

Planning Committee

Tuesday, 3 August 2021

Present: Councillor W Samuel (Chair)
Councillors K Barrie, T Brady, J Cruddas, M Green,
M Hall, John Hunter, C Johnston, F Lott, J O'Shea and
P Richardson

PQ13/21 Appointment of substitutes

There were no substitute members appointed.

PQ14/21 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ15/21 Minutes

Resolved that the minutes of the meeting held on 6 July 2021 be confirmed and signed by the Chair.

PQ16/21 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.

PQ17/21 21/01029/FUL, Parking Bays Opposite, 50 And 50B, Bell Street, North Shields, Tyne And Wear

On 30 July 2021 the Chair had agreed that consideration of this application be deferred to enable the applicant to carry out further on site noise assessments.

PQ18/21 21/01244/FULH, 14 Fairfield Drive, Cullercoats, Tyne And Wear, NE30 3AF

The Committee considered a report from the planning officers, in relation to a full household planning application from Mrs Jackie Scott for a rear flat roof extension. The Committee were advised that as the consultation period had now expired the planning officers now recommended that the Committee grant the application, subject to the conditions set out in the report.

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 M Dunston of Silloth Place had been granted permission to speak to the Committee. Mr Dunston stated that he had not objected to the original rear extension at 14 Fairfield Drive even though it had had a detrimental effect on visual amenity and light. This additional extension would have a greater effect. He explained that he had a small back garden extending 6 metres from the rear of his house. The proposed extension would extend to a point 1.6m from the boundary between the properties and would stand 3.4 metres high. Consequently the development would have a visual impact and would affect the light, casting a shadow across his garden. Mr Dunston also stated that the proposed extension would change the character of the area where most properties had gardens to the rear of their properties. A precedent would be set allowing other gardens to be lost.

The applicant, Mrs Scott, who was accompanied by Councillor S Graham, addressed the Committee to respond to the speaker's comments. Mrs Scott explained that neither of her immediate neighbours had objected to the application. The four residents in Silloth Place who had objected had each extended their own homes thereby reducing the size of their gardens. She stated that lots of properties in the surrounding area had added flat roofed extensions and the design of the proposal was the same style as those commonly found in the area. The outlook for residents in Silloth Place would be no different to the existing extension. A proposed pagola would be set away from the boundary fence and the chimney would cause no offence.

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

- a) the proposed use of the extension as a snug;
- b) the age of the original extension constructed in 2014;
- c) the likely impact of the proposed development on the visual amenity of residents living on Silloth Place; and
- d) the design of the proposed development and its impact on the character and appearance of the surrounding area.

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 its impact on the visual amenity of neighbours and the character and appearance of the area.)

PQ19/21 21/01028/FUL, Former Motor Hog, Wallsend Road, North Shields, Tyne And Wear, NE29 7FN

The Committee considered a report from the planning officers in relation to a full planning application from Mandale Construction Limited for demolition of existing buildings and erection of 39no. hybrid units for Use Class B2 and B8.

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

Members of the Committee welcomed the proposed development because it would result in the demolition of a building which had become a prominent eyesore and provide much needed small business units creating employment opportunities. Members were also assured by the proposed mitigation for the loss of the biodiversity and habitats on site.

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 and the addition, omission or amendment of any other conditions considered necessary; and (2) the Director of Housing, Environment and Leisure be authorised 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) Employment and Training: £15,000 towards employment initiatives within the borough
- ii) Travel Plan Bond: £10,000
- iii) Travel Plan Monitoring Fee: £1,250 (£250 per annum).
- iv) Ecology: £29,160 towards habitat creation, management and monitoring

PQ20/21 21/01341/FUL, Henson Motor Group, Benton Square Industrial Estate, Whitley Road, Benton, Newcastle Upon Tyne

The Committee considered a report from the planning officers in relation to a full planning application from Lichfields for demolition of the existing building and erection of a building for use as a builders merchant (storage, distribution, trade counter, offices and ancillary retail sales).

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

Members of the Committee sought clarification on the security measures to be taken to address the Police comments regarding the potential use of pallets and cantilever racking systems as climbing aids.

Resolved that (1) the Committee is minded to grant the application subject to 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 Director of Housing, Environment and Leisure be authorised to determine the application following the expiry of the consultation period, provided no further matters arise which, in the opinion of the Director, raise issues not previously considered which justify reconsideration by the Committee.

PQ21/21 21/01595/FULH, 19 Havanna, Killingworth, Newcastle upon Tyne, NE12 5BL

The Committee considered a report from the planning officers in relation to a full householder planning application from Councillor Erin Parker Leonard for a proposed single storey rear extension, garage conversion and internal alterations. The application was presented to the Committee for consideration because the applicant was a member of the Council. As the consultation period had now expired the planning officer now recommended that the application be permitted subject to the conditions set out in the report.

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

Members of the Committee sought clarification regarding the materials to be used.

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 its impact on the visual amenity for neighbours and the character and appearance of the surrounding area.)