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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 25 October 2017

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, L Caffrey, P Dillon, A Geddes, L Kirton, J Lee, K McCartney, C McHugh, E McMaster, P Mole, C Ord, I Patterson, J Turnbull, A Wheeler, S Dickie and M Henry

APOLOGIES: Councillor(s): S Craig, K Ferdinand, M Hall, J McClurey, K Wood and N Weatherley

PD164 MINUTES

The minutes of the meeting held on 4 October 2017 were approved as a correct record and signed by the Chair.

PD165 DECLARATIONS OF INTEREST

Councillor John McClurey declared a prejudicial and personal interest in Planning Application DC/16/00867/FUL. But was not present at the meeting and submitted apologies.

PD166 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.

PD167 DELEGATED DECISIONS

PD168 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

PD169 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 noted that since the last meeting two new appeals have been lodged.

It was noted that since the last meeting one new appeal decision has been received.

It was also noted that since the last meeting there had been no appeal cost decisions.

RESOLVED – that the information be noted

PD170 PLANNING OBLIGATIONS

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

Since the last Committee meeting there have been no new planning obligations.

Since the last Committee there have been no new payments received in respect of planning obligations.

RESOLVED – that the information be noted

Chair.....

Date of Committee: 25 October 2017

<p>Application Number and Address:</p> <p>DC/16/00867/FUL Bensham General Hospital Fontwell Drive Gateshead NE8 4YL</p>	<p>Applicant:</p> <p>Gateshead Health Trust NHS Foundation</p>
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Proposal:

Construction of car park on land at Bensham Hospital and formation of parking spaces, adjacent to the internal access road to create 100 additional car parking spaces (Amended 31.08.2017)

Declarations of Interest:	Nature of Interest
Councillor John McClurey	Personal and Prejudicial

List of speakers and details of any additional information submitted:

Update Report Received – reason for minor update

Amended plans received and amendments to conditions

An amended site plan has been submitted to reflect the minor changes required to implement the drainage feature in Car Park Area A.

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, vary and amend the planning conditions are necessary:

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

102B, 104

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.
- Car Park A must be commenced not later than 3 years from the date of this permission.
- Car Park A shall not be brought into use until Gateshead Health Trust’s overarching Travel Plan for both the Queen Elizabeth Hospital and the Bensham Hospital sites, titled Queen Elizabeth Hospital Travel Plan, has been updated and 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 Core Strategy
- 3) Reduced traffic speeds within the site and improved road safety and personal safety for pedestrians and cyclists;
- 4) More environmentally friendly delivery movements;
- 5) Timetable for implementation
- 6) A programme of continuous review of the approved details of the Travel Plan and the implementation for any approved changes to the plan.

4) The Travel Plan shall be implemented in accordance with the details approved under condition 3.

5) No part of Car Park A shall be brought into use until a car park management plan for the site has been submitted to and approved in writing by the Local Planning Authority.

6) The site shall be operated in accordance with the car park management plan approved under condition 5.

7) Prior to Car Park A being first brought into use, secure and lockable cycle parking facilities for at least 10 bikes shall be provided within the site for staff and shall be retained as such thereafter.

8) The development hereby approved shall be completed in accordance with the details set out in the submitted Drainage Assessment which comprises

Bensham Hospital Car Park Drainage Statement Rev B,
C-GA-05 Proposed Drainage Plan with Porous System
C-D-01 Hardstanding and Drainage Construction Details

These measures shall be maintained in accordance with the Bensham Hospital SuDS Maintenance Plan.

9) 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 a Risk Assessment and, if required remediation and monitoring measures, have been and submitted to and approved in writing by the Local Planning Authority.

10) If any evidence of coal mining legacies are encountered during development works, then operations shall cease and the works shall not continue until a Risk Assessment and, if required remediation and monitoring measures, have been and submitted to and approved in writing by the Local Planning Authority.

Any additional comments on application/decision:

None.

Date of Committee: 25 October 2017

<p>Application Number and Address:</p> <p>DC/17/00623/FUL Fistral Smailes Lane Rowlands Gill NE39 2LS</p>	<p>Applicant:</p> <p>Broadleaf Construction Development</p>				
<p>Proposal:</p> <p>Erection of two split level x three bedroom, semi -detached dwellings with gables, balconies and dormer windows on south elevations.</p>					
<p>Declarations of Interest:</p> <table border="1"> <thead> <tr> <th data-bbox="86 703 748 741">Name</th> <th data-bbox="748 703 1497 741">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="86 770 748 808">None</td> <td data-bbox="748 770 1497 808"></td> </tr> </tbody> </table>		Name	Nature of Interest	None	
Name	Nature of Interest				
None					
<p>List of speakers and details of any additional information submitted:</p> <p>Councillor David Bradford spoke in objection to the application.</p> <p>Mr Phil Galsworthy (agent) spoke in favour of the application.</p>					
<p>Decision(s) and any conditions attached:</p> <p>The application was deferred for a site visit to take place.</p>					
<p>Any additional comments on application/decision:</p> <p>None</p>					
<p>Date of Committee: 25 October 2017</p>					

Application Number and Address: DC/17/01016/COU 42 Park View Avenue Shipcote Gateshead NE9 5EN	Applicant: Mr Paul Barrett				
Proposal: Change of use from amenity land to private curtilage, creation of balcony and patio area on south elevation.					
Declarations of Interest: <table border="1" data-bbox="86 689 1497 869"> <thead> <tr> <th data-bbox="86 689 746 741">Name</th> <th data-bbox="746 689 1497 741">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="86 741 746 869">None</td> <td data-bbox="746 741 1497 869"></td> </tr> </tbody> </table>		Name	Nature of Interest	None	
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 – “Proposed Elevations 4.9.2017” and “Proposed Site Plan” 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 and shown on plan number “Proposed Elevations 4.9.2017”.					
Any additional comments on application/decision: None					

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