

Planning Committee

Tuesday, 15 December 2020

Present: Councillor F Lott (Chair)
Councillors T Brady, B Burdis, L Darke, S Graham,
M Green, P Richardson, W Samuel and F Weetman

PQ124/20 Appointment of substitutes

There were no substitute members appointed.

PQ125/20 Declarations of Interest

Councillor T Brady stated that she had received representations in relation to planning application 20/01421/FUL in her role as Councillor for the Northumberland Ward but she had not predetermined the application and had an open mind to the arguments to be presented at the meeting.

PQ126/20 Minutes

Resolved that the minutes of the meeting held on 24 November 2020 be confirmed and signed by the Chair.

PQ127/20 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.

PQ128/20 20/01421/FUL, Dorset Arms, Dorset Avenue, Wallsend

The Committee considered a report from the planning officers in relation to a full planning application from Dorset Arms Hotel for change of use from public house, restaurant and hotel (sui generis) to 14 bedroom hotel with associated facilities (Use Class C1). The planning officer reported that since publication of the report, the consultation period had expired and no further representations had been received. Consequently, the Committee was now recommended to permit the application subject to the conditions set out in the report.

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 range of activities falling within Use Class C1;
- b) the effect of the proposed condition that the land and buildings shall only be used for the purpose of a hotel (C1) and no other purpose;
- c) the enforcement powers available to the authority should the premises be used outside the scope of Use Class C1;
- d) the impact of any change of use on any licence issued under the Licensing Act 2003 for the sale of alcohol; and
- e) the comments from neighbouring residents expressing their concerns and fears about the behaviour of patrons of the Dorset Arms.

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 neighbouring amenity, the character and appearance of the area and on the highway network. The Committee were also satisfied that should the premises be used contrary to the Use Class C1, appropriate enforcement action would be taken by the authority.)