

# Public Document Pack

## GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 12 July 2017

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

Councillor(s): M Hood, J Adams, L Caffrey, A Geddes,  
M Hall, J Lee, K McCartney, J McClurey, P Mole, C Ord,  
J Turnbull, N Weatherley and S Dickie

**APOLOGIES:** Councillor(s): S Craig, P Dillon, K Ferdinand, L Kirton,  
C McHugh, E McMaster, I Patterson and A Wheeler

### **PD126 MINUTES**

The minutes of the meeting held on 21 June 2017 were approved as a correct record and signed by the Chair.

### **PD127 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **PD128 PLANNING APPLICATIONS**

- RESOLVED -
- i) That the full planning applications, change of use and outline applications specified in the appendix to these minutes be granted, refused 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.

### **PD134 ENFORCEMENT ACTION**

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

It was noted that the ward referred to on page 76 of the report should read Chowdene and NOT Low Fell.

RESOLVED: That the information be noted.

**PD135 PLANNING APPEALS**

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

It was reported that since the last meeting there have been no new appeals lodged.

It was noted that there has been one new appeal decision received since the last Committee and the appeal had been dismissed on 21 June 2017.

RESOLVED – that the information be noted.

**PD136 PLANNING OBLIGATIONS**

The Committee were advised of the completion of Planning Obligations which have previously been authorised.

It was reported that since the last Committee meeting there have been two new planning obligations.

It was reported that there have been no new payments received in respect of planning obligations.

RESOLVED – that the information be noted.

**Chair.....**

Date of Committee: 12 July 2017

**Application Number and Address:**

DC/17/00428/FUL  
8 Thirlmere  
Birtley  
Chester le Street  
DH3 2JY

**Applicant:**

Miss K Bruce

**Proposal:**

Change of use of the premises incorporating the use of the garage as dog grooming salon, use of the premises for dog boarding thereby creating a mixed use of dog grooming, dog boarding and residential (Sui Generis) (retrospective)

**Declarations of Interest:****Name****Nature of Interest****List of speakers and details of any additional information submitted:**

Mrs Katheen Dobson – Neighbour speaking against the application  
Miss K Bruce – Applicant

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

That permission be REFUSED for the following reason(s)

a) the noise and disturbance, lack of privacy and overlooking and security concerns arising from the business uses, coupled with extended hours of operation, to include later in the evening and public holidays, are such that the impact upon residential amenity of neighbours is unacceptably detrimental. The development is thus contrary to the NPPF, policy CS14 of the CSUCP and saved policy DC2 of the UDP

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

**Date of Committee: 12 July 2017**

**Application Number and Address:**

DC/17/00563/FUL  
Land at Ellison Terrace  
Greenside  
Ryton  
NE40 4BL

**Applicant:**

ISM Properties Ltd

**Proposal:**

Construction of three terraced houses with parking area

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Councillor Jack Graham – Ward Councillor speaking against the application  
Mr Malcolm Gallagher – local resident speaking against the application  
Mr Barry Mason – Agent, speaking in favour of the application

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

That permission be REFUSED for the following reason(s)

a) the development would result in the overdevelopment of the plot as the properties would be too high relative to the existing dwellings in the area and due to the proximity of the principle elevation to the front of the site. For the above reasons, it is considered that the proposal would be harmful to the character and appearance of the area and therefore would fail to accord with the NPPF (2012), policy CS15 of the Newcastle Gateshead Core Strategy (2015) and saved policy ENV3 of the Unitary Development Plan (saved 2012)

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

**Date of Committee: 12 July 2017**

**Application Number and Address:**

DC/17/00156/COU  
Site of Scottish Motor Auctions Group  
Shadon Way  
Birtley

**Applicant:**

Wilsons Auctions

**Proposal:**

Change of use from unused land to a hardstanding parking area with drive through route and enclosure by means of a new perimeter security fence

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Not applicable in accordance with the decision of the Committee

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

The permission be REFUSED for the following reason

- a) loss of residential amenity

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

None

**Date of Committee: 12 July 2017**

|   |   |
|---|---|
| <b>Application Number and Address:</b><br>DC/17/00481/COU<br>Former Lloyds Bank<br>Lane Head<br>Ryton<br>NE40 3NA | <b>Applicant:</b><br>Done Brothers (Cash Betting) Ltd |
|---|---|

**Proposal:**  
Change of use of vacant ground floor (previously a bank/A2) to Betting Shop (Sui Generis) also raising of roof and construction of new shopfront (amended 31/05/17).

| <b>Declarations of Interest:</b> |                           |
|----------------------------------|---------------------------|
| <b>Name</b>                      | <b>Nature of Interest</b> |
| None                             |                           |

**List of speakers and details of any additional information submitted:**  
Not applicable in accordance with the decision of the Committee

**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, 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 -  
  
Location Plan received 15.05.2017  
1225BF-SF rev1  
1225BF-LP rev 1  
  
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 opening hours of the premises shall be restricted to 8 am until 10 pm every day.

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

None

