

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 19 February 2019.)

Planning Committee

22 January 2019

Present: Councillor F Lott (Chair)
Councillors J M Allan, G Madden, T Brady,
S Graham, M A Green, John Hunter, P Mason
D McMeekan, J O'Shea and L Spillard.

PQ43/01/19 Apologies

Apologies for absence were received from Councillor M Reynolds.

PQ38/12/18 Substitute Members

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

Councillor J O'Shea for Councillor M Reynolds.

PQ39/12/18 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ40/12/18 Minutes

Resolved that the minutes of the meeting held on 18 December 2018 be confirmed as a correct record and signed by the Chair.

PQ41/12/18 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: 18/01458/FUL Ward: Preston
Application Type: Full planning application
Location: Preston Towers, Preston Road, North Shields, NE29 9JU
Proposal: Change of use of existing Preston Towers from Nursing home (C2) into 4no 3 bedroom houses and 6no 2 bedroom apartments, together with parking and new access from Preston Road. Installation of timber windows.
Applicant: Preston Towers Limited

The Committee gave consideration to a report of the planning officer in relation to the application, together with two addendums, one of which had been circulated to Committee members prior to the meeting and the other at the beginning of 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 impact of the construction of a new access to the site on trees within the site;
- b) the effect of the development on the Northumbria Coast Special Protection Area and Northumberland Shore Site of Special Scientific Interest;
- c) the likely impact of the £6,000 contribution from the applicants towards a coastal mitigation scheme to be prepared by the Council;
- d) the relationship between the coastal mitigation scheme and the Council's regeneration and tourism strategies;
- e) the location of the proposed replacement railings to the western boundary of the site adjoining Pearey House; and
- f) the proposed number and location of parking spaces to be provided within the site.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application subject to:

- a) the completion of a legal agreement made under Section 106 of the Town and Country Planning Act 1990 to secure the following contributions from the applicant:
 - £1,950 towards ecology and biodiversity;
 - £25,000 towards primary education;
 - £2,500 towards training and employment;
 - £1,000 towards the provision of a refuse bin; and
 - £6,000 towards a Coastal Mitigation Service to mitigate for the impacts on the Northumbria Coast Special Protection Area; and
- b) notification of the application under Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) to Natural England explaining how their advice has been taken into account.

(The Committee indicated that it was minded to approve the application, subject to the conditions set out in the planning officer's report and addendum, as the development was considered to be acceptable in terms of its impact on residential amenity, designated heritage assets, trees, ecology and highway safety in accordance with the relevant policies contained within the National Planning Policy Framework and the Council's Local Plan 2017.)

Application No: 18/01468/FUL Ward: Collingwood
 Application Type: Full planning application
 Location: Land West of Units 8D to 8F Alder Road, West Chirton Industrial Estate, North Shields
 Proposal: 7no. new industrial units on a grassed area and hardstanding adjacent to existing industrial units (Block 8). Additional areas of hardstanding and car parking facilities.
 Applicant: Helio Pact Limited

The Committee gave consideration to a report of the planning officer in relation to the application, together with an addendum 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 the impact of the proposed development on the trees and ecology in the area.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application subject to the completion of a legal agreement made under Section 106 of the Town and Country Planning Act 1990 to secure the following financial contributions from the applicant:

- £2,000 towards the delivery, supply and installation of 2no bins; and
- A financial contribution of £4,000 towards the provision of employment and training within the borough.

(The Committee indicated that it was minded to approve this application, subject to the conditions set out in the planning officers report, the addendum and any subsequent amendments, omissions or additional conditions considered necessary, as the proposed development was considered to be acceptable in terms of its impact on nearby residents and businesses, visual amenity, biodiversity and highway safety in accordance with the relevant policies contained with the Council's Local Plan 2017 and the National Planning Policy Framework.)

Application No: 18/01525/FUL Ward: Battle Hill
 Application Type: Outline planning application
 Location: Hadrian Park Community Primary School, Addington Drive, Wallsend, NE28 9RT
 Proposal: Installation of 2no. Cycle Tracks
 Applicant: Space4Learning

The Committee gave consideration to a report of the planning officer in relation to the application. 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 the proposed condition prohibiting the use of the tracks outside the school's standard opening hours unless a noise assessment was submitted to and approved by the Council. The Committee discussed whether the wording of this condition could be amended to allow the school to maximise the use of the tracks whilst safeguarding neighbouring residents from undue noise and disturbance. The Committee agreed that the condition should be amended so that other than 5 events per

calendar year, the approved tracks shall not be used outside of the hours of 07.30 to 17:00 Mondays to Fridays unless a noise assessment has first been submitted to and approved in writing by the Local Planning Authority.

The Committee also gave consideration to the Council's Playing Pitch Strategy and the impact of the development on the drainage within the field.

Decision

Application permitted, subject to the conditions set out in the planning officers report and amended by the Committee as described above, as the proposed development was considered to be acceptable in terms of the principle of the development and its impact on open space, the wildlife corridor and highway safety in accordance with the relevant policies contained within the Council's Local Plan 2017 and the National Planning Policy Framework.