

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 19 September 2017.)

Planning Committee

29 August 2017

Present: Councillor F Lott (Chair)
Councillors A Arkle, S Graham, M A Green,
E Hodson, Janet Hunter, W Lott, G Madden,
P Mason, D McMeekan, J O'Shea and
A Waggott-Fairley.

PQ11/09/17 Apologies

Apologies for absence were received from Councillor K Bolger.

PQ12/09/17 Substitute Members

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

Councillor J O'Shea for Councillor K Bolger.

PQ13/09/17 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ14/09/17 Minutes

Resolved that the minutes of the meeting held on 18 July 2017 be confirmed as a correct record and signed by the Chair.

PQ15/09/17 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: **17/00606/REM** Ward: Valley
Application Type: Approval of Reserved Matters
Location: Land North and East of Holystone Roundabout, Rotary Road,
Backworth
Proposal: Reserved Matters application of 15/01146/OUT for the first phase of
development, consisting: Proposed 1,819sqm gross (1,254 sqm net)
discount food store; 197 sqm gross cafe and drive thru; with associated
access, car parking, service area and landscaping, along with
infrastructure works (including construction of sub-station) (additional
information relating to Coal 12.07.17) (amended plans received
09.08.17)
Applicant: Northumberland Estates

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

Members of the committee then asked questions of officers and made comments. In doing so the committee sought clarification in relation to:

- a) the proposed improvements to sustainable transport links to and from the site arising from the transport assessment submitted as part of the earlier outline application; and
- b) the effect of conditions restricting the delivery hours and opening hours of the café, drive thru and discount food store.

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, including any from the Biodiversity Officer, 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 approve the application subject to the conditions set out in the planning officer's report and the addition or omission of any other conditions considered necessary, as the development was considered to be acceptable in terms of its layout, scale, appearance and landscaping in accordance with the relevant policies contained within the National Planning Policy Framework and the North Tyneside Local Plan 2017.)

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: **17/00674/FUL** Ward: Tynemouth
 Application Type: Full planning application
 Location: Coach House, Rear of 8 Tynemouth Terrace, Tynemouth
 Proposal: Demolition of Coach House and construction of replacement dwelling.
 Applicant: Mr M Humphreys

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

Members of the committee asked a number of questions in relation to:

- a) the principle of demolishing the existing building;
- b) the impact of the development on car parking; and
- c) the implications of the recent adoption of the North Tyneside Local Plan 2017.

Decision

Application approved, subject to the conditions set out in the report of the planning officers as the proposed development was considered to be acceptable in terms of its impact on neighbours, the character and appearance of the area, designated heritage assets and the highway network in accordance with the relevant policies contained within the National Planning Policy Framework and the North Tyneside Local Plan 2017.

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: **17/00931/FULH** Ward: St Marys
 Application Type: Householder Full Application
 Location: The Quarry, Church Way, Earsdon
 Proposal: Extension of a length of approved fence under planning approval 16/01715/FUL to extend along the entire boundary.
 Applicant: Mrs K Nunn

The committee gave consideration to a report of the planning officers in relation to the application, together with an addendum circulated prior to the meeting. The committee were also presented with a document submitted at the request of the residents of the neighbouring property, The Cottage.

Members of the committee then asked questions of officers and made comments. In doing so the committee gave particular consideration to the impact of the proposed fence on the structural integrity of the party wall between The Quarry and The Cottage.

Decision

The Head of Environment, Housing and Leisure be granted delegated authority to determine the application following expiry of the consultation period on 31 August 2017, 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 approve the application subject to the conditions set out in the planning officer's report and the addition or omission of any other conditions considered necessary, as the development was considered to be acceptable in terms of its impact on neighbouring amenity and the character and appearance of the site within a conservation area in accordance with the relevant policies contained within the National Planning Policy Framework and the North Tyneside Local Plan 2017.)

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.