

## Planning Committee

**Tuesday, 23 January 2024**

Present: Councillor W Samuel (Chair)  
Councillors J Cruddas, S Cox, I Grayson,  
C Johnston, J Montague, P Oliver, J O'Shea, C Davis  
and A Spowart

Apologies: Councillors T Hallway and M Thirlaway

### **PQ68/23 Appointment of substitutes**

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

Councillor A Spowart for Councillor M Thirlaway

### **PQ69/23 Declarations of Interest**

Councillor J Cruddas stated that she had predetermined planning applications:

23/01410/FUL – 66 George Road, Wallsend

23/01371/FUL – 102 Laurel Street, Wallsend

23/01515/FUL – 245-247 Station Road, Wallsend

23/01577/FUL – 12 Coronation Street, Wallsend

and that she would leave the meeting following consideration of Item 6.

### **PQ70/23 Minutes**

**Resolved** that it be noted the minutes of the Planning Committee meetings held on 12 December 2023, 19 December 2023 and 11 January 2024 be submitted to the next meeting of the Committee.

### **PQ71/23 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.

**PQ72/23 Land to the South of the former Deuchars, 5 Backworth Lane,  
Backworth – Tree Preservation Order 2023**

The Committee considered whether to confirm the making of the Land to the South of the former Deuchars, 5 Backworth Lane, Backworth Tree Preservation Order 2023.

The Council had been notified of the intention to remove 5 sycamore trees to the rear of the former Deuchars, 5 Backworth Lane, Backworth. It was noted that one tree was in fact a willow tree.

In response, the Council had decided to make a Tree Preservation Order (TPO) to protect the four sycamore and one willow tree. Further, the TPO also included an adjacent sycamore tree that was considered worthy of protection. The TPO was served in July 2023.

Seven objections to the TPO had been received from neighbouring residents. The objections were on the grounds that:

- a) The trees should be removed due to damage to the boundary wall with Backworth Hall;
- b) The trees do not improve the visual amenity of the area;
- c) The trees negatively impact on light levels to neighbouring properties;
- d) The trees interfere with phone, TV and satellite signals;
- e) Tree debris is causing damage to vehicles; and
- f) The trees negatively impact upon mental health

The Committee considered the objections and the advice 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

The Chair proposed acceptance of the planning officer's recommendation as set out in the planning officers report.

On being put to the vote, 9 members of the Committee voted for the recommendation and none voted against with no abstentions

**Resolved** that the Land to the South of the former Deuchars, 5 Backworth Lane, Backworth Tree Preservation Order 2023 be confirmed without modification.

(Reasons for the decision: A Tree Preservation Order does not prevent the felling of trees, but it gives the Council control in order to protect trees which contribute to the general amenity of the surrounding area.)

Councillor J Cruddas left the meeting following conclusion of this item.

**PQ73/23      23/01410/FUL 66 George Road, Wallsend, Tyne and Wear**

The Committee considered a report from planning officers in relation to a full planning application from Mr Max Armstrong for the change of use from C3 Dwelling House to Sui Generis (HMO with 6+ bedrooms) – the current dwelling has 7 bedrooms and the application seeks permission to change the use of the building to a 8 bedroom HMO.

A planning officer presented details of the application with the aid of various maps, plans and photographs. The report also made reference to the planning history of the site.

In accordance with the Committee's Speaking Rights Scheme, Councillor Louise Marshall addressed the Committee on behalf of a number of residents in objection to the application.

Councillor Marshall explained the proposal will result in a loss of privacy for adjoining properties and there is a concern that proposed bedrooms could accommodate far more than eight single people. She also explained the proposal could result in an increased amount of vehicles in what is already an overcrowded street. She added that the proposed development does not contribute to section 8 of the National Planning Policy Framework in respect of promoting healthy and safe communities. Councillor Marshall made reference to the representations made by Northumbria Police and the potential for an increase in crimes and demand placed on the police should the application be approved. Councillor Marshall stated that the proposed development does not meet the priorities of the Wallsend Town Centre Masterplan as it would not

contribute to improve the quality of the housing offer in Wallsend.

In addressing the Committee Councillor Marshall explained that the concerns raised would also apply to the planning applications being considered in respect of 102 Laurel Street, Wallsend; 245-247 Station Road, Wallsend and 12 Coronation Street, Wallsend.

There were no questions put to Councillor Marshall.

On behalf of the applicant, Ms Casey Scott of DPP Planning, addressed the Committee to respond to the speakers comments. Ms Scott explained that the scale of the property currently accommodates 7 bedrooms and the application was for an HMO for 8 single residents. Miss Scott advised that the number of residents for the property would be controlled by condition on an approved planning permission and HMO licence. She explained that two of the rooms within the development would have en-suite bathroom facilities and the property is within walking distance of Wallsend Town Centre. She explained that the granting of the application would not result in HMOs becoming a dominant form of housing within the area.

There were no questions put to Ms Scott.

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

- The impact upon neighbours
- Parking
- Living conditions
- The number of rooms proposed
- The cumulative impact of HMOs
- Fear of crime
- The Wallsend Town Centre Masterplan
- North Tyneside Local Plan

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

On being put to the vote, 4 members voted for the recommendation and 4 voted against the recommendation.

The Chair used his casting vote and it was carried that the application be refused.

**Resolved** that planning permission be refused on the following grounds:

- 1) The proposal for an HMO does not provide good quality accommodation and living conditions for eight residents and as such is contrary to Policy DM4.10 of the North Tyneside Local Plan and the Wallsend Town Centre Masterplan (2023) which seeks to improve the quality of housing offer in Wallsend.
- 2) The proposal would result in an increased fear of crime to the detriment of residential amenity contrary to Local Plan Policy DM4.10 and would not contribute to the improvement of the area contrary to the Wallsend Town Centre Masterplan (2023)

**PQ74/23      23/01371/FUL 102 Laurel Street, Wallsend**

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 Mr Evans for the change of use from 1no apartments (use class C3) to 1no HMO's (use class C4) comprising 8no. bedrooms, including loft conversion (amended description and plans).

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

As the representations made by Councillor Marshall also covered the planning applications for 102 Laurel Street, Wallsend; 245-247 Station Road, Wallsend and 12 Coronation Street, Wallsend the Chair used his discretion and allowed the agent, Mr Taylor, to address the Committee on behalf of the applicant.

Mr Taylor explained that the properties were not located within an Article 4 Direction area and that all properties would meet the requirements of HMO guidance. Mr Taylor acknowledged the concerns raised regarding the property type but referred to the 2021 Census and the number of households in houses of multiple occupation and stated that this type of accommodation is not swamping the area. He stated that an Article 4 Direction could be introduced if it were found to be the case

Mr Taylor made reference to the concerns raised by the Police and queried how

this was relevant in this particular locality.

Mr Taylor stated that the location of the extension proposed for 12 Coronation Street had been designed to mitigate potential impact on the neighbouring property.

There were no questions put to Mr Taylor.

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

- Impact on residential amenity
- Living conditions and the number of rooms proposed
- The cumulative impact of HMOs
- Fear of crime
- The Wallsend Town Centre Masterplan
- North Tyneside Local Plan

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

On being put to the vote, 2 members voted for the recommendation and 6 voted against the recommendation.

Based upon the considerations of the Committee it was then moved and seconded that the application be refused.

On being put to the vote, 6 members voted for the recommendation and 2 voted against.

**Resolved** that planning permission be refused on the following grounds:

1) The proposal, which would significantly intensify the occupation of the property, would a significant negative impact on residential amenity, result in increased fear of crime and when combined with other HMO proposals within the area have an unacceptable cumulative impact on the Wallsend area, contrary to Local Plan Policy DM4.10 and the Wallsend Town Centre Masterplan (2023) which seeks to improve the quality of housing offer in Wallsend.

2) The proposal is an overdevelopment of the site that would not provide good

quality accommodation and living conditions for eight residents and therefore fails to comply with Local Plan Policy DM4.10

**PQ75/23      23/01515/FUL 245–247 Station Road, Wallsend**

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 Mr Andrew Taylor for proposed minor alterations to the rear apartment 245 and proposed change of use of apartment 247 to form an 8 Bed HMO including loft conversion and 4no roof windows.

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

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

- Impact on residential amenity
- Overdevelopment
- Parking
- Living conditions and the number of rooms proposed
- The cumulative impact of HMOs
- Fear of crime
- The Wallsend Town Centre Masterplan
- North Tyneside Local Plan

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

On being put to the vote, 2 members voted for the recommendation and 6 voted against the recommendation.

Based upon the considerations of the Committee it was then moved and seconded that the application be refused.

On being put to the vote, 6 members voted for the recommendation and 2 voted against.

**Resolved** that planning permission be refused on the following grounds:

1) The proposal, which would significantly intensify the occupation of the property, would have a significant negative impact on residential amenity, result in increased fear of crime and when combined with other HMO proposals within the area have an unacceptable cumulative impact on the Wallsend area, contrary to Local Plan Policy DM4.10 and the Wallsend Town Centre Masterplan (2023) which seeks to improve the quality of housing offer in Wallsend.

2) The proposal is an overdevelopment of the site that would not provide good quality accommodation and living conditions for eight residents and therefore fails to comply with Local Plan Policy DM4.10

**PQ76/23      23/01577/FUL 12 Coronation Street, Wallsend**

The Committee considered a report from the planning officers, together with two addendum circulated prior to the meeting, in relation to a full planning application from Mr Taylor for a proposed 2 storey extension. Loft conversion with 3 new roof windows and conversion of residential dwelling into 2 HMOs (1 no. 4-bed and 1 no. 8-bed).

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

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

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

- Impact on residential amenity
- Overdevelopment
- Living conditions and the number of rooms proposed
- The cumulative impact of HMOs
- Fear of crime
- The Wallsend Town Centre Masterplan
- North Tyneside Local Plan



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

On being put to the vote, 2 members voted for the recommendation and 6 voted against the recommendation.

Based upon the considerations of the Committee it was then moved and seconded that the application be refused.

On being put to the vote, 6 members voted for the recommendation and 2 voted against.

**Resolved** that planning permission be refused on the following grounds:

- 1) The proposal, which would significantly intensify the occupation of the property, would have a significant negative impact on residential amenity, result in increased fear of crime and when combined with other HMO proposals within the area have an unacceptable cumulative impact on the Wallsend area, contrary to Local Plan Policy DM4.10 and the Wallsend Town Centre Masterplan (2023) which seeks to improve the quality of housing offer in Wallsend.
- 2) The proposal is an overdevelopment of the site that would not provide good quality accommodation and living conditions for twelve residents and therefore fails to comply with Local Plan Policy DM4.10