

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 6 December 2016.)

Planning Committee

25 October 2016

Present: Councillor T Mulvenna (Chair)
Councillors J M Allan, A Arkle,
L Darke, P Earley, S Graham,
M A Green, E Hodson, Janet Hunter,
John Hunter, G Madden, P Mason
and D McMeekan.

PQ32/10/16 Apologies

Apologies for absence were received from Councillors F Lott and J O'Shea.

PQ33/10/16 Substitute Members

Pursuant to the Council's constitution the appointment of the following substitute members was reported:-

Councillor P Earley for Councillor J O'Shea

PQ34/10/16 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

Councillor M A Green stated that whilst she had requested that application 16/01323/FUL, Land North of 23 The Villas, North Gosforth, be referred to the committee for determination she had not pre-determined the application and had an open mind.

Councillor D McMeekan stated that whilst he had requested that application 16/01039/FUL, Land South of Beverley Villas Electricity Sub Station, Marden Avenue, Cullercoats, be referred to the committee for determination he had not pre-determined the application and had an open mind.

PQ35/10/16 Minutes

Resolved that the minutes of the meeting held on 4 October 2016 be confirmed as a correct record and signed by the Chair.

PQ36/10/16 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: **16/01323/FUL** Ward: **Weetslade**
Application Type: Full planning application
Location: Land North of 23 The Villas, North Gosforth, Newcastle upon Tyne
Proposal: Proposed development of 4no. two bed semi-detached houses and 4no. three bed semi-detached houses (amended description)
Applicant: Mr Ranjit Chahal, Sunny Banks Fernwood Road Jesmond Newcastle Upon Tyne

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

Mr J Harbottle, resident of 23 The Villas, North Gosforth, who had objected to the application, was permitted to address the committee. Mr Harbottle stated that he had no objection to the development of the site in principle so long as it was suitable. He considered that this application was not suitable as it represented a gross over development of the site and was not in keeping with neighbouring properties. In his view a development comprising bungalows would have been more appropriate.

In referring to the location of the proposed houses, in front of his and neighbouring properties, he believed that had he sought permission for an equivalent development to the front of his home, this would have been refused. He believed that the development was likely to lead to noise disturbance caused by the proposed car parking being located so near his bedrooms. The development was inappropriate in terms of the houses proximity to the footpath and the need for a guardrail, which was not in keeping with the area and had been unnecessary in other nearby locations. Mr Harbottle was concerned at the need for ventilation and soundproofing to mitigate against the noise from traffic. This issue would not have arisen if the development had comprised of bungalows set away from the road. He expressed concerns regarding the safety of vehicles turning right from the B1318 Great North Road into the proposed car parking area. Mr Harbottle highlighted the comments of Northumbrian Water regarding the possible affect of the development on their assets. He referred to an increase in the amount of surface water draining towards his property since higher surrounding land had been developed. Mr Harbottle did not believe the proposed size and style of the housing would provide the population of Wideopen with the best choice of housing, given its demographics.

Members of the committee asked questions of Mr Harbottle.

The applicant was not in attendance at the meeting to respond to the points raised by Mr Harbottle.

The committee then asked questions of officers and made comments. In doing so the committee gave particular consideration to:

- a) the location, scale and height of the proposed houses in relation to its surroundings;
- b) the proposed conditions regarding landscaping and levels;
- c) car parking and access;
- d) the refuse management strategy; and
- e) Northumbrian Water's intention to contact the applicant/agent directly regarding the impact of the development on its apparatus.

Decision

Application refused on the grounds that:

- a) The application site occupies a prominent position within an established built up area. The siting of the proposed units, which sit beyond the established building lines to the north and south, would be out of keeping with the surroundings of the area to the detriment of visual amenity. The siting of the proposed units by virtue of their proximity to the road, the inclusion of the hedgerow along the eastern boundary and the fact that an appropriate bin store/collection point has not been provided is considered to be overdevelopment of a restricted site to the detriment of the character and appearance of the surrounding area. The proposal is therefore contrary to Policies H5, H11 and DCPS No.14 of the North Tyneside Unitary Development Plan 2002 and LDD11 Design Quality SPD.
- b) The applicant has provided insufficient information to demonstrate that the site levels would result in acceptable impact on amenity and whether the development would have an acceptable impact on drainage. In the absence of sufficient information, the impact of the development. As such the proposed development is contrary to Policy H11 of the North Tyneside Council Unitary Development Plan (2002) and NPPF.

Application No:	16/01039/FUL	Ward:	Cullercoats
Application Type:	Full planning application		
Location:	Land South of Beverley Villas Electricity Sub Station, Marden Avenue, Cullercoats, Tyne And Wear		
Proposal:	Demolition of existing storage facility and erection of new storage building with pitched roof and velux windows. Section of the dilapidated boundary wall to the south will be demolished and rebuilt to form the south elevation of the new storage building. Construct a wall to the east with metal door and roller shutter		
Applicant:	Mr Dennis Clark, 178 The Broadway Tynemouth NE30 3RX		

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

The committee then asked questions of officers and made comments. In doing so the committee highlighted the importance of the Tree Preservation Order in protecting the mature sycamore tree located to the north of the site and the proposed condition restricting use of the storage building to the accommodation of private vehicles and storage.

Decision

Application approved, subject to the conditions set out below, as application was considered to be acceptable in terms of its impact on residential amenity and on parking and highway safety and its design within a conservation area, in 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. Proposed plan, section A, east and south elevations
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 any indication of materials which may have been given the application, construction of the garage and boundary walls shall not commence until a schedule and samples of the materials and finishes for the development has been submitted to and approved in writing by the Local Planning Authority. These shall include natural slate for the roof and cast iron rainwater goods. 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 E16/2 and DCPS No.8 of the North Tyneside Unitary Development Plan 2002.

4. Notwithstanding the submitted details, all doors and garage doors facing the highway shall be constructed in timber frame in accordance with details to be submitted to and approved in writing by the local Planning Authority prior to their construction.

Reason: To secure a satisfactory external appearance having regard to policy H11, E16/2, DCPS no. 8 and DCPS no. 9 of the North Tyneside Unitary Development Plan 2002.

5. All new rainwater goods visible from the rear access lane must be painted black cast iron.

Reason: In the interest of protecting the character and appearance of the Conservation Area, having regard to policy E16/2 and DCPS no.8 of the North Tyneside Unitary Development Plan 2002.

6. All new roof lights must be conservation style and flush fitting.

Reason: In the interest of protecting the character and appearance of the conservation area, having regard to policy E16/2 and DCPS no.8 of the North Tyneside Unitary Development Plan 2002.

7. The development hereby permitted shall not be used other than for the accommodation of private vehicles and storage.

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

8. 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.

9. There shall be no demolition activity or vehicle movements to, from or within the site outside the hours of 0800-1800 Monday to Friday, 0800-1400 Saturday with no working on Sundays or Bank Holidays.

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

10. The development hereby permitted shall not be constructed the details of a scheme of intrusive site investigation to fully assess the risks posed by historic unrecorded

shallow underground coal workings has been submitted to and agreed in writing by the Local Planning Authority.

Upon approval of the method statement a detailed site investigation should be carried out in accordance with the agreed details; and a report of the findings and any resulting remedial measures, must be submitted to and agreed in writing by the Local Planning Authority in consultation with the Coal Authority. Thereafter, all mitigation measures identified must be carried out in accordance with the approved details.

Reason: To ensure that any risks associated with mining works are fully addressed and having regard to policy E3 of the North Tyneside Unitary Development Plan (March 2002).

11. Prior to the commencement of development a method statement for any repairs to the northern boundary wall, including any root pruning and engineering solutions to retain/protect the tree roots, shall be submitted to and approved in writing by the Local Planning Authority. If tree roots need to be cut to allow wall repairs to be carried out, full details must be included within the method statement.

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

12. if pruning work is to be carried out to the adjacent Sycamore tree this shall comprise crown raising the tree to give 4m clearance from the new building. All pruning works should be in accordance with BS 5837:2012.

Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy E14 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.