

Planning Committee

Tuesday, 6 July 2021

Present: Councillor W Samuel (Chair)
Councillors K Barrie, J Cruddas, M Green, M Hall,
John Hunter, C Johnston, J O'Shea and P Richardson

Apologies: Councillors F Lott

PQ6/21 Appointment of substitutes

There were no substitute members was reported.

PQ7/21 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ8/21 Minutes

Resolved that the minutes of the meeting held on 8 June 2021 be confirmed and signed by the Chair.

PQ9/21 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.

PQ10/21 20/01572/FUL, The Grey Horse, Front Street, Camperdown

The Committee considered a report from planning officers, in relation to a full planning application, together with an addendum circulated prior to the meeting from ESV Electrical Services for the Conversion of a public house into 7 apartments with 8 new build apartments – 15 apartments in total with associated parking.

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 current and historical operation of the site.
- b) the relationship to surroundings and impact on the amenity of neighbouring dwellings.
- c) the design of the development and the impact to privacy.
- d) the current and historical use of open space that would be utilised by the

development.

- e) the impact to highway safety. A Member suggested a further safety measure to install a pedestrian crossing. Officers indicated that there was a crossing insight of the application but undertook to refer the suggestion to highway engineers for consideration.
- f) the impact of the operation of refuse collection activity.

Resolved that (1) the application be granted subject to
i) an Agreement under Section 106 of the Town and Country Planning Act 1990 and ii) the addition, omission or amendment of any other conditions considered necessary.

(2) authorise the Head of Housing, Environment and Leisure to determine the application following the completion of the Section 106 Legal Agreement to secure the following;

-Affordable Housing (25%)

-Ecology and Biodiversity: £2, 925.00 towards mitigating impacts to Burradon Pond Local Wildlife Site (LWS) approx. 300m east of the site and connecting wagonway as a result of increased footfall/dog walking etc.

-Parks and Greenspaces: £7, 987.00 towards mitigating increased use of the adjacent areas of greenspace and nearby parks. Impact on local area and informal space from increased footfall.

-Equipped area for play: £10, 500.00 Increased pressure to equipped play sites in the vicinity of the development.

-Primary Education: £25, 000.00 towards increase in capacity in either existing or new provision.

-Employment and training: £7, 000 or one apprenticeship.

-Coastal Mitigation: £2, 265.00 towards coastal mitigation. Full amount to be paid prior to the commencement of the development.

(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 the development, its impact on the character and appearance of the site and the surrounding area, the amenity of existing and future residents, highway safety and biodiversity).

PQ11/21 21/00809/FUL, 7 Greenhills, Killingworth

At the outset of considering this application, a Planning Officer who was a resident on the estate of the application site, left the meeting to safeguard any perception of influence to the Committee.

The Committee considered a report from the planning officers, in relation to a retrospective planning application, to remove a old fence that covered part of the property and erect a new fence enclosing existing open space with close boarded timber at 1800mm high.

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 ownership of the land enclosed by the newly erected fence.

- b) the design, height, material and colour of the fencing.
- c) the precedent to further similar fencing applications on the estate and impact to highway safety.

Resolved that the application be refused.

(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 refused in terms of its impact on visual amenity and highway safety).

PQ12/21 21/00768/FUL, Unit 1, Locomotion Business Park, Camperdown Industrial Estate

The Committee considered a report from planning officers, in relation to a full planning application, to demolition of existing industrial building, to make way for a new multi-unit commercial/light industrial building.

Resolved that (1) the application be granted subject to:

- i. an Agreement under Section 106 of the Town and Country Planning Act 1990 and
 - ii. the addition, omission or amendment of any other conditions considered necessary;
- and

(2) authorise the Head of Housing, Environment and Leisure to determine the application following the completion of the Section 106 Legal Agreement to secure a Travel Plan Monitoring Fee - £1, 250.00 (£250.00 per annum) for a period of five years.

(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 granted in terms of the principle of the development, the impact on amenity, on character and appearance and highway safety).