

Planning Committee

Tuesday, 12 December 2023

Present: Councillor W Samuel (Chair)
Councillors J Cruddas, S Cox, I Grayson, T Hallway,
C Johnston, P Oliver and J O'Shea

Apologies: Councillors C Davis, J Montague, and M Thirlaway

PQ48/23 Appointment of substitutes

There were no Substitute Members reported.

PQ49/23 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ50/23 Minutes

Resolved that the minutes of the meeting held on 14 November 2023 be confirmed and signed by the Chair.

PQ51/23 Planning Officer Reports

The Committee received guidance in relation to the principles of decision making when determining planning applications and then gave consideration to the planning applications listed in the following minutes.

PQ52/23 Land at Newsteads Drive, Whitley Bay, Tyne and Wear

The Committee considered a report from the planning officers together with an addendum circulated in advance of the meeting, in relation to a full planning application submitted by Argon Properties Development Solutions for the construction of a new medical centre with associated access and landscaping works to the east of Newsteads Drive, Whitley Bay to replace the existing Beaumont Park Medical Centre at Hepscott Drive, Whitley Bay.

The 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 Phil Hollis was permitted to address the Committee in relation to Mr Gorman's representations. He made reference to the local plan policies aimed at protecting the wildlife corridor, land title restrictions, public health guidance in relation to the health and wellbeing of residents, issues around traffic, parking and pedestrian safety. He also referred to the need for an assessment to be undertaken of the risks associated with coal authority workings under the site. In addition he also questioned the assertion that there was only one suitable site for the development which happened to be on a green field site. He also explained that he considered that the residents' group should be involved in the development of any S106 agreement.

Mr Hollis responded to members questions in relation to suitable alternative sites in the area.

Jen Patterson was permitted to address the committee on behalf of the applicant. She was accompanied by Dr Rebecca Keogh from the Beaumont Park Medical Practice. Ms Patterson explained that the development would only use about 16% of the green space and that there were no other sites in the area which would meet the needs of the practice and allow the practice to grow to meet the needs of the community. It was explained that primary care was changing and the practice needed to adapt to the new ways of working. Reference was made to the provision of a teaching service being located at the new practice. Ms Patterson and Dr Keogh responded to members questions in relation to the age of the existing medical centre. It was explained that the need for a larger premises was a material planning consideration and the existing rooms at the

centre did not meet the current NHS guidelines.

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

- a) the modelling of the traffic movements to and from the site;
- b) the number of children who would be crossing the roads near to the site;
- c) the location of the entrances to the nearby supermarket in relation to the development;
- d) the loss of the public open space and the impact that this would have on residential amenity;
- e) the proposed improvements to the remaining open space.

The Chair proposed acceptance of the planning officer's recommendation.

On being put to the vote, 5 members voted for the recommendation and 2 voted against the recommendation.

Resolved that:

The Committee indicated that it is minded to grant the application; and The Director of Regeneration and Economic Development be authorised to issue a notice of grant of planning permission subject to:

The conditions set out in the planning officer's report and any subsequent addenda and the addition, omission or amendment of any other conditions considered necessary by the Director of Regeneration and Economic Development; and

Completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 to secure a financial contribution for the following:

A financial contribution of £41, 240 towards the management of off-site net gain habitats.

(Reasons for the Decision: The Committee concluded that having regard to the relevant policies contained in the Local Plan 2017 and the National Planning Policy Framework the proposed development was acceptable in terms of the principle of development and the design and layout of the proposed medical centre. The development would provide significant public benefit in meeting the health needs of the community and would not adversely affect the privacy and amenity of surrounding properties)

(Councillor Oliver entered the meeting at the conclusion of this item)

PQ53/23 The Redburn, Wallsend Road, North Shields, Tyne and Wear

The Committee considered a report from the planning officers, together with an addendum circulated in advance of the meeting, in relation to a full planning application from Mr A Rezaei for the erection of a fuel filling station, convenience store, canopy, petrol pumps, with associated access and car parking at the Redburn, Wallsend Road, North Shields.

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 Mr Singh addressed the Committee in relation to his concerns about the application. He explained that there was currently a lot of anti-social behaviour in the area and he did not consider that there was a need for a further off licence. He also explained that there were already 5 petrol stations in the area. He considered that the traffic surveys used for the report were not a true record as at the time they were taken the schools were closed and the buses were on strike.

Councillor R O'Keefe addressed the Committee. She explained that the development would create a five-armed roundabout and that on occasions traffic was backed up to the tunnel. She also explained that a petrol station would increase the volume of traffic in the area and that due to the location access to the petrol station would be difficult. The increase in traffic would impact on residents getting to work as there were already problems in the area. She referred to the station potentially attracting anti-social behaviour to the area, especially as it was proposed that the station would be open 24 hours per day.

Mr Rezaei, the applicant, was permitted to address the Committee in support of the application. He explained that the previous public house on the site was more likely to lead to anti-social behaviour than a petrol station and convenience store. He also explained that between 11pm and 7am all sales would be made via a window and that no one would be allowed into the shop. He suggested that the traffic survey would have recorded more traffic due to the bus strike and not less

as had been suggested.

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

- a) the modelling of the traffic movements to and from the site;
- b) the proposed actions taken to reduce the risk of anti-social behaviour in the area;
- c) Conditions to reduce issues in relation to noise and odours from the development;

The Chair proposed acceptance of the planning officer's recommendation.

On being put to the vote, 8 members voted for the recommendation and 0 voted against the recommendation.

Resolved that the application be permitted

(Reasons for the Decision: The Committee concluded that having regard to the relevant policies contained in the Local Plan 2017 and the National Planning Policy Framework the proposed development was acceptable in terms of the principle of development and its impact on the character and appearance of the area. The impact on nearby residents, the street scene and the highway network was also considered acceptable.)

PQ54/23 116 Woodbine Avenue, Wallsend, Tyne and Wear

The Committee considered a report from the planning officers in relation to a full planning application from Mr Taylor for a proposed change of use from dwelling apartment to 7 bed HMO including 1no. rooflight to front and 1no. rooflight to rear at 116 Woodbine Avenue, Wallsend.

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 Ms A Wright addressed the committee in relation to her objection to the application. She

referred to the lack of sufficient refuse receptacles for the number of people who would be in the premises, that there was insufficient car parking in the area and the increase in the number of residents with cars could result in pavements being blocked by parked vehicles.

Councillor L Marshall addressed the Committee. She explained that the proposed development would lead to overlooking and loss of privacy for existing residents, there would be parking issues with possibly 7 extra vehicles requiring spaces. There would be additional traffic due to deliveries to the premises. She also referred to the lack of soundproofing which would lead to noise and disturbance for the existing residents. She questioned whether the proposed development would meet room size regulations and stated that it did not meet local planning policy and the Wallsend Master Plan.

Mr Taylor addressed the Committee in support of the application. He explained that he had been granted a HMO Licence for the premises which meant that the premises met the required standards. He also explained that single people were less likely to be housed by the Council. He disputed that the property provided low quality accommodation as it met the standards for a HMO.

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

- a) the information provided by the police in relation to crimes associated with such premises;
- b) Whether the application demonstrated compliance with the Wallsend Master Plan in relation to the improvement of the housing stock;
- c) that 50% of HMO's in the Borough were located in Wallsend;
- d) The density of 1 and 2 bed properties in the area;
- e) Concerns in relation to overlooking and privacy;
- f) The impact of the development on the community and surrounding area.

The Chair proposed acceptance of the planning officer recommendation that the Committee was minded to grant the application.

On being put to the vote 4 councillors voted for the recommendation and 4 councillors voted against the recommendation. The Chair then used his casting vote against the recommendation.

Resolved that the application be rejected on the grounds that the proposal for an HMO with limited rooms sizes is contrary to the Wallsend Masterplan which seeks to create a more sustainable community through providing larger, family homes and improving the quality of housing offer in Wallsend.

(Reason for the Decision: The Committee considered that the application did not improve the quality of the housing offer in the area and did not add to the creation of a sustainable community.)

PQ55/23 66 George Road, Wallsend, Tyne and Wear

Consideration of this application was deferred to a future meeting.

PQ56/23 102 Laurel Street, Wallsend, Tyne and Wear

Consideration of this application was deferred to a future meeting.

PQ57/23 245-247 Station Road, Wallsend, Tyne and Wear

Consideration of this application was deferred to a future meeting.

**PQ58/23 Land to the South of the former Deuchars, 5 Backworth Lane,
Backworth - Tree Preservation Order**

Consideration of this item was deferred to a future meeting.