

Planning Committee

13 September 2016

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

PQ22/09/16 Apologies

Apologies for absence were received from Councillors M A Green, Janet Hunter and C Johnson.

PQ23/09/16 Substitute Members

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

Councillor J Cassidy for Councillor M A Green

PQ24/09/16 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ25/09/16 Minutes

Resolved that the minutes of the meeting held on 23 August 2016 be confirmed as a correct record and signed by the Chair.

PQ26/09/16 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: **16/00194/FUL** Ward: **Howdon**
Application Type: Full planning application
Location: Site Of Former Customer Service Centre Churchill Street Wallsend
Tyne And Wear
Proposal: Erection of single storey and two storey development to provide 5no
units, comprising of 3no retail unit (Class A1), 1no unit to provide
nursery accommodation (Class D1) and 1no office unit (Class B1) with
associated car parking, servicing, access, landscaping and works to
TPO trees
Applicant: Resilienti Ltd

Prior to the consideration of the application, the planning officer circulated an addendum to the report which set out supplementary information received from the applicant in response to a number of queries raised by members of the committee at its previous meeting.

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

The committee asked questions of officers and made comments. In doing so the committee gave particular consideration to the principle of a development incorporating a nursery in an area recognised as a local centre, the design and layout of the proposed nursery and the likely impact of the operation of an 82 place nursery on parking congestion and highway safety in the area.

In considering the design and layout of the proposed nursery and on the basis of the drawings and plans presented to the committee, members expressed concerns regarding the proposed emergency evacuation routes. Members were advised that such matters were not material planning considerations but, if the application were granted, these details would be subject to consideration by the appropriate regulatory bodies in due course.

Decision

Application refused on the grounds that:

1. The proposed nursery would have a severe detrimental impact on parking congestion in the area and it would have a detrimental impact on highway safety given the proximity to Churchill Street B1315 and Tynemouth Road A193 junction, contrary to DCPS 29 of the North Tyneside Unitary Development Plan 2002.

2. The principle of the use of part of the building as a nursery is not acceptable in this area because it is a Local Centre and the use is considered to be inappropriate given its design and layout, contrary to DCPS 29 of the North Tyneside Unitary Development Plan 2002 and the Design Quality SPD LDD11.

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

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was not therefore possible to approve the application. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Application No: **16/01162/FUL** Ward: **Killingworth**
Application Type: full planning application
Location: The Killingworth Centre Citadel Killingworth NEWCASTLE UPON
TYNE NE12 6YT

Proposal: Construction of two new units, circulation unit and amendment to car
park layout. Unit F1 - Sui Generis (Bookmakers), Unit F2 - A1 Retail
Applicant: DS Jersey Retail Limited

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

The committee asked questions of officers and made comments.

Decision

The Head of Environment, Housing and Leisure be authorised to determine the application subject to:

- a) the expiry of the consultation period and no further matters arising which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the committee; and
- b) the conditions set out in the planning officers report and the addition or omission of any others considered necessary, subject to the receipt of any additional comments received from consultees.

(The committee were minded to approve the application as they were satisfied that the principle of development, the impact on residential amenity and the impact on parking and access were acceptable in accordance with the requirements of the National Planning Policy Framework and the North Tyneside Unitary Development Plan 2002.)