

PLANNING COMMITTEE

Tuesday, 18th August, 2026
Time of Commencement: 7.00 pm

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Present: Councillor Christopher Saxton (Chair)

Councillors:	Downs	Hutchison	Tift
	Bailey	D Jones	Turnock
	Fear	Kasperowicz	
	Holland	Sparks	

Apologies: Councillor(s) Evans

Officers:	Geoff Durham	Civic & Member Support Officer
	Debbie Hulme	Principal Planning Officer
	Charles Winnett	Principal Planning Officer
	Allan Clarke	Interim Head of Service - Planning Policy

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

2. **MINUTES OF PREVIOUS MEETING(S)**

Resolved: That the minutes of the meeting held on 21 July, 2026 be agreed as a correct record.

3. **APPLICATION FOR MAJOR DEVELOPMENT - TADGEDALE QUARRY. WAIN HOMES NORTH WEST. 24/00589/FUL**

Amended recommendation proposed by Councillor Holland and seconded by Councillor Fear

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

- (i) Variation of condition 2 to refer to the revised plans
- (ii) Any other conditions which are still relevant to the original decision
- (iii) Hedgerow/tree works to be carried out between September and February (outside of the nesting season).

Members agreed that the informatives received from the Highways Authority be included with the decision notice. In addition, a note be added from the Planning

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Committee stressing the importance of carrying out the improvements to the highway.

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4. APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF BAR HILL ROAD ONNELEY. OWL HOMES LIMITED. 25/00897/REM

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

- (i) Link to outline planning permission and conditions
- (ii) Approved plans
- (iii) Facing materials
- (iv) Boundary treatments
- (v) Provision of cycle and bin storage
- (vi) Landscaping scheme
- (vii) Drainage details
- (viii) Arboricultural details
- (ix) Parking and turning areas to be bound in a suitable material
- (x) Garages shall not be converted for living purposes
- (xi) Surfacing details
- (xii) Private road management and maintenance scheme
- (xiii) Cycle Provision

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5. APPLICATION FOR OTHER DEVELOPMENT - 25-27 WELL ST & 82 GARDEN ST, NEWCASTLE. MARSHALLSAY. 26/00051/COU

Amended recommendation proposed by Councillor Jones and seconded by Councillor Tift.

Councillor Sheelagh Casey-Hulme spoke on this application

Members debated this item at length. Concerns were raised regarding future ownership/occupancy as it was not stipulated to remain as accommodation for employees from the nearby hospital.

There was no additional information on the density of HMO's in the area which had been requested at the previous meeting.

Concerns were raised regarding 'fear of crime' as this area had more than double the average crime rate in the Borough.

Resolved: That the application be refused for the following reasons:

- (i) Contrary to Policy HOU7 (Homes in Multiple Occupation) of the Borough Local Plan (2020 -2040), criteria 2 (i) and criteria 2 (iii)
- (ii) Fear of Crime

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6. FIVE-YEAR HOUSING LAND SUPPLY UPDATE REPORT 2026-31

Members received a report on the Council's current five-year housing land supply position as at 31 March, 2026.

The Council currently had a land supply of 7.57 years.

- Resolved:**
- (i) That Members note the content of the five-year housing Land supply position statement (appendix 1) and agree that it represents the current housing land supply position and can be used as a material consideration for development management decision taking.
 - (ii) That Members note the need to prepare an action plan that will consider how the Council will positively respond to challenges in housing delivery in the Borough.

[Watch the debate here](#)

7. URGENT BUSINESS

There was no Urgent Business.

**Councillor Christopher Saxton
Chair**

Meeting concluded at 9.18 pm