

## **Planning Committee**

**Tuesday, 5 July 2022**

Present: Councillor W Samuel (Chair)  
Councillors M Hall, John Hunter, C Johnston, J O'Shea  
and P Richardson

Apologies: Councillors J Cruddas, M Green, T Mulvenna and J Shaw

### **PQ9/22 Appointment of substitutes**

There were no substitute members appointed.

### **PQ10/22 Declarations of Interest**

There were no declarations of interest or dispensations reported.

### **PQ11/22 Minutes**

**Resolved** that the minutes of the meeting held on 7 June 2022 be confirmed and signed by the Chair.

### **PQ12/22 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.

### **PQ13/22 21/02191/FUL, Land South of Roddam Close, Backworth**

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 Northumberland Estates for change of use of land and construction of extra care facilities (Class C2), health and wellbeing hub (Use Classes E(b), E(d), E(g)(i), F2(a), F2(b) and ancillary uses), integrated frailty hub (Use Classes C2, E(e) and E(g)(i) with E(d) and other ancillary uses), a children's nursery (Use Class E(f)) and residential dwellings for people in later life (Use Class C3(a)) together with access roads, car parking areas, landscaping areas, SuDS basins and other ancillary 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 the applicant's representative who was present at the meeting and made comments. In doing so the Committee gave particular consideration to:

- a) the broad purpose of the scheme to provide, in conjunction with healthcare providers, an innovative ageing well village which would cater for a wide variety of older people's needs;
- b) the location and purpose of the various elements of the proposed development;
- b) the adequacy of the proposed car parking provision on the site to be subject to a parking management plan; and
- c) the objection received regarding the risks to safety caused by increased traffic.

**Resolved** that (1) the Committee indicates that it 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 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;

- Affordable housing provision
- Travel Plan Bond £75,000
- Travel Plan Monitoring Fee £3,000
- Coastal Mitigation £11,795

**PQ14/22      21/02540/FUL, Land North of Lossiemouth Road, West Chirton**

The Chair announced that he had agreed to a request from the applicant that determination of this application being deferred to enable them to give further consideration to the proposed terms of a legal agreement under Section 106 of the Town and Country Planning Act 1990.