

## **PLANNING COMMITTEE**

Tuesday, 11th October, 2016

Time of Commencement: MeetingActualStartTime

**Present:-** Councillor Bert Proctor – in the Chair

Councillors Burgess, Fear, S Hambleton,  
T Hambleton, Heesom, Loades,  
Northcott, Panter, Pickup, Reddish,  
Spence, Sweeney and Turner

Officers Geoff Durham, Jennet Hough, Rachel  
Killeen, Elaine Moulton, Trevor Vernon  
and Darren Walters

Apologies Councillor(s) Mancey, Simpson,  
G Williams and J Williams

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

Councillor Turner declared an interest on application 16/00804/DEM as it came within his Portfolio (Finance, IT and Customer).

### **2. COUNCILLOR BILLY WELSH**

Members observed a minute's silence as a mark of respect to Councillor Billy Welsh who had recently passed away.

### **3. COUNCILLOR GARETH SNELL**

The Chair welcomed Councillor Snell on to the Committee following his recent re-election onto the Council in August. In addition, Councillor Spence, who was sitting on the Committee, for the first time, as a substitute was also welcomed.

### **4. MINUTES OF PREVIOUS MEETING(S)**

**Resolved:** That the minutes of the meeting held on 13 September, 2016 be agreed as a correct record.

### **5. APPLICATION FOR MAJOR DEVELOPMENT - THE HOLBORN, CASTLE HILL ROAD, NEWCASTLE. BRIGHT EDUCATION AND CULTURAL ASSOCIATION. 16/00641/COU**

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Time limit.
- (ii) Approved plans.
- (iii) Provision of a kitchen ventilation system and odour abatement.
- (iv) Internal noise levels.
- (v) Travel plan.

**6. APPLICATION FOR MAJOR DEVELOPMENT - LAND AT END OF GATEWAY AVENUE, BALDWINS GATE. KIER LIVING LTD. 16/00676/REM**

Councillor Loades asked what impact there would be on this Council if the properties in this area were to flood due to an inadequate drainage system or if a train were to be derailed due to flooding. Councillor Loades stated that there were already problems with the drainage in that area.

The Council's legal representative, Mr Trevor Vernon advised Members that the Local Planning Authority would have had to have acted in a negligent way in granting planning permission. Drainage comes under different legislation and is the responsibility of the developer. If planning permission were to be granted it would be unlikely that the Local Authority would be held responsible.

**Resolved:** That the application be permitted subject to the undermentioned conditions:

- (i) Link to outline planning permission and conditions.
- (ii) Approved plans.
- (iii) Details of the tie in of access of the site with Gateway Avenue.
- (iv) Integral garages of the Suckley house type to be retained for the parking of vehicles.
- (v) Materials (facing, roofing and surfacing).
- (vi) Landscaping conditions.
- (vii) Details of management of community orchard.
- (viii) Upgrading of the surface of the right of way.

**7. APPLICATION FOR MAJOR DEVELOPMENT - UNIT B DALEWOOD ROAD, CHESTERTON. CHANCERYGATE (LIVINGSTON) LTD. 16/00732/COU**

**Resolved:** That, subject to no representations/consultation responses being received by 14<sup>th</sup> October that raises issues that haven't been addressed within this report and which cannot be dealt with by the use of appropriate conditions, the Head of Planning be given the delegated Authority to PERMIT the application subject to the undermentioned conditions and any further conditions as recommended by consultees:

- (i) Time limit.
- (ii) Approved plans.
- (iii) Prior approval of plan showing secure weatherproof cycle parking for 8 cycles.
- (iv) Prior approval of plan showing 30 car parking spaces to then be marked out prior to occupation.

**8. APPLICATION FOR MINOR DEVELOPMENT - THE COPPICE SCHOOL, ABBOTS WAY, WESTLANDS. SHAW EDUCATION TRUST. 16/00626/FUL**

**Resolved:** That the application be deferred for a site visit.

9. **APPLICATION FOR MINOR DEVELOPMENT - MCDONALD'S DIMSDALE PARADE WEST, NEWCASTLE. MCDONALD'S RESTAURANTS LTD. 16/00726/FUL**

**Resolved:** That the application be refused due to concerns that the additional opening hours would result in noise and disturbance that would unacceptably affect the level of amenity of adjoining residents.

10. **APPLICATION FOR OTHER DEVELOPMENT - FORMER KNUTTON RECREATION CENTRE, HIGH STREET, KNUTTON, NEWCASTLE. NEWCASTLE BOROUGH COUNCIL. 16/00804/DEM**

**Resolved:** That prior approval is required and granted. The works to be carried out in accordance with the approved details, except to the extent that the Local Planning Authority otherwise agree in writing.

11. **ARTICLE 4 DIRECTION FOR MADELEY AND AUDLEY CONSERVATION AREAS**

**Resolved:** That the Article 4 Direction for Madeley and Audley Conservation Areas be confirmed, coming into force on 31 October 2016 as set out in the Direction.

12. **APPEAL DECISION - HAMPTONS OFF KEELE ROAD, NEWCASTLE. 14/00948/OUT**

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

13. **URGENT BUSINESS**

There was no Urgent Business.

**COUNCILLOR BERT PROCTOR**  
**Chair**

Meeting concluded at 9.20 pm