in the surrounding area. Buses already struggled to negotiate Brewhouse Bank without additional parked cars causing an obstruction. She was concerned at the risk of flooding as rain already gushed down nearby streets. The development was likely to cast a shadow over the sitting rooms in Renaissance Point which were already dark. During the construction of the houses there would be a risk of dust and traffic causing disturbance to the residents of Renaissance Point. Ms Darby suggested that there were more suitable alternative sites in the area for the housing.

The applicant's agent, Big Tree Planning Ltd, had been invited to attend the meeting to respond to the speaker but they were not present.

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

- a) the differences between this application and an earlier planning application for 27 apartments which had been approved on appeal. The 27 apartments could be constructed regardless of the outcome of this current application.
- b) the proposed provision of car parking within the development site which met the Council's required standards as set out in the supplementary planning document LDD12. It was noted that due to the design of the car parking places some vehicles may overhang footpaths, but these footpaths would be located within the development site, they would not be through routes and they would not be adopted by the Council.
- c) the proposed condition requiring the applicant to submit a construction method statement for approval by the Council. This would set out how the impact of the construction on neighbours would be mitigated.
- d) officer advice that issues such as a loss of a view and the availability of alternative sites were not material planning considerations; and
- e) the proposed conditions of the Section 106 agreement in terms of the timing of the financial contributions.

Decision

The Head of Environment, Housing and Leisure be authorised to determine the application subject to:

- a) the conditions set out in the planning officer's report and any amendments, additions or omissions of any other conditions considered necessary;
- b) the applicant entering into a legal agreement in accordance with Section 106 of the Town and Country Planning Act 1990 to secure the following financial contributions:
 - i) £50,000 for offsite affordable housing;
 - ii) £30,000 for enhancing existing facilities at King Edward Primary School; and
 - iii) £8,400 for a Coastal Mitigation Service to mitigate for the impact on the Northumbria Coast Special Protection Area.

(The Committee indicated that they were minded to approve the application, subject to the conditions set out in the report of the planning officers, as the proposed development was considered to be acceptable in terms of the principle of residential development, its design and its impact on the Fish Quay Conservation Area and adjacent listed buildings, its impact on the amenity of existing and proposed residents and in terms of highway safety in accordance with the relevant policies contained in the Council's Local Plan 2017 and the National Planning Policy Framework.)

The Head of Environment, Housing and Leisure be authorised to undertake all necessary procedure under Section 278 of Highways Act 1980 to secure the following highways improvements:

- a) Upgrade of existing footpaths abutting the site;
- b) Upgrade of carriageway on Walker Place;
- c) Associated highway drainage
- d) Associated street lighting
- e) Associated road markings.

Application No:	18/00251/FUL	Ward:	Benton
Application Type:	Full planning application		
Location:	Action Building Maintenance, Oswin Road, Forest Hall		
Proposal:	Demolition of existing structures and redevelopment of the site for two residential buildings comprising a total of 16 supported living apartments, with associated parking and open space (Use Class C3)		
Applicant:	Mersten Limited		

At this point Councillor J Allan withdrew from the meeting and took no part in discussions or voting on the matter.

The Committee gave consideration to a report from planning officers in relation to the application, together with an addendum circulated to 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 details of proposed car parking within the development site which met the Council's required standards as set out in the supplementary planning document LDD12;
- b) the proposed boundary treatments and its impact on the security and safety of pedestrians using adjacent footpaths;
- c) a proposed condition requiring the applicant to submit to the Council for approval a scheme to manage refuse collection;
- d) the likely impact of the development on the adjacent allotments; and
- e) the support from the Council's Strategic Commissioning Manager for adult services for a supported living scheme on this site.

Decision

Application approved, subject to the conditions set out in the planning officer's report and addendum, as the proposed development was considered to be acceptable in terms of its impact on the highway network, flooding, ecology, amenity of existing and future occupants, adjacent allotments, contaminated land and its overall design and appearance in accordance with the relevant policies contained in the National Planning Policy Framework and the Council's Local Plan 2017.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.