

Planning Committee

Tuesday, 13 June 2023

Present: Councillor W Samuel (Chair)
Councillors S Burtenshaw, S Cox, J Cruddas,
C Johnston, J Montague and M Thirlaway

Apologies: Councillors T Hallway, J O'Shea and P Oliver

PQ95/23 Appointment of substitutes

There were no substitutes reported.

PQ96/23 Declarations of Interest

There were no declarations of interest or dispensations reported.

Councillor Cruddas referred to application 21/02546/FUL and explained that although she lived in the vicinity of the application site and was a subscriber of a number of social media sites where comments on the application had been made she had not expressed a view on the application and would approach the application with an open mind.

PQ97/23 Minutes

Resolved that the minutes of the meeting held on 9 May 2023 be confirmed and signed by the Chair.

PQ98/23 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.

PQ99/23 21/02546/FUL, Site of The Fusilier, Clydedale Avenue, Forest Hall

The Committee considered a report from the planning officers in relation to a full planning application from Karbon Homes for a residential development of 20no. affordable homes and associated landscaping.

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 Martin Swinney had been granted permission to speak to the Committee. Mr Swinney stated that he was representing the residents of Victoria Avenue who were concerned about safety. He explained that children used the green and streets to play. The car park was used by parents on the school run and due to the existing parking issues the view of the access on to Station Road was obscured which caused safety concerns. The development would result in an increase in traffic on the streets which had not been built to take the increase. He explained that there was insufficient parking for the existing residents. He also referred to the cycle route to Quorum which was not segregated from the existing traffic. He stated that the access to the development was not sustainable.

He responded to members questions and explained that a one-way system would ease traffic movement or an alternative access may improve matters.

On behalf of the applicant, Karbon Homes, Andrew Moss addressed the Committee to respond to the speakers' comments. Mr Moss stated that the application would make an important contribution to the provision of housing in the area and make use of a brownfield site. The development, which complied with policy, would provide 100% affordable homes and had been reviewed by the highways officer. The developer had also offered financial contributions towards children's play, parks and greenspaces, primary education, employment and training as well as the provision of off-site mitigation. He asked the Committee to grant the application.

Mr Moss responded to members questions in relation to car parking, vehicle

access and overshadowing.

Councillor Cruddas read out a number of questions which had been submitted by Councillor Hunter on behalf of residents. It was explained that questions relating to the responsibility of damage to foundations and issues around fencing and planting were not relevant planning matters. Questions in relation to a proposed drainage pond and the pedestrian access on to Allendale Avenue were responded to by officers.

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

- a) parking and traffic management;
- b) water management;
- c) the need for affordable housing

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 0 abstentions.

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;
- 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 100% affordable housing provision and the following financial contributions;

- Benton Village Green/Local Wildlife Site £3,900
- Children's equipped play £7,000
- Parks and greenspaces £10,647
- Primary education £50,000
- Employment and training 1 apprenticeship or £10,000
- Coastal Mitigation £3,020
- Open space improvements £18,138

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

PQ100/23 21/01569/FUL, Land at former School House, Sandy Lane, North Gosforth

The Committee considered a report from the planning officers in relation to a full planning application from Mr W Collard for the erection of 4no detached 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 a local resident, Keith Dowd had been granted permission to speak to the Committee. However, Keith Dowd indicated that he did not wish to speak to the Committee.

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

- a) parking on site and adjacent to the site;
- b) the appearance and design of the houses.

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 0 members voted against the recommendation with 1 abstention.

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;
- 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 a financial contribution of £604 pounds towards coastal mitigation.

(3) the Head of Law and the Director of Regeneration and Economic Development be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following highways improvements:

- Altered access
- Upgrade of existing footpaths abutting the site
- Associated drainage
- Associated street lighting
- Associated road markings
- Associated signage
- Associated Traffic Regulation Orders

(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, taking into account the conservation area, the setting of the listed building and the green belt, residential amenity, highway safety and biodiversity.)

**PQ101/23 22/02231/FUL, Unit 8-10, Graphic House, Mylord Crescent,
Camperdown Industrial Estate, Camperdown**

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 FSNE Medical for change of use from light industrial to operate as a base for emergency vehicles.

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 Andrew Marsay had been granted permission to speak to the Committee. Andrew Marsay stated that the residents had moved into their properties knowing that

there would be a lot of HGV movements. What they had not expected were loud sirens at all times of the day but particularly during the night and early morning as these woke people up on a regular basis. He suggested that suitable mitigation to prevent disturbance to residents should be installed.

Mr Marsey responded to members questions in relation to the type of mitigation that he considered would help and suggestions in relation to when and where the sirens would start to be used.

The applicant had been invited to respond to the speaker's comments but did not take up the opportunity.

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

- a) The use of mitigation to minimise the disruption caused by the use of sirens;
- b) Measures to control the use of sirens both on and off site.

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 with 0 abstentions.

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 residential amenity (noise and visual impact) and highway safety.)

**PQ102/23 21/02496/FUL – Land adjacent to Hatfield House, Borough Road,
North Shields**

The Committee considered a report from the planning officers in relation to a full planning application from Low Town Developments for the erection of 5no. three storey townhouse style terraced dwellings, with communal parking and rear amenity space.

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 design of the development;
- b) the authority's parking standards;
- c) green areas and biodiversity.

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 members voted against the recommendation with 0 abstentions.

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 living conditions of surrounding occupiers and future occupiers of the development, the character of the conservation area, trees and biodiversity and the highway network.)

**PQ103/23 23/00217/FUL – Land east of Weetslade Depot, Great Lime Road,
Dudley**

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 Aldi Stores Ltd for the erection of foodstore (Class E) with associated car parking; vehicular, pedestrian and cycle access; SuDs; 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, 7 members of the Committee voted for the recommendation and 0 members voted against the recommendation with 0 abstentions.

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;
- ii) the addition, omission or amendment of any other conditions considered necessary by the Director of Regeneration and Economic Development
- iii) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following financial contributions;

-Farmland bird mitigation £45,000

-Biodiversity Net Gain £5,850

-Travel Plan Bond £10,000

-Travel Plan Monitoring Fee £1,250 (£250 per annum)

-Employment and Training £10,912

(3) the Head of Law and Director of Regeneration and Economic Development be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following highways improvements:

-New access

-New pedestrian & cycle links to the site

-Localised widening

-Associated street lighting

- Associated road markings
- Associated signage
- Associated Traffic Regulation Orders
- Reduction in speed limit on Great
- Detailed highway design
- Road safety audit

(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.)