

Planning Committee

Tuesday, 14 January 2025

Present: Councillor W Samuel (Chair)
Councillors J Cruddas, B Clark, L Darke, C Gray,
J Montague, M Thirlaway, I McAlpine and L Bones

Apologies: Councillors J Johnsson and P Oliver

PC29/24 Appointment of substitutes

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

Councillor L Bones for Councillor J Johnsson

PC30/24 Declarations of Interest

There were no declarations of interest or dispensations reported.

It was noted that both Cllr L Bones and Cllr M Thirlaway were on the Licensing Committee relating to application number 24/01379/FUL – 12A Russell Street, North Shields, Tyne and Wear, NE29 0BL.

Cllr J Cruddas raised that she personally knew Laura Dixon the applicant for application 24/00291/FUL – Land Adjacent to Holystone Roundabout, A19 Trunk Road, Wallsend. However, she had not had any prior conversation with her regarding this application.

PC31/24 Minutes

Resolved that the minutes of the meeting held on 18 September 2024 be confirmed and signed by the Chair.

PC32/24 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.

PC33/24 24/00291/FUL – Land Adjacent To Holystone Roundabout, A19 Trunk Road, Wallsend, Tyne And Wear

The Committee considered a report from planning officers, together with an addendum circulated at the meeting in relation to a full planning application for an electric vehicle roadside services scheme comprising 30 EV spaces, a Class E (a) / E (b) drive-thru with internal and external seating area, additional 24 ICE car parking spaces and associated access, landscaping, power bank, pedestrian link, lighting and signage.

The Committee were informed that that the addendum circulated at the meeting sets out the benefit of the proposed development however the information provided has been assessed and is outlined within section 8 of the main report.

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

In accordance with the Committee's Speaking Rights Scheme Mr McNally, a local resident, spoke at the meeting to set out objections to the application. His representations were summarised as follows:

- The development would have an adverse impact on the area
- through issues of littering, anti-social behaviour, light and noise pollution;
- There is a surplus of drive thru facilities which are already available in the local area;
- The development would result in a highway safety issue as there would be a significant increase in the amount of vehicles accessing a residential area;
- A previous planning application for the site was submitted in 2019 and was rejected due to noise, pollution and the traffic impact through residential areas;

- Speed limits in the area are regularly contravened;
- The development does not support local communities;
- An increase in vehicles raises concerns especially as there are likely to be school children walking in this area;
- Edmund Road is already used as the main access road for both the Premier Inn and Holystone Park Cookhouse and Pub;
- It is estimated at peak times the proposed development would attract an extra 749 vehicles per day.
- The proposed development contravenes a number of planning policies and also the North Tyneside Local Plan

Laura Dixon, the agent on behalf of the applicant was permitted to address the Committee in support of the application. Her representations are summarised as follows:

- The applicant has undertaken a survey and identified this site as the most suitable;
- It is recognised that there may be some degree of impact on local residents but a pre-application process has not raised an unacceptable impact
- Comments and reports relating to the development have been reviewed with consultees on the proposed development;
- This site has been allocated for employment use since 2002 and despite advertising, a scheme has not been forthcoming;
- The development will not have an adverse impact on existing retail sectors
- The site will support the ongoing EV development in the Borough and will benefit residents who struggle to charge their vehicles at home;
- The scheme will create 16 new jobs, increase the Council's budget through the introduction of business rates and will adhere to Government guidance asking for an increase in EV charging provision;
- The EV operator Instavolt has a proven track record of providing successful schemes.

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

- The principle of the development, including the loss of employment land and potential impact on town centres;

- Impact on the amenity of surrounding occupiers and businesses;
- Impact on the character and appearance of the site and the surrounding area;
- Impact of increased traffic, parking, pedestrian and highway safety issues;
- Net gain for biodiversity;
- Flood risk and ground conditions;
- Proximity to local school(s);
- The use of the Hub building;
- Management, opening hours and monitoring/security of the site.

Based on the considerations of the Committee the Chair proposed acceptance of the officer's recommendation that the application be approved.

On being put to the vote, 6 members voted for the recommendation and 3 members voted against.

Resolved that the application be permitted subject to the conditions set out in the report.

(Reason 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 on the area, residential amenity and highway safety.)

Noted that Cllr J Cruddas left the meeting at this point.

**PC34/24 24/01379/FUL - 12A Russell Street, North Shields, Tyne And Wear, NE29
OBL**

The Committee considered a report from planning officers, together with an addendum circulated in advance of the meeting, in relation to a full planning application from Ms Debbie Stevens for a proposed Change of Use from ceramic studio to micro pub.

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 Ms Tara Alisandratos a local resident spoke at the meeting to set out her objection to the application. Her representations were summarised as follows:

- The applicant has not spoken to any of the local residents about the proposal;
- The proposed business will lead to an increase in noise in the surrounding area;
- Work to the premises has already been undertaken prior to the granting of any planning approval
- The occupant of the flat directly above the proposed micropub is suffering from health issues due to the proposed development;
- There are plenty of other drinking establishments in North Shields and this is not a suitable venue.

There were no questions of Ms Alisandratos.

Ms Stevens, the applicant was permitted to address the Committee in support of the application. Her representations are summarised as follows:

- A detailed noise assessment on the proposal had taken place prior to the application being submitted;
- Noise within the premises will be controlled and any patrons that cannot be respectful will be asked to leave;
- There are other micro bars in North Shields that manage to control noise and they will be able to do the same;
- The premises will close an hour earlier than others in the area
- It is considered that there would be objections to any
- proposed use of the premises;
- Contact with the occupant of the upstairs flat has been attempted several times without success, however, contact has been made with a family member.

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

- The principle of the proposed development including concerns regarding over concentration of the number of similar premises in the locality

- Impact on neighbouring amenity
- Impact on character and appearance
- Impact on the highway network
- Noise concerns

Based on the considerations of the Committee the Chair proposed acceptance of the officer's recommendation as detailed within the main report, along with the subsequent addendum, that the application be approved.

On being put to the vote, 8 members voted for the recommendation and 0 members voted against.

Resolved that the application be permitted subject to the conditions set out in the report with the exception of the proposed amendment to Condition 14 and additional condition 15 as follows:

Condition 14: No external plant of equipment other than that specified within the submitted Noise Impact Assessment dated November 2024 and shown on amended drawing H-0154 V.4 shall be installed unless full details have been submitted to and approved in writing by the Local Planning Authority. Such details must also include a noise scheme, which must be in accordance with BS4142, and which shall determine the current background noise levels at the nearest residential property for the times when the plant and equipment is to be operated, details of the noise levels expected to be created by the combined use of plant equipment and details of all mitigation measures, including sound insulation materials to all plant and machinery, in order to ensure compliance with the noise rating level. Thereafter, all equipment must be installed and maintained in accordance with the approved details and the rating level for all plant and equipment (including combined noise created by the use of all plant and equipment) shall not at any time exceed the agreed levels and the plant and machinery shall not be used until the approved soundproofing has been implemented.

Condition 15: Within one month of the installation of any external plant or equipment acoustic testing must be undertaken to verify compliance with the submitted Noise Impact Assessment dated November 2024 and the results submitted in writing for the approval of the Local Planning Authority. Thereafter the plant and equipment shall be operated in complete accordance with the

approved details and maintained in working order.

(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 and highway network.)