

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 18 July 2017.)

## **Planning Committee**

**13 June 2017**

Present: Councillor F Lott (Chair)  
Councillors J Allan, A Arkle, S Graham,  
M A Green, Janet Hunter, John Hunter,  
W Lott, G Madden and P Mason.

### **PQ01/06/17 Apologies**

Apologies for absence were received from Councillors K Bolger, P Brooks, E Hodson, D MGarr, D McMeekan, A Percy, J O'Shea and A Waggott-Fairley.

### **PQ02/06/17 Substitute Members**

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

Councillor J Allan for Councillor A Waggott-Fairley  
Councillor Janet Hunter for Councillor K Bolger  
Councillor J O'Shea for Councillor A Percy

### **PQ03/06/17 Declarations of Interest and Dispensations**

There were no declarations of interest or dispensations reported.

### **PQ04/06/17 Minutes**

**Resolved** that the minutes of the meeting held on 16 May 2017 be confirmed as a correct record and signed by the Chair.

### **PQ05/06/17 Planning Officer's Reports**

It was reported that applications 17/00092/FUL, 26-32 South Parade, Whitley Bay and 17/00093/FUL, 20-24 South Parade, Whitley Bay had been withdrawn by the applicant prior to the meeting.

**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: **17/00473/FUL** Ward: St Mary's  
Application Type: Full planning application  
Location: The Briar Dene, The Links, Whitley Bay, Tyne & Wear, NE26 1UE  
Proposal: Variation of conditions 1 (Approved Plans), 4 (Vehicle Parking Garaging before Occupation), 5 (Refuse Storage) and 20 (Landscape Scheme) of planning approval 15/02027/FUL - to omit 3no planters, amendment to parking, addition of timber fence to north boundary, amend planting and retention of existing garage for bin storage.  
Applicant: Sir John Fitzgerald 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 impact of a loss of 2 disabled parking spaces from within the car park at The Briar Dene;
- b) the impact of patrons of The Briar Dene using the car park adjacent to the nearby scout hut and the range of actions proposed by the applicant to minimise any detrimental impact; and
- c) the reasons for not requiring the applicant to accommodate tree planting as part of the application.

#### Decision

Application approved, subject to the conditions set out in the report of the planning officers, as the proposed variation of conditions were considered to be acceptable as they would not result in harm to the amenity of neighbouring occupiers, the character and appearance of the site and surrounding area and on the highway network 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 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: **17/00473/FUL** Ward: St Mary's  
Application Type: Full planning application  
Location: Wallsend Boys Club, Rheydt Avenue, Wallsend, Tyne And Wear, NE28 8SX  
Proposal: Proposed extension to existing boys club, comprising of a first floor extension to the existing facilities to provide meeting spaces, offices and events areas. Erection of new indoor pitch and new external 4G artificial grass pitch to replace the existing large pitch.  
Applicant: Wallsend Boys Club

The committee gave consideration to a report of a planning officer in relation to the application together with an addendum which had been circulated prior to, and at, the meeting.

Members of the committee then asked questions of officers and made comments. In doing so the committee gave particular consideration to comments from Newcastle City Council's Local Lead Flood Authority regarding the flood risk assessment and the recommendation of the Council's own Local Lead Flood Authority that conditional approval be granted.

The committee also gave consideration to the proposed condition that the 4G artificial grass pitch must not be used outside the hours of 08:00 to 21:00 on any day. Officers considered this to be a reasonable restriction to minimise the impact of noise on nearby residents. The committee agreed to amend the condition to extend the period of operation to 22:00 hours to provide consistency with the hours of operation at other similar facilities and to allow Wallsend Boys Club to operate the pitch as they had intended.

#### Decision

Application approved, subject to the conditions set out in the report of the planning officers and the amendment to the condition as described above, as the development was considered to be acceptable in terms of the principle of development, its design and layout, its impact on residential amenity, car parking, drainage and flooding, contamination and ground stability, biodiversity, landscaping and archaeology 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.

Application No:	<b>17/00565/FUL</b>	Ward: Tynemouth
Application Type:	Full planning application	
Location:	10C Priors Terrace, Tynemouth, Tyne and Wear, NE30 4BE	
Proposal:	Front windows to be replaced like for like in white UPVC	
Applicant:	Mr Gordon Ogle	

The committee gave consideration to a report of a planning officer in relation to the application together with an addendum which had been circulated prior to the meeting.

Members of the committee then asked questions of officers and made comments. In doing so the committee gave particular consideration to local planning policies relating to the Tynemouth Conservation Area and the style and materials of windows at 10 Priors Terrace and other neighbouring properties in the street.

#### Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application following expiry of the consultation period, providing no further matters arise from the receipt of any additional comments which, in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered and justify reconsideration by the committee.

(The committee was minded to refuse the application because the proposed UPVC windows fail to preserve or enhance the character of the Tynemouth Conservation Area, and do not respect the original character and architectural quality of the Local Register building. The development would result in harm to a designated heritage asset, and would be contrary to the NPPF, LDD9, Policies E16/2, E17/5 and DCPS No.8 of the North Tyneside Unitary Development Plan (March 2002), Policies DM6.1 and DM6.6 of the emerging Local Plan and the Tynemouth Village Conservation Area Management Strategy SPD.)

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

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.