

## Planning Committee

Thursday, 7 March 2024

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

Apologies: Councillors T Hallway

### **PQ77/23 Appointment of substitutes**

There were no substitute members.

### **PQ78/23 Declarations of Interest**

There were no declarations of interest or dispensations reported.

### **PQ79/23 Minutes**

**Resolved** that the minutes of the meetings held on 12 December 2023, 19 December 2023, 11 January 2024 and 23 January 2024 be confirmed and signed by the Chair.

### **PQ80/23 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.

### **PQ81/23 22/01835/FUL - Village Green Surgery, Wallsend**

*Councillor Montague entered the meeting during consideration of this application. He took no part in the deliberations and did not take part in the decision making.*

The Committee considered a report from planning officers, together with an addendum circulated prior to the meeting, in relation to a full planning

application from Village Green Surgery for a proposed single storey extension to existing doctors surgery forming 3no consulting rooms including alterations to the existing car park and installation of cycle hoops.

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, Mr Morgan addressed the Committee, speaking in objection to the application.

Mr Morgan stated that the proposed application would result in an intensification of the use of the site, have a negative impact on road safety and parking in the area and cause harm to heritage assets.

Mr Morgan informed that the surgery was originally granted planning permission in 1988 but the number of doctors, associated staff has significantly increased resulting in increased traffic and parking problems in the conservation area. To approve the most recent application for additional rooms with only four additional car parking spaces will result in further pressures on the immediate residential area. Mr Morgan referred to the National Planning Policy Framework and the weight which should be afforded when considering development within conversation areas and those which may impact upon heritage assets, being the adjacent health centre and hall which are Grade II listed. Mr Morgan also presented photographs to demonstrate the parking problems within the area and close to road junctions.

Mr Morgan stated that he recognised that the purpose of the current planning application is not to tackle current car parking situation in the immediate area but the application should not be approved to avoid making the situation worse.

Mr Wood of R&K Wood Planning LLP, on behalf of the applicant, was permitted to address the Committee in support of the application. Mr Wood explained that since the original planning permission was granted working practices have changed and not all doctors are on site at all times. The purpose of the application and the additional consultation rooms is to reduce patient waiting times. Mr Wood informed that whilst the building is located within the conservation area the proposed location and size of the extension is not visually prominent. Three trees are proposed to be removed to accommodate the

proposed extension and others proposed to be removed are to address the health of the trees.

It was explained that parking arrangements have been assessed by highway officers and the proposal complies with the highway test as set out within the NPPF. Further, it complies with local plan policy provision relating to access to education and healthcare provision.

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

- Impact to the conservation area and neighbouring listed buildings
- Adequacy of car parking provision and transport assessment
- Access to healthcare provision
- Removal trees and replacement planting
- Reduction of scheme from five to three consulting rooms to mitigate impact of the proposal
- Council policy
- National Planning Policy Framework

Based upon the considerations of the Committee the Chair proposed acceptance of the officers recommendation. On being put to the vote, 7 members voted for the recommendation and 2 voted against.

**RESOLVED** – That planning permission be granted subject to the conditions as set out within the planning officer's report.

(Reasons for the Decision: The Committee concluded that having regard to relevant policies contained in the Local Plan 2017 and the National Planning Policy Framework the proposed development was acceptable and would support an existing medical practice and help to improve access to medical facilities for residents. It was also considered that the development would not have an adverse impact on the amenity of surrounding residents and would not have an unacceptable impact on highway safety or result in a cumulative impact that would be severe. The impact on biodiversity and trees was also considered acceptable).

**PQ82/23      24/00041/FUL – 15 High Street West, Wallsend**

The Committee considered a report from planning officers, together with an addendum circulated prior to the meeting, in relation to a full planning application from LOL Entertainment Ltd for the change of use from retail premises to bingo lounge (sui generis).

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, Councillor L Marshall addressed the Committee, speaking in objection to the application.

Councillor Marshall stated that the proposal is not in accordance with the North Tyneside Local Plan, could increase issues relating to crime and anti-social behaviour within an area that has a high level of deprivation and will have a negative impact on the local community.

Councillor Marshall also informed that Wallsend High Street has a number of gambling establishments and licensed premises in close proximity to the proposed bingo hall. She raised concerns in respect of gambling that can result in financial harm and that the addition of the bingo hall would contribute to the existing concentration of gambling premises. She also stated that the use of the premises as a bingo hall would have a negative effect on businesses within the town centre.

Comments from members of the committee were received regarding the concerns raised by Councillor Marshall and it was clarified that there are currently three amusement arcades and betting shops within the primary shopping frontage and three betting shops which lie outside of this. In addition there are four pawnshops/cash convertor shops within the town centre, which fall within the use of sui generis, of which two are located within the primary shopping frontage. As there are currently 79 units within Wallsend's primary shopping frontage, this results in 3.8% being in some form of gambling/betting use (6.3% including the pawn/cash convertor shops). The proposed bingo hall use would result in the figures increasing to 5.1% and 7.6%.

Mr Hobson, on behalf of the applicant, was permitted to address the Committee

in support of the application. Mr Hobson provided detail of the proposed application and that the applicant, LOL Entertainment Ltd, has similar premises in other locations which are ran without problem. The premises would not be a nuisance and LOL Entertainment is keen to support the local high street. Mr Hobson provided detail regarding safeguarding measures and staff training and advised that it is the intention that the premises will also operate as a safe community space and calls had already been received from local members of the public who were enquiry about employment opportunities.

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

- Impact on amenity
- Potential loss of retail use
- Premises opening hours and potential for anti social behaviour
- Vacant premises coming in to use
- Proliferation of gambling premises
- The social aspect of the premises

The Committee questioned the proposed opening hours of 09:00 to 02:00 and it was proposed that should the application be approved it be done so with an amendment to the conditioned opening hours as being 09:00 to 23:00.

Based upon the considerations of the Committee it was moved and seconded that the application be refused. On being put to the vote, 3 members voted for the recommendation and 7 voted against the recommendation.

The Chair proposed acceptance of the officers recommendation with an amendment to the conditioned opening hours as being 09:00 to 23:00. This was seconded and put to the vote.

7 members voted for the recommendation and 3 voted against with no abstentions.

**RESOLVED** – That planning permission be granted subject to conditions as set out in the planning officer's report with the exception of Condition 7 to reflect the agreed opening hours of the premises as follows:

- 7 The premises shall not open for business outside the hours of 09:00 to 23:00

(Reasons for the Decision: The Committee concluded that having regard to relevant policies contained in the Local Plan 2017 and the National Planning Policy Framework the proposed development was acceptable in terms of the principle of development and would not result in an over proliferation of similar uses in the surrounding area).

**PQ83/23      13 Queens Road, Whitley Bay – Tree Preservation Order 2023**

The Chair informed that the report in respect of Tree Preservation Order 2023 for a single tree at 13 Queens Road, Whitley Bay had been withdrawn from the agenda.

**PQ84/23      Bird Street / Walker Place, North Shields – Tree Preservation Order 2023**

The Committee considered whether to confirm the making of the Bird Street / Walker Place, North Shields Tree Preservation Order 2023.

The Council had been notified of the intention to remove a poplar tree on the corner of Bird Street/Walker Place by a section 211 notice of the Town and Country Planning Act 1990.

In response the Council had decided to make a Tree Preservation Order (TPO) to protect the poplar tree. The TPO was served in October 2023.

One representation in support of the section 211 notice was received indicating that the tree is in poor health and it will continue to suffer due to the development activity in the immediate vicinity.

Seven objections to the section 211 notice were received on the grounds that:

- a) The tree is in good health and home for nesting birds
- b) Its removal would erode the visual amenity of the area
- c) There has been a loss of trees in the conservation area
- d) There is a Council climate change pledge and the Council should seek to retain trees in an increasingly urban environment

The Committee considered all representations and the advice of the planning officers before deciding whether to:

1. Confirm the TPO with no modifications
2. Confirm the TPO with modifications
3. To not 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, 10 members of the Committee voted for the recommendation and none voted against with no abstentions.

**RESOLVED** that the Bird Street / Walker Place, North Shields, 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.