

Planning Committee

Tuesday, 8 June 2021

Present: Councillor W Samuel (Chair)
Councillors K Barrie, T Brady, J Cruddas, M Hall,
C Johnston, F Lott, T Mulvenna, J O'Shea and
P Richardson

Apologies: Councillors M Green and John Hunter

PQ1/21 Appointment of substitutes

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

Councillor T Mulvenna for Councillor M A Green

PQ2/21 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ3/21 Minutes

Resolved that the minutes of the meeting held on 18 May 2021 be confirmed and signed by the Chair.

PQ4/21 Elton Street East, Wallsend Tree Preservation Order 2020

The Committee gave consideration as to whether to confirm the making of the Elton Street East, Wallsend Tree Preservation Order 2020.

The Council had been notified of the intention to remove trees from the site of development proposals for a medical centre on Elton Street East, Wallsend. In response the Council had decided to make a Tree Preservation Order (TPO) to protect the trees. The TPO was served on those people with an interest in the land in December 2020. The planning application for the medical centre (20/01582/FUL) was approved on 16 February 2021 with conditions for the replacement of five trees allowing for 6 trees to be removed during the development with five trees being retained.

One objection to the TPO had been received on behalf of Assure Aspire Ltd, the applicants seeking planning permission for the medical centre. The objection was on the grounds that due process has not been followed by the Council in serving the TPO on people with an interest in the land, the trees were not of a suitable quality to warrant retention and the TPO would render the development of the medical centre as undeliverable with a negative impact on the redevelopment of Wallsend town centre.

The Committee considered the objection together with the comments of the planning officers and the Council's landscape architect before deciding whether to:

- a) confirm the TPO without modification;
- b) confirm the TPO with the modifications set out in an appendix to the planning officers report to the Committee, to reflect the terms of the granting of planning permission for the medical centre which permitted the removal of 6 trees and was conditional on the retention of 5 trees and the replacement of 5 trees; or
- c) not to confirm the TPO.

Resolved that the Elton Street East, Wallsend Tree Preservation Order 2020 be confirmed with the modifications set out in an appendix to the planning officers report.

(Reason for decision: The Committee were satisfied it was necessary to confirm the Order with modifications to maintain and safeguard the contribution made by the remaining trees on the site to the landscape and visual amenity of the area and to reflect the terms of the grant of planning permission for the medical centre. Furthermore the Committee were satisfied that due process had been followed in serving the TPO on persons with an interest in the land.)

PQ5/21 99 Station Road, Forest Hall Tree Preservation Order 2021

The Committee gave consideration as to whether to confirm the making of the 99 Station Road, Forest Hall Tree Preservation Order 2020.

The Council had been notified of the intention to prune or remove one sycamore tree to the rear of 99 Station Road, Forest Hall. In response the Council had decided to make a Tree Preservation Order (TPO) to protect the tree. The TPO had been served on those people with an interest in the land in January 2021.

One objection to the TPO had been received from a resident at a neighbouring property, 103 Station Road. The objection was on the grounds that:

- The tree was not in a conservation area and had not been deemed suitable for a TPO in the past.
- The tree was a very large sycamore tree which was not a rare variety of tree. It would cause minimal negative impact on the local environment if removed and contributed little to the visual amenity of the area and was barely visible from main road.
- A lack of previous management had resulted in the tree becoming too large for its location.
- The tree's roots appeared to be damaging the rear lane road surface and it was very close to a water main which, if damaged, could cause serious disruption to surrounding properties. The Committee viewed photographs of the damage and the location of the tree.
- The branches overhang the garden of 103 Station Road presented a risk to the occupiers and the general public in high winds.
- Shading of the tree reduced the enjoyment of the rear garden and growing plants.
- Tree pollen affected objector's health.
- Leaf litter was difficult for the objector to clear, was a slip hazard for pedestrians and attracted rats.
- The tree should be removed or at minimum drastically cut back.
- A TPO would make it more difficult and time consuming for the owner to address the issues raised in the objection.

The Committee considered the objection together with the comments of the planning officers and the Council's landscape architect before deciding whether to:

- a) confirm the TPO without modification;
- b) confirm the TPO with modifications; or
- c) not to confirm the TPO.

Resolved that the 99 Station Road, Forest Hall Tree Preservation Order 2021 be confirmed without modification.

(Reason for decision: The Committee were satisfied it was necessary to confirm the Order without modification to maintain and safeguard the contribution made by the tree to the landscape and visual amenity of the area.)