

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 13 June 2017.)

Planning Committee

16 May 2017

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

PQ79/05/17 Apologies

Apologies for absence were received from Councillors J Allan, C Johnson and G Madden.

PQ80/05/17 Substitute Members

There were no substitute members appointed.

PQ81/05/17 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ82/05/17 Minutes

Resolved that the minutes of the meeting held on 25 April 2017 be confirmed as a correct record and signed by the Chair.

PQ83/05/17 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: **17/00328/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 committee gave consideration to a report of a planning officer in relation to the application.

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

- a) the dimensions of the existing and proposed footpath to the north west of plots 1 to 4;
- b) the impact of the proposal on the character and appearance of the village;
- c) the impact of the proposal on pedestrian safety;
- d) the powers available to the Council to control the growth of shrubs and planting to safeguard highway safety;
- c) the processes that would have to be undertaken should the application be approved for stopping up of the highway and for allowing utility services access to any apparatus located on the land affected; and
- d) the sequence of planning applications relating to the development and the effect of the permissions previously granted allowing the addition of a porch to each dwelling and changes to the position of dormer windows and rooflights. Officers confirmed that the orientation of the dwellings had not changed.

Decision

Application refused on the grounds that the proposed change of use to provide additional amenity space for plots 1 to 4 would be out of keeping with the character and appearance of the area and have a detrimental impact on pedestrian safety, contrary to Policies H11 and R2/4 of the North Tyneside Unitary Development Plan and LDD 11 'Design Quality'.

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.

PQ84/05/17 Councillor T Mulvenna

The committee noted that this would be Councillor Mulvenna's last meeting as Chair and thanked him for fulfilling the role with impartiality and fairness.