

Planning Committee

29 March 2016

Present: Councillor T Mulvenna (Chair)
Councillors J M Allan, A Arkle, L Darke, S Graham,
M A Green, M Hall, John Hunter, M Huscroft,
D Lilly, F Lott, G Madden, D McMeekan, S Mortimer
and J O'Shea.

PQ61/03/16 Apologies

There were no apologies for absence.

PQ62/03/16 Substitute Members

There were no substitute members.

PQ63/03/16 Declarations of Interest and Dispensations

Councillor M A Green declared in relation to application 16/00112/FUL Site of Former Seaton Burn First School, that whilst she had provided advice to persons who had made representations she had not pre-determined the application and had an open mind.

Councillor S Graham declared a registerable personal interest in relation to application 16/00112/FUL Site of Former Seaton Burn First School as she was employed by Isos Housing Limited, a registered social landlord.

PQ64/03/16 Minutes

Resolved that the minutes of the meeting held on 8 March 2016 be confirmed as a correct record and signed by the Chair.

PQ65/03/16 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: **16/00112/FUL** Ward: **Weetslade**
Application Type: full planning application
Location: Site Of Former Seaton Burn First School East View Wideopen
NEWCASTLE UPON TYNE
Proposal: Development of 4no. two Bedroom houses and 4no one bedroom flats
including 12 parking bays and new adopted access road and turning head
(Revised FRA 11.3.16)
Applicant: Bernicia Group Ltd.
Agent: HMH Architects

The Planning Officer presented details of the application to the committee.

Mrs Jobling an objector to the application, was permitted to address the committee. Mrs Jobling referred to the high volume of traffic and congestion on the B1318 highway adjacent to the site. The proposed new access on to the road would mean there would be 6 roads joining the B1318 within 66 metres of each other. In her view the proposal represented overdevelopment in an already densely populated area. She referred to flooding and sewerage problems that had occurred in the area. Whilst these had been resolved she was concerned that the new development may cause the problems to happen again. The existing greenfield site was a pleasant place to be and used by residents for recreational purposes. The loss of the space and views would be detrimental. Mrs Jobling stated that the proposed development was out of character with the area, it would have a detrimental visual impact and it would create a solid line of development from Seaton Burn through to Wideopen. Mrs Jobling was concerned that should the development be allowed to proceed then this would allow the rest of the green space to be developed.

Members of the committee asked questions of Mrs Jobling.

Mr Boyd was permitted to address the committee on behalf of the applicant to respond to Mrs Jobling's comments. Mr Boyd stated that the proposed provision of 8 affordable homes were much needed and would make a small but vital contribution to North Tyneside's housing land supply, in accordance with the government's planning objectives. Mr Boyd acknowledged that the site was currently an informal green space but it was considered to be of low ecological value and the application sought to enhance its biodiversity. The development did not represent a significant loss of open space in the area as there was more open space immediately west of the site. The housing would enhance the street in terms of its standard and scale. It contained adequate parking, it would improve the housing offer, it represented a low density development and it was in keeping with the area. Mr Boyd believed all these points were valid reasons for approval of the application and that he could see no valid reasons for refusal.

Members of the committee asked questions of Mr Boyd.

Members of the committee then asked questions of the officers and made comments.

Decision

Delegated authority be granted to the Head of Environment, Housing and Leisure to determine the application, providing no further matters arise during ongoing consultation with the Environment Agency which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the committee.

(Minded to grant subject to the Environment Agency being satisfied and the recommended conditions set out in the Planning Officers report and the addition or omission of any other considered necessary, subject to the receipt of any additional comments received from consultees.)

Resolved that the Head of Law and Governance and the Head of Environment, Housing and Leisure be granted delegated authority to obtain highway improvements by virtue of Section 278 of the Highways Act 1980 to secure an upgrade of the footpath surrounding the site, associated drainage and associated street lighting.