

## Planning Committee

**2 August 2016**

Present: Councillor T Mulvenna (Chair)  
Councillors J M Allan, A Arkle (part),  
L Darke, S Graham, M A Green, E Hodson,  
John Hunter, C Johnson (part), F Lott (part), G Madden,  
P Mason, D McMeekan and J O'Shea.

### **PQ12/08/16 Apologies**

No apologies for absence had been received.

### **PQ13/08/16 Substitute Members**

There were no substitute members appointed.

### **PQ14/08/16 Declarations of Interest and Dispensations**

There were no declarations of interest or dispensations reported.

### **PQ15/08/16 Minutes**

**Resolved** that the minutes of the meeting held on 12 July 2016 be confirmed as a correct record and signed by the Chair.

### **PQ16/08/16 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: **15/01527/FUL** Ward: **Battle Hill**  
Application Type: Full planning application  
Location: Land to the rear and east side of Westholme Farm Social Club,  
Mullen Road, Wallsend, Tyne and Wear NE28 9HA  
Proposal: Construction of 6no terraced town houses with associated access  
road and landscaping  
Applicant: OakTree Developments

The determination of this application had been deferred from the 12 July 2016 meeting to allow the committee to undertake a fact-finding site visit. The site visit had taken place on 20 July 2016.

The planning officer presented details of the application to the committee.

Mr Brooker from Lambert Smith Hampton acting on behalf of the Westholme Farm Social Club addressed the committee to object to the application. Mr Brooker informed the committee that the club had concerns regarding access to the main door, the height of the acoustic fence and its closeness to their building and the emergency exit, and the location of the refuse storage area. The club was realistic about the land being developed but wanted a well thought out realistic development with appropriate conditions. The club had considered changing its internal layout to move the entrance from its current location but it would mean too great a loss to the bar area which would impact on the clubs' viability.

Councillor Spillard was permitted to address the committee as ward councillor. Councillor Spillard stated that she had been contacted by residents who were concerned that the proposal was overdevelopment, would impact on their amenity and add to the congestion and increase the risk of accidents on Mullen Road. Concerns had also been raised regarding an increased risk of flooding to Rose Gardens. The impact on the club was also a concern as it was currently a viable community hub where residents could meet and it needed to be supported to ensure it remained so.

Mr Sheldon was permitted to address the committee on behalf of the applicant in response. Mr Sheldon detailed the acquisition of the site, the discussions with the club and planning officers and the changes made in response. Mr Sheldon stated that they had been co-operative and considered that the application met all requirements and that it should be approved so that they could begin to develop the site.

Members of the committee asked questions of the officers and made comments. During discussion it was agreed to add to the recommended conditions one requiring the developer to provide a guard rail between the front of the main entrance of the club and the access road to ensure the safety of people leaving the club.

### **Decision**

Application approved, subject to the conditions set out below, as the committee were satisfied that the proposal was acceptable in terms of the principle of residential development, the design and layout of the development, highway issues and the impact on residential amenity are in accordance with the National Planning Policy Framework and the North Tyneside Unitary Development Plan 2002.

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.  
OS Plan IB04 Rev A  
Proposed Site Layout IB 08 Rev A  
Proposed Town House Design IB2 05  
Proposed Street Elevations IB2 06  
Proposed Section Across Site IB2 07 Rev B  
Proposed Longitudinal Section IB2 09 Rev B  
Reason: To ensure that the development as carried out does not vary from the approved plans.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3. No trees or vegetation clearance is to be undertaken during the bird nesting season (March to August inclusive) unless a checking survey has first been submitted to and approved in writing by the local planning authority. The checking survey must be carried out by a suitably qualified ecologist to confirm the absence of nests immediately prior to works commencing.

Reason: In the interest of biodiversity having regard to the National Planning Policy Framework.

4. No development or other operations shall commence on site until a detailed Arboricultural Method Statement in accordance with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority.  
This will include the following:

- a) A tree protection plan (TPP) referred to in section 5.5 of BS 5837:2012 to include protection of trees outside but adjacent to the site with tree roots within the site
- b) Issues to be addressed by an arboricultural method statement (AMS) referred to in section 6.1 of BS5837:2012
- c) All existing trees, shrubs and other natural features not scheduled for removal to be fully protected during the course of the site works and building operations in accordance with BS 5837: 2012

No work shall commence on site until all trees, shrubs or features to be protected are fenced along a line to be agreed with the Local Planning Authority with fencing as detailed in the tree protection plan. Fencing shall be maintained during the course of the works on site. No unauthorised access or placement of goods, fuels or chemicals, soils or other materials shall take place inside the fenced area. Activities relating to traffic management/site compounds/contractor access should be designed in accordance with the layout of the protective fencing.

Reason: To ensure trees to be retained are adequately protected from damage during the execution of the works hereby permitted from the outset of the development, in the interests of visual amenity having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

5. No utilities or drainage should be located within the root protection areas of retained trees. Where installation or alteration to existing underground services has been agreed near or adjacent to trees, all works shall conform to the requirements of National Joint Utilities Group publication Volume 4.

Reason: To ensure trees to be retained are not damaged by the installation of utilities within their root protection areas, in the interests of visual amenity having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

6. Prior to commencement of development a Remediation Statement, having regard to the Phase 1 Desk Top Study and Phase 2 Ground Investigation Report 2015 by Geo Environment Engineering, shall be submitted to and agreed in writing by the Local Planning Authority. This should provide details of exactly how the remediation works are to be carried out on site and a detailed site location plan of where material is to be deposited.

If any unexpected contamination or hotspots are encountered during the construction phases it will be necessary to inform the Local Authority then cease development and carry out additional investigative works and subsequent remediation if any unexpected contamination or underground storage tanks are discovered during the development.

Work should cease until any risk is assessed through chemical testing and analysis of the affected soils or waters.

Thereafter the development shall not be implemented otherwise than in accordance with the Remediation Scheme.

Reason: This is required at the outset of the development to ensure that the potential contamination of the site is properly remediated and its implication for the development approved fully taken in to account having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.

7. Prior to occupation of the dwellings hereby approved, a Validation Report shall be submitted to and agreed in writing by the Local Planning Authority. The report should provide evidence of and confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met. The report should include verification of the type, source, depth, location and suitability (to include any test certificates for material to be imported on site to ensure it is not contaminated) of the imported materials for their use on site. This should include cross sectional diagrams for the site and detailed plans of the site.

Reason: To ensure that the potential contamination of the site is properly remediated and its implication for the development approved fully taken in to account having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.
8. Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include a site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees and residential amenity having regard to Policies H5 H11 and DCPS 14 of the North Tyneside Council Unitary Development Plan 2002.
9. The construction site subject of this approval shall not be operational and there shall be no construction, deliveries to, from or vehicle movements within the site outside the hours of 0800-1800 Monday - Friday and 0800-1400 Saturdays with no working on Sundays or Bank Holidays.

Reason: To safeguard the amenity of nearby residents having regard to policy E3 of the North Tyneside Unitary Development Plan 2002 and National Planning Policy Framework.
10. Notwithstanding any details of levels which may have been given in the application, no development shall take place until plans of the site showing the existing and proposed ground levels and levels of thresholds and floor levels of all proposed buildings in

relation to adjacent buildings has been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: This is required at the outset of the development to ensure that the work is carried out at suitable levels in relation to adjoining properties, highways and trees to be retained on the site, having regard to amenity, access, highway, drainage and tree requirements having regard to policy E14 and H5, H11 and DCPS 14 of the North Tyneside Unitary Development Plan 2002.

11. Prior to the installation of surface water drainage, a detailed scheme for the disposal of surface water from the development shall be submitted to and approved in writing by the Local Planning Authority and shall be in accordance with the details submitted with the application in the Surface Water Drainage Strategy by Novo 55 Consulting Ltd unless otherwise agreed in writing with the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To ensure a satisfactory means of drainage to prevent the increased risk of flooding from any sources having regard to policy H5, H11 and DCPS14 of the North Tyneside Unitary Development Plan 2002 and the National Planning Policy Framework.

12. Prior to commencement of construction works on the site, a detailed scheme for the disposal of foul water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason: To ensure a satisfactory means of drainage in the interests of minimising environmental pollution and to prevent the increased risk of flooding from any sources having regard to policy H5, H11 and DCPS14 of the North Tyneside Unitary Development Plan 2002 and the National Planning Policy Framework.

13. No construction above ground level shall take place until a noise scheme has been submitted to and approved in writing by the Local Planning Authority in accordance with Section 6.3.2 of noise report 15-51-361 by Northburn Acoustics dated 12 May 2015, and shall provide details of the acoustic specification of the enhanced window glazing to be provided to habitable rooms, to ensure bedrooms meet the good internal standard of 30 dB(A) at night and prevent the exceedance of L<sub>max</sub> of 45 dB(A) and living rooms meet an internal equivalent noise level of 35dB LA<sub>eq</sub> in accordance with the World Health Organisation Community Noise levels for internal residential houses. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the occupants of the residential properties from noise disturbance from the adjacent social club having regard to policy H5, H11 and DCPS 14 of the North Tyneside Unitary Development Plan 2002.

14. Prior to development commencing, the ventilation scheme for habitable rooms must be submitted for approval in writing by the Local Planning Authority and thereafter implemented to ensure an appropriate standard of ventilation that meets as a minimum System 3 of Table 5.2c of Approved Document F. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the occupants of the residential properties from noise disturbance from the adjacent social club, to ensure good ventilation without recourse to opening windows, having regard to policy H5, H11 and DCPS 14 of the North Tyneside Unitary Development Plan 2002.

15. Notwithstanding any indication of materials which may have been given in the application, no construction above ground level shall take place until a schedule and/or samples of all external finishing and surface materials for the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to policy H5, H11 and DCPS 14 of the North Tyneside Unitary Development Plan 2002.

16. Notwithstanding any details of means of enclosure which may have been given in the application, prior to installation of means of enclosure, details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented.

Reason: To ensure that the proposed development does not adversely effect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development having regard to policy H5, H11 and DCPS14 of the North Tyneside Unitary Development Plan 2002.

17. The means of enclosure on the western boundary of the site adjacent to the east and north of the Westholme Farm Social Club building shall be an acoustic barrier comprising a 2.1m double boarded acoustic fence in the location shown on the Proposed Site Layout drawing IB2 08 Rev A.

The means of enclosure on the western boundary of plot 1 to the front and rear gardens shall be an acoustic barrier comprising an 1.8m double boarded acoustic fence in the location shown on the Proposed Site Layout drawing IB2 08 Rev A. Prior to the installation of the acoustic fence, and notwithstanding any indication of fencing which may have been given in the application, details of the acoustic fence shall be submitted to and agreed in writing by the Local Planning Authority. Prior to occupation of any dwelling on the site the acoustic fence shall be implemented in accordance with the details agreed and permanently retained thereafter.

Reason: To protect the occupants of the residential properties from noise disturbance from the adjacent social club having regard to policy H5, H11 and DCPS 14 of the North Tyneside Unitary Development Plan 2002.

18. At least 3 No. 240 litre wheeled bins shall be provided for each property. Details of bin stores as shown in the location on Proposed Site Layout drawing IB2 08 Rev A shall be submitted to and agreed in writing by the local planning authority prior to the installation of the bin stores. Thereafter, the said agreed details shall be implemented prior to the occupation of the dwellings.

Reason: To protect the visual and residential amenity of the surrounding area in accordance with policies H11 and DCPS14 of the North Tyneside Unitary Development Plan 2002.

19. The bin collection point for bins on bin collection day shall be for 12 bins and in the location as shown on the Proposed Site Layout drawing IB2 08 Rev A unless otherwise agreed in writing by the Local Planning Authority. This area shall be permanently retained for bins on bin collection day.

Reason: To ensure bins can be collected on bin collection day without implications for pedestrian and traffic safety having regard to policy H11 and DCPS14 of the North Tyneside Unitary Development Plan 2002.

20. Prior to occupation of the dwellings hereby approved, a scheme to manage refuse collection shall be submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details and before the development is occupied.  
Reason: In the interests of highway safety having regard to policy H11 and DCPS14 of the North Tyneside Unitary Development Plan 2002.
21. No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing.  
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access having regard to policy H11 and DCPS 14 of the North Tyneside Unitary Development Plan 2002.
22. The scheme for parking and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted and these areas shall not thereafter be used for any other purpose.  
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to LDD12 Transport and Highways and the National Planning Policy Framework.
23. Three bird nesting boxes shall be provided within the scheme on the buildings. Prior to implementation of the bird nesting boxes, details including design and location shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the bird boxes shall be implemented prior to occupation of the dwellings hereby approved in accordance with the approved details and retained thereafter.  
Reason: To mitigate for the loss of nesting opportunities on the site in the interest of biodiversity having regard to the National Planning Policy Framework.
24. Prior to the commencement of the use of the dwellings, details including design and location of a guard rail to be installed between the front of the main east elevation entrance of the Social Club and the access road hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the guard rail shall be implemented prior to occupation of the dwellings hereby approved in accordance with the approved details and retained thereafter.  
Reason: In the interests of safety, having regard to the National Planning Policy Framework.

Statement under Article 31(1)(cc) of the Town & Country (Development Management Procedure) (England) Order 2010 (as amended):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Application No: **16/00995/FUL** Ward: **Whitley Bay**  
Application Type: Full planning application  
Location: Mission Hall, Coquet Avenue, Whitley Bay, Tyne and Wear NE26 1EE  
Proposal: Change of use and alterations to former church hall to form swimming pool and cafe. Provide mild steel gates and railings to existing front and side boundaries  
Applicant: Mr Marc Dining  
Agent: Mr Paul Anderson

Prior to the consideration of the application, the planning officer circulated an addendum to the report which included a letter received from the previous occupier of the building detailing events and activities which had taken place there.

The case officer presented details of the application to the committee.

Mrs Laurie, a local resident who objected to the application, was permitted to address the committee. Mrs Laurie stated that the building should be used for the community not as a commercial concern and the use of the site for a swimming pool was inappropriate in a residential street, particularly as the open land adjacent to the site would probably also be developed for housing. The addition of railings to the boundary wall would be out of keeping with the streetscene, no other houses had railings and the majority still had their original 1920's stone. There was insufficient parking in the area already to accommodate the visitors to nearby Whitley Park, the Playhouse and the church and the development would make an existing situation worse as no additional parking was being provided; deliveries would also have to be made from the street. Mrs Laurie asked the committee to refuse the application as it was not a suitable use for the site.

Mr Dining, as the applicant, was permitted to address the committee in response. Mr Dining stated that the use of the building for an appointment based swimming club was less intensive and would have less impact on privacy and parking than when it was a church hall. The swimming pool would also have less of an impact than other uses in its existing use class of D1, for example a day nursery, which would not require planning permission. The development would bring back into use a community asset which was already beginning to attract vandalism because it was vacant. It was a good location for people to walk to, the café would not be cooking any food or open to passing trade and it was essential that children who lived near the sea had the opportunity to learn to swim. This option kept the hall in use for the benefit of the local community and had a low impact on neighbouring residents.

Members asked questions of the officers and made comments.

### **Decision**

Application approved, subject to the conditions set out below, as the committee were satisfied that the proposed development was acceptable in terms of the principle of the proposed change of use, the impact on neighbouring amenity and the impact of the proposal upon the character and appearance of the surrounding area. The committee was also satisfied that sufficient parking and access would be provided and so the proposal would accord with the National Planning Policy Framework and the North Tyneside Unitary Development Plan 2002.

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications.  
- Application Form 01.06.2016

- Supporting Information provided via email dated 20.07.2017 at 13:04 from applicant (via Matthew Dinning)
- Site Location Plan (Scale 1:1250)
- Site Plan (Scale 1:200)
- Proposed Ground Floor Plan and Proposed Elevations (Plan Title. Proposed Work: Change of Use)

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
  
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order), the land and/or building(s) shall be used only for the purpose of a swimming pool and ancillary cafe and for no other purpose including any other purpose within Use Class D2.  
Reason: To enable the Local Planning Authority to retain control over the use and to protect the residential amenity of surrounding occupants having regard to policy H13 and E3 of the North Tyneside Unitary Development Plan 2002.
  
4. The use hereby approved shall operate on an appointment only basis and shall not be open to the general public to attend without prior appointment at any time.  
Reason: In the interests of highway safety in accordance with policy H13 of the North Tyneside Unitary Development Plan and LDD12.
  
5. The premises shall not be open for business outside of the hours of 09:00 to 21:00 Monday to Saturday, and 10:00 to 17:00 on Sundays or Bank Holidays.  
Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.
  
6. Deliveries shall not be made to the premises outside of the hours of 08:00 hours to 19:00 hours Monday to Saturday.  
Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.
  
7. The construction site subject of this approval shall not be operational and there shall be no construction, deliveries to, from or vehicle movements within the site outside the hours of 0800-1800 Monday - Friday and 0800-1400 Saturdays with no working on Sundays or Bank Holidays.  
Reason: To safeguard the amenity of nearby residents having regard to policy E3 of the North Tyneside Unitary Development Plan 2002 and National Planning Policy Framework.
  
8. There shall be no cooking of foods in any form or reheating of hot foods permitted at the premises at any time. Only cold food provisions and hot and cold beverages shall be served to customers at the premises.  
Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policy E3 and H13 of the North Tyneside Unitary Development Plan 2002.

9. There shall be no deep fat frying or shallow frying of foods permitted at the premises at any time.  
Reason: To protect the amenities of the occupiers of residential accommodation in the vicinity having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.
10. There shall be no live music in the form of bands, solo and duo artists and no amplified music in the form of discos, DJ's and karaoke or any recorded background music played at the premises at any time.  
Reason: To safeguard the occupiers of adjacent properties from undue noise or other associated disturbance having regard to policy E3 and H13 of the North Tyneside Unitary Development Plan 2002.
11. No sound reproduction equipment which is audible outside the curtilage of the premises shall be operated on the site.  
Reason: In order to protect the amenities of occupiers of nearby properties having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.
12. The steel railings shall be appropriately stained/colour treated within 1 month of their installation.  
Reason: In order to protect the visual amenity of the streetscene in accordance with Policy H13 of the North Tyneside Unitary Development Plan 2002.
13. Prior to the installation of any external lights full details of the location and design must be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: In order to protect the residential amenity of nearby occupants in accordance with Policy H13 of the North Tyneside Unitary Development Plan 2002.
14. Prior to the operation of the approved use facilities for the storage of refuse at the premises shall be installed within the premises. The facilities shall thereafter be permanently retained and used for this purpose.  
Reason: In order to safeguard the amenities of the area having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.
15. Prior to the installation of any plant or equipment full details, including height, position, design and materials, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.  
Reason: In order to safeguard the amenities of adjoining properties having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.
16. Prior to the installation of any plant or equipment a noise scheme must be submitted to and approved in writing by the Local Planning Authority. The noise scheme must be in accordance with BS4142 and shall determine the current background noise levels for daytime, evening and night time. The rating level for all plant and equipment must not exceed the current background noise levels at nearest sensitive receptor.  
Reason: In order to safeguard the amenities of adjoining properties having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.

17. All plant and machinery shall be enclosed with sound insulation materials in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority in writing. The scheme shall include details of the noise levels expected to be created by the combined use of plant and equipment in order to ensure compliance with the noise rating level. The sound insulation scheme shall be installed prior to the operation of the plant and machinery and retained thereafter.  
Reason: To protect the occupants of nearby residential properties from noise and disturbance having regard to policies E3 and H13 of the North Tyneside Unitary Development Plan 2002.
  
18. Prior to the commencement of the approved use a chlorine management plan must be submitted to and approved in writing by the Local Planning Authority. This must consider the use and management of chlorine onsite, how it will be controlled, how odours from its use will be mitigated and detail the action taken if a release should occur. Thereafter, the approved use must operate in accordance with the agreed details.  
Reason: In the interests of residential amenity in accordance with policy E3 of the North Tyneside Unitary Development Plan 2002.
  
19. In the event that any unexpected contamination or hotspots are encountered during development works, all work must be ceased immediately and full details of additional investigative and any required remediation works must be submitted to and approved in writing by the Local Planning Authority. Such details will include the assessment of any risk via chemical testing and analysis of the affected soils or waters. Thereafter, the development must be carried out in complete accordance with the approved details.  
Reason: To ensure that the potential contamination of the site is properly investigated and its implication for the development approved fully taken in to account having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.
  
20. Prior to the disposal of any soil, which is to be removed of the site, it must be tested against the Waste Acceptance Criteria at a suitably licensed facility. Thereafter, the soil must be disposed of in accordance with the criteria.  
Reason: To ensure that the potential contamination of the site is properly investigated and its implication for the development approved fully taken in to account having regard to policy E3 of the North Tyneside Unitary Development Plan 2002.
  
21. Prior to the commencement of the approved use details of the air ventilation systems shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented before the development is first occupied in accordance with the approved details and permanently retained.  
Reason: To protect the amenities of the occupiers of residential accommodation in the vicinity having regard to policies E3 and H13 of the North Tyneside Unitary Development Plan 2002.
  
22. Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the

deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include an site plan illustrating the location of facilities and any alternative locations during all stages of development. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees and residential amenity having regard to Policies H13 of the North Tyneside Council Unitary Development Plan 2002

Statement under Article 31(1)(cc) of the Town & Country (Development Management Procedure) (England) Order 2010 (as amended):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

(After the decision had been made on the above application Councillor F Lott left the meeting room and took no further part in the meeting.)

Application No:	<b>16/00891/FUL</b>	Ward:	<b>Killingworth</b>
Application Type:	Full planning application		
Location:	Entrance to Miller Close, in between 12 and 14, Palmersville, Newcastle upon Tyne.		
Proposal:	Erection of fence to block existing emergency access point		
Applicant:	Mr David Gill		
Agent:	Mr Chris Hall		

The case officer presented details of the application to the committee.

Councillor G Bell was permitted to address the committee as ward councillor. Councillor Bell quoted the foreword of the National Planning Policy Framework and section seven on the role of good design in creating a safe, accessible environment and reducing the fear of crime and that he supported the applicant. Councillor Bell stated that he understood why the recommendation from the officers was for refusal and that it was a finely balanced decision however the detrimental impact the anti-social behaviour was having on the lives of the residents of the estate meant that the closing of the emergency access was an appropriate response.

As a ward councillor had spoken the applicant, Mr Gill, was permitted to address the committee. Mr Gill was accompanied by a neighbour, Mr May. Mr Gill detailed the number of residents who supported the installation of the fence and the impact the removal of the original temporary fence had made to the daily lives of the residents of the estate. Mr Gill gave examples of the anti-social behaviour experienced and observed by residents, that confrontations had occurred and the anxiety and distress caused. Whilst acknowledging that the walk from the Metro station to Asda/Rising Sun was quicker through the estate it was only marginally so and people would walk the other route; closing this route would also inconvenience residents but they accepted it to try and prevent the anti-social behaviour. It

was also acknowledged that there was no guarantee that the anti-social behaviour would stop with the fence, residents just knew that it had only become a problem when the fence was removed after 18 months of occupancy.

Members asked questions of the officers and made comments. During discussion some potential conditions for the application, should it be approved, were suggested by the planning officer.

### **Decision**

Application approved, subject to the conditions set out below, as the committee were satisfied that the impact of closing the emergency access on emergency vehicles and on pedestrian/cycle permeability was acceptable in accordance with the principles of the National Planning Policy Framework.

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:

- Application form.
- Ordnance Survey plan (Scale 1:1250).
- Existing plan (Scale 1:100)
- Proposed plan (Scale 1:100)
- Existing and proposed plan (Scale 1:100)

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3. Notwithstanding Condition 1, within one month of the date of this decision notice details of the colour treatment of the new fencing must be submitted to and approved in writing by the Local Planning Authority. Once agreed the new fencing must be colour treated within two months of the discharge of conditions notice to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

Statement under Article 31(1)(cc) of the Town & Country (Development Management Procedure) (England) Order 2010 (as amended):

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

(After the decision had been made on the above application Councillors Arkle and Johnson left the meeting room and took no further part in the meeting.)

Application No: **16/00112/FUL** Ward: **Weetslade**  
Application Type: Full planning application  
Location: Site of the Former Seaton Burn First School, East View, Wideopen  
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) (Revised FRA, site plan and elevation plan including increase in floor heights of dwellings 24.06.16)  
Applicant: Bernicia Group Ltd.  
Agent: HMH Architects

The planning officer presented details of the application to the committee. The application had been considered by committee on 29 March 2016 when it had been determined to approve the application subject the Environment Agency being satisfied. The applicant had altered some aspects of the proposals to overcome the Environment Agency's objections which had included raising the height of the buildings by 0.6m; the changes justified reconsideration of the application by the committee.

Mrs Jobling, a local resident who objected to the application, was permitted to address the committee. Mrs Jobling was concerned that a flood plain was being built on and referred to flooding that had occurred in the area and sought reassurance that there would be no flooding caused by this development. The residents currently enjoyed a beautiful view and sunsets over the grassed area, the loss of the light, privacy and views would affect them, even more so with the new height of the buildings. Mrs Jobling was concerned that the development would impact on house prices and would set a precedent for the rest of the green space to be developed.

Mr Boyd was permitted to address the committee on behalf of the applicant in response. Mr Boyd explained the changes to the development from the original proposals and the discussions and thought processes behind them. The principle of the development had already been accepted, the development was in keeping with the street scene, all properties had a level access and the developers were more than confident that it would not cause flooding.

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

### **Decision**

Application approved, subject to the conditions set out below, as the proposed development was considered to be acceptable in terms of the principle of the development, the loss of open space, housing supply, the impact on surrounding amenity and the amenity of proposed occupiers, the design and layout of the development, car parking, access and other matters in accordance with the National Planning Policy Framework and the North Tyneside Unitary Development Plan 2002.

1. The development to which the permission relates shall be carried out in complete accordance with the following approved plans and specifications:
  - Application form.
  - Ordnance Survey plan (Scale 1:1250).
  - Proposed site plan (Scale 1:200) Revision J.
  - Proposed plans and elevations SK.103 (Scale 1:100)
  - Proposed plans and elevations SK. 104 (Scale 1:100)
  - 3D elevations SK. 102 Revision G
  - Swept path analysis.

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3. Notwithstanding Condition 1, prior to the construction of any dwelling above ground level a schedule and/or samples of all surfacing materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory appearance having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

4. Notwithstanding Condition 1, prior to the commencement of construction works on the site a plan showing the existing and proposed ground levels and levels of thresholds and floor levels of all proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: This information is required to ensure that the work is carried out at suitable levels in relation to adjoining properties and highways, having regard to amenity, access, highway and drainage requirements having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

5. Notwithstanding Condition 1, prior to the occupation of any dwelling details of all screen and boundary walls, fences and any other means of enclosure within that development shall be submitted to and approved in writing by the Local Planning Authority. The acoustic barriers shall comply with the positions and construction details set out in Table 2 and Figure 1 of the submitted Noise Report. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. These agreed boundary treatments shall be retained hereafter.

Reason: To ensure that the proposed development does not adversely effect the privacy and visual amenities enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

6. The development shall not begin until details of the adoptable estate roads and footways and a timescale for their full implementation have been submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied until the estate roads which provide access to it from the existing highway have been laid out and constructed to base course in accordance with the approved details. The final course shall be laid out in accordance with the agreed timescales and retained thereafter.

Reason: This information is required from the outset in order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

7. Within six month(s) of the new/altered access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb/removing the existing bellmouth and reinstating the footway verge and highway boundary to the same line, level and detail as the adjoining footway verge and highway boundary.  
Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.
8. No part of the development shall be occupied until an area has been laid out within the site for refuse vehicles to turn in accordance with the approved drawing and that area shall not thereafter be used for any other purpose.  
Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.
9. Notwithstanding Condition 1, no development shall commence until a detailed scheme for the disposal of surface water from the highway, footpaths and other hard surfaces has been submitted to and approved by in writing the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.  
Reason: These details are required from the outset to ensure satisfactory means of surface water drainage can be accommodated within the site having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.
10. The scheme for parking and manoeuvring indicated on the approved plans shall be laid out prior to the initial occupation of the development hereby permitted and these areas shall not thereafter be used for any other purpose.  
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.
11. Notwithstanding Condition 1, prior to the occupation of any dwelling details of facilities to be provided for the storage of refuse bins within the site and a scheme to manage refuse collection, including identifying a suitable storage area for collection day only, shall be submitted to and approved in writing by the Local Planning Authority. The facilities which shall include the provision of wheeled refuse bins shall be provided in accordance with the approved details, prior to the occupation of any part of the development and thereafter permanently retained.  
Reason: To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.
12. Notwithstanding Condition 1, no development shall commence until a Construction Method Statement for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall: identify the access to the site for all site operatives (including those delivering materials) and visitors, provide for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; provide a scheme indicating the route for heavy construction vehicles to and from the site; a turning area within the site for delivery vehicles; a detailed scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme (such measures shall include mechanical street cleaning, and/or provision of water

bowsers, and/or wheel washing and/or road cleaning facilities, and any other wheel cleaning solutions and dust suppressions measures considered appropriate to the size of the development). The scheme must include an site plan illustrating the location of facilities and any alternative locations during all stages of development and must be in accordance with a tree protection method statement, if required. The approved statement shall be implemented and complied with during and for the life of the works associated with the development.

Reason: This information is required pre development to ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees and residential amenity having regard to Policies H11, H13 and E3 of the North Tyneside Council Unitary Development Plan 2002.

13. Notwithstanding Condition 1, development shall not commence until a detailed surface water management scheme for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.  
Reason: This information is required from the outset to prevent the increased risk of flooding from any sources in accordance with the NPPF.
  
14. The development hereby permitted shall not be constructed above damp proof course level until the details of a scheme of site investigation and assessment to test for the presence and likelihood of gas emissions from underground workings, historic landfill, unknown filled ground or made ground has been submitted to and agreed in writing by the Local Planning Authority. Upon approval of the method statement:
  - a) A detailed site investigation should be carried out to establish the degree and nature of the gas regime, and whether there is a risk likely to arise to the occupants of the development. The results and conclusions of the detailed site investigations should be submitted to and the conclusions approved in writing by the Local Planning Authority. The Ground Gas Assessment Report should be written using the current government guidelines.
  
  - b) In the event that remediation is required following the assessment of the ground gas regime using current guidelines, then a method statement must be submitted to and approved in writing by the Local Planning Authority.  
The detailed design and construction of the development shall take account of the results of the site investigation and the assessment should give regard to results showing depleted oxygen levels or flooded monitoring wells. The method of construction shall also incorporate all the measures shown in the approved assessment.  
This should provide details of exactly what remediation is required and how the remediation will be implemented on site; details including drawings of gas protection scheme should be included.
  
  - c) Where remediation is carried out on the site then a validation report will be required. This report should confirm exactly what remediation has been carried out and that the objectives of the remediation statement have been met.  
The validation report should include cross sectional diagrams of the foundations and how any gas protection measures proposed in the remediation method statement are incorporated. In the event that integrity testing of membranes is required then any test certificates produced should also be included.  
A verification report shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied/brought into use.

- d) In the event that there is a significant change to the ground conditions due to the development, for example grouting or significant areas of hard standing; then additional gas monitoring should be carried out to assess whether the gas regime has been affected by the works carried out. In the event that the gas regime has been altered then a reassessment of remediation options shall be submitted to the Local Planning authority to be agreed in writing before the development is occupied/brought into use. Thereafter the development shall not be implemented otherwise than in accordance with the scheme referred to in c) above.

Reason: In order to safeguard the development and/or the occupants thereof from possible future gas emissions from underground and or adverse effects of landfill gas which may migrate from a former landfill site having regard to policy E3; of the North Tyneside Unitary Development Plan 2002.

15. The development hereby approved shall not be constructed above damp proof course level until a noise scheme, in accordance with the submitted noise report, has been submitted to and approved in writing by the Local Planning Authority. The noise scheme shall provide details of the acoustic specification of the window glazing to be provided to habitable rooms, to ensure bedrooms meet the good internal standard of 30db LAeq T at night and prevent the exceedance of Lmax of 45 dB(A) and living rooms meet an internal equivalent noise level of 35dB LAeq T in accordance with the BS 8233:2014, where possible. Thereafter, the agreed noise scheme shall be fully implemented prior to occupation of any dwelling and permanently retained.

Reason: To protect the future occupants from noise and disturbance having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

16. The development hereby approved shall not be constructed above damp proof course level until a ventilation scheme for habitable rooms has been submitted to and approved in writing by the Local Planning Authority. The ventilation scheme must ensure that it meets as a System 4 of Table 5.2c of Approved Document F. Thereafter, the agreed ventilation scheme shall be fully implemented prior to occupation of any dwelling and permanently retained.

Reason: To protect the future occupants from noise and disturbance having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

17. The construction site subject of this approval shall not be operational and there shall be no construction, deliveries to, from or vehicle movements within the site outside the hours of 0800-1800 Monday - Friday and 0800-1400 Saturdays with no working on Sundays or Bank Holidays.

Reason: To safeguard the amenity of nearby residents having regard to policy E3 of the North Tyneside Unitary Development Plan 2002 and National Planning Policy Framework.

18. No vegetation removal shall take place within the bird nesting season (March-August inclusive) unless a suitably qualified ecologist has confirmed there are no nesting birds.

Reason: This is required from the outset in the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002 and NPPF.

19. Notwithstanding Condition 1, prior to the occupation of any dwelling a fully detailed landscaping scheme shall be submitted to and approved in writing by the Local

Planning Authority. These landscaping details shall include a range of native trees, including fruit trees, and plants of value to wildlife species such as bats and invertebrates. Species which provide a food supply in the form of nuts, fruits and berries should not be used in quantities greater than 10%. Thereafter, the development shall only be carried out in accordance with these agreed details. The agreed landscaping shall be planted in accordance with these details within the first planting and seeding seasons following the commencement of development. Any trees or plants which, within a period of five years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the current or first planting season following their removal or failure with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

20. Prior to installation of any external lighting to the dwellings hereby approved, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following information:

-the height of installation and the lumen levels.

The lighting shall be installed and maintained in accordance with the approved scheme.

Reason: In the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002 and NPPF.

21. Prior to the commencement of any development a detailed Method Statement for the removal of the Wall Cotoneaster shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the removal of the Wall Cotoneaster shall only be carried out in accordance with these agreed details.

Reason: This is required from the outset in the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002 and NPPF.

22. The development hereby approved shall not be constructed above damp proof course until a scheme for the details and design of two bat brick/boxes to be incorporated into dwellings have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the agreed bat brick/boxes shall be installed by prior to the occupation of any dwelling and permanently retained.

Reason: In the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002 and NPPF.

23. Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

Reason: This is required from the outset in the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002 and NPPF.

24. The development hereby approved shall be constructed in accordance with the Pollution Prevention and Control Act 1999, according to Environment Agency Pollution Prevention Guidelines, PPG13 and PPG64.

Reason: In the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002 and NPPF.

25. All street lighting associated with the development should be fully cut off so as not to direct lighting up into the atmosphere with the potential to distract pilots flying aircraft overhead.  
Reason: In the interests of aviation safety having regard to NPPF.
26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B and H of Part 14 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.  
Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality having regard to policy of the North Tyneside Unitary Development Plan 2002 and aerodrome safeguarding having regard to NPPF.
27. Prior to the commencement of development the following details and a timescale for their implementation shall be submitted to and approved in writing by the Local Planning Authority:  
-Upgrade of footpath surrounding the site  
-Associated drainage  
-Associated street lighting  
Thereafter, these agreed works shall be carried out in accordance with the agreed timescales and retained thereafter.  
Reason: This information is required at the outset, in order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.
28. Notwithstanding Condition 1, The development permitted by this application shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Revision B, Portland Consulting Engineers, June 2016) and the following mitigation measures detailed within the FRA:  
-Finished floor levels shall be set no lower than 49.750m above Ordnance Datum (AOD).  
-The boundary fencing on the western perimeters of the site shall be of metal railings as detailed in Appendix C of the FRA.  
The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.  
Reason: To reduce flood risk in accordance with NPPF.
29. The development hereby permitted shall not be commenced until such time as a scheme to allow the safe evacuation of residents in advance of flooding has been submitted to, and approved in writing, by the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.  
Reason: To reduce floor risk to residents and users of the development in accordance with NPPF.

**Resolved** that the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the followings highways improvements:

- a) Upgrade of footpath surrounding the site;
- b) Associated drainage; and
- c) Associated street lighting.

Statement under Article 31(1)(cc) of the Town & Country (Development Management Procedure) (England) Order 2010 (as amended):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Application No:	<b>16/00848/FUL</b>	Ward:	<b>Weetslade</b>
Application Type:	Full planning application		
Location:	Land at former East Wideopen Farmhouse, Park View, Wideopen		
Proposal:	Erection of 12 residential dwellings (C3 use class) and associated access, infrastructure and landscaping		
Applicant:	Bellway Homes Ltd. (North East)		

### **Decision**

The application be deferred until the next meeting of the Planning Committee to be held on 23 August 2016 to enable the committee to undertake a fact finding site visit.