

Planning Committee

6 August 2019

Present: Councillor F Lott (Chair)
Councillors K Barrie, T Brady, B Burdis, L Darke,
M A Green, T Mulvenna, P Richardson and W Samuel.

PQ14/08/19 Apologies

Apologies for absence were received from Councillors S Graham, J Stirling and F Weetman.

PQ15/08/19 Substitute Members

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

Councillor T Mulvenna for Councillor S Graham

PQ16/08/19 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ17/08/19 Minutes

Resolved that the minutes of the meeting held on 9 July 2019 be confirmed as a correct record and signed by the Chair.

PQ18/08/19 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:	19/00669/OUT	Ward:	Killingworth
Application Type:	Outline planning application		
Location:	Scaffold Hill Farm, Whitley Road, Benton, Newcastle upon Tyne, NE12 9ST		
Proposal:	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments (resubmission)		

Applicant: The Northumberland Estate

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 at the meeting. 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 Mr Keith Page of 17 St. Cuthberts Way, Holystone was permitted to address the Committee. He explained that it was dangerous to try to cross the Holystone bypass using the existing public right of way and questioned the advice given to the Committee in relation to highway safety. Mr Page referred to the width of the central reservation, the speed of vehicles and visibility in the area to illustrate his concerns. Mr Page asked that by way of an additional condition the applicants should be required to install a pedestrian crossing with fencing at the location prior to the commencement of the proposed development.

Ms Sandra Manson of Pegasus Group addressed the Committee to respond to Mr Page on behalf of the applicant. Ms Manson endorsed the report of the planning officers which reflected the hard work undertaken to formulate an application which was acceptable in planning terms and took account of previous member comments. She explained that highways officers had concluded that a crossing point was not required and the size of the development currently before the Committee did not justify the imposition of a condition requiring the provision of the suggested crossing point. She also referred to how the application complied with the Local Plan in terms of the allocation of the site for housing, the positive visual impact of the proposal particularly when located next to the Rising Sun Country Park, the provision of allotments, the provision of affordable housing, the character, appearance and design of the development and its impact on the highways network.

Members of the Committee asked questions of Mr Page, Ms Manson and officers and made comments. In doing so the Committee gave particular consideration to:

- a) the location and type of pedestrian crossing requested;
- b) the layout of the Holystone Roundabout and the issues that this caused for drivers using the roundabout;
- c) the assurances given that the Highways Manager would be requested to monitor and give further consideration to the need for the installation of an additional crossing point on the Holystone Bypass;
- d) that the Committee had withdrawn the requirement for an additional crossing to be provided in relation to a previous development on the site which had 38 dwellings whereas the application currently before the Committee only had 35 dwellings;
- e) the need for the development to be constructed within the specified operating times to reduce the impact on neighbouring residents;
- f) the timing for the installation of the allotments on the site.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application providing no further matters arise which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee.

(The Committee indicated that it was minded to approve the application subject to:

- a) the completion of a Deed of Variation to the original S106 Agreement to secure the following:
- Playsites, equipped: £23,906.84
 - Informal areas for play: £20,126.84
 - Strategic greenspace: £6,465.79
 - Parks: £15,186.32
 - Primary education: £108,326.84
 - Affordable housing at 25% with a 75:25 ratio (rent:intermediate); £11.052 per annum for travel plan delivery and monitoring for the duration of construction and two years post occupation of the development. The payment for the first two years (£22,104) shall be paid on commencement of development; further payments of £11,052 per year shall be paid each year thereafter until completion of the development and for two years post completion;
 - £47,894.74 to contribute to the provision of public transport in the wider area;
 - Coastal Mitigation: £8,633.00
- b) the conditions set out in the planning officer's report incorporating the additional amendment set out in the addendum; and
- c) the addition or omission of any other conditions considered necessary by the Head of Environment, Housing and Leisure.)

The applicant will be required to stop up the highway within the site that is no longer required under Section 247/257 of the Town and Country Planning Act 1990.

Application No:	18/01226/FUL	Ward:	Collingwood
Application Type:	Full Planning Application		
Location:	Land at Murton House Farm, Rake Lane, North Shields, Tyne and Wear		
Proposal:	Demolition of the disused and redundant buildings and replacement with 10 residential dwellings including access, amenity space and parking (Revised landscaping plans).		
Applicant:	Murton Farm Steading 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 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 benefits associated with the reconfiguration of the access to the site;
- b) the type of materials to be used on the development;
- c) the number of trees to be removed as a result of the proposed development, the number of trees to be retained and the additional planting required.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application providing no further matters arise which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee.

(The Committee indicated that it was minded to approve the application subject to:

- a) there being no objections from Natural England in respect of the application;
- b) the conditions set out in the planning officer's report incorporating the proposed amendments set out in the addendum; and
- c) the addition or omission of any other conditions considered necessary by the Head of Environment, Housing and Leisure.)

Application No: 18/01227/LBC Ward: Collingwood
Application Type: Listed Building Consent
Location: Land at Murton House Farm, Rake Lane, North Shields, Tyne and Wear
Proposal: Demolition of the disused and redundant buildings.
Applicant: Murton Farm Steading Ltd.

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.

Decision

The application be permitted, subject to the conditions set out in the planning officer's report, as the development was considered to be acceptable in terms of its impact on surrounding occupiers and on the highway network and in bringing vacant buildings back into use in accordance with the relevant policies contained in the National Planning Policy Framework and the Local Plan 2017.

Application No: 19/00047/FUL Ward: Killingworth
Application Type: Full planning application
Location: Benton House, Benton Business Park, Bellway Industrial Estate, Benton, Newcastle upon Tyne
Proposal: Construction of 2 steel-framed industrial units including car parking and hard landscaping (part retrospective).
Applicant: Benton house Ltd.

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.

Decision

The application be permitted, subject to the conditions set out in the planning officer's report, as the development was considered to be acceptable in terms of its impact on

surrounding occupiers and on the highway network and in bringing vacant buildings back into use in accordance with the relevant policies contained in the National Planning Policy Framework and the Local Plan 2017.

Application No: 19/00739/FUL Ward: Killingworth
 Application Type: Full planning application
 Location: Unit 41, Bellingham Drive, North Tyne Industrial Estate, Benton, Newcastle upon Tyne
 Proposal: Change of use from D1 (Training facility) to Gymnastics facility and activity centre with gym (D2) and ancillary café (A3). Extension to internal mezzanine floor
 Applicant: Mr Craig Heap.

Councillor Darke advised the Committee that although she had had previous email correspondence with the developer she would approach this application with an open mind.

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 attention to the proposed access to the development.

Decision

The application be permitted, subject to the conditions set out in the planning officer's report, as the development was considered to be acceptable in terms of its impact on surrounding occupiers and on the highway network and in bringing vacant buildings back into use in accordance with the relevant policies contained in the National Planning Policy Framework and the Local Plan 2017.

Application No: 18/01414/FUL Ward: Camperdown
 Application Type: Full planning application
 Location: Block F, K, H, J, M and L, The Killingworth Site, Harvey Combe, Station Industrial Estate, Killingworth
 Proposal: Demolition of blocks F, K, L and M and erection of new replacement vehicle maintenance unit. Reconfiguration of vehicle access routes and parking (additional reports and plans received May-July 2019)
 Applicant: North Tyneside Council.

The Committee gave consideration to a report of the planning officer in relation to the application together with the addendum which had been circulated to members in advance of the meeting. A planning officer presented details of the application with the aid of various maps, plans and photographs.

Decision

The application be permitted, subject to the conditions set out in the planning officer's report, as the development was considered to be acceptable in terms of its impact on surrounding occupiers and on the highway network and in bringing vacant buildings back

into use in accordance with the relevant policies contained in the National Planning Policy Framework and the Local Plan 2017.

PQ19/08/19 24 Marine Avenue, Whitley Bay Tree Preservation Order 2019

The Committee was presented with details of a Tree Preservation Order made on 15 April 2019 to protect a tree located within the grounds of 24 Marine Avenue, Whitley Bay. An objection to the confirmation of the Order had been received from the owner of 24 Marine Avenue. 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 24 Marine Avenue, Whitley Bay Tree Preservation Order 2019 be confirmed without modification.