

Planning Committee

Tuesday, 2 August 2022

Present: Councillor W Samuel (Chair)
Councillors K Barrie, J Cruddas, P Earley, M Hall,
C Johnston, J O'Shea and J Shaw

Apologies: Councillors M Green, T Mulvenna and P Richardson

PQ15/22 Appointment of substitutes

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

Councillor P Earley for Councillor M A Green

PQ16/22 Declarations of Interest

Councillor M Hall declared a non-registerable personal interest and withdrew from the meeting during consideration of planning application 22/0456/FULH, Bay View Bungalow, Norma Crescent, because she lived in Norma Crescent, in close proximity to Bay View Bungalow and she considered the interest to be so significant that it was likely to prejudice her judgement.

Councillor J Shaw stated that she lived at the opposite end of Norma Crescent, she could not see Bay View Bungalow from her property and she did not know the occupiers of the property. On this basis she judged that it was not necessary to declare any interest in relation to planning application 22/0456/FULH, Bay View Bungalow, Norma Crescent.

Councillor J O'Shea stated that as ward councillor he had met with the applicant in relation to planning application 22/0456/FULH, Bay View Bungalow, Norma Crescent to offer advice on how to lodge an appeal and he had submitted a request that the matter be referred to the Committee for consideration. Councillor O'Shea stated that during these discussions he had not had sight of the planning officers report or recommendation on the matter, had not expressed an opinion on the proposed fence and he had not predetermined the application.

PQ17/22 Minutes

Resolved that the minutes of the meeting held on 5 July 2022 be confirmed and signed by the Chair.

PQ18/22 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.

PQ19/22 21/02460/REM, Land North of 42 Wensleydale, Wallsend

The Committee considered a report from the planning officers in relation to a reserved matters planning application from Persimmons Homes North East for development of 115no 3 and 4 bedroom properties with associated infrastructure.

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 concerns raised by Northumbria Police regarding the layout and proposed boundary treatments of plots 217-225 and their impact on the safety and security of the car parking area to the south of the plots and the response to these comments from the design and planning officers;
- b) details of the proposed lighting of the footpath to be located next to plot 187;
- c) the comments received from Northumberland Wildlife Trust and the landscaping plans proposed in line with the parameters and conditions imposed as part of the original grant of planning permission in 2018;
- d) the currency of the Transport Assessment undertaken as part of the original planning application for the site, which included projected levels of use and a suite of off-site highway improvements; and
- e) the extent to which the application, and the site as a whole, complied with Policy DM4.6 of the Local Plan relating to the range of housing types and sizes.

Resolved that (1) 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 layout, access, scale, appearance and landscaping.)

PQ20/22 22/00456/FULH, Bay View Bungalow, Norma Crescent, Whitley Bay, Tyne And Wear, NE26 2PD

(Councillor M Hall declared a non-registerable personal interest in this item and took no part in the discussion or voting.)

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 Mr and Mrs English for installation of new 2.4m steel mesh fencing to perimeter, replacing existing approx 1.7m high steel fencing to prevent trespass. Adjustment to existing brick wall at entrance to provide manual pedestrian pass gate into property adjacent to existing powered vehicular access gates.

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 impact of the proposed development on the amenity of neighbouring residents,
- b) the design and height of the proposed perimeter fence and its impact on the character and appearance of the prominent site within a conservation area;
- c) the need to design a safe environment that reduces opportunities for crime and anti-social behaviour; and
- d) a record of anti-social behaviour in the area.

Resolved that the application be permitted.

(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 amenity and the character and appearance of the site and conservation area.)

**PQ21/22 21/02540/FUL, Land North Of, Lossiemouth Road, West Chirton
Industrial Estate South, North Shields**

The Committee considered a report from the planning officers in relation to a full planning application from Snowball for the construction of 14 warehouse units of various sizes and heights on existing vacant brownfield site. Existing access road to be extended throughout the site to serve the new units, with parking and service yards within the site boundaries.

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

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

- a) completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a contribution of £61,776 towards off-site habitat creation and management; and
 - b) the submission of Grayling butterfly surveys to demonstrate that the impact on this protected species is acceptable; and
- (2) the Director of Regeneration and Economic Development be granted delegated authority to determine the application, subject to the conditions set out in the planning officers report and the addition, omission or amendment of any conditions considered necessary and provided no further matters arise which in his opinion raise issues not previously considered and justify reconsideration by the Planning Committee.