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## GATESHEAD METROPOLITAN BOROUGH COUNCIL

### PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 2 August 2017

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

Councillor(s): L Caffrey, S Craig, K Ferdinand, A Geddes, M Hall, L Kirton, J Lee, K McCartney, J McClurey, P Mole, I Patterson, J Turnbull, A Wheeler, K Wood and N Weatherley

**APOLOGIES:** Councillor(s): M Hood, C McHugh, E McMaster, C Ord and S Dickie

#### **PD137 MINUTES**

The minutes of the meeting held on 12 July 2017 were approved as a correct record and signed by the Chair.

#### **PD138 DECLARATIONS OF INTEREST**

Councillor Jim Turnbull declared a personal and prejudicial interest in 2 Planesway, Felling (DC/17/00557/HHA) as the applicant is Cllr Turnbull's son.

#### **PD139 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.

#### **PD140 ENFORCEMENT ACTION**

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

- RESOLVED:** That the information be noted.

**PD141 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 one new appeal lodged.

It was noted that there has been one new appeal decision received since the last Committee and the appeal was dismissed on 3 July 2017.

RESOLVED - That the information be noted.

**PD142 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 have been no new planning obligations.

It was noted that since the last Committee there has been one new payment received in respect of planning obligations.

RESOLVED - That the information be noted.

**Chair.....**

<b>Date of Committee: 2 August 2017</b>	
<b>Application Number and Address:</b> DC/17/00363/FUL 45 Cornmoor Road Whickham NE16 4PU	<b>Applicant:</b> Mr Daron Hodgson
<b>Proposal:</b> Proposed detached dwelling on the land to the rear of 45 Cornmoor Road (amended 04/07/17)	
<b>Declarations of Interest:</b>	
<b>Name</b>	<b>Nature of Interest</b>
None	None
<b>List of speakers and details of any additional information submitted:</b> None	
<b>Decision(s) and any conditions attached:</b> None	
<b>Any additional comments on application/decision:</b> The application was withdrawn as per the applicant's written request.	

**Date of Committee: 2 August 2017**

**Application Number and Address:**

DC/17/00557/HHA  
2 Planesway  
Whitehills  
Felling  
NE10 8LG

**Applicant:**

Mr Barry Turnbull

**Proposal:**

Enlargement of an existing single storey side extension.

**Declarations of Interest:**

**Name**

**Nature of Interest**

Councillor Turnbull declared an interest.

Personal and prejudicial – applicant is a family member.

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

**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 to which this permission relates must be commence not later than 3 years from the date of this permission.
2. All external surfaces shall be completed in materials to match those of the existing building. Where new materials would differ in any way from those of the existing building, no development shall commence until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.
3. The development shall be carried out in complete accordance with the approved plan(s) as detailed below –

Proposed extension Drg No 1 received 21.06.2017

Site / Roof Plan Proposed received 21.06.2017

Location Plan received 18.07.2017

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 non-material change being made.

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

**None**

**Date of Committee: 2 August 2017**

**Application Number and Address:**

DC/17/00643/FUL  
Land Between Retail Unit and Social Club  
Dunston  
Dunston and Teams

**Applicant:**

Keepmoat Regeneration

**Proposal:**

Erection of a medical centre including car park and footpath to the east (description amended 21.06.2017 and plans amended 19.07.17)

**Declarations of Interest:**

**Name**

**Nature of Interest**

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

Councillor Brenda Clelland – Ward Councillor speaking on behalf of local residents  
Simon Bell - Agent

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

The 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. Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below –

A1-00-01 rev B  
A1-00-02 rev D  
A2-00-10 rev A  
A3-00-10 rev C

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 external materials for the development hereby approved shall be used on site 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.

4. The details approved under condition 3 shall be implemented before the development is brought into operation and retained as such in accordance with the approved details thereafter.

5. The Travel Plan (Second issue) by SAJ Transport Consultants dated May 2017 shall be implemented at all times in full accordance with the approved details or any changes made under the review process.

The monitoring and review survey data and targets shall be submitted to the council's online system (I Trace), or any other successive system, in accordance with the timescales in the approved Travel Plan.

6. No development relating to the car park and access road hereby approved shall commence until final details of the transition between the existing turning head and the new car park and road have been submitted to and approved in writing by the Local Planning Authority.

7. The details approved under condition 6 shall be implemented before the development is brought into operation and retained as such in accordance with the approved details thereafter.

8. The development hereby approved shall not be brought into operation until a car park management strategy (including timescales) has been submitted to and approved in writing by the Local Planning Authority.

9. The details approved under condition 8 shall be implemented before the development is brought into operation and retained as such in accordance with the approved details thereafter.

10. The development hereby approved shall not be brought into operation until details of staff cycle parking have been submitted to and approved in writing by the Local Planning Authority.

There should be at least 3 staff cycle parking spaces and these should be secure and weatherproof.

11. The development hereby approved shall not be brought into operation until details of at least 4 visitor cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority.

12. The details approved under conditions 10 and 11 shall be implemented before the development is brought into operation and retained as such in accordance with the approved details thereafter.

13. The development hereby approved shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority.

14. The details approved under Condition 13 shall be implemented before the building is brought into operation and retained in accordance with the approved details for the lifetime of the development.

15. The development hereby approved shall not be brought into operation 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, planting densities for all new planting and confirmation of final land levels.

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

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.

17. The development hereby approved shall not commence until an amended remediation statement (in relation to contaminated land and with reference to landscaping and land levels) has been submitted to and approved in writing by 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.

18. Where required, the remediation and monitoring measures approved under Condition 17 shall be implemented in accordance with the timescales approved and in full accordance with the approved details.

19. Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease and the exposed material shall be chemically tested.

The works shall not continue until an amended Risk Assessment and, if required, amended remediation and monitoring measures have been submitted to and approved in writing by the Local Planning Authority.

20. The amended remediation and monitoring measures approved under condition 19 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) 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.

21. Where remediation is required in relation to contaminated land, following completion of the approved remediation and monitoring measures, the development hereby approved shall not be occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.



22. The development hereby approved shall not be brought into operation until final details of measures to protect cars where bins would be wheeled along the path on the eastern side of the building have been submitted to and approved in writing by the Local Planning Authority.

23. The details approved under Condition 22 shall be implemented before the building is brought into operation and retained in accordance with the approved details for the lifetime of the development.

24. 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:**

The Committee requested that Ward Councillors be consulted on the wording of the Parking Management Plan.

**Date of Committee: 2 August 2017**

**Application Number and Address:**

DC/17/00658/FUL  
Site at Valley View  
Tanfield Place  
Gateshead  
NE9 7AS

**Applicant:**

Mr Lawrence Dinning

**Proposal:**

Erection of two bedroom house (resubmission)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Councillor Christine Bradley – Ward Councillor speaking in objection to the application.

Lawrence Dinning (the applicant) 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 –

583 01, 02, 03, 04, 06, 07, 08, 09,

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. Prior to the commencement of the development hereby approved a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the local planning authority. This shall include

1) A Phase II Detailed Risk Assessment which has identified:

- all previous uses
- potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

This must be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

4. The remediation of the site shall be carried out in accordance with the remediation strategy approved under condition 3.

5. Prior to the development hereby approved being first occupied a verification report that demonstrated the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority.

6. 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. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 3, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

7. Development shall not commence above foundation level 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.

8. The development shall be carried out in accordance with the materials approved under condition 7.

9. The development shall not be occupied until a fully detailed scheme for the boundary treatment of and within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.

10. The boundary treatment shall be implemented in accordance with the details approved under condition 9 and shall be retained as such thereafter.

11. Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

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

None