

PLANNING COMMITTEE

A meeting of Planning Committee was held on Wednesday 5 February 2025.

Present: Cllr Mick Stoker (Chair), Cllr Michelle Bendelow (Vice-Chair), Cllr Carol Clark, Cllr Lynn Hall, Cllr John Coulson (Sub for Cllr Elsi Hampton), Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Sally Ann Watson (Sub for Cllr Tony Riordan), Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor and Cllr Barry Woodhouse.

Officers: Simon Grundy (DoR&IG), Stephanie Landles (DoA,H and W), Martin Parker (DoCS,E&C), Julie Butcher and Sarah Whaley (DoCS).

Also in attendance: Applicants, Agents and Members of the Public.

Apologies: Cllr Elsi Hampton, Cllr Tony Riordan and Cllr Sylvia Walmsley.

P/48/24 Evacuation Procedure

The evacuation procedure was noted.

P/49/24 Declarations of Interest

There were no declarations of interest.

P/50/24 Minutes of the meeting which was held on 4 December 2024

Consideration was given to the draft Planning Committee minutes of the meeting held on 4 December 2024 for approval and signature.

RESOLVED that the minutes be approved and signed as a correct record by the Chair.

P/51/24 Planning Protocol

The planning protocol was noted.

P/52/24 24/1555/VARY Land East Of Hanzard Drive, South Of Bloomfield Drive/Applecross And North Of Glenarm Drive, Wynyard, Section 73 application to vary conditions no6 (Opening Hours) and no7 (Delivery hours) of planning approval 21/0345/FUL - Erection of local centre comprising of eight commercial units and associated infrastructure works.

Consideration was given to planning application 24/1555/VARY Land East of Hanzard Drive.

The application site extended to approx. 0.7 ha between the existing Bloomfield Drive residential development to the north, various commercial units served from Glenarm Road lie to the east and south and Hanzard Drive spine road to the west. The site was within defined development limits and was identified as a local centre within the

Wynyard Masterplan. The principle of development within this location had therefore been established.

Additionally, permission was granted for the erection of a local centre comprising of eight commercial units and associated infrastructure works by Planning Committee (Ref 21/0345/FUL), on 5 July 2023, works had since commenced on site. The permission was granted subject to a number of conditions which included restrictions over opening hours and deliveries. This application was seeking to vary these conditions to enable enhanced opening hours for Unit 1, the Co-op and to enable newspaper deliveries to Unit 1 to also be made outside of the approved hours.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The planning Officers report concluded that subject to the recommended conditions, it was considered that there would be no adverse impacts from the proposed development that would sustain a reason for refusal. For the reasons detailed within the main report it was recommended that the application be approved with conditions.

The Principal Planning Officer presented Members with the report and a presentation.

A vote took place and the application was approved.

RESOLVED that planning application 24/1555/VARY be approved subject to the following conditions and informatives detailed below;

01 Scope of the Consent

This permission relates solely to the variation of conditions 06 and 07 of application ref. 21/0345/FUL and does not in any way discharge or remove any of the remaining conditions attached to application 21/0345/ FUL which shall still be complied with.

02 Revised Condition 06 - Opening Hours

The hereby approved unit 1 shall not be open for business outside of the hours 07:00 Hrs- 22:00Hrs Monday to Sunday. Units 2-8 shall not be open for business outside the hours 08:00Hrs - 22:00Hrs Monday to Saturday including Bank Holidays and 10:00 Hrs -18:00 Hrs on Sunday.

03 Revised Condition 07 - Delivery hours

No deliveries to the commercial premises shall be taken at the site outside the hours of 07:00Hrs and 19:00Hrs, with the exception of 1 delivery per day to unit 1 between the hours of 06:00Hrs and 07:00Hrs for the purpose of newspaper delivery to be undertaken by a transit van and delivered to the front door of the unit, in line with the recommendations of the Noise Impact Assessment received by the Local Planning Authority on the 20 December 2024.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.