

Present: Councillor Maskell (Chair);

Councillors Ballsdon, Davies, Duveen, Gavin, Hopper, Lawrence, Livingston, Page (for item 44), Pearce and Singh.

Apologies: Councillor Robinson.

RESOLVED ITEMS

39. MINUTES

The Minutes of the meeting held on 9 September 2015 were agreed as a correct record and signed by the Chair.

40. SITE VISITS

The Director of Environment and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

It was proposed at the meeting that application 151144/FUL (Land To The Rear Of 52 Norcot Road), which was due to be considered at this meeting, be deferred to allow a site visit (see also Minute 44 (2) below).

Resolved -

That the under-mentioned application, together with any additional applications which the Head of Planning, Development and Regulatory Service might consider appropriate, be the subject of accompanied site visits:

151144/FUL - LAND TO THE REAR OF 52 NORCOT ROAD

2 x 2 bed semi-detached houses to the rear of 52 Norcot Road, including landscaping and vehicular access.

41. PLANNING APPEALS

(i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding three planning appeals, the method of determination for which she had already expressed a preference in accordance with delegated powers, which were attached as Appendix 1 to the report.

(ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of five decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved -

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

42. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 24 pending prior approval applications, and in Table 2 of 16 applications for prior approval decided between 26 August and 1 October 2015.

Resolved - That the report be noted.

43. QUARTERLY PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE

The Director of Environment and Neighbourhood Services submitted a report providing a short quarterly report for Quarters 1 & 2 2015/16 (Apr - Jun & Jul - Sep). It provides headline information mainly related to the Council's 2015/16 corporate performance indicators set.

A revised version of the report was tabled at the meeting with corrections to some of the statistical information relating to 2015/16 Quarter 1.

Resolved - That the report be noted.

44. PLANNING APPLICATIONS

The Committee considered reports by the Director of Environment and Neighbourhood Services.

Resolved -

- (1) That, subject to the conditions now approved, permission be granted under planning legislation and, where appropriate, under the Advertisement Regulations, as follows:

151241/ADV - 116-117 BROAD STREET

Display of four fascia signs & two projecting signs to Broad Street elevation and four fascia signs & one projecting sign to Minster Street elevation (all internally illuminated) (amended description).

Granted as recommended.

Conditional consent and informative as recommended.

Comments received and considered.

151117/LBC - 173-175 KINGS ROAD

Internal and external alterations associated with change of use from office (Class B1a) to 13 (1xstudio, 2x1, 7x2 & 3x3-bed) residential units (Class C3).

An update report was tabled at the meeting with information on the affordable housing contribution for related application 151116/FUL (see below).

Granted as recommended.

Conditional consent and informatives as recommended.

Comments received and considered.

151171/FUL - 29 NEWCASTLE ROAD

Change of use to a nine bedroom House in Multiple Occupation with part single storey and part two storey side and rear extensions (re-submission of 150287).

An update report was tabled at the meeting which set out details of a second public objection and an amended plan that had been received, and a commentary on the design and impact on the character of the property and the surrounding area. The report recommended the insertion of a condition removing permitted development rights, and a change to condition 10 in the main report to require the bin storage shelter to be provided in accordance with the approved plan and maintained thereafter.

It was proposed at the meeting that an additional informative be added to state that, should a residents parking scheme be implemented in the area in the future, the property would not be entitled to any additional parking permits above the standard allocation.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report, with the additional and amended conditions as recommended in the update report, and the additional informative proposed at the meeting.

Comments and objections received and considered.

Objector Sally Byron attended the meeting and addressed the Committee on this application.

151231/FUL - KERSHOPE COURT, BAMBURGH CLOSE

Internal and external refurbishment including the complete replacement of non-loadbearing elevations to the front and rear elevations including insulation, windows and doors, the replacement of gutters, fascia, soffits and ancillary works all as detailed in the specification and internally, electrical rewiring, new kitchens and bathrooms, sheet flooring.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

151406/HOU - 12 ALLCROFT ROAD

Two storey rear and side extensions, single storey front and rear extensions, new front bay window and new basement (Amendment to planning application no. 150510 approved 22nd May 2015). Plus new single storey outbuilding at bottom of garden.

An update report was tabled at the meeting which summarised four letters received from consulted neighbours with officer comments. Amended plans for the outbuilding were attached to the report, and an amendment to Condition 3 regarding approved plans was recommended.

Granted as recommended.

Conditional planning permission and informatives as recommended, with the amended Condition 3 as recommended in the update report.

Comments and objections received and considered.

Objectors Nicola Tipler and John Burningham, and the applicant and Councillor Matt Rodda on behalf of the applicant, attended the meeting and addressed the Committee on this application.

151461/REM - LAND NORTH OF ISLAND ROAD

Application for approval of reserved matters following outline approval (141789) for development comprising up to 24,200sq m (GIA) of B2 (General Industrial) and/or B8 (Storage or Distribution), parking and service yards, access, landscaping and associated works. All matters reserved.

An update report was tabled at the meeting which had attached clearer versions of the plans attached to the original report.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

- (2) That consideration of the following applications be **deferred** for the reasons indicated:

151034/FUL - 35 CHRISTCHURCH ROAD

Conversion of 12 Bedroom HMO into 11 self-contained units comprising 9 x 1 bed studios, 1x 2 bed apartment and 1x 1 bed apartment.

An update report was tabled at the meeting which set out an amended plan with changes to the proposed car parking spaces, and information on landscape, car

parking and the S106 affordable housing contribution.

It was proposed at the meeting that the application be deferred to the next meeting, in order to allow negotiations on an affordable housing contribution to be concluded and the proposed contribution to be submitted to the Committee for approval. The original report had stated that negotiation was ongoing and had recommended delegation to officers to grant the scheme subject to the receipt of an acceptable proposal.

151144/FUL - LAND TO THE REAR OF 52 NORCOT ROAD

2 x 2 bed semi-detached houses to the rear of 52 Norcot Road, including landscaping and vehicular access.

Deferred for a site visit (see Minute 40 above).

- (3) That, subject to the requirements indicated, the Head of Planning, Development and Regulatory Services be **authorised to determine** the following applications under planning legislation:

151221/FUL - 116-117 BROAD STREET

Erection of second floor extension, roof level plant, various alterations to Broad Street and Minster Street facades and associated works.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 20 October 2015 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure an Employment, Skills and Training Plan (construction phase and end use phase).

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended.

Comments received and considered.

151116/FUL - 173-175 KINGS ROAD

Change of use from office (Class B1a) to 13 (1xstudio, 2x1, 7x2 & 3x3-bed) residential units (Class C3) and associated works.

An update report was tabled at the meeting which explained that the Council's Valuer had concluded his negotiations, and that the applicant had agreed to offer a financial contribution of £215,000 towards off-site Affordable Housing, which was considered appropriate. The recommendation had been amended accordingly.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 24 November 2015 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure a financial contribution towards Employment, Skills and Training in the borough, as set out in the original report, and a financial contribution towards off-site Affordable Housing, as set out in the update report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended.

Comments received and considered.

150885/FUL - 40 SILVER STREET

Demolition of existing light industrial building and erection of 14 flats (8x2bed & 6x1 bed, including 14 parking spaces and landscaping. (amended description)

An update report was tabled at the meeting which explained that an amended layout to improve the total amount of amenity space had resulted in the reduction of car parking spaces by one to 14, and therefore the description of development had been amended accordingly. The report also included comments on landscaping and transport and set out extracts of an amended set of plans that had been received. An additional condition was recommended for the implementation of an approved landscape scheme and maintenance plan.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 30 October 2015 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services) to secure the Heads of Terms set out in the original report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report, with the additional condition recommended in the update report.

Comments and objections received and considered.

45. EXCLUSION OF THE PRESS AND PUBLIC

Resolved -

That, pursuant to Section 100A of the Local Government Act 1972 (as amended) members of the press and public be excluded during consideration of item 46, as it was likely that there would be disclosure of exempt information as defined in the relevant Paragraphs of Part 1 of Schedule 12A (as amended) to that Act.

46. PLANNING ENFORCEMENT QUARTERLY UPDATE

The Director of Environment and Neighbourhood Services submitted a report on the current status of all outstanding enforcement notices/prosecutions, including cases where formal enforcement action and/or prosecutions had been undertaken but where the action taken had not yet resolved the breach of planning control. An overview of all outstanding cases involving formal action was attached at Appendix 1.

Resolved - That the report be noted.

PLANNING APPLICATIONS COMMITTEE MINUTES - 14 OCTOBER 2015

(Exempt information as defined in paragraph 7).

(The meeting started at 6.30 pm and closed at 8.25 pm).