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## GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 31 May 2017

**PRESENT:** Councillor B Goldsworthy (Chair)

Councillor(s): J Adams, M Hall, L Kirton, J Lee, K McCartney, C McHugh, E McMaster, P Mole, C Ord, I Patterson, J Turnbull, A Wheeler, K Wood, N Weatherley and S Dickie

**APOLOGIES:** Councillor(s): M Hood, L Caffrey, S Craig, A Geddes and J McClurey

### PD113 CONSTITUTION

The Committee noted the constitution of the Committee for the municipal year 2017/18.

### PD114 MINUTES

The minutes of the meeting held on 10 May 2017 were approved as a correct record and signed by the Chair.

### PD115 DECLARATIONS OF INTEREST

Councillor Neil Weatherley and Councillor Sonya Dickie declared prejudicial interests in Mount Pleasant Road, Birtley (15/00154/DOC4) and Alters Jewish Girls School (DC/17/00405/FUL) as they are school governors.

### PD116 PLANNING APPLICATIONS

- RESOLVED:
- i) That the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.
  - ii) That the applications granted in accordance with delegated powers be noted.

**PD117 ENFORCEMENT ACTION**

Consideration was given to a report that informed of the progress made in relation to enforcement action previously authorised by the Committee.

RESOLVED – that the information be noted.

**PD118 PLANNING APPEALS**

Consideration was given to a report detailing new appeals received and decision of the Secretary of State since the last meeting.

It was reported that since the last meeting there has been no new appeals lodged and there has been one new appeal decision received since the last committee.

RESOLVED – that the information be noted.

**PD119 PLANNING OBLIGATIONS**

An update report was provided with details of planning obligations which have previously been authorised.

It was reported that since the last Committee there had been no new planning obligations.

It was reported that since the last Committee there have been no new payments received in respect of planning obligations

RESOLVED – that the information be noted.

**Chair.....**

<b>Date of Committee: 31 May 2017</b>	
<b>Application Number and Address:</b>  DC/16/01079/FUL Marley Hill Primary School Church Street Marley Hill Newcastle upon Tyne	<b>Applicant:</b>  Buckley Burnett Development Ltd
<b>Proposal:</b>  Conversion of main school building to include partial demolition to create two residential properties and the erection of 20 dwellings to the rear, to include two x 2 bed semi-detached properties, three x 3 bed terraced properties, four x 3 bed detached properties and eleven x 4 bed detached properties with associated landscaping, parking, services and highway works (amended 22/11/16, 03/02/17, 17/02/17 and 10/05/2017 and additional information received 03/02/17, 09/02/17, 17/02/17 and 12/05/2017)	
<b>Declarations of Interest:</b>	
<b>Name</b>	<b>Nature of Interest</b>
None	
<b>List of speakers and details of any additional information submitted:</b>  A verbal update was provided recommending to Members that an additional condition be imposed to agree a construction timetable with the developer in order to tie-in with a number of conditions that include the wording " <i>as per the developer's construction timetable</i> "	
<b>Decision(s) and any conditions attached:</b>  That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary  1. The development shall be carried out in complete accordance with the approved plan(s) as detailed below - <ul style="list-style-type: none"> <li>• 311 001 - Location/Boundary Plan</li> <li>• 311 002 Rev L - Proposed Site Layout</li> <li>• 311 003 Rev E - Proposed Hard Landscape and Boundary Treatment Plan</li> <li>• 311 004 Rev B - Proposed External Material Plan</li> <li>• 311 005 - Proposed Block Plan</li> <li>• 311 006 - Boundary Treatment Details</li> <li>• 311 007 - Proposed Site Sections A-A and B-B.</li> <li>• 311 001 Rev A Proposed Floor Plans and Elevations - House Types 1-5.</li> </ul> Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the	

plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3. No demolition/development shall take place until a programme of archaeological building recording has been completed. A report of the results shall be submitted to and approved in writing by the Local Planning Authority prior to any development or demolition work taking place.

4. No development or any other operations shall commence on site until a scheme for the protection of the existing trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.

5. The protective fencing approved under condition 4 must be installed prior to the commencement of the development and thereafter retained intact for the full duration of the demolition and construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

6. The development hereby approved shall not be first occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard landscaping, all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

7. The landscaping scheme approved under condition 6 shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

8. The approved landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

9. Prior to any demolition works and prior to the commencement of the development hereby permitted, with the exception of the tree protection measures and the archaeological building recording, an intrusive site investigation with a Phase 2 Detailed Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

10. The details of the intrusive site investigation and the details of the Phase 2 Risk Assessment Report approved under condition 9 shall be implemented prior to commencement of the development hereby permitted, with the exception of the tree protection measures.

11. Prior to any demolition works and prior to the commencement of the development hereby permitted, with the exception of the tree protection measures and the archaeological building recording, and subject to condition 9 above, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

12. The details of remediation measures approved under condition 11 shall be implemented prior to the first occupation of the development hereby permitted and maintained for the life of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

13. Following completion of the remediation measures approved under condition 11 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Development must be halted on that part of the site affected by the unexpected contamination. Where required by the Local Authority an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

15. Prior to the commencement of the development hereby permitted, with the exception of the tree protection measures, the archaeological building recording and any demolition works, full details of the drainage of all vehicular areas including roadways, parking bays and driveway areas shall be submitted to and approved in writing by the Local Planning Authority. Road gullies alone will not be acceptable in terms of mitigation of pollutants.

16. The details of drainage of vehicular areas approved under condition 15 shall be implemented prior to the first occupation of the development hereby permitted and maintained for the life of the development.

17. Development shall not commence in respect of the soakaway system until full details of the geocellular storage or soakaway system have been provided, including details of pollutant mitigation measures to treat runoff from all hard surfaces to the soakaway feature, CCTV and maintenance access into the structure.

18. The details of the soakaway feature approved under condition 17 shall be implemented prior to the first occupation of the development hereby permitted and maintained for the life of the development.

19. Prior to the first occupation of the development hereby approved a drainage maintenance plan, including specification and schedule, and designed to be a working document for use by maintenance operatives, shall be submitted to and approved in writing by the Local Planning Authority. This shall include maintenance specification and timings for the geocellular storage devices, hydrobrakes, manholes, gullies, and any other flow controls or water treatment devices. The plan shall also set out details of the arrangements for the ongoing maintenance of the drainage system over the lifetime of the development, and set out clearly where responsibility lies for the maintenance of all drainage features including underground storage, oversized pipes, permeable paving, flow control and water treatment devices.

20. The details of the drainage maintenance plan approved under condition 19 shall be implemented prior to the first occupation of the development hereby permitted and maintained for the life of the development.

21. Development shall not commence until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

22. The development shall be completed using the materials approved under Condition 21, and retained as such in accordance with the approved details thereafter.

23. The boundary treatment details shown on plan references 003 Rev E and 006 shall be provided on site as per the developer's construction timetable and maintained as such thereafter.
24. Prior to the first occupation of the development hereby approved full details of the proposed street lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.
25. The street lighting details approved by condition 24 shall be provided on site as per the developer's construction timetable and maintained as such thereafter.
26. Prior to the construction of the internal road within the site hereby approved, final details to demonstrate that forward visibility can be achieved through the internal bend to ensure that the agreed visibility splay is kept clear of obstruction shall be submitted to and approved in writing by the Local Planning Authority.
27. The forward visibility details approved by condition 26 shall be provided on site prior to the first occupation of the development and maintained as such thereafter.
28. No entrance point associated with the "Unit 1" within the former school building shall open directly onto the access road.
29. Prior to the construction of the reversing aisles for the driveways off the shared drives and the 7 bays adjacent to plot 16, final details showing amendments to the driveways, parking bays and aisle widths to ensure that vehicles can manoeuvre acceptably within the site shall be submitted to and approved in writing by the Local Planning Authority.
30. The revised aisle and parking bay widths approved by condition 29 shall be provided on site as per the developer's construction timetable and maintained as such thereafter.
31. Prior to the construction of the internal road final details of the internal traffic calming features and how this ties-in with visitor parking bays should be submitted to and approved in writing by the Local Planning Authority.
32. The internal traffic calming measures approved by condition 31 shall be provided on site as per the developer's construction timetable and maintained as such thereafter.
33. Notwithstanding the details of the submitted application and prior to the first occupation of the development hereby approved, a scheme for the provision of secure and weather resistant cycle parking facilities for each

property shall be submitted to and approved in writing by the Local Planning Authority.

34. The cycle parking details approved by condition 33 shall be provided on site as per the developer's construction timetable and maintained as such thereafter.

35. Prior to any off-site highway works commencing in respect of the development hereby approved full details of the following points, including a timetable for delivery shall be submitted to and approved in writing by the Local Planning Authority:

- Realignment of kerb line
- Footway widening/carriageway narrowing
- Changes to road markings
- Removal of guardrail
- Removal of scholars bus stops
- Revoking/creation of TRO's
- Making good of redundant access's
- 20MPH zone signage.
- Pedestrian crossing on A692 linking the site with existing bus infrastructure.
- Measure to tie the pedestrian/cycle link into existing infrastructure.

36. The off-site highway works approved by condition 35 shall be provided on site as per the developer's construction timetable and maintained as such thereafter.

37. No buildings hereby approved shall be occupied until the submission of a Travel Plan for the application site has been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:

- 1) Reduction in car usage and increased use of public transport, walking and cycling;
- 2) Minimal operational requirements for car parking in accordance with the NPPF and policy CS13 of the CSUCP;
- 3) Reduced traffic speeds within the site and improved road safety and personal security for pedestrians and cyclists;
- 4) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the travel plans implementation over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

38. The travel plan approved by condition 37 shall be implemented on site as per the developer's construction timetable and maintained as such thereafter.



39. Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

**Any additional comments on application/decision:**

**In granting planning permission, Members also agreed to impose the additional condition recommended in the verbal update.**

**Date of Committee: 31 May 2017**

**Application Number and Address:**

DC/16/01261/FUL  
Coalburns Cottages  
4 Coalburns Cottages  
Greenside  
Ryton  
NE40 4JL

**Applicant:**

Mr Robert Carroll

**Proposal:**

Demolition of existing garage followed by erection of new dormer bungalow with four parking spaces (as amended 16/05/2017)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

**List of speakers and details of any additional information submitted:**

A site visit took place on 26 May 2017.

**Decision(s) and any conditions attached:**

The Committee refused the application.

**Any additional comments on application/decision:**

The officer recommendation had been to grant permission however the Committee determined that the development amounted to inappropriate development in the Green Belt and that it would have an unacceptable residential amenity impact on the neighbouring property, this outweighed the recommendation to grant and therefore Committee refused the application.

**Date of Committee: 31 May 2017**

**Application Number and Address:**

DC/17/00358/FUL  
Ravenside Bungalow  
U8116 County Boundary to Woodhead  
Stocksfield  
NE43 7SX

**Applicant:**

Mr Chris Lawrence

**Proposal:**

Erection of general purpose agricultural barn (amended 09/05/2017)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

**List of speakers and details of any additional information submitted:**

Susan Celino and Kathryn Evans spoke against the application.

Chris Lawrence (the applicant) spoke in favour of the application.

**Decision(s) and any conditions attached:**

The Committee DEFERRED the application in order to undertake a site visit.

**Any additional comments on application/decision:**

**Date of Committee: 31 May 2017**

**Application Number and Address:**

15/00154/DOC4  
Mount Pleasant Road  
Birtley  
Gateshead

**Applicant:**

Gateshead Council

**Proposal:**

Discharge of condition 19 (Highway Layout Details) of planning application DC/15/00154/FUL

**Declarations of Interest:**

**Name**

**Nature of Interest**

Councillor Neil Weatherley declared an interest

Governor of Ravensworth Terrace School

**List of speakers and details of any additional information submitted**

**Decision(s) and any conditions attached:**

That Condition 19 be discharged.

**Any additional comments on application/decision:**

**Date of Committee: 31 May 2017**

**Application Number and Address:**

DC/17/00405/FUL  
Alteres Jewish Girls High School  
Willow Grove  
Felling  
NE10 9PQ

**Applicant:**

Mr David Schleider

**Proposal:**

Erection of two storey annexe to create eight additional classrooms, support spaces and associated external works

**Declarations of Interest:**

<b>Name</b>	<b>Nature of Interest</b>
Councillor Sonya Dickie declared an interest	Governor of school

**List of speakers and details of any additional information submitted:**

Mr James Lynn spoke against the application.

Dr Halabi spoke in favour of the application.

**Decision(s) and any conditions attached:**

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary:

1. The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

3615 100 01 – Site Location

Elevation/Section Survey (Layout 1 of 2)

Existing Floor & Roof Plans

Topographic Survey

3615 10 01 – Proposed Site Plan

3615 20 01 – Proposed Plan

3615 30 01 – Proposed Elevations

3615 40 01 – Proposed Sections

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

3. The extension hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:

- 1) Reduction in car usage and increased use of public transport, walking and cycling;
- 2) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

4. The Travel Plan approved in Condition 3 shall be implemented in full upon occupation of the extension. Further, evidence of the travel plans implementation over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

5. Notwithstanding the details of the submitted application, the development hereby approved shall not be occupied until a scheme for the provision of secure cycle parking facilities within the site has been submitted to and approved in writing by the Local Planning Authority.

6. The cycle parking approved under condition 5 shall be implemented in full accordance with the submitted information prior to the occupation of the development hereby approved and retained as such in accordance with the approved details thereafter.

7. No individual external materials shall be installed on site until a sample of the material to be used has been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

8. The development shall be completed using the materials approved under Condition 7, and retained as such in accordance with the approved details thereafter.

9. Prior to the commencement of the development hereby approved, a construction control plan including the hours of operation, location and layout of the compound area, a scheme for the control of noise and dust and vehicle access locations shall be submitted to and approved in writing by the Local Planning Authority.

10. The construction control plan approved under condition 9 shall be implemented and complied with in full during all stages of construction, until completion.

11. No development approved by this planning permission shall be commenced until a site investigation is undertaken and a Phase II Risk Assessment report of the findings submitted to the Council for approval. The site investigation will consist of a series of boreholes and trial pits, in situ testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design.

The site investigation and Phase II Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

12. Following completion of the site investigation and Phase II Risk assessment site investigation works (condition 11), and following approval by the Council, if the findings of the Phase II investigation require remediation works to be undertaken then a 'Remediation Strategy' statement document is required to be produced and submitted to the Council for approval. The 'Remediation Strategy' (including timescales) must detail objectives, methodology and procedures of the proposed remediation works. This must be submitted to the Council, for approval, before any remediation works commence.

13. The remediation works detailed in the 'Remediation Strategy' submitted and approved by the Council in respect of Condition 12, shall be wholly undertaken within the timescales set out within the approved strategy.

14. Upon completion of the remediation works detailed in the approved remediation statement and prior to the use of the development hereby permitted, under condition 11, a detailed Remediation Verification report shall be submitted to the Local Planning Authority for approval. The report should provide verification that the required works regarding contamination have been carried out in full accordance with the approved Remediation Strategy Statement, and should provide a summary of remedial works carried out together with relevant documentary evidence and post remediation test result to demonstrate that the required remediation has been fully met.

15. Prior to occupation of the development hereby approved, final details of parking arrangements (including parking areas and a bus turning area) shall be submitted to and approved in writing by the Local Planning Authority.

16. The final parking arrangement approved as part of Condition 18 shall be implemented in full prior to the occupation of the development hereby approved.

**Any additional comments on application/decision:**

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**Date of Committee: 31 May 2017**

**Application Number and Address:**

TREE/17/024  
Moorside  
Barmoor Lane  
Ryton  
NE40 3AN

**Applicant:**

Mrs Geddes

**Proposal:**

Tree works at Moorside, Barmoor Lane, Ryton

**Declarations of Interest:**

**Name**

**Nature of Interest**

**List of speakers and details of any additional information submitted:**

**Decision(s) and any conditions attached:**

The Council does not consider that it is appropriate to make a Tree Preservation Order in this instance as it has no objections to the following works:

Ash tree T1 reduce the canopy of the tree by 30% and raise the crown in order to balance the canopy.

Reduce canopy of the shrubs evenly by no more than 1 to 1.5 metres.

**Any additional comments on application/decision:**

The Committee were unanimous in approving the works.

**Date of Committee: 31 May 2017**

**Application Number and Address:**

TREE/17/032  
Heathfield  
12 Lintzford Road  
Lintzford  
Rowlands Gill  
NE39 1DE

**Applicant:**

Mrs Christina Best

**Proposal:**

Tree works at Heathfield, 12 Lintzford Road, Rowlands Gill

**Declarations of Interest:**

**Name**

**Nature of Interest**

**List of speakers and details of any additional information submitted:**

**Decision(s) and any conditions attached:**

The Council does not consider that it is appropriate to make a Tree Preservation Order in this instance as it has no objections to the following works:

Reduce and raise the canopy by 2 metres and thin the canopy evenly by no more than 10 to 15%.

**Any additional comments on application/decision:**

The Committee were unanimous in approving the works.



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