

## **PLANNING COMMITTEE**

Tuesday, 18th February, 2014

**Present:-** Councillor Michael Clarke – in the Chair

Councillors Miss Baker, Fear, Hambleton, Mrs Hambleton, Howells, Matthews, Miss Reddish, Stringer, Studd, Sweeney, Turner and Mrs Williams

### **1. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **2. APOLOGIES**

Apologies were received from Cllr Cairns and Cllr John Williams.

### **3. MINUTES OF THE PREVIOUS MEETING**

**Resolved:** That the minutes of the meeting held on 28<sup>th</sup> January be agreed as a correct record.

### **4. APPLICATION FOR MAJOR DEVELOPMENT -LAND AT END OF GATEWAY AVENUE, BALDWIN'S GATE; RICHBOROUGH ESTATES LTD; 13/00426/OUT**

The Chair thanked the residents of Baldwin's gate for the respect that they had shown to members of the Planning Committee at the site visit which had been held on 18<sup>th</sup> January 2014.

Cllr David Loades spoke against the application.

**Resolved:**

That the application be refused on the following grounds:

1. Inconsistency with the Development Plan Strategy within the Core Strategy and the Newcastle Local Plan, and with paragraph 17 of the NPPF
2. Inconsistency with the principles of sustainable development as set out in paragraphs 6 to 16 of the NPPF
3. Inconsistency with the protection of best and most versatile agricultural land
4. Non-conformity with the adopted Local Plan proposals map and the protection afforded to open countryside and landscape character (including policies H1, N17, ASP6 and CSP1)
5. Highway safety both with respect to use of Gateway Avenue and the construction access traffic route
6. Overdevelopment by reason of density
7. Potential for flooding
8. Inadequate local services, Baldwin's Gate not being a Rural Service Centre

9. Failure to provide onsite 25% affordable housing
10. Adverse impacts on landscape in general

**5. APPLICATION FOR MAJOR DEVELOPMENT -LAND AT JUNCTION OF BLACKFRIARS ROAD AND LOWER STREET; ALDI UK LTD; 13/00712/FUL**

A supplementary report was considered along with a revised officer recommendation that the decision be deferred and the matter reported back to the next meeting of the Planning Committee. The reason for deferral followed comments from the Environment Agency which had been received on 17<sup>th</sup> February 2014 which there had been little time to consider.

The recommendation to defer was moved and seconded. Three members voted in favour of deferral and 6 voted against.

There was a discussion in relation to the fact that the Environment Agency comments stated that there would be no detrimental impact on flood risk either on or off site as a result of the development.

A recommendation was put forward that the original officer recommendations be moved with the deletion of recommendation 3 and the addition of the conditions put forward by the Environment Agency which were listed on the supplementary information. This recommendation was seconded. Nine members voted in favour, Cllr Reddish and Cllr Studd voted against and there was one abstention.

**Resolved:**

1. That the period for the applicant first entering into Section 106 obligations by agreement be extended to 7th March 2014 and that such obligations secure the following as agreed by the Planning Committee at its meeting on the 10th December 2013:
  - A contribution of £46,552 towards the Newcastle (urban) Transport and Development Strategy (NTADS) (or other such amount which is considered to be reasonable)
  - A Travel Plan monitoring fee of £2,150
  - The use of Automatic Number Plate Recognition system to ensure to restrict parking to a 90 minutes shoppers car park or other car park management system that is agreed by the Local Planning Authority.
  - A contribution of £76,000 for improvements to the 2 nearest subways under Lower Street
  - The provision of a footpath within the site in the future should the opportunity arise.
2. That, subject to the obligations being secured by 7th March 2014, and the Secretary of State not calling the application in when notified, planning permission be granted subject to the same conditions as agreed on 10th December 2013, and the conditions referred to in the Environment Agency's letter of the 17th Feb 2014.
3. Failing completion by 7th March 2014 of the above planning obligations, that the Head of Planning have delegated authority to refuse the application on the grounds that in the absence of such the proposal fails to make an appropriate contribution to the Newcastle (urban) Transport and Development

Strategy (NTADS) which seeks to improve local accessibility and promote the most sustainable modes of travel: secure improvements to the subway and thereby failing to adequately improve connectivity to the town centre; and fail to secure the opportunity to rediscover the potential of the Lyme Brook and improve connectivity in the future should the opportunity arise; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

**6. APPLICATION FOR MINOR DEVELOPMENT - LAND SOUTH OF NETHERLEY FORMER ALLOTMENT GARDENS; MR AND MRS K WAKELIN; 13/00822/OUT**

Cllr White spoke against the application.

**Resolved:** That the decision be deferred to enable a site visit to take place to view both access arrangements and the location of the development with respect to the countryside and adjoining Green Belt.

**7. APPLICATION FOR MINOR DEVELOPMENT - NEWCASTLE GOLF CLUB. MS SUE WALSH; 13/00940/FUL**

**Resolved:** Permit subject to conditions relating to the following matters:-

1. Standard time limit;
2. Approved plans;
3. Materials in accordance with those specified;
4. Tree protection measures;

**8. APPEAL DECISION - 58 HARRISEAHEAD LANE, HARRISEAHEAD**

**Resolved:** That the decision be noted.

**9. APPEAL DECISION - 143 WHITEHILL ROAD, KIDSGROVE**

**Resolved:** That the decision be noted.

**10. URGENT BUSINESS**

There was no urgent business.

**COUNCILLOR MICHAEL CLARKE**  
Chair