

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 14 May 2019.)

Planning Committee

16 April 2019

Present: Councillor T Brady (in the Chair)
Councillors J M Allan, S Graham,
M A Green, John Hunter, G Madden,
P Mason and L Spillard.

PQ58/04/19 Appointment of Chair

Resolved that Councillor T Brady be appointed Chair for the duration of this meeting.

PQ59/04/19 Apologies

Apologies for absence were received from Councillors F Lott and M Reynolds.

PQ60/04/19 Substitute Members

There were no substitute members appointed.

PQ61/04/19 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

Councillor J M Allan stated that he was a councillor for the Camperdown Ward and a resident of Sharon Close, West Moor, but he had no prior knowledge of application 19/00227/FUL, Planet House, Northumbrian Way, Killingworth, and he had not predetermined the application.

PQ62/04/19 Minutes

Resolved that the minutes of the meeting held on 19 February 2019 be confirmed as a correct record and signed by the Chair.

PQ63/04/19 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: 18/01408/FUL Ward: Valley
Application Type: Full planning application
Location: Land at former Beaumont Public House, Park Lane, Shiremoor
Proposal: Erection of 11no three bed houses and 2no two bed houses, Class C3
Applicant: SHN Homes 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. In doing so the Committee gave particular consideration to:

- a) the internal layout of the proposed houses, the gross internal areas, amount of storage space and the size of the bedrooms, how they compared with the Government's Nationally Described Space Standards and if they complied with Policy DM4.9 of the Local Plan;
- b) legal advice that the Committee were required to consider the application in accordance with the policies contained within the Local Plan, unless material planning considerations indicated otherwise;
- c) the likely impact on landscaping and the overall layout of the development if larger houses were constructed on the site;
- d) the applicant's viability assessment which had demonstrated that the development would not be viable if the applicant was required to make financial contributions under a Section 106 Agreement requested by the Authority;
- e) the proposed bin storage facilities and access by refuse vehicles;
- f) the local lead flood officer's opinion that the surface water drainage proposals were acceptable in principle but that a proposed condition would require a detailed scheme to be submitted to, and approved by, the Authority prior to construction beginning; and
- g) the proposed condition restricting the hours of construction to 8am to 6pm on Mondays to Fridays, 8am to 2pm on Saturdays and no working on Sundays or Bank Holidays.

Decision

Application refused on the grounds that the proposed house types 1, 2 and 3 do not meet the Government's Nationally Described Space Standards therefore those dwellings would not provide an acceptable standard of accommodation for future occupiers, contrary to Policy DM4.9 of the North Tyneside Local Plan 2017.

Application No: 19/00227/FUL Ward: Camperdown
 Application Type: Full planning application
 Location: Planet House, Northumbrian Way, Killingworth, NE12 6EH
 Proposal: Change of use from business offices and computer repairs (Use Class B1) to a mixed use community hub comprising place of worship, community services venue and training/conference centre (Use Class D1), community sports activities space (Use Class D2), cafe (Use Class A3), business offices (Use Class B1) and storage/distribution in respect of community based charitable activities (Use Class B8), alterations to existing building elevations comprising new exterior cladding, additional doors and downlighting, front entrance extension to building, removal of earth mound to front of building and the provision of associated hard and soft landscaping.
 Applicant: Community Church Killingworth

(Councillor J M Allan stated that he was a councillor for the Camperdown Ward and a resident of Sharon Close, West Moor, but he had no prior knowledge of the application and he had not predetermined the matter.)

The Committee gave consideration to a report of the planning officer in relation to the application, together with two addendums that 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 proposed amendments to the conditions set out in the planning officer's report;
- b) the proposed alterations to the exterior cladding of the building; and
- c) the locality of the building in relation to neighbouring industrial uses.

Decision

Application permitted, subject to the conditions set out in the planning officer's report, and incorporating the amendments to the conditions as set out in the addendums to the report, as the development was considered to be acceptable in terms of the principle of development and its impact on amenity, the character and appearance of the area and highway safety in accordance with the relevant policies contained within the National Planning Policy Framework and the Council's Local Plan 2017.