

(Note: These minutes are subject to confirmation at the next meeting of the Committee scheduled to be held on Tuesday, 13 June 2023.)

Planning Committee

Tuesday, 9 May 2023

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

Apologies: Councillors P McIntyre

PQ87/23 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ88/23 Minutes

Resolved that the minutes of the meeting held on 11 April 2023 be confirmed and signed by the Chair.

PQ89/23 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.

PQ90/23 21/01779/REM, Land West of Mackley Court, Wallsend

The Committee considered a report from the planning officers, together with two addendums circulated prior to the meeting, in relation to a reserved matters application from VB Benton Ltd for the approval of the access, scale, layout, appearance and landscaping of planning approval 12/02025/FUL, construction of 1no. retail / commercial unit falling within Use Class E.

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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, local residents, Ben Reeve and Elaine Armstrong had been granted permission to speak to the Committee. Elaine Armstrong was unable to attend the meeting. The agenda papers included the reasons for objection for the development and Mr Ben Reeve was in attendance and provided a summary, which included the loss of privacy/residential and visual amenity, nuisance caused through disturbance/dust/dirt and noise. Traffic congestion, unsuitable vehicular access and pedestrian safety.

Fraser Tinsley of Bradley Hall on behalf of the applicants, VB Benton Limited addressed the Committee to respond to the speakers' comments. In addressing the concerns of the objections Mr Tinsley paragraphs 9.9 – 9.16 in the papers. In relation to parking, it was stated that the retailer would be providing 16 parking places, which was higher than standard for a development of the size and would provide local employment.

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

- a) Delivery access and potential noise nuisance
- b) Delivery hours of operation
- c) Construction of boundary fencing
- d) Traffic calming measures
- e) Landscaping

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 0 members voted against the recommendation.

Resolved that the application be permitted subject to the conditions set out in the planning officers report and addendum.

(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 revised matters relating to the layout, scale, appearance, landscaping and access for the

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construction of one commercial/retail unit falling within Use Class E of the hybrid planning permission 12/02025/FUL were acceptable.)

PQ91/23 22/02106/FUL, Land East of Backworth Lane, 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 solar PV panels (up to 28 MW), associated electrical infrastructure, operational buildings, substations, lattice tower, security fencing, CCTV, access tracks, landscaping and other ancillary works..

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 Jowita Smolak and Max Seed had been granted permission to speak to the Committee. Mr Seed stated that the development would have impact on the landscape, cause continual disruption, cause visual impairment would raised that there was limited consultation for local people. A member questioned what consultation had been provided. Mr Seed stated one letter was received and no further information was displayed in the affected area. Officers provided information that 60 letters to affected residents had been sent, signs were displayed in the local area and notices were placed in the press.

Barry Spall of Northumberland Estates addressed the Committee to respond to the speakers' comments.

Members of the Committee asked questions of the speakers and officers and made comments. In doing so the Committee considered:

- a) Achieving the desired energy benefit from the site
- b) Impact on landscape and biodiversity
- c) Consultation
- d) CCTV and security operations
- e) Boundary and visual impact
- f) Site identification for use and expansion

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

On being put to the vote, 4 members of the Committee voted for the recommendation and 3 members voted against 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 character and appearance of the area, highway safety, the loss of agricultural land and biodiversity.)

PQ92/23 21/02496/FUL, Land Adjacent to Hatfield House, Borough Road, North Shields

This item was withdrawn.

PQ93/23 Land to the Rear of 12, 14 and 16 Stoneycroft East, Killingworth Tree Preservation Order 2022

The Committee gave consideration as to whether to confirm the making of the Land to the rear of 12, 14 and 16 Stoneycroft East, Killingworth Tree Preservation Order 2022.

The Council had been notified of the intention to prune poplar trees on Council owned land to the rear of 12, 14 and 16 Stoneycroft East, Killingworth. In response the Council had decided to make a Tree Preservation Order (TPO) to protect the tree. The TPO had been served on those people with an interest in the land in December 2022.

Two objections to the TPO had been received from the occupiers of 10 and 16 Stoneycroft East, Killingworth. The objections were on the grounds that the trees were in a poor condition and had not been managed by the Council for a

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number of years. The application was to cut back over hanging branches because they posed a danger to properties, overhanging habitable rooms. An earlier application had been submitted due to the Council not seeing the works as a priority. The Council had previously paid compensation when branches had caused damage to adjacent properties. The trees were now larger and more invasive than they have ever been.

The Committee considered the objection together with the comments of the planning officers and the Council's landscape architect before deciding whether to:

- a) confirm the TPO without modification;
- b) confirm the TPO with modifications; or
- c) not to confirm the TPO.

It was reported that the Council had agreed to undertake the pruning works first requested by the residents after they were initially told the works were not a priority. In view of this the Committee was recommended not to confirm the TPO as the management and maintenance of the trees would be undertaken by the Council and not by third parties, ensuring the amenity value and contribution to the conservation area of the trees is protected.

Resolved that the Land to the rear of 12, 14 and 16 Stoneycroft East, Killingworth Tree Preservation Order 2022 is not confirmed.

(Reason for decision: The Committee were satisfied it was not necessary to confirm the Order because the trees are owned by the Authority and within Killingworth Village conservation area. The trees are believed to have sufficient protection in place to ensure only appropriate works are undertaken as part of their ongoing management and the intention to undertake the works by third parties is no longer applicable.)

PQ94/23 23/00470/TELGDO, Grass Verge Adjacent to Land East of Addington Drive, Wallsend, Tyne And Wear

The Chair had agreed to this item of business being considered at the meeting as an urgent item in accordance with Section 100(B)(4)(b) of the Local Government

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Act 1972 (as amended) because the Authority had received a petition and a request for speaking rights in relation to the application after publication of the agenda and the deadline for determining the matter was 31 May 2023.

The Committee considered a report from the planning officers in relation to a telecommunication system notification from CK Hutchinson Networks (UK) Ltd for the installation of 15m high phase 9 street pole slim-line monopole, supporting 4no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module.

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 a local resident Mr R Burdon had been granted permission to speak to the Committee. However, Mr Burdon did not attend the meeting.

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

On being put to the vote, 6 members of the Committee voted for the recommendation and 1 member voted against the recommendation.

Resolved that consent be granted and the Authority exercise control over the siting and appearance of the monopole.

(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 and the Town and Country (General Permitted Development) (England) Order 2015, the proposed development was acceptable in terms of its impact on the visual amenity of surrounding occupiers and the character of the area.)