

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

Planning Committee

19 February 2019

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

PQ48/02/19 Apologies

Apologies for absence were received from Councillor S Graham.

PQ49/02/19 Substitute Members

There were no substitute members appointed.

PQ50/02/19 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ51/02/19 Minutes

Resolved that the minutes of the meeting held on 22 January 2019 be confirmed as a correct record and signed by the Chair.

PQ52/02/19 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:	18/01734/FUL	Ward:	Riverside
Application Type:	Full planning application		
Location:	Soccerdome, Coble Dene, North Shields, NE29 6DL		
Proposal:	Re-use and extension of former health and fitness centre to provide new leisure facility.		
Applicant:	Everyone Entertained Ltd		

The Committee gave consideration to a report of the planning officer in relation to the application, together an addendum which had been circulated to Committee 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 proposed provision for bicycle storage;
- b) the importance of building regulations in safeguarding the safety of users of the proposed escape rooms; and
- c) the economic benefits of the development for neighbouring leisure and retail businesses and local employment.

Following the discussion it was proposed and agreed that having regard to policy DM7.4 of the North Tyneside Local Plan 2017 an additional condition be attached to the grant of permission that prior to occupation of the development, a scheme for the provision of secure undercover cycle parking should be submitted to and approved by the Local Planning Authority.

Decision

Application permitted, subject to the conditions set out in the planning officer's report, the addendum to the report and the additional condition agreed by the Committee as set out above, as the development was considered to be acceptable in terms of the principle of development and its impact on nearby residents and businesses, visual amenity, landscaping 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:	18/01655/FUL	Ward: Collingwood
Application Type:	Full planning application	
Location:	The Cedars Resource Centre, Morwick Road, North Shields, NE29 8JB	
Proposal:	Construction of 12no. Two and three bedroom houses at the site of the former Cedars Resource Centre with existing access/single lane carriageway from Morwick Road.	
Applicant:	North Tyneside Council	

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:

- a) the requirements of Policy DM4.9 of the Local Plan in relation to accessibility for wheelchair users;
- b) the height and details of the acoustic fencing required to safeguard residents from noise disturbance caused by children playing on the adjacent school field. Details of the proposed fence would have to be submitted to, and approved by, the Authority prior to occupation of the dwellings;
- c) the levels of traffic expected to use the narrow access to the site; and
- d) the ratings and standards applied to affordable housing developments in terms of their sustainability.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application following 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 Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures to:

- a) secure the following road improvements under Section 278 of the Highways Act 1980:
 - upgrade of access road
 - provision of bridleway
 - associated highway drainage
 - associated street lighting
 - associated road marking; and
 - associated signage.
- b) stop up and divert the highway and bridleway within the site that is no longer required under Sections 247 and 257 of the Town and Country Planning Act 1990.

(The Committee indicated that it was minded to grant permission, subject to the conditions set out in the planning officers report and the addendum and any subsequent amendments, omissions or additional conditions considered necessary, as the proposed development was considered to be acceptable in terms of the principle of development , the impact on the character and appearance of the site and surrounding area, the impact on the amenity of existing and future residents, the impact on highway safety and access and on the ecology in accordance with the relevant policies contained with the Council's Local Plan 2017 and the National Planning Policy Framework.)