

Planning Committee

Tuesday, 11 April 2023

Present: Councillor W Samuel (Chair)
Councillors J Cruddas, P Earley, M Hall, C Johnston,
T Mulvenna, J O'Shea and J Shaw

In attendance:
Councillor O Scargill

Apologies: Councillors M Green, John Hunter and P Richardson

PQ78/23 Appointment of substitutes

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

Councillor P Earley for Councillor M Green

PQ79/23 Declarations of Interest

Councillor M Hall stated that she had discussed planning application 23/00091/FULH, 160 Whitley Road, Whitley Bay with the applicant but she had not expressed an opinion on the matter, had not predetermined the application and maintained an open mind to the arguments to be presented at the meeting.

Councillor J O'Shea stated that he had met with the applicant in relation to planning application 23/00091/FULH, 160 Whitley Road, Whitley Bay when he had provided procedural advice. He had not predetermined the application and maintained an open mind to the arguments to be presented at the meeting.

Councillor P Earley stated that as a local ward councillor he had discussed details of planning application 22/02216/FUL, Site of Former West House, Grasmere Court, Killingworth with officers but he had not expressed an opinion on the matter and maintained an open mind to the arguments to be presented at the meeting.

PQ80/23 Minutes

Resolved that the minutes of the meeting held on 14 March 2023 be confirmed and signed by the Chair.

PQ81/23 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.

The Committee considered a report from the planning officers, together with an addendum circulated prior to the meeting, in relation to a planning application from Northumbria Homes Ltd for demolition of an existing dwelling house and construction of 7no. new dwellings.

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 the local ward councillor, Councillor Olly Scargill, had been granted permission to speak to the Committee. Councillor Scargill spoke on behalf of residents of Murton and New York villages in relation to the landmark site which had fallen into a sad state. He suggested that the application ought to be amended to secure the demolition of the existing derelict building which had attracted vandalism and anti-social behaviour. There was no support for the proposed development as this application, together with a separate application for 3000 homes in the surrounding area, would change the unique character of Murton village, it would be visually intrusive, access to the site during the construction phase would have a detrimental impact, the road to the site was not considered fit for the volume of traffic and it was stated that a single dwellinghouse could not be replaced by seven.

Tom Gibbons of IDPartnership addressed the Committee on behalf of the applicant to respond to the speakers' comments. Mr Gibbons stated that the applicant had worked with officers to bring forward an application for the provision of high quality family homes. He understood the concerns of local residents regarding the vandalism and anti-social behaviour associated with the site but this application, if approved, would resolve these concerns with the demolition of the existing building and delivery of needed housing. The application process had demonstrated that the statutory consultees were satisfied with the proposal in terms of its impact on the highway network, car parking and access, residential amenity, landscaping and biodiversity. As these technical matters had been resolved in accordance with the relevant planning policies he urged the Committee to accept the officers recommendation and approve the application.

Members of the Committee asked questions of Councillor Scargill, Mr Gibbons and officers and made comments. In doing so the Committee gave particular consideration to:

- a) the factors taken into account by the applicant and the Authority in determining the number of units which could be satisfactorily accommodated onto a site;
- b) the details and effect of the proposed condition requiring the applicant to submit to the Authority for approval a revised Japanese Knotweed Management Plan;
- c) the rewording of Condition 37 to allow the applicant to complete pre-commencement conditions prior to the commencement of the three months period allowed for the demolition of the existing dwelling;
- d) the status of the site as set out in the Local Plan and the Murton Gap Masterplan;
- e) the effect of Policy DM5.3 (Green Space Provision and Standards) of the Local Plan in relation to the application; and
- f) the likely impact of the development on the volume of traffic using Murton Lane.

The Chair proposed acceptance of the planning officer's recommendation.

On being put to the vote, 7 members of the Committee voted for the recommendation and 1

member voted against the recommendation.

Resolved that (1) the Committee is minded to grant the application; and
(2) the Director of Regeneration and Economic Development be authorised to issue a notice of grant of planning permission subject to:
i) the conditions set out in the planning officers report and addendum;
ii) the addition, omission or amendment of any other conditions considered necessary by the Director of Regeneration and Economic Development; and
iii) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure to secure affordable housing provision and a Coastal Mitigation Contribution to mitigate for the impacts on the Northumbria Coast Special Protection Area.

(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 the character and appearance of the area, residential amenity, highway safety and biodiversity.)

**PQ83/23 22/02216/FUL, Site of Former West House, Grasmere Court,
Killingworth**

The Committee considered a report from the planning officers in relation to a full planning application from North Tyneside Council for new build housing consisting of 22no. units: a mixture of 1 & 2 bed flats, 2 & 3 bed houses with associated car parking and landscaping

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

The Chair proposed acceptance of the planning officer's recommendation.

On being put to the vote members of the Committee voted unanimously for the recommendation.

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 the principle of development and its impact on the loss of open space, character and appearance of the area, residential amenity, highway safety and biodiversity.)

PQ84/23 Exclusion Resolution

Resolved that under Section 100A(4) of the Local Government Act 1972 (as amended) and having applied a public interest test as defined in Part 3 of Schedule 12A of the Act, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 1 of Part 1 of Schedule 12A to the Act.

PQ85/23 23/00091/FULH, 160 Whitley Road, 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 householder planning application from Mark Mulvaney to modify pre-existing boundary treatment to add fence above 1m and some extension of three brick corner pillars.

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) representations received from the applicant setting out the reasons for the fence;
- b) the differences between the proposed fence at 160 Whitley Road and the boundary treatment granted permission at the adjacent Grapes Café;
- c) the impact of the proposed fence on the character and appearance of the area; and
- d) the extent to which the granting of permission would set a precedent for other similar applications.

The Chair proposed acceptance of the planning officer's recommendation.

On being put to the vote, 5 members of the Committee voted for the recommendation and 2 members voted against the recommendation with 1 abstention.

Resolved that planning permission be refused on the grounds that the application site occupies a prominent position at the corner of Whitley Road and Percy Road. The proposed high-level closed boarded timber fencing and high-level brick pillars will appear highly incongruous in this part of the Whitley Road street scene, and are out of keeping with the low level boundary treatments to the front of properties on Percy Road. The proposed boundary treatment is out of keeping with the character of the area and results in significant harm to the street scene due to its height, position and close boarded design. The proposal fails to comply with policies S1.4 and DM6.1 of the North Tyneside Local Plan 2017, the Design Quality SPD and National Planning Policy Framework 2021.

PQ86/23 Land to the Rear of 12, 14 and 16 Stoneycroft East, Killingworth Tree Preservation Order 2022

Resolved that consideration of the Tree Preservation Order be deferred until the next meeting.