

These minutes are draft, subject to confirmation at the next meeting of Planning Committee

Planning Committee

25 April 2017

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

PQ74/04/17 Apologies

Apologies for absence were received from Councillors C Johnson, Janet Hunter and P Mason.

PQ75/04/17 Substitute Members

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

Councillor P Earley for Councillor Janet Hunter

PQ76/04/17 Declarations of Interest and Dispensations

Cllrs J O'Shea and S Graham declared in relation to application 17/00054/FUL Rex Hotel, Promenade, Whitley Bay that they had attended a meeting with the developer to be briefed as ward councillors. They both stated that they had an open mind on the application.

PQ77/04/17 Minutes

Resolved that the minutes of the meeting held on 4 April 2017 be confirmed as a correct record and signed by the Chair.

PQ78/04/17 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: **17/00054/FUL** Ward: Whitley Bay
Application Type: Full planning application
Location: Rex Hotel, Promenade, Whitley Bay
Proposal: Proposed change of use to provide residential care home containing 83 bedrooms and associated dining, leisure, treatment, administration and support facilities. Demolition of extensions and construction of new four story rear extension and glazed infill extension between the new and existing.
Applicant: Mr Ian Tubman, C/O Agent

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.

Decision

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

- a) comments of the Coal Authority, and on expiry of the ownership notice served under Certificate B;
- b) the receipt of any additional comments received following expiry of the consultation period;
- c) 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
- d) 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 a residential care home on the site; the impact of the proposal upon the character and appearance of the surrounding area; the impact upon residential amenity (for both future residents and neighbouring occupiers); 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: **16/01952/OUT** Ward: Valley
Application Type: Outline planning application
Location: Land West of Station Road, Backworth
Proposal: Outline planning permission with all matters reserved for the development of approximately 53 residential dwellings including 25% affordable housing with associated infrastructure.
Applicant: The Northumberland Estates

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 asked questions in relation to flooding; planting and landscaping; and the pylons that ran north to south along the length of the site. The Committee was reminded that the application before them was for outline planning permission with all matters reserved and that specific site details would be, upon approval, considered at a later stage. In relation to the pylons, Members expressed concern at the potential impact and asked what consultation had taken place. It was noted that the pylons would be dealt with under separate legislation; however northern national grid had been consulted (as a statutory consultee) but had not provided a response. It was clarified by the applicant (in attendance at the meeting) that Northern Electric was responsible for the pylons and that dialogue had taken place with them. Planning Officers suggested to the committee that Northern Electric be added to the list of consultees and in the event of any adverse comments being raised, the issue be brought back to committee.

Decision

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

- a) the addition of Northern Electric to the list of consultees;
- b) the omission, or amendment of any other conditions necessary once the consultation period has expired on 28th April 2017;
- c) comments of the Coal Authority, the Manager of Environmental Health (Contaminated Land Officer) and the Biodiversity Officer;
- d) no further matters arising which in the opinion of the Head of Environment, Housing and Leisure justify reconsideration by the committee; and
- e) the applicant entering into a legal agreement to secure the following:
 - i) 25% affordable housing on site;
 - ii) £95,000 for secondary education to provide additional capacity at George Stephenson;
 - iii) £10,335 for strategic semi natural greenspace for Silverlink Park and waggonway for biodiversity improvements and enhancements;
 - iv) £17,994 for children's equipped play space to be used on the Backworth Park housing site; and
 - v) £12,000 for a Framework Travel Plan Bond

(The committee was minded to approve the application as the development was considered acceptable in terms of the principle of residential development on the site; impact on the character and appearance of the site and surrounding area; impact upon neighbours living conditions; 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 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: **17/00328/FUL** Ward: Weetslade
Application Type: Full planning application
Location: Dudley Peoples Centre, Weetslade Road, Dudley
Proposal: Change of use of land to provide amenity space for plots 1 to 4 and 11 in association with planning approval 15/00949/FUL (Resubmission)
Applicant: Tantallon Homes Ltd

The Chair reported that he had agreed to defer this item due to distance inaccuracies contained in the plans that had been circulated and for further consultation to take place on an amended plan.