

Planning Committee

Tuesday, 16 February 2021

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

Apologies: Councillors B Burdis and F Weetman

PQ129/20 Appointment of substitutes

There were no substitute members.

PQ130/20 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ131/20 Minutes

Resolved that the minutes of the meeting held on 15 December 2020 be confirmed and signed by the Chair.

PQ132/20 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.

PQ133/20 20/01582/FUL, Land South of Elton Street East, Wallsend

The Committee considered a report from the planning officers, together with two separate addendum circulated prior to the meeting, in relation to a full planning application from Assura Aspire Ltd for construction of new medical centre with associated clinical support offices, parking, landscaping and associated works.

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 proposed development on car parking in the area and the local highway network;
- b) the rationale of the proposal to amalgamate and relocate two existing medical centres into the new facility;
- c) the proposed condition requiring the applicant to submit to the Council for approval a

- landscaping scheme which would include details of the type of planting; and
d) the suitability of the site for use as a medical centre.

(Councillor K Barrie indicated that as he had temporarily lost connection with the meeting during the planning officer's presentation he would take no part in the voting and decision making.)

Resolved that (1) the application be permitted subject to the conditions set out in the planning officers report and incorporating the amendments set out in the addendums to the report;

(2) the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following highways improvements:

- i. Upgrade of existing footpaths abutting the site
- ii. Alterations to parking bays abutting the site
- iii. Associated drainage
- iv. Associated street lighting
- v. Associated road markings
- vi. Associated signage
- vii. Associated Traffic Regulation Orders

(3) the Head of Law and Governance be authorised to undertake all necessary procedures to formally close all roads and footways within the site that are no longer required under Sections 247 and 257 of the Town and Country Planning Act 1990.

(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 surrounding occupiers, the character and appearance of the area, car parking, the local highway network, trees and ecology.)

PQ134/20 20/01271/FUL, 2 Eastern Villas, Springfield Park, Forest Hall

(Councillor M Green joined the meeting at this point.)

The Committee considered a report from the planning officers in relation to a full planning application from Springfield Park Holdings SPV1 Ltd for change of use of a vacant former care home to provide 11 no. residential apartments with associated parking, landscaping and other associated infrastructure.

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 sought clarification on the amount of the proposed contribution towards coastal mitigation when officers confirmed it would be £1,661. Members asked officers to ensure that, should the application be permitted, the developers adhere to the permitted construction hours.

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 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;

- i. Ecology and Biodiversity - £1,100 towards habitat creation/mitigation and footpath improvements at Springfield Park.
- ii. Equipped area for play - £7,700 towards equipped play sites in the vicinity of the development in the north west of the borough.
- iii. Primary Education - £25,000 towards increase in capacity in either existing or new provision.
- iv. Employment and Training - £3,000 towards delivering employability interventions to upskill local residents.
- v. Coastal Mitigation £1,661 towards coastal mitigation.