

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on 21 November 2017.)

Planning Committee

31 October 2017

Present: Councillor F Lott (Chair)
Councillors A Arkle, B Burdis, M A Green,
E Hodson, S Graham John Hunter,
W Lott, D McMeekan, G Madden and P Mason

PQ26/10/17 Apologies

There were no apologies for absence.

PQ27/10/17 Substitute Members

There were no substitute members appointed.

PQ28/10/17 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations reported.

PQ29/10/17 Minutes

Resolved that the minutes of the meeting held on 10 October 2017 be confirmed as a correct record and signed by the Chair.

PQ30/10/17 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:	17/00452/FUL	Ward:	Tynemouth
Application Type:	full planning application		
Location:	14 – 16 Northumberland Square, North Shields		
Proposal:	Demolition of redundant office extensions at the rear of 13-16 Northumberland Square into 10no self contained apartments and 2no dwelling houses including repair and refurbishment. Erection of 14no dwellings and 3no apartments to the 'gap site' bordered by Albion Road and Upper Camden Street with associated parking.		
Applicant:	Mr Fergus Mitchell		

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

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

- a) the proposed improved vehicular access to the site;
- b) the impact of the development in terms of the loss of existing public car parking spaces;
- c) the impact of the development on the character and appearance of Northumberland Square Conservation Area; and
- d) the sound measures required to mitigate the impact of noise from an adjacent public house.

Decision

Application approved, subject to the conditions set out in the planning officer's report and addendum, as the development would bring significant regeneration benefits to the town centre and conservation area and it was considered to be acceptable in terms its impact on existing land uses, the residential amenity of future occupants, the character and appearance of the area and highway safety in accordance with the relevant policies contained within the National Planning Policy Framework and the Council's 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:	17/01114/FUL	Ward: Wallsend
Application Type:	Full planning application	
Location:	Capstan Park, Hadrian Road, Wallsend	
Proposal:	Proposed use of land for external B8 storage, including siting and operation self storage containers and open area for storage of items including but not limited to caravans motorhomes, boats, trailed vehicles and trailers.	
Applicant:	Dove Marine Ltd	

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. 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) the extent to which the applicants could increase the number of storage containers on the site if the planning application were granted; and
- b) the potential for the site to be developed for housing in accordance with its allocation within the Local Plan, which would not be prejudiced by the granting of this planning application.

Decision

Application approved, subject to the conditions set out in the planning officer's report, as the development was considered to be acceptable in terms of its in accordance with the relevant policies contained in the National Planning Policy Framework and the Council's 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.