

Planning Committee

Tuesday, 16 March 2021

Present: Councillor F Lott (Chair)
Councillors K Barrie, T Brady, L Darke, S Graham,
M Green, T Mulvenna, P Richardson and W Samuel

Apologies: Councillors B Burdis and J Stirling

PQ135/20 Appointment of substitutes

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

Councillor T Mulvenna for Councillor B Burdis

PQ136/20 Declarations of Interest

Councillor T Brady stated that planning application 20//01181/FUL, Centurion Park Golf Club, was located within Northumberland Ward, the ward she represented. In this capacity she had received representations from residents relating to the application but she had not predetermined the matter and would consider it with an open mind.

PQ137/20 Minutes

Resolved that the minutes of the meeting held on 16 February 2021 be confirmed and signed by the Chair.

PQ138/20 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.

PQ139/20 20/02419/FUL, Hadrian Yard A B & C, Hadrian Way, Wallsend

It was reported that on 11 March 2021 the applicants had notified the Authority of their decision to withdraw this application. The applicants had submitted a new application which, subject to validation, would be a matter for further consultation and determination.

PQ140/20 20/01181/FUL, Centurion Park Golf Club, Rheydt Avenue, 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 Harrison Golf and Leisure Newcastle Ltd for for construction of a driving range with associated parking,

including ancillary sports bar/restaurant, pro shop, golf academy, golf club changing facilities, and function rooms, creation of a new vehicular access and reconfiguration of Wallsend Golf Course.

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 location of the proposed access from West Street and its impact on the amenity of nearby residents and the local highway network;
- b) the evidence presented by the applicants to demonstrate that the height of the proposed fencing around the driving range would be more than sufficient to prevent golf balls landing on the Coast Road;
- c) the revised orientation of the driving range and the revised measures to mitigate against the loss of established woodland and wildlife habitat which would result in a net gain in habitat units and hedgerow units; and
- d) the economic benefits of the proposed development for the Wallsend and surrounding area.

Resolved that the application be permitted subject to the conditions set out in the planning officers report and incorporating the amendments set out in the addendum to the 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, including the use of open space, and its impact on the amenity of nearby residents, the character and appearance of the area, landscaping and biodiversity and highway safety.)

PQ141/20 20/01563/FUL, 11 Spanish City Plaza, Whitley Bay

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 Carlton Club Ltd for the redevelopment of former Carlton Club (Bingo Hall) into various commercial uses to include function room/wedding suite, cabaret/performance venue, late night venue/cocktail bar, restaurant, circulation/including 2no pop up bars, 2no commercial units to new upper floors, including the construction of new two storey extension with second floor external terrace and internal alterations.

A planning officer presented details of the application with the aid of various maps, plans and photographs. Since publication of the report a legal agreement had been completed with the applicants for a financial contribution of £3,775 towards coastal mitigation scheme and consequently officers revised their recommendation to the Committee to permit the application subject to conditions.

Members of the Committee welcomed the proposed development in terms of completing the re-development of the Spanish City area, protecting and enhancing the Grade II listed building and providing an attractive venue for use by residents from across the borough.

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, biodiversity and highway safety.)

PQ142/20 20/01564/LBC, 11 Spanish City Plaza, Whitley Bay

The Committee considered a report from the planning officers in relation to an application for listed building consent from Carlton Club Ltd for the redevelopment of former Carlton Club (Bingo Hall) into various commercial uses to include function room/wedding suite, cabaret/performance venue, late night venue/cocktail bar, restaurant, circulation/including 2no pop up bars, 2no commercial units to new upper floors, including the construction of new two storey extension with second floor external terrace and internal alterations.

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

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 its impact on the character and appearance of the listed building.)

PQ143/20 20/00604/REM, Howdon Green Industrial Estate, Norman Terrace, Wallsend

The Committee considered a report from the planning officers, together with an addendum circulated prior to the meeting, in relation to a reserved matters application from Mr Ken Haldane pursuant to outline planning approval for residential development for 83 dwellings including details of layout, scale, appearance and landscaping of the site.

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 considered:

- a) the conditions attached to the outline planning permission in relation to contaminated land and gas protection;
- b) the amendments made to the proposed cycle paths during the application process to address the concerns raised by Northumbria Police; and
- c) the location and nature of the affordable housing units within the site.

Resolved that the application be permitted subject to the conditions set out in the planning officers report and the addendum to the 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 reserved matters were acceptable in terms of layout, scale, appearance and landscaping.)

PQ144/20 20/02057/FULH, 6 Eastfield Terrace, Benton

The Committee considered a report from the planning officers, together with an addendum circulated prior to the meeting, in relation to a full householder planning application from Modo Bloc for a two storey extension to the east of the property and single storey extension to the south.

A planning officer presented details of the application with the aid of various maps, plans and photographs. It was reported that following an amendment to the application to remove a glazed link from the northern elevation of the two storey extension, the proposed condition no. 5 set out in the report was no longer considered necessary.

Resolved that the application be permitted subject to the conditions numbered 1 to 4 and 6 as 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 its impact on neighbouring residential amenity and the character and appearance of the area.)

PQ145/20 Exclusion Resolution

Resolved that under Section 100A(4) of the Local Government Act 1972 (as amended) and having applied a public interest test as defined in Part 2 of Schedule 12A of the Act, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A to the Act.

PQ146/20 18/00881/FUL, Land at Backworth Business Park, Ecclestone Close, Backworth

Having considered a report presented by the planning officers, members reviewed the reasons for refusing to permit a full planning application for construction of 67 residential dwellings (C3) and 14 No. B1, B2 & B8 commercial units totalling 650 sqm, with associated road infrastructure, car parking spaces, open spaces, gardens and landscaping, in response to an appeal lodged by the applicant's, Northumberland Estates.

Resolved that all the reasons for refusal of planning application 18/00881/FUL be withdrawn.