

Record of Delegated Non Executive Decisions by Officers

1. Subject of Decision

Application 23/00925/FUL – G33-G48 Garage Adjacent to 71-73 Bellshill Close, Wallsend, Tyne and Wear

2. Delegation Reference

Minute [Tuesday, 29 August 2023, 6.00 pm \(Item PQ21/23\)](#)

(1) **Resolved** that

- (1) the Committee is minded to grant the application; and
- (2) the Director of Regeneration and Economic Development be authorised to issue a notice of grant of planning permission following expiry of the consultation period and subject to:
 - i) the conditions set out in the planning officers report and any subsequent addendum(s); and,
 - ii) the addition, omission or amendment of any other conditions considered necessary by the Director of Regeneration and Economic Development; and
 - iii) no further matters arising during the consultation period which, in the opinion of the Director of Regeneration and Economic Development, would justify reconsideration by the Committee.

3. Name and Title of Decision Maker

John Sparkes, Director of Regeneration in consultation with the Chair and Deputy Chair of the Planning Committee, Councillors W Samuel and J Cruddas

4. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

5. Executive Summary

To determine an application (Reference 23/00925.FUL) from Edwards Architecture, on behalf of North Tyneside Council, relating to the 'Variation of condition 1 of planning approval 22/01672/FUL in order to show increase in height of walls, eaves and ridge height of the approved bungalows following receipt of detailed site levels, and the location of solar panels and air source heat pumps. Substitution of approved drawing number 22014-HUSK-DR-ST-01-A-0302-P01 with 22014-HUSK-DR-ST-01-A-0302-P03'.

Revised plans were submitted showing the location of the solar panels and air source heat pumps. Public re-consultation was subsequently undertaken and the re-consultation period expired on 7 September 2023.

The original objector has submitted a further detailed objection. On the whole, this does not raise any issues which were not raised at the committee meeting. However, the objector has disputed the ground levels put forward by the agent and questioned the applicant's lack of prior access to the site to carry out a survey of levels. The objector has also submitted two photographs, which she states demonstrate that the garage floors were not so uneven that they required 18 inches of concrete to be poured to level the floors.

The objector has raised concerns that the revised plans do not accurately show the size of the solar panels. The Case Officer has considered the proposed plans in comparison to what has been installed and any difference would be considered to be non-material.

Concerns regarding other development sites will be investigated separately to this planning application.

The objector has submitted four additional photographs for consideration. She had intended for these to be presented to planning committee during her presentation. However, in error, the objector did not provide these to the Committee Clerk and has requested that they are still considered prior to the final decision being made.

6. Alternative Options Considered

- a) To grant permission subject to the conditions set out in the planning officers report and securing an agreement under Section 106 of the Town and Country Planning Act 1990;
or
- b) To refuse the application.

7. Decision(s)

Permission be granted subject to:

- a) the conditions set out in the attached document.

8. Reasons for the Decision(s)

Having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was considered to be acceptable in terms of the principle of development, its impact on the character and appearance of the site and its surroundings, the living conditions of surrounding occupiers and future occupiers, its impact on biodiversity and on the highway network.

9. Date Decision Made

08.09.2023

10. Date of Publication (where appropriate)

8 November 2023