

## **Planning Committee**

**Tuesday, 17 March 2020**

Present: Councillor F Lott (Chair)  
Councillors T Brady, P Richardson, W Samuel and  
J Stirling  
Apologies: Councillors K Barrie, B Burdis, L Darke, S Graham and  
M Green

### **PQ62/20 Appointment of substitutes**

There were no substitute members appointed.

### **PQ63/20 Declarations of Interest**

Councillor T Brady stated that as councillor for the Northumberland Ward she had received representations from residents in relation to Application 18/00833/FUL, Centurion Park Golf Club, but she had not predetermined the matter and had an open mind to the information to be presented at the meeting.

Councillor W Samuel stated that he had chaired a meeting of the Licensing Sub-Committee held on 16 December 2019 to consider an application for a Premises Licence in relation to 207 Park View, Whitley Bay but he confirmed that he had not predetermined planning application 20/00123/FUL which was a separate matter to be determined on planning issues.

### **PQ64/20 Minutes**

**Resolved** that the minutes of the meeting held on 18 February 2020 be confirmed and signed by the Chair.

### **PQ65/20 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.

### **PQ66/20 19/00833/FUL, Centurion Park Golf Club, Rheydt Avenue, Wallsend**

The Committee considered a report from the planning officers, together with an addendum circulated at the meeting, in relation to a full planning application from Harrison Golf and Leisure Newcastle Ltd for the construction of a driving range with associated parking, including ancillary bar/restaurant, golf shop, golf academy, golf club changing facilities and function rooms, creation of a new vehicular access and reconfiguration of Wallsend Golf Course.

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 David Booth of West Street, Wallsend had been granted permission to speak to the Committee. Mr Booth stated that whilst he supported the development of the golf club he was against its location. He believed the facilities should remain in its current location on Rheydt Avenue. Mr Booth challenged the accuracy of information submitted by the applicants in terms of the likely peak periods of operation, the risk of flooding on the course and the numbers of jobs to be created. He expressed his concerns regarding the height and appearance of the proposed fence around the driving range and the impact of lighting and noise on neighbouring residents. Mr Booth also referred to works to trees already undertaken on the site and the implications of shortening the golf course and reducing green space in terms of promoting healthy lifestyles and tackling the climate emergency.

John Wyatt of WYG addressed the Committee to respond to the speaker's comments. Mr Wyatt endorsed the recommendation to permit the development as the applicants had worked closely with planning officers to prepare the proposals. Mr Wyatt outlined the background and nature of the Big Shots Golf concept. The applicants had addressed a range of issues relating to the loss of trees, highway safety, drainage, lighting, design and the height and appearance of the fencing. The development represented a £12m investment in Wallsend and would secure the future of the golf course. Mr Wyatt concluded that the significant benefits of the proposal outweighed the disbenefits.

Members of the Committee asked questions of Mr Booth, Mr Wyatt, his colleagues and officers and made comments. In doing so the Committee gave particular consideration to:

- a) works to trees already undertaken by the applicant which had been routine works undertaken with the Council's permission;
- b) the number of jobs to be created;
- c) the market research undertaken by the applicant to determine demand for its food and drink operations;
- d) how the food and drink facilities would operate in conjunction with the use of driving range;
- e) the extent of the areas of woodland to be lost and details of how new woodland would be created, including the translocation of trees;
- f) the impact of the proposed development on the wildlife corridor and the ecological mitigation proposed by the applicants;
- g) the reasons for the north-south alignment of the driving range; and
- h) the likely impact of the development on the highways network and the proposed highways improvements at the junction of the Coast Road slip road and Devonshire Gardens.

**Resolved** that planning permission be refused on the following grounds:

- a) The proposed development would result in the loss of an area of designated open space, contrary to policies S5.1 and DM5.2 of the North Tyneside Local Plan 2017.
- b) The proposed development would result in the loss of landscaping and it would have a detrimental impact on biodiversity in a wildlife corridor, contrary to policies S5.4, DM5.5, DM 5.7 and DM5.9 of the North Tyneside Local Plan 2017.
- c) The proposed development would have a detrimental impact on the amenity of residents in terms of noise and disturbance, contrary to policy DM5.19 of the North Tyneside Local Plan 2017.

**PQ67/20            20/00123/FUL, 207 Park View, Whitley Bay**

The Committee considered a report from the planning officers in relation to a full planning application from Mr Chris Wilson for change of use from A1 (shops) to A4 (drinking establishment) to premises that have been granted a drinks licence.

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, Stephanie Lumsdon and David Lumsdon had been granted permission to speak to the Committee. Stephanie Lumsdon, accompanied by Mr Lumsdon, stated that she was concerned for her business, a holiday let aimed at families, located directly above the premises. She believed that if a bar was to open below the premises it would put people off, particularly in view of the experiences of residents living above the nearby Gilbert and Smith licensed premises. Mr Lumsdon commented on the cumulative impact of the increasing number of drinking establishments in Park View and surrounding area which threatened to change the character of the area.

Chris Wilson, the applicant, and Richard Wilson addressed the Committee to respond to the speakers' comments. Chris Wilson explained that as local people they wished to contribute to the regeneration of Whitley Bay, play host to local community groups and promote tourism. He challenged what he viewed as unfair presumptions about the proposed development with particular reference to waste management, deliveries, use of the rear yard, the nature of its operation as a micro bar and its relationship with the holiday let above.

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

- a) Mr Wilson's intention not to offer food when the premises opened but this was an option for the future;
- b) Mr Wilson's intention to play only background music in the premises; and
- c) the proposed conditions requiring noise attenuation measures and their application to any future operator of the premises.

**Resolved** that the application be permitted subject to the conditions set out in the planning officers report.

(Reasons for decision: The Committee concluded that, having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was acceptable in terms of the principle of development and its impact on residential amenity, the character and appearance of the surrounding area and on the highway network.)

**PQ68/20            Kirkdale Court, Burradon Road, Burradon, Cramlington Tree  
Preservation Order 2019**

The Committee was presented with details of a Tree Preservation Order made in November 2019 to protect trees located at Kirkdale Court, Burradon Road, Burradon. The Order had been made following notice from the owners of the property that they proposed to prune or remove 6 trees.

The Council had received an objection to confirmation of the Order from the landowner, Places for People, on the grounds that:

- a) the roots of the trees were lifting the grass and the pathway throughout the garden area and this made residents fearful of slipping and tripping in the garden areas;
- b) residents could not see out of the windows or open their windows throughout the summer due to the wasps nests;
- c) falling leaves came through residents' windows;
- d) residents have no light; and
- e) two of the three willows and the birch were causing more issues and so it would be more reasonable to consider each tree on an individual basis.

The Committee also considered the commentary and guidance from the Council's landscape architect who advised on the remedies available to address the concerns raised. It was reported that the confirmation of the Order would not prevent work from being done to the trees. Trees occasionally required maintenance and the landowners could apply to the Council for consent to carry out any necessary or appropriate work. This would enable the Council to be able to control the work in the interests of general amenity of the surrounding area based on appropriate information submitted.

**Resolved** that the Kirkdale Court, Burradon Road, Burradon, Cramlington Tree Preservation Order 2019 be confirmed without modification.

(Reasons for decision: The Committee concluded that:

- a) the trees are prominent features within the street scene, contributing to the character and amenity of the area;
- b) it is necessary to confirm the Order to maintain and safeguard the contribution made by these trees to the landscape and visual amenity of the area in accordance with the Councils adopted Local Plan Policy DM5.9 and the Town and Country Planning Act 1990;
- c) confirmation of the Order will not prevent any necessary tree work from being carried out but will ensure the regulation of any tree work to prevent unnecessary or damaging work from taking place that would have a detrimental impact on the amenity value, health and long term retention of the trees.)

#### **PQ69/20          Determination of Planning Applications during the Coronavirus Pandemic**

The Committee gave consideration to making arrangements for the determination of planning applications and other matters in the event that the Planning Committee was unable to meet in the light of the Coronavirus Pandemic.

**Resolved** that (1) the Head of Environment, Housing and Leisure, in consultation with the Chair and/or Deputy Chair of the Planning Committee, be authorised to determine any matters that would normally be determined by the Planning Committee in the event that public meetings of the Committee are cancelled because of the Coronavirus Pandemic; and  
b) in these circumstances, the Committee's Speaking Rights Scheme be suspended.