

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 27 November 2018.)

Planning Committee

30 October 2018

Present: Councillor F Lott (Chair)
Councillors J M Allan, T Brady,
S Graham, M A Green, John Hunter,
G Madden, D McMeekan and L Spillard.

PQ27/10/18 Apologies

Apologies for absence were received from Councillor M Reynolds and P Mason.

PQ28/10/18 Substitute Members

There were no substitute members.

PQ29/10/18 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ30/10/18 Minutes

Resolved that the minutes of the meeting held on 2 October 2018 be confirmed as a correct record and signed by the Chair.

PQ31/10/18 Planning Officer's Reports

It was reported that Greggs plc had requested that consideration of planning applications 18/01155/FUL and 18/01156/ADV, Units 13 & 14 Collingwood Centre, Preston North Road, North Shields be deferred. This was to provide them with further time to address the issues raised by the Environmental Health Officer (EHO) concerning insufficient information about the proposed extraction system and to put forward a scheme that was acceptable to the EHO. Greggs' request had been accepted by the Chair as he wanted the Committee to be in possession of all the relevant information before reaching its decision. The applications were therefore deferred. It was anticipated that the applications would be considered at the next meeting of the Committee to be held on 27 November 2018 but this was to be confirmed.

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: 18/01060/FUL Ward: Northumberland
Application Type: Full planning application
Location: Land North East of Holystone Roundabout, Earsdon Road, Shiremoor
Proposal: Erection of 4no units for retail (Class A1) and gym (Class D2) uses, with associated car parking, servicing provision and landscaping (Amended landscape plans submitted 02.10.18)
Applicant: Northumberland Estates

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 members 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 suitability of the proposed quantity of car parking;
- b) accessibility to the site for cyclists and pedestrians;
- c) details of the drainage strategy submitted by the applicants;
- d) the concerns of the Council's Biodiversity Officer and Landscape Architect regarding the proposed loss of a section of woodland along the southern boundary of the site adjacent to the A186; and
- e) the proposed conditions requiring the applicants to submit to the Council for approval a detailed landscape scheme and for ensuring that the scheme was planted in the first planting season following completion of the development. The Committee agreed that should the application be approved the conditions would be amended so that the applicants would be required to plant native species as part of the landscaping scheme and that the scheme would have to be submitted to and approved by the Council prior to the occupation of the buildings.

Decision

Application refused on the grounds that the proposed development would result in the loss of existing mature vegetation and the proposed indicative planting does not demonstrate that adequate mitigation could be provided on site to compensate for the loss of the former vegetation. As such the proposed development is considered to be harmful to the biodiversity and landscaping in the area contrary to Policies S5.4, DM5.2, DM5.5 & DM5.9 of the Local Plan (2017).