

Planning Committee

Tuesday, 27 April 2021

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

Apologies: Councillor M Green

PQ147/20 Appointment of substitutes

There were no substitute members appointed.

PQ148/20 Declarations of Interest

Councillor Sandra Graham declared a non-registerable personal interest in relation to planning application 20/01741/FUL, Plot 11, The Silverlink North, Cobalt Business Park because her daughter-in-law was a member of Wallsend Harriers and Athletic Club who had objected to the application.

PQ149/20 Minutes

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

PQ150/20 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.

PQ151/20 21/00029/FUL, Unicorn House, Stephenson Street, North Shields

The Committee considered a report from the planning officers in relation to a full planning application from North Tyneside Council for creation of 28 units (Use Class C3) comprising of 22 town houses and 6 apartments, together with vehicle parking and associated works.

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

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

- a) the proposed provision of 50 car parking spaces for 28 properties which exceeded the Council's minimum standards. Members of the Committee suggested that the number of car parking places be reduced because the site was highly sustainable with excellent

links to public transport and to allow the applicants to enhance the proposed landscaping scheme. Officers undertook to refer the suggestion to the applicants for consideration; and

- b) the safety of road users at the junction of Northumberland Square, Norfolk Street and Suez Street. Officers undertook to give further consideration to the concerns expressed by members of the Committee and St Columba's Church as part of an overall review of traffic management to be undertaken by the Council as part of the regeneration of the town centre.

Resolved that (1) the Committee is minded to grant the application;

(2) the Head of Housing, Environment and Leisure be granted delegated authority to determine the application subject to

- i) the conditions set out in the planning officer's report and the addition, omission or amendment of any other conditions considered necessary; and

- ii) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following;

Affordable housing: 25% - 7 units

Ecology and Biodiversity: £2,546

Allotments: £3,629.12

Equipped play: £19,600

Parks and greenspace: £14,909

Primary education: £75,000 (6 additional primary aged pupils)

Employment and Training: 1 apprenticeship or £7,000 per apprenticeship or a mix of both

Coastal Mitigation: £9,436 towards the Coastal Mitigation Scheme.

(3) the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following highways improvements:

New car park accesses

Individual footway crossings

Upgrade of footpaths abutting the site

Associated street lighting

Associated drainage

Associated road markings

Associated Traffic Regulation Orders

Associated street furniture & signage

PQ152/20 20/01741/FUL, Plot 11, The Silverlink North, Cobalt Business Park

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 BP Oil UK Ltd & Highbridge Business Park Ltd for the erection of a petrol filling station (Sui Generis) with associated retail kiosk (Use Class E) and drive-thru coffee shop (Use Class E) with associated car parking, service arrangements, landscaping and access including the provision of a new roundabout.

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 number of full time equivalent jobs (41) to be created by the proposed development;
- b) the impact, in planning terms, of similar existing and proposed facilities being located in close proximity to the site;
- c) the impact of the proposed new access roundabout on the local highway network;
- d) the balance which had to be struck between the standard of the proposed pedestrian and cycling connections to the adjacent wagonway and minimising their impact on landscaping and biodiversity;
- e) the Government's guidance to local authorities for cycle infrastructure design as set out in local transport note LTN 1/20. It was suggested that members of the Committee receive a further briefing on the guidance at a future training event;
- f) the likely impact of the proposed development on the adjacent local wildlife site and local nature reserve;
- g) whether the proposed development would be in accordance with the criteria set out in Policy DM2.3 of the Local Plan relating to the loss of employment land;
- h) the impact of the development on the vitality and viability of town and district centres;
- i) the extent to which the nature of the proposed development was consistent with the Council's commitments contained within its Climate Emergency Action Plan.

Resolved that (1) the Committee is minded to grant the application;

(2) the Head of Housing, Environment and Leisure be granted delegated authority to determine the application subject to:

- i. the conditions set out in the planning officer's report and addendum and the amendment to, addition or omission of any other condition considered necessary; and
- ii. following the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following:
 - Travel Plan monitoring fee £1, 250.00 (£250.00 per annum)
 - £18, 750.00 ecology and biodiversity: towards mitigating the impacts on the Local Wildlife Site.

(3) the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following highways improvements:

- Provision of roundabout new accesses
- Improved footpath links
- Associated street lighting
- Associated drainage
- Associated road markings
- Associated Traffic Regulation Orders
- Associated street furniture & signage

c) the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 247 and 257 of the Town and Country Planning Act 1990 to formally close all roads and footpaths within the site that are no longer required.