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## GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 23 August 2017

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

Councillor(s): M Hood, S Craig, A Geddes, M Hall, L Kirton, J Lee, J McClurey, C McHugh, P Mole, C Ord, I Patterson, J Turnbull, A Wheeler and S Dickie

**APOLOGIES:** Councillor(s): L Caffrey, K McCartney, E McMaster, K Wood and N Weatherley

### **PD143 MINUTES**

The minutes of the meeting held on 2 August 2017 were approved as a correct record and signed by the Chair.

### **PD144 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **PD145 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.

### **PD146 DELEGATED DECISIONS**

### **PD147 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.

**PD148 PLANNING APPEALS**

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

It was reported that since the last meeting there had been one new appeal lodged.

It was noted that there had been one new appeal decision received since the last meeting and the appeal was allowed on 4 August 2017.

RESOLVED - that the information be noted.

**PD149 PLANNING OBLIGATIONS**

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

It was reported that since the last meeting there have been one new planning obligation.

It was noted that since the last meeting there have been no new payments received in respect of planning obligations.

RESOLVED - that the information be noted

**Chair.....**

Date of Committee: 23 August 2017

**Application Number and Address:**

DC/17/00661/HHA  
6 Coalway Lane  
Whickham  
NE16 4BX

**Applicant:**

Mr Paul Churnside

**Proposal:**

Proposed erection of first floor side extension (amended 28/07/2017)

**Declarations of Interest:**

Name	Nature of Interest
None	None

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

None

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

None

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

The application was deferred to a later Committee.

**Date of Committee: 23 August 2017**

**Application Number and Address:**

DC/17/00718/HHA  
55 Cornmoor Road  
Whickham  
NE16 4PU

**Applicant:**

Mr Michael Parkin

**Proposal:**

Proposed replacement garage, sunroom and canopy to rear (amended 01/08/2017)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Mr Clarke spoke against the application  
Mr Parkin 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, 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 –  
Proposed garage and sunroom (June 2017) received 01/08/2017

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 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 development hereby permitted shall be constructed of the materials detailed in the application form received 23/06/2017 and the posts for open canopy shall be timber.

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

None

**Date of Committee: 23 August 2017**

**Application Number and Address:**

DC/17/00158  
Land NE of Maiden Hill Farm  
Woodside Lane  
Ryton  
NE40 4SN

**Applicant:**

Mr P Cooper

**Proposal:**

Erection of low energy detached house (additional information received 03/04/2017 and 30/05/2017 and amended 30/05/2017)

**Declarations of Interest:**

<b>Name</b>	<b>Nature of Interest</b>
None	

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

None

**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 15/02/2017  
578/12/D – Ground Floor Plan  
578/13/B – Roof Plan  
578/16 – Sections AA-DD  
578/23 – North and West Elevations  
585/01 – Existing Site Plan  
585/02 – Site Topographical Survey  
585/3 – Existing Sections AA, BB, CC, DD  
585/11/D – Roof Plan  
585/14 – Site Plan (including levels)  
585/15 – Site Plan  
585/20 – Site Elevations  
585/21 – Site Sections AA, BB, CC, DD  
585/22 – Site Sections EE, FF, GG  
585/24 – South and East Elevations  
585/31 – North and West Elevations  
585/50 – Details Section of Each Roof/Wall Condition  
  
110.03 – Landscape Masterplan

- 110.04 – Planting Plan
- 110.05 – Wetland
- 110.06 – Landscape Management Plan
- 110.07/A – Tree Protection Plan

Design and Access Statement 'Maiden Hill: Zero Carbon House: Ryton Woodside' by Newton Architects

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 development hereby permitted shall be constructed entirely of the materials detailed in section 6.0 of the Design and Access Statement 'Maiden Hill: Zero Carbon House: Ryton Woodside' by Newton Architects.

4. Notwithstanding the provisions of Classes A, B, C, D, E, F, G and H of Part 1 and Class A of Part 2 of Schedule 2 to Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification) the permitted development rights of the development are removed.

5. No groundworks or development hereby approved shall commence until a programme of archaeological fieldwork has been submitted to and approved in writing by the Local Planning Authority.

The programme shall include evaluation and, where appropriate, mitigation excavation.

6. The details approved under Condition 5 shall be implemented before the groundworks or development (other than those required for the archaeological fieldwork) commence and in accordance with the approved details.

7. The dwelling hereby approved shall not be occupied until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition 6 has been submitted to and approved in writing by the Local Planning Authority.

8. Where required, the dwelling hereby approved shall not be occupied until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority, prior to submission to the editor of the journal.

9. The development hereby approved shall not commence until a report of intrusive site investigations in relation to coal mining legacy including the results of any gas monitoring and where required, measures and timescales for remediation, monitoring, and verification reports has been submitted to the Local Planning Authority.

10. The remediation and monitoring measures approved under condition 9 shall be implemented in full accordance with the approved timescales and the approved details.

11. 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 and submitted to and approved in writing by the Local Planning

Authority.

12. The remediation and monitoring measures approved under condition 11 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.

13. Where remediation is required (under conditions 9-12), 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.

14. No development hereby approved shall commence until a report of a badger checking survey, undertaken on site by a suitably qualified and experienced ecologist, including mitigation measures where required, has been submitted to and approved in writing by the Local Planning Authority.

15. The dwelling hereby approved shall not be occupied until a management scheme for the pond and wetland features hereby approved (and detailed on plan 110.03) setting out measures to monitor the features and ensure they are not stocked with fish and are maintained as fish free for the life of the development, including timescales, has been submitted to and approved in writing by the Local Planning Authority.

16. The details approved under Condition 15 shall be implemented before the new dwelling is occupied and retained in accordance with the approved details and timescales for the lifetime of the development.

17. The Landscape Management Plan as detailed on plan 110.06 shall be implemented in accordance with the approved details and timescales for the lifetime of the development.

18. No works (or groundworks) associated with the development hereby approved shall commence until the Tree Protection Plan shown on plan 110.07 rev A has been implemented in accordance with the approved details. The protective measures shall be retained on site during all works associated with the development hereby approved.

19. The sustainable drainage features hereby approved shall be implemented in accordance with the approved details before the dwelling is occupied, retained as such in accordance with the approved details for the lifetime of the development, and maintained in accordance with the measures in section 5.0 of the Phase 1 Flood Risk Assessment (Valley Environmental Consulting Ltd, December 2016) for the lifetime of the development.

20. 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 the Lead Local Flood Authority.

21. The details approved under Condition 20 shall be implemented before the new dwelling is occupied and retained in accordance with the approved details for the lifetime of the development.

22. 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 on 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:**

None



**Date of Committee: 23 August 2017**

**Application Number and Address:**

DC/17/00471  
Land at Swanway  
Off Pottersway  
Gateshead

**Applicant:**

Home Group

**Proposal:**

Construction of 12 apartments for adults with learning difficulties and associated communal facilities located in two apartment buildings (amended 03/08/2017)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

None

**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 –

2819-D-20-001, Rev D, 002 Rev C, 003, Rev C, 004, 2819-D-90-002 Rev G, 007, Rev A, 008, Rev A

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 approved development shall be undertaken in strict accordance with Appendix 2. Method Statement for Japanese Knotweed contained within the submitted Preliminary Ecological Appraisal, Swanway, Gateshead by E3 Ecology Ltd. and dated March 2017, including the removal and proper

disposal of Japanese Knotweed including all polluted and potentially polluted soils/materials.

4. No removal of hedgerows, trees or shrubs (including brambles and ivy) shall take place between 1<sup>st</sup> March and 31 August, unless a competent ecologist has undertaken a careful, detailed check of the site for active birds' nests immediately (i.e. no more than 48hrs) before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds within the site. Any such written confirmation should be submitted to the Local Planning Authority prior to the site being cleared.

5. Construction shall only take place between the hours of 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays and no development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for the recycling/disposing of waste arising from demolition and construction works

6. The development shall be carried out in accordance with the construction method statement approved under condition 5.

7. The construction of the development hereby approved shall not be commenced until a detailed drainage assessment (including electronic model) and SuDS scheme has been submitted to and approved in writing by the Local Planning Authority. The assessment and scheme shall include: infiltration testing, detailed designs of the SuDS components, flow controls; health and safety risk assessment; construction method statement, timeline for implementation, a maintenance plan and evidence to demonstrate that there is adequate foul and surface water public sewerage capacity based on Northumbria Water's agreed discharge volumes and rates before connecting to the public sewerage system.

The maintenance plan should include the arrangements to secure the operation of the drainage scheme (including tanks, pumps, flow control, soakaways and green roof) throughout the lifetime of the development, a drainage design, construction management plan and SuDS management plans.

8. The SuDS scheme shall be implemented in accordance with the details approved under condition 7 and shall be retained as such thereafter.

9. Construction of the new development hereby approved 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.

10. The materials used shall be in accordance with the details approved under condition 9 unless otherwise approved in writing by the Local Planning Authority.

11. The new public footpath through the site, along with any new street lighting that is required for the footpath and the existing loop road to the north, shall be provided prior to the flats hereby approved being first occupied.

12. Prior to the development hereby approved being first occupied a fully detailed scheme for the landscaping of the verges either side of the new public footpath shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing

of ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

13. The landscaping scheme approved under condition 12 shall be implemented within the first available planting season following the approval of details and retained as such thereafter.

14. The boundary treatments on site shall be implemented in accordance with the details provided on plan References 2819-D-90-002 Revision G and 90-005 Revision A.

15. The bin and cycle stores as shown on plan references 219-D-90-002 Rev G , D-90-007 Rev A and D-90-008 Rev A shall be provided on site prior to the development being first occupied and shall be retained as such thereafter.

16. No part of the development shall be first occupied until improvements to the pedestrian access to and from the site in the form of new dropped kerbs with tactile paving at the following junctions have been implemented:

- 1) On the 'loop road' (behind no's 2, 4 and 6 Causeway);
- 2) Where the loop road forms a junction with Pottersway;
- 3) At the junction of Causeway with Pottersway;
- 4) At the junction of the southern reservoir access with Pottersway

17. The windows of the development which face east, directly towards the rear of the properties along Causeway shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be retained as such thereafter.

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

None

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