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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 20 June 2018

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, L Caffrey, S Craig, K Ferdinand,
A Geddes, M Hall, L Kirton, J Lee, K McCartney,
E McMaster, C Ord, J Turnbull, K Wood, N Weatherley,
M Henry and Burnett

APOLOGIES: Councillor(s): J McClurey, C McHugh, I Patterson,
A Wheeler, S Dickie and Oxberry

PD247 MINUTES

The minutes of the meeting held on 30 May 2018 were approved as a correct record and signed by the Chair.

PD248 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD249 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.

PD250 DELEGATED DECISIONS

The applications determined since the last committee meeting in accordance with the powers delegated under part 3, schedule 2 were tabled for information.

RESOLVED - that the information be noted

PD251 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.

PD252 ENFORCEMENT APPEALS

The Committee were advised of new appeals against enforcement action received and to report the decisions of the Planning Inspectorate received during the report period.

The Committee were advised that there have been no appeals received since an update was provided to Committee.

The Committee were advised that there have been one appeal decision received since last Committee.

RESOLVED - that the information be noted.

PD253 PLANNING APPEALS

The Committee received a report advising of the new appeals received and to report the decisions of the Secretary of State received during the period.

The Committee were advised that there has been one new appeal lodged since the last Committee.

The Committee were advised that there had been two new appeal decisions received since the last Committee.

The Committee were advised that there have been no appeal cost decisions.

RESOLVED - that the information be noted.

PD254 PLANNING OBLIGATIONS

The Committee received a report advising of the completed Planning Obligations which have previously been authorised.

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

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

RESOLVED - that the information be noted

Chair.....

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Date of Committee: 20 June 2018

Application Number and Address:

DC/18/00092/FUL
Durham Road Baptist Church
Gladstone Terrace
Gateshead
NE8 4EA

Applicant:

B&R Developments

Proposal:

Conversion of church, erection of mezzanine floor and installation of 10 rooflights to create 12 no. apartments, demolition of single storey extension, erection of first floor extension in Church Hall, creation of a seating gallery, hall and office at first floor, replacement windows, to provide religious and community facilities, removal of section of existing wall and railing and erection of extension to existing ramp (additional information received 27/04/18 and 09/05/18 and amended 04/06/18).

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Planning Officers provided a verbal update. Para 1.16 should read 12 lockers, 2 racks for visitors, and 2 for the use of the church. All would be located within an enclosed yard.

Reason for Minor Update

Condition(s) added

30

Notwithstanding the bin store details indicated on drawing 3007 Rev P2 prior to first occupation of the development hereby permitted, full details of a ramp within the yard to enable the bins to be wheeled to the rear lane, shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

In the interests of the provision of adequate refuse and storage/collection facilities, residential amenity and the appearance and design of the development and in accordance with Policies DC1, DC2, ENV3 and MWR28 of the Unitary Development Plan and policies CS13, CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

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The ramp to the bin storage and collection facilities and arrangements approved under condition 30 shall be provided on site prior to the first occupation of the development and maintained as such thereafter.

Reason

In the interests of the provision of adequate refuse and storage/collection facilities, residential amenity and the appearance and design of the development and in accordance with Policies DC1, DC2, ENV3 and

MWR28 of the Unitary Development Plan and policies CS13, CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

Any additional comments on application/decision:

None

Decision(s) and any conditions attached:

The Committee overturned the officer recommendation and refused the application for the following reason(s):

1. That the size of the proposed apartments does not meet national standards and therefore does not provide adequate space inside or outside the home to meet the needs of residents; contrary to Policy CS11(4)

Date of Committee: 20 June 2018

Application Number and Address:

DC/18/00093/LBC
Durham Road Baptist Church
Gladstone Terrace
Gateshead
NE8 4EA

Applicant:

B&R Developments

Proposal:

LISTED BUILDING CONSENT: Conversion of church, erection of mezzanine floor and installation of 10 rooflights to create 12 no apartments, demolition of single storey extension, erection of first floor extension to Church Hall, to provide religious and community facilities, removal of section of existing wall and railings and erection of extension to existing ramp (additional information received 27/04/18 and amended 04/06/18).

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 to which this permission relates must be commenced not later than 3 years from the date of this permission.
2. No demolition/development shall take place until a programme of archaeological building recording has been completed, in accordance with a specification provided by the Local Planning Authority. 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.
3. Notwithstanding drawing DR-A-9004 REV P1 INTERNAL DETAILS and prior to commencement of the development hereby permitted a schedule of repairs to architectural features shall be submitted for the consideration and written approval of the Local Planning Authority
4. The details approved under condition 3 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter for the life of the development.
5. Prior to commencement of development a schedule of repairs to the rook including a methodology and a plan illustrating where Welsh slate are proposed to be used shall be submitted for the consideration and written approval of the Local Planning Authority.

6. The approved details under condition 4 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter for the life of the development.

7. Notwithstanding the submitted drawings DR-A-3702 REV P1 WEST ELEVATION STONERWORK REPAIR SCHEDULE and DR-A-3701 REV P1 NORTH AND EAST ELEVATION STONERWORK REPAIR SCHEDULE and prior to commencement of development a schedule of repairs to the stonework including a methodology for hand removal of pointing and a plan illustrating where pointing is to be removed and replaced shall be submitted for the consideration and written approval of the Local Planning Authority.

8. The details approved under condition 5 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter for the life of the development.

9. Prior to commencement of development a schedule of repairs to the existing windows, where windows are to be replaced including a methodology and a plan illustrating where the repairs are proposed to shall be submitted for the consideration and written approval of the Local Planning Authority.

10. The details approved under condition 9 shall be implemented wholly in accordance with the approved details.

11. Notwithstanding the details indicated on drawing DR-A-6302 REV P01 WINDOW AND GLAZING BAR DETAILS prior to commencement of the development hereby permitted large scale details of the design of the new double-glazing units, that shall be no more than 14mm thick, shall be submitted for the consideration and written approval of the Local Planning Authority. All new windows shall have cills/lintels constructed of natural sandstone.

12. The window details approved under condition 10 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter for the life of the development.

13. At no time in constructing the development hereby permitted shall existing pointing be ground out mechanically.

14. Notwithstanding the details indicated on drawing SC-A-6001 Rev P01 and prior to commencement of the development hereby permitted details of the section of the Church Door shall be submitted for the consideration and written approval of the Local Planning Authority.

15. The details approved under condition 12 shall be implemented wholly in accordance with the approved details and retained thereafter for the life of the development.

16. Notwithstanding the details indicated on drawing DR-A-3006 Rev P7 and DR-A-6303 Rev P1 details of the conservation rooflights shall be submitted to consideration and written approval of the Local Planning Authority.

17. The conservation rooflights approved under condition 14 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter for the life of the development.

18. Where structures or features on the building have been, or still need to be removed (e.g. Extensions, pipes, vents) before the demolition works identified on drawing DR-A-3011 REV P1 DEMOLITION PLANS commence a schedule and methodology of repairs to the building to make good any damage caused, shall be submitted to and approved in writing by the Local Planning Authority.

19. The repairs approved under condition 8 shall be wholly implemented in accordance with the approved details.

20. The development hereby permitted shall not commence until samples of all materials, colours and finishes to be used on all internal and external surfaces have been made available for inspection on site (in the form of a sample panel) and are subsequently approved in writing by the Local Planning Authority

Natural stone,
Mortar mix (specification texture finish and colour finish),
Sample panel of proposed pointing,
Roof slate,
New stonework, sample panel of new ashlar including the pointing,

Shall be submitted for the consideration and written approval of the Local Planning Authority. Thereafter, these materials shall be used in accordance with these approved details.

21. The materials approved under condition 16 shall be wholly implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and retained thereafter for the life of the development.

22. Scaffolding is not to be mechanically fixed to the masonry of the building unless otherwise approved in writing by the Local Planning Authority, and all elements in close proximity shall be fitted with plastic end caps and/or other measures appropriate for the protection of the masonry.

23. Before the demolition works identified on drawing DR-A-3011 REV P1 DEMOLITION PLANS commence:

- 1) the detail of blocking up internal openings and the treatment of any surviving architrave, reveals or skirting;
- 2) the large scale details of any proposed new openings internally;
- 3) large scaled of all new openings including lintel, cill and
- 4) the details of the new staircases

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

24. The details approved under condition 19 shall be implemented wholly in accordance with the approved details prior to forsit occupation and retained for the life of the development.

25. Before the demolition works identified on drawing DR-A-3011 REV P1 DEMOLITION PLANS commence, the details of any satellite and television aerials or dishes which may need to be installed in the building, to include cables, sensors and alarms, and the impact and appearance of theses in its historic fabric, shall be submitted to and approved in writing by the Local Planning Authority.

26. The details approved under condition 21 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development and maintained and retained for the life of the development.

27. No cleaning of stonework on the site shall be undertaken without the prior written consent of the Local Planning Authority. Where it may be approved that some cleaning can take place, notwithstanding the submitted report on stonework restoration, this shall be carried out in accordance with a methodology for cleaning to include a plan showing the extent of cleaning proposed, which shall first have been submitted to and approved in writing by the Local Planning Authority, and been subject to the Council's inspection of a test panel, and the execution thereafter of the cleaning in accordance with the approved methodology and approved test panel.

28. No opening up of the roof is to be carried out until adequate weather protection measures for the structure have been installed in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter, the approved weather protection measures shall remain in place until the building itself is waterproof and weather-tight.

29. Before any construction vehicles, plant or machinery are brought onto the site, the listed building shall be adequately protected against accidental damage, in accordance with measures which shall first have been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented and maintained until the development hereby approved is complete.

30. Prior to commencement of the development hereby approved details of all measures necessary for the soundproofing and fireproofing of the building, to include large scale details of the floor construction, protected route, smoke vent, and the implications of such works for the historic fabric of the building shall be submitted to and approved in writing by the Local Planning Authority.

31. The details approved under condition 27 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development.

32. Prior to commencement of development hereby permitted and notwithstanding the indication on drawing DR-A-3004 Rev P14 of partial removal of the southern part of the boundary wall and railing on the east elevation, final details of the boundary treatment to include retention of the section identified for removal shall be submitted for the consideration and written approval of the Local Planning Authority.

33. The details approved under condition 28 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development.

34. Notwithstanding the details indicated on drawings DR-A-3006 Rev P6 and DR-A-3601 Rev P2 details of the termination points of flues on the roof and vents and extract grilles and scaled elevations indicating their detailed appearance location on the building shall be submitted for consideration and written approval of the Local Planning Authority.

35. The flues approved under condition 8 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development.

Any additional comments on application/decision:

None

Application Number and Address:

DC/18/00165/FUL
Quarryfield Road
Gateshead

Applicant:

Gateshead Council

Proposal:

Formation of 555 space car park, to be enclosed by birds mouth fencing.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for minor update

Condition 2 is amended as follows:

2. The permission hereby granted shall be for a limited period only of 5 year(s) from the date of this decision notice and prior to the expiry of the temporary permission a restoration scheme shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall include details of all of the following:

- a) Restoration of the site including the removal of all temporary surface treatment, fencing, lighting and infrastructure
- b) Removal of the vehicular access and restoration of that land

the approved restoration scheme shall be completed to the satisfaction of the Local Planning Authority within six months of its approval.

Reason

To enable the Local Planning Authority to ensure that site is fully restored to its former condition in the interests of visual amenity and to re provide the temporary lost recreation land in accordance with policies DC1 and ENV3 of the Unitary Development Plan and Policy CS15 of the Core Strategy.

Decision(s) and any conditions attached:

That temporary 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 :-

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 permission hereby granted shall be for a limited period only of 5 year(s) from the date of this decision notice and prior to the expiry of the temporary permission a restoration scheme shall be submitted to an approved in writing by the Local Planning Authority. The scheme shall include details of all of the following:

- a) Restoration of the site including the removal of all temporary surface treatment, fencing, lighting and infrastructure
- b) Removal of the vehicular access and restoration of that land

the approved restoration scheme shall be completed to the satisfaction of the Local Planning Authority within six months of its approval.

3. Within 3 months of planning permission being granted a final surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a) A drainage statement setting out details of the design storm period and intensity; approach to modelling and a summary of results including modelling for climate change; conformity to the DEFRA Non-Statutory Standards for SuDS; confirmation of exceedance flow routes and volumes including demonstration that surrounding property is free from risk of runoff from this site; confirmation of drain down times of basin; confirmation of storage volumes within paving and basin, taking into account site gradients.
- b) A plan of proposed finished levels to demonstrate flow and exceedance routes.
- c) Drainage Construction Method Statement for the permeable paving and detention basin, and to demonstrate correct management of surface runoff during construction phase.
- d) Construction details of basin overflow and car park construction, plus details of soiling and seeding for the basin.
- e) the measures taken to prevent pollution of the receiving groundwater and/or surface waters, including consideration of the potential impact of infiltration on any contaminated ground.
- f) copy of full drainage model results and an electronic copy of the model;
- g) a management and maintenance plan for the lifetime of the development, including specification and schedule of maintenance; confirmation from maintenance operative that basin is acceptable to maintain; confirmation of maintenance access.

4. The drainage details shall be implemented and maintained in accordance with the details approved under condition 4.

5. Within 3 months of planning permission being granted details of an ecological compensation scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail on and/or off site measures as well as a timetable for implementation, management plan and a monitoring regime.

6. The ecological compensation scheme shall be implemented in accordance with the details approved under condition 5.

Any additional comments on application/decision:

None

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