

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 10 October 2017.)

Planning Committee

19 September 2017

Present: Councillor F Lott (Chair)
Councillors K Bolger, P Earley, M A Green,
E Hodson, John Hunter, W Lott, P Mason,
J O'Shea and A Waggott-Fairley.

PQ16/09/17 Apologies

Apologies for absence were received from Councillor S Graham and D McGarr.

PQ17/09/17 Substitute Members

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

Councillor P Earley for Councillor S Graham
Councillor J O'Shea for Councillor D McGarr

PQ18/09/17 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ19/09/17 Minutes

Resolved that the minutes of the meeting held on 29 August 2017 be confirmed as a correct record and signed by the Chair.

PQ20/09/17 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: 16/01885/FUL Ward: Northumberland
Application Type: full planning application
Location: Land to the West of Station Road North and Land South of East Benton Farm Cottages, Station Road North, Wallsend.
Proposal: Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access and full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, sustainable urban drainage system and access.
Applicant: Persimmon Homes

The Committee gave consideration to a report of the planning officers in relation to the application. A planning officer presented details of the application with the aid of various maps, plans and photographs.

In accordance with the Committee's Speaking Rights Scheme, Councillor Andy Newman, Ward Councillor for the Northumberland Ward was permitted to speak to the Committee. Councillor Newman explained that he wished to speak on behalf of residents he had spoken to who were overwhelmingly opposed to the application. Their opposition was based on the following 4 logical objections and he asked that they be taken into consideration by the Committee:

- a) The loss of open space, which would have a detrimental impact on the health and wellbeing of neighbouring communities and result in the loss of the historic context in which the East Benton Farm was located;
- b) The risk of flooding. The proposed flood defences were not adequate to protect housing in the area and did not take account of climate change;
- c) The risk of mine workings in the area being a danger as had been the case in the West Allotment area; and
- d) The local transport infrastructure was inadequate for the number of proposed new houses. The roads would not cope with the additional traffic generated by 1200 new homes east and west of Station Road and the congestion would lead to greater air pollution.

Councillor Newman reminded members that the same objections had been raised when the Committee had refused an earlier planning application in relation to the site east of Station Road and he asked that the Committee reach the same conclusion in respect to this application.

David Johnstone of 18 Carnforth Close was permitted to speak to the Committee. Mr Johnstone referred to research which had demonstrated the increased risks to health for people living next to busy roads. Mr Johnstone described the application site as being located within a "toxic triangle" of roads with high levels of nitrogen dioxide which had not been adequately examined. He contested the conclusion contained in the planning officer's report that the impact of the development on air quality would be negligible, particularly as the roundabouts at the access points of the development were known to create pollution and the installation of 2000 central heating boilers would add to the problem. He did not believe the proposed bus services and cycle paths would reduce the amount of congestion. He expressed his concern at the possible impact of nearby toxic landfill sites on the development. Mr Johnstone also commented on the effectiveness of flood management measures and breaches of planning conditions on the applicant's development located east of Station Road.

Richard Holland of Persimmon Homes was permitted to speak to the Committee to respond to the points raised by the speakers. Mr Holland explained that the application was

the culmination of over 2 years of technical work and public consultation. It followed the commencement of development on a site east of Station Road which had demonstrated the importance of housing for local people through unprecedented levels of interest. In his view the application adequately dealt with the technical concerns raised by objectors. Public access to the site would be enhanced with the provision of cycle paths and footpaths, car charging points would be provided as part of the governments strategy to improve air quality, there would be investment in bus services and travel passes and the proposed sustainable urban drainage system (SUDS) would control the existing water flow off the impermeable clay farmland.

Members of the Committee asked questions of Mr Johnstone, Mr Holland and officers and made comments. In doing so the Committee gave particular consideration to:

- a) the proposed timescales and phasing of construction, including the delivery of affordable homes and scope for the provision of bungalows and single person properties;
- b) the design of the proposed house types;
- c) the likely impact of the development on air quality;
- d) details of the proposed mitigation for the loss of habitat for wildlife, including Skylark;
- e) details of the proposed sustainable urban drainage system (SUDS);
- f) the measures to be undertaken to investigate any land contamination or stability issues;
- g) the location and nature of the proposed play area to be provided to the north of the site;
- h) details of the applicant's contribution to supporting bus services in the area and the provision travel passes;
- i) details of the proposed mitigation against the potential impact of noise from traffic on Station Road, the nearby scrap yard and the railway line; and
- j) details of the proposed highway improvements to Station Road at its junctions with the Coast Road and Whitley Road.

Decision

The Head of Housing, Environment and Leisure be granted delegated authority to determine the application subject to:

- a) completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following:
 - i) 25% affordable housing provision on site;
 - ii) £2,229,000 towards education (Primary £1,165,000 and Secondary £1,064,000);
 - iii) £287,012 towards health care to improve facilities of the three practices in Wallsend to meet the need of the increased population from this development;
 - iv) £370,625 towards neighbourhood parks (£34,125 towards Benton Quarry and Wallsend Parks for access and infrastructure improvements and habitat creation/improvements) and £336,500 towards the Rising Sun Country Park for woodland thinning/habitat improvement, access and footpath improvements, grazing scheme and habitat improvements);
 - v) £32,400 towards allotments towards delivering provision within the vicinity of the site;
 - vi) £383,853 towards sport and recreation (£191,425 towards sports pitches to improve facilities in the vicinity of the site, £66,416 towards swimming pools to improve facilities at the Lakeside Centre and Hadrian Leisure Centre, £126,012 towards sports hall to improve facilities at the Lakeside Centre and Hadrian Leisure Centre);

- vii) £30,000 towards offsite connectivity for pedestrian/cycle routes between the southern end of the site to Redesdale School;
 - viii) Travel Plan – Delivery and Monitoring; and
 - ix) Employment and training – six apprentices; and
- b) no further matters arising which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee.

(The Committee indicated that it 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 to determine the application, as the site was designated as a housing site within the Local Plan 2017 and the development was considered to be acceptable in terms of its impact on the highway network, ecology, flood risk, contaminated and unstable land issues and overall design and appearance in accordance with the relevant policies contained within the National Planning Policy Framework and the Council's Local Plan 2017. Furthermore the development was required to assist in the delivery of the five year housing land supply and would also make a substantial contribution towards affordable housing with the borough.)

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

- i) New roundabout junction at the site access (north)
- ii) Alterations to the roundabout junction at the site access (south)
- iii) New traffic signals with pedestrian and cycle crossing facilities at the junction of the A1058 (Coast Road) and A186 (Station Road North)
- iv) Toucan crossing on the A191 to the east of Proctor & Gamble connecting into existing routes
- v) Localised road widening
- vi) Upgrade and widening of footpaths surrounding the site
- vii) Connection and enhancements to the continuous shared footway/cycleway on southern side of A191 (Whitley Road)
- viii) Associated street lighting
- ix) Associated drainage
- x) Associated road markings
- xi) Associated Traffic Regulation Orders
- xii) Associated street furniture & signage

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: 17/00900/REM Ward: Whitley Bay
 Application Type: Approval of reserved matters
 Location: Site of Former Avenue Hotel, Park Avenue, Whitley Bay
 Proposal: Reserved matter application of 16/00319/OUT relating to approval of the layout, scale, appearance, landscaping and access for the development of 12no dwellings. Discharge of condition 10 (detailed parking scheme), 11 (refuse storage facilities), 12 (foul and surface water drainage), 16 (cycle storage), 17 (gas investigate no development), 18 (contaminated land investigation), 24 (house martin nest boxes), 26 (coal mining site investigations), 27 (boundary enclosures) and 31 (public art scheme) of 16/00319/OUT.
 Applicant: North Tyneside Council

The Committee gave consideration to a report of a planning officer in relation to the application, together with an addendum circulated to all members of the Committee prior to the meeting containing a revised recommendation. A planning officer presented details of the application with the aid of various maps, plans and photographs.

Members of the Committee asked a number of questions of officers and made comments. In doing so the Committee gave particular consideration to:

- a) advice provided to the applicant that future residents of the development may not be entitled to a parking permit under the Council's residential parking scheme;
- b) the reasons for the proposed delegation to the Head of Environment, Housing and Leisure to determine the application rather than the application being considered at the next meeting of the Committee; and
- c) the extent to which neighbouring residents had been notified of the application.

Decision

The Head of Environment, Housing and Leisure, in consultation with the Chair and Deputy Chair of the Committee, be authorised to determine the application provided no further matters arise, which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee.

(The Committee indicated that it was minded to approve the application, subject to the conditions set out in the planning officer's report, the addition or omission of any other conditions considered necessary and the receipt of any additional comments received by the expiry of the consultation period, as the development was considered to be acceptable in terms of its scale, appearance, landscaping and access in accordance with the relevant policies contained in the National Planning Policy Framework and the Council's Local Plan 2017.)