

Planning Committee

4 April 2017

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

PQ69/04/17 Apologies

Apologies for absence were received from Councillors C Johnson and J O'Shea.

PQ70/04/17 Substitute Members

Pursuant to the Council's Constitution the appointment of the following substitute members were reported:

Councillor P Earley for Councillor J O'Shea

PQ71/04/17 Declarations of Interest and Dispensations

There were no Declarations of Interest or Dispensations reported.

PQ72/04/17 Minutes

Resolved that the minutes of the meeting held on 14 March 2017 and 20 March 2017 be confirmed as a correct record and signed by the Chair.

PQ73/04/17 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:	16/01858/OUT	Ward:	Tynemouth
Application Type:	Outline planning application		
Location:	Land at Former Grange Interior Building, Bird Street, North Shields		
Proposal:	Outline application with all matters reserved for the development of 35no. residential units on land comprising the Former Grange Interiors and land adjoining at Bird Street/Beacon Street, North Shields.		
Applicant:	PNorth Group Limited		

The committee gave consideration to a report of a planning officer in relation to the application.

Decision

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

- a) the conditions set out in the planning officers report and the amendment to, addition or omission of any other considered necessary;
- b) the applicant entering into a legal agreement to secure the following:
 - i) 8 affordable housing units on site
 - ii) a contribution of £16,940 for health facilities for surgeries in North Shields
 - iii) a contribution of £12,617.5 for improvements to playsites at Pearson Park and/or Northumberland Park
 - iv) a contribution of £8,015 for improvements to Northumberland Park including footpath resurfacing
 - v) an apprenticeship on site or £7000 for training.

(The committee was minded to approve the application because the development was considered acceptable in terms of the principle of residential development; the impact on the character and appearance of the area; amenity of occupiers of nearby residential properties; impact of noise from existing businesses; and parking and access in accordance with policies H5, H11 and DCPS14 of the UDP, policies in the emerging North Tyneside Local Plan and the National Planning Policy Framework).

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

- a) Closure of unused accesses
- b) Upgrade of footpaths abutting site
- c) Associated street lighting
- d) Associated drainage
- e) Associated road markings
- f) Associated Traffic Regulation Orders
- g) Associated street furniture & signage

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

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:	17/00246/FUL	Ward:	Collingwood
Application Type:	Full planning application		
Location:	Formica Ltd, West Chirton Industrial Estate Middle, Norham Road North, North Shields, Tyne and Wear		

Proposal: Extensions to the West and South elevations with roof profile to match existing and relocation of an existing stack and a new stack to the east elevation. Stand alone lean to extension for plant, alongside existing plant. Modify and extend road and form new path to proposed extension.

Applicant: Formica Ltd

The committee gave consideration to a report of a planning officer in relation to the application, along with an addendum circulated prior to the meeting with consultation responses from the Coal Authority, Environment Agency, Biodiversity Officer, Environmental Health (Pollution) and Environmental Health (Contamination).

Decision

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

- a) the receipt of any additional comments receive following the expiry of the consultation period;
- b) no further matters arising which in the opinion of the Head of Environment, Housing and Leisure raises issues not previously considered which justify reconsideration by the committee; and
- c) the conditions set out in the report of the planning officer and the addition or omission of any other considered necessary.

(The Committee was minded to approve the application because the development was considered acceptable in terms of the principle of development; the impact on visual amenity; impact on neighbouring amenity; car parking and access in accordance with the relevant policies contained within the North Tyneside Council Unitary Development Plan 2002 and the National Planning Policy Framework).

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

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.

Application No: **16/02018/FUL** Ward: Longbenton
 Application Type: Full planning application
 Location: The Bridge, Balliol Business Park, Benton Lane, Longbenton
 Proposal: Change of use of an existing call centre to an industrial unit with increased office space at first floor
 Applicant: Ashall Property

The committee gave consideration to a report of a planning officer in relation to the application, along with an addendum circulated at the meeting, which set out comments received from Natural England.

Decision

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

- a) the receipt of any additional comments received following the expiry of the consultation period;
- b) no further matters arising which in the opinion of the Head of Environment, Housing and Leisure raises issues not previously considered which justify reconsideration by the committee; and
- c) the conditions set out in the report of the planning officer and the addition or omission of any other considered necessary.

(The Committee was minded to approve the application because the development was considered acceptable in terms of the principle of development; impact on amenity of adjacent occupiers; design and appearance in accordance with relevant policies contained within the National Planning Policy Framework and North Tyneside Council Unitary Development Plan 2002).

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

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.

Application No:	16/01895/FUL	Ward	Chirton
Application Type:	Full planning application		
Location:	Land West of Dismantled Railway Track and South Of, Wallsend Road, North Shields, Tyne and Wear		
Proposal:	Erection of new building to facilitate vehicle prep/PDI/workshop/bodyshop/MOT facility with associated new access and parking		
Applicant:	Pendragon Property Holdings		

The committee gave consideration to a report of a planning officer in relation to the application, along with an addendum circulated prior to the meeting.

Members sought clarify on the proposed opening hours and discussed screening along the eastern boundary and south east part of the site. Condition 18 (contained within the report) related to a landscaping and planting scheme to be submitted to and approved by the Local Planning Authority. The committee asked if additional screening in the form of a bund could be considered for the south east corner of the site (to provide additional screening) and officers advised that this could be incorporated into the existing condition.

Decision

Application approved, subject to the conditions set out in the planning officer's report (see above), as the development was considered to be acceptable in terms of the principle of development; the impact on neighbouring amenity; impact on visual amenity and car parking and access in accordance with the relevant policies contained within the National Planning Policy Framework and the North Tyneside Unitary Development Plan 2002.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

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.

.....

Councillor T Mulvenna
Chair of Planning Committee
(25 April 2017)