

Planning Committee

Tuesday, 10 May 2022

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

Apologies: Councillors K Barrie and F Lott

PQ87/22 Appointment of substitutes

There were no substitute members appointed.

PQ88/22 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ89/22 Minutes

Resolved that the minutes of the meeting held on 12 April 2022 be confirmed and signed by the Chair.

PQ90/22 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.

PQ91/22 21/02500/FUL, Avant Homes Development Site, Killingworth Way

The Committee considered a report from the planning officers, together with two addendums, one circulated prior to the meeting and another circulated at the meeting, in relation to a full planning application from Avant Homes for residential development for the addition of 13no dwellings including associated reconfiguration of site layout to previously approved application 16/01889/FUL.

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 extent of the proposed increase in density of dwellings;
- b) the objection of the design officer on the grounds that some units would have small, awkwardly shaped gardens and the planning officer's counter view that the increased

- number of dwellings would not represent overdevelopment of the site or an unacceptable layout for future occupants;
- c) confirmation that the additional development would not encroach on to land previously designated as open space within the site;
 - d) the location of affordable homes on the site; and
 - e) the location and details of the house types to be reconfigured within the site.

Resolved that (1) the Committee is minded to grant the application subject to completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and the addition, omission or amendment of any other conditions considered necessary; and (2) the Director of Regeneration and Economic Development be granted delegated authority to determine the application following the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following;

- Affordable housing provision
- Ecology and Biodiversity £2,535
- Parks and Greenspace £6,920
- Primary Education £37,500
- Coastal Mitigation £1,963