

Planning Committee

Tuesday, 24 November 2020

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

Apologies: Councillor F Lott

PQ119/20 Appointment of substitutes

There were no substitute members appointed.

PQ120/20 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ121/20 Minutes

Resolved that the minutes of the meeting held on 27 October 2020 be confirmed and signed by the Chair.

PQ122/20 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.

PQ123/20 20/01047/FUL, Land North of 45 Sunholme Drive, Wallsend

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 Persimmon Homes (North East) for development of 35 residential dwellings (C3 use) with the associated infrastructure and 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 relationship between this and the earlier planning application 12/0225/FUL for the delivery of up to 650 dwellings on the developable area. The planning officers considered that an increase to 680 dwellings was not significant and acceptable;
- b) the action being taken by the Council to ensure that the conditions attached to planning

- application 12/02025/FUL relating to landscaping were being discharged;
- c) the number and location of the affordable homes to be delivered onsite and secured under the terms of a Section 106 agreement; and
 - d) the confirmation received from the contaminated land officer that a proposed condition requiring the applicant to investigate gas emissions from underground workings was no longer required.

Resolved that (1) the Committee is minded to grant the application subject to completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990, the conditions set out in the planning officer's report and addendum 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 a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following:

25% (9 affordable units) affordable housing: affordable housing provision to be delivered onsite

£3,629.12 – allotments: towards allotment provision in the south west of the borough

£7,000.00 – ecology and biodiversity: towards mitigating the impacts at the Rising Sun Country Park

£18,637.50 – parks and greenspace: towards mitigating impacts on nearby parks and greenspace

£100,000.00 – primary education

£7,000.00 or 1 apprentice – Employment and training

£5,285.00 – coastal mitigation