

Planning Committee

Tuesday, 4 August 2020

Present: Councillor F Lott (Chair)
Councillors K Barrie, T Brady, L Darke, S Graham,
M Green, C Johnson, W Samuel and F Weetman

Apologies: Councillor P Richardson

PQ84/20 Appointment of substitutes

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

Councillor C Johnson for Councillor P Richardson

PQ85/20 Declarations of Interest

In relation to planning application 20/00165/FUL Councillor S Graham reported that she had attended an exhibition featuring McCarthy and Stone extra care accommodation; however, she had not predetermined the matter and had an open mind to the arguments to be presented to the Committee.

PQ86/20 Minutes

Resolved that the minutes of the meeting held on 7 July 2020 be confirmed and signed by the Chair, subject to the inclusion of Councillor W Samuel's apologies being recorded.

PQ87/20 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.

PQ88/20 20/00165/FUL Site of Coquet Park And Marine Park First Schools, Coquet Avenue, Whitley Bay

The Committee considered a report from the planning officers in relation to a full planning application from McCarthy and Stone Retirement Lifestyles Ltd and Places for People for the erection of extra care accommodation (use class C2) with associated private amenity space, landscaping and car parking.

A planning officer presented details of the application with the aid of various maps, plans and photographs.

In accordance with the Committee's Temporary Speaking Rights Scheme, Mrs Joanna Unthank of Coquet Avenue, Whitley Bay had been granted permission to submit a written statement to the Committee, which was read out. In the statement Mrs Unthank expressed her concerns about traffic generation, access to the proposed development, congestion and adequacy of parking, turning and loading

Mrs Jean Laurie of Coquet Avenue, Whitley Bay had also been invited to submit a written statement, but no response had been received to the invitation.

Mr Andrew Mangham of the Planning Bureau Ltd had submitted a written statement in response to Mrs Unthank's statement on behalf of the applicants. Mr Mangham's statement was read to the Committee in which he addressed concerns relating to traffic generation and congestion; vehicular access to the site; adequacy of on-site car parking; and adequacy of on-site turning and loading. He added that the Highway Network Manager had not raised any objections to the site being accessed from Coquet Avenue, and that he had accepted this development incorporated an appropriate level of on-site parking. The statement had concluded by stating that it had been demonstrated that the residual cumulative impacts on the road network resulting from the approval of the proposed development would not be severe and therefore the development was acceptable in highway terms in accordance with the National Planning Policy Framework.

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

- a) the size, quality and design of the proposed accommodation units; and
- b) whether Adult Social Care had been consulted about the development and what facilities were available for overnight care staff.

Resolved that (1) the application be approved subject to the conditions set out in the planning officer's report; and
(2) the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures (Section 278 Agreement) to secure:
Upgrade of existing footpaths abutting the site
Alterations to resident parking scheme on Coquet Avenue
Associated drainage
Associated street lighting
Associated road markings
Associated signage
Associated Traffic Regulation Orders

(Reason 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, its impact on the amenity of neighbouring residents, the character and appearance of the surrounding area and the likely impact of the development on car parking and access.)

**PQ89/20 20/00445/FUL Site of Coquet Park and Marine Park First Schools,
Coquet Avenue, Whitley Bay**

The Committee considered a report from the planning officers, together with an addendum circulated prior to the meeting, in relation to a full planning application from Places for People for the construction of 9 no. dwellings arranged in two terraces facing onto Marine

Gardens and Coquet Avenue respectively, with parking court to the rear and associated landscaping .

A planning officer presented details of the application with the aid of various maps, plans and photographs.

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

- a) the likely impact of the development on car parking in the area;
- b) the design of the development; and
- c) the need to ensure work on site does not continue after permitted hours if the application is approved.

Resolved that (1) the application be permitted subject to the conditions set out in the planning officer's report and the addendum;

(2) the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures (Section 278 Agreement) to secure:

- Upgrade of existing footpaths abutting the site
- Alterations to resident parking scheme on Coquet Avenue
- Associated drainage
- Associated street lighting
- Associated road markings
- Associated signage
- Associated Traffic Regulation Orders; and

(3) the Head of Law and Governance and the Head of Environment, Housing and Leisure be granted delegated authority to determine the application following the completion of the Section 106 Legal Agreement to secure a Coastal Mitigation contribution.

(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, its impact on the amenity of neighbouring residents, the character and appearance of the surrounding area and the likely impact of the development on car parking and access.)

PQ90/20 20/00517/FUL Burradon Abattoir, Burradon Road, Burradon

The Committee considered a report from the planning officers, together with an addendum circulated prior to the meeting, in relation to a full planning application from Linden Foods for extensions to the existing facility, including covering the external yard, the demolition of an existing employee/amenity block and construction of welfare/amenity building and new offices, and increased hardstanding for vehicles connected with the use, including truck and car parking and additional safe manoeuvring space and a waste water treatment facility.

A planning officer presented details of the application with the aid of various maps, plans and photographs.

Members of the Committee asked questions of officers and made comments. In doing so the Committee gave particular consideration to the development in terms of improvements to animal welfare prior to slaughter.

Resolved that (1) the Committee indicates that it is minded to grant the application subject to:

- i) no objections being raised by the Environment Agency,
 - ii) the conditions set out in the planning officer's report and the addendum, and
 - iii) the addition or omission of any other conditions considered necessary, following the receipt of any additional comments; and
- (2) the Head of Environment, Housing and Leisure be granted delegated authority to determine the application providing 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.

(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, including its impact on the openness of the green belt, its impact on amenity, on the character and appearance of the area and on highways, flood risk, biodiversity and ground conditions.)

PQ91/20 20/00632/OUT Management Suite, Royal Quays Outlet Centre, Coble Dene, North Shields

The Committee considered a report from the planning officers in relation to an outline planning application with all matters reserved from W D Chatham Ltd for a new hotel development comprising approximately 70 bed spaces and associated car parking.

A planning officer presented details of the application with the aid of various maps, plans and photographs.

Members of the Committee asked questions of officers and made comments.

Resolved that (1) the Committee indicates that it is minded to grant the application subject to the conditions set out in the planning officer's report and addendum and to the completion of an Agreement under Section 106 of the Town and Country Planning act 1990 and the addition, omission or amendment of any other conditions considered necessary; and (2) the Head of Housing, Environment and Leisure be granted delegated authority to determine the application following the completion of the Section 106 Legal Agreement to secure the following:

Ecology and Biodiversity: £6,825

Employment and Training: 0.5% of the total capital costs and/or apprenticeship opportunities within the construction and end user phase.

Coastal Mitigation: £153 per unit towards the Coastal Mitigation Scheme

(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, including its impact on surrounding occupiers and on the character and appearance of the site and its surroundings, its impact on car parking and access and the impact on trees and ecology.)