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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 1 July 2020

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, Anderson, D Burnett, L Caffrey, S Craig, S Dickie, K Ferdinand, A Geddes, M Hall, L Kirton, J Lee, K McCartney, E McMaster, C Ord, R Oxberry, I Patterson, J Turnbull, R Waugh, A Wheeler and K Wood

APOLOGIES: Councillor(s): J McClurey

PD501 MINUTES

The minutes of the meeting held on 10 May 2020 were approved as a correct record and signed by the Chair.

PD502 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD503 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.

PD504 PLANNING APPEALS

This report was provided to the Committee in advance of the virtual meeting for information and noting.

PD505 ENFORCEMENT TEAM ACTIVITY

This report was provided to the Committee in advance of the virtual meeting for information and noting.

PD506 ENFORCEMENT ACTION

This report was provided to the Committee in advance of the virtual meeting for information and noting.

PD507 PLANNING OBLIGATIONS

This report was provided to the Committee in advance of the virtual meeting for information and noting.

Chair.....

Date of Committee: 1 July 2020

Application Number and Address:

DC/20/00137/FUL
Block 2
Half Moon Lane
Gateshead
NE8 2AA

Applicant:

Mandale Apartments 5 Limited

Proposal:

Variation of condition 1 (approved plans in relation to the Boiler Shop building and its car park) of planning permission 103/01 for demolition & conversion of redundant & existing buildings, erection of new buildings with associated access roads, parking and open space to provide accommodation for residential use (Class C3), hotel use (Class 1), office use (Class B1), leisure use (Class D2) and food and drink use (Class A3) (amended 01/06/20)

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

A verbal update was given to advise Members that a further objection was received. The grounds of objection related to a lack of car parking, indiscriminate parking and inconsiderate parking particularly from non-residents of Ochre Yards. The objector also raised a concern that other consented and proposed developments in the vicinity would exacerbate the problem further.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service Director Development, Transport and Public Protection 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 -

- 019 Location Plan
- 021 Proposed Site Layout Plan C
- 028 Proposed Lower Ground Floor Plan B
- 029 Proposed Lower Ground Floor Mezzanine
- 030 Proposed Ground Floor Plan B
- 031 Proposed Ground Floor Mezzanine A
- 032 Proposed First Floor Plan B

- 033 Proposed First Floor Mezzanine A
- 034 Proposed Roof Plan A
- 035 Proposed Section at 1-1 A
- 036 Proposed Section at 2-2 A
- 037 Proposed Elevations Sheet 1 of 3 B
- 038 Proposed Elevations Sheet 2 of 3 B
- 039 Proposed Elevations Sheet 3 of 3 B
- 040 Proposed Window Styles 1 of 2
- 041 Proposed Window Styles 2 of 2

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

No development approved by this planning permission shall be commenced until an intrusive site investigation is undertaken, and a Phase II Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, insitu testing, soil sampling and chemical laboratory testing of samples to assess potential contamination issues, particularly relating to proposed new planting areas, and to inform foundation design.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to the environment, future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide, where applicable, recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

Ground gas monitoring shall be undertaken at the site and a Gas Risk assessment report produced and submitted to the Local Authority with, where relevant, recommendations for ground gas mitigation measures.

Reason for condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policies CS14 and CS21 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

Reason for prior to commencement condition

To ensure that risks from land contamination to the future users of the land and

neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

3

Prior to commencement of the development hereby permitted, where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of 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.

NB The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in any proposed soft landscape areas.

Reason for condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policies CS14 and CS21 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

Reason for prior to commencement condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

4

The details of remediation measures approved under condition 3 shall be implemented prior to commencement of the development hereby permitted 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.

Reason for condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policies CS14 and CS21 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

Reason for prior to commencement condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

5

Following completion of the remediation measures approved under condition 4 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted..

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. Development must be halted on that part of the site affected by the unexpected contamination. Where required by the Local Authority an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

7

The development hereby permitted shall not be first occupied until a fully detailed scheme for the landscaping of Block 2 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 and planting densities for all new planting. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

8

The landscaping scheme as approved under condition 7 shall be completed in full accordance with the approved plans during the first planting season (October to March) following commencement of the development unless otherwise approved in

writing by the Local Planning Authority.

The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

9

Prior to first occupation of the development hereby permitted a scheme for the maintenance of the landscaping scheme approved under condition 7 shall be submitted; the scheme to be in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for the consideration and written approval of the Local Planning Authority.

10

The landscape maintenance plan approved under condition 9 shall be implemented for a minimum period of 5 years in accordance with the approved details.

11

Prior to first occupation of the development hereby permitted a Car Parking Management Scheme to include measures to maximise the use of the available car parking for Block 2, including the visitor parking spaces, and Electric Vehicle charging points, shall be submitted for the consideration and written approval of the Local Planning Authority.

12

The Car Parking Management Scheme approved under condition 11 shall be implemented in full accordance with the timeframe set out in the scheme in perpetuity

13

No building(s) hereby approved shall be occupied until the submission of a Travel Plan in respect of occupier(s) (and successive occupier(s)) of any building(s) has been submitted to and approved in writing by the Local Planning Authority.

Each 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 Council Policy CS13;
- 3) Reduced traffic speeds within the site and improved road safety and personal security for pedestrians and cyclists;
- 4) More environmentally friendly delivery and freight movements;
- 5) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

14

Evidence of the implementation of the Travel Plan over a minimum period of 12 months approved under condition 13 shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

15

Prior to first occupation of the relevant flat(s) details of sound attenuating glazing in accordance with the Noise Impact recommendations shall be submitted for the consideration and written approval of the Local Planning Authority.

16

The sound attenuation scheme approved under condition 15 shall be implemented in full accordance with the approved details and retained thereafter for the life of the development.

17

Notwithstanding the information submitted and prior to the commencement of works on site, including site clearance and/or demolition (including in part) and/or modification of the existing building(s); a method statement providing details of the measures to be implemented during the construction and operational phases of the development in relation to bats shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall including the following details:

- o Working methodologies
- o Timetable of works
- o Mitigation measures
- o Ecological supervision
- o Pre-commencement surveys
- o Sensitive working practices
- o Provision of replacement bat roost features

Reason for condition

To avoid/minimise harm to bats and their roosts and to maintain the value and function of habitats and features to be retained and/or created on site for bats in accordance with the NPPF and policies CS18, DC1(d) & ENV46.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on protected and priority species in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

18

The Bat Method Statement approved under condition 17 shall be implemented in full prior to first occupation of the development hereby permitted and retained for the life of the development.

19

No development shall take place, including any works of demolition or remediation, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered

to throughout the and construction period. 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.

Reason for condition

In order to avoid nuisance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF, saved policies DC1(h) and DC2 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan.

Reason for prior to commencement condition

The CMP must demonstrate that the residential amenities of adjacent properties will be protected during construction of the development.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

20

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.

21

No equipment or machinery shall be installed on or attached to the exterior of the premises without the prior written approval of the Local Planning Authority

22

No mechanical ventilation and extraction scheme in relation to commercial kitchen(s) shall be installed until a scheme of odour suppression and noise levels, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed flue, all proposed cooking processes, a plan of the proposed ventilation system and odour abatement measures including the location and details of the filters, fans and flues and the manufacturers recommendations concerning frequency and type of maintenance and noise levels.

23

The equipment approved under condition 22 shall be installed in accordance with the approved details prior to the preparation of hot food in connection with the use hereby approved commencing and shall thereafter be operated at all times when cooking is taking place and maintained in accordance with the manufacturer's instructions. A written record of any maintenance shall be retained on site and be

made available for inspection by the Local Planning Authority.

24

Prior to commencement of works to the buttress wall of the development hereby permitted, details of the repairs to the buttress wall to the east elevation shall be submitted for the consideration and written approval of the Local Planning Authority.

25

The details of the buttress wall to the east elevation approved under condition 24 shall be implemented in full accordance with the approved details prior to first occupation of the development hereby permitted.

26

Deliveries to the commercial buildings shall not take place before 8am or after 6pm unless otherwise approved in writing by the Local Planning Authority

27

The opening hours of the bar(s) shall be restricted to between 8.30am to 11.30pm only or as may otherwise approved in writing with the Local Planning Authority

28

No development shall take place until the developer has appointed an archaeologist to undertake a programme of observations of demolition and construction work to record items of interest and finds in accordance with a specification provided by the County Archaeologist. The watching brief report shall be submitted for written approval by the Local Planning Authority within one month of the completion of the excavation work, unless alternative arrangements have been submitted to and given prior written approval by the Local Planning Authority.

Reason for condition

The site is located within an area identified as being of potential archaeological importance. The observation is required to ensure that any archaeological remains on the site can be recorded and, if necessary, emergency salvage undertaken in accordance with Saved Policies ENV21 and ENV22 of the Gateshead Unitary Development Plan and CSUCP Policy CS15.

Reason for pre commencement condition

To ensure that the significance of the building is preserved and that the foundation repairs can be designed in a manner that does not compromise the structural integrity of the listed building.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

29

Prior to first occupation of the development hereby permitted, full details of the location of grouped visitor parking bays and the surface treatment materials for these bays shall be submitted for the consideration and written approval of the Local Planning Authority

30

The visitor parking bay details approved under condition 29 shall be implemented in full accordance with the approved details prior to the first occupation of the development hereby permitted.

31

Prior to first occupation of the development hereby permitted, details to include the style and layout of 58 secure cycle parking spaces shall be provided for the consideration and written approval of the Local Planning Authority.

32

The cycle parking details approved under condition 31 shall be installed in full accordance with the approved details prior to the first occupation of the development hereby permitted

33

Notwithstanding the submitted information and prior to first occupation of the site, full details of external lighting to be provided as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- o Lighting contour plan(s)
- o Number, specification and precise location (including height) of proposed external lighting to be provided on site

34

The external lighting shall be installed and maintained wholly in accordance with the approved details under condition 33 and retained thereafter for the life of the development.

35

Prior to first occupation of the development hereby permitted details of the bin store shall be submitted for the consideration and written approval of the Local Planning Authority.

36

The Bin Store details approved under condition 35 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted.

37

Prior to the first occupation of Block 2, final details of the measures necessary, include waiting restrictions, in order to manage car parking on the public highway within the whole site shall be submitted for the written approval of the Local Planning Authority.

38

The details of the measures to manage car parking on the public highway approved under condition 37 shall be implemented prior to the first occupation of Block 2 and maintained for the life of the development.

Date of Committee: 1 July 2020

Application Number and Address:

DC/20/00139/LBC
Block 2
Half Moon Lane
Gateshead
NE9 2AA

Applicant:

Mandale Apartments 5 Limited

Proposal:

LISTED BUILDING CONSENT: Conversion of former boiler shop to 58 apartments with associated parking and external bin stores (amended 01/06/20 and 11/06/20)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

A verbal update was given to advise Members that a further objection was received. The grounds of objection related to a lack of car parking, indiscriminate parking and inconsiderate parking particularly from non-residents of Ochre Yards. The objector also raised a concern that other consented and proposed developments in the vicinity would exacerbate the problem further.

Members were advised that the matters raised were not material to their consideration of the listed building consent, but these concerns had been properly taken into account in determining the planning application, that had preceded this item on the agenda.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service Director Development, Transport and Public Protection 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

Prior to use of any material, to be used on any external surface, a sample of that material, including the mesh panels to window openings, the roof and/or atrium surface, metal cladding and Welsh slate, demonstrating its colour and finish shall have been made available for inspection on site, and each material shall be

3

The development shall be completed using the materials approved under Condition 2 and retained as such in accordance with the approved details thereafter.

4

Prior to first occupation, salvageable materials from the site (including stonework, rails, setts, and wooden blocks) shall wherever practicable be re-used within the development in accordance with a scheme to show how and where they are to be re-used, that is to be submitted for the consideration and written approval of the Local Planning Authority.

5

The scheme for re use of salvageable materials approved under condition 4 shall be fully implemented prior to the completion of the of the final unit of the development hereby permitted.

6

Any artefacts of historic or archaeological interest which may be discovered during works on site shall be drawn to the attention of the Local Planning Authority (LPA) and Tyne and Wear County Archaeologist, and their future preservation or relocation approved by the LPA.

7

The preservation/relocation of artefacts shall be in full accordance with the measures approved under condition 6

8

Prior to the cleaning of any stonework a working method statement for the areas of stonework which require cleaning and the processes to be used for the cleaning of stonework shall be submitted for the consideration and written approval of the Local Planning Authority.

9

The stone cleaning working method statement approved under condition 8 shall be fully complied with prior to the completion of the final unit of the development hereby permitted.

10

Prior to the reconstruction of any stonework in relation to the development hereby permitted, sample panels of reconstructed stone walling and stone infill shall be made available for inspection by the Local Planning Authority.

11

All stone walls and stone infills shall be constructed in accordance with the sample sections approved under condition 10.

12

Prior to its use on the building, a detailed specification for the mortar mix to be used with the masonry shall be submitted for the consideration and written approval of the Local Planning Authority.

13

The mortar mix approved under condition 12 shall be used in all areas where new mortar is required and retained thereafter.

14

Prior to commencement of the development hereby permitted a structural report and repair schedule shall be submitted for the consideration and written approval of the Local Planning Authority. The structural report and repair schedule shall include; details for retention of the existing listed walls and stonework, treatment of existing walls, including the basement arches, exposed areas of brickwork where the chimneys have been removed,

Reason for condition

To safeguard the integrity and appearance of the existing building in accordance with the NPPF, Saved Policy ENV11 of the Unitary Development Plan and CSUCP Policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

Reason for Pre Commencement Condition

To ensure the integrity and appearance of the existing building are safeguarded by ensuring the development hereby permitted can be accommodated without harm to the structure.

15

Notwithstanding the submitted details the rainwater goods to be used on the development shall be made of cast iron or such similar alternative material first approved in writing by the Local Planning Authority. The detail, colour and method of fixing of the cast iron (or approved alternative material) rainwater goods to include downcomers, gutters and hoppers, shall be submitted to and approved in writing by the Local Planning Authority.

16

The rainwater goods approved under condition 15 shall be fully implemented prior to the completion of the final unit of the development hereby permitted and retained as such thereafter.

17

Prior to their installation, and notwithstanding the submitted drawings (037 Proposed Elevations Sheet 1 of 3 B, 038 Proposed Elevations Sheet 2 of 3 B, 039 Proposed Elevations Sheet 3 of 3 B, 040 Proposed Window Styles 1 of 2 and 041 Proposed Window Styles 2 of 2) full details, to include large scale vertical sections that show the profile of the joinery / aluminium frame and the cill detail, the depth of recess within the wall, whether masonry or rainscreen, and details of trickle vents where required including the uprated acoustic windows and conservation rooflights,, shall be submitted for the consideration and written approval of the Local Planning Authority.

18

The windows and rooflights approved under condition 17 shall be installed in full accordance with the approved details prior to first occupation of the unit they serve

19

Prior to commencement of the development hereby permitted (including those of site remediation) a full recording exercise of the existing building and features of historic and archaeological interest shall be undertaken in accordance with a scheme for recording, which shall first have been agreed with the Tyne and Wear

Archaeologist, and submitted for the consideration and written approval of the Local Planning Authority.

Reason for Condition

In order to make a record of the historic fabric of the site and in order to comply with Saved UDP policies ENV21 and ENV22 and CSUCP Policy CS15.

Reason for Pre Commencement Condition

To ensure that there is a full record of the existing building prior to demolition and construction of development hereby permitted is commenced.

20

Prior to commencement of the development hereby permitted, a full roof survey, that identifies existing Welsh slates that can be retained and reused or those that require replacement, shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason for Condition

To ensure that the development reflects the historic integrity of the building and having regard to the requirements of Saved Policy ENV11 of the Unitary Development Plan and policy CS15 of the CSUCP.

Reason for Pre Commencement Condition

To ensure the integrity and appearance of the existing building are reflected in the development hereby permitted.

21

The roof shall be repaired in accordance with the roof survey and replacement measures approved under condition 20 and the roof repairs shall be implemented in full accordance with the roof condition survey and recommendations.

22

Within 6 months of commencement of the development hereby permitted full details of ventilation ducts and pipework including the cast iron grille and the roof hood, shall be submitted for the consideration and written approval of the Local Planning Authority.

23

The ventilation ducts, pipework and grilles as approved under condition 22 shall be implemented in full accordance with the approved details and retained thereafter for the life of the development.

Date of Committee: 1 July 2020

Application Number and Address:

DC/20/00247/FUL
Various locations at Chevington, Hopedene and
Rennington, Leam Lane
Hendon Road and Edgeware Road, Deckham

Applicant:

Home Group

Proposal:

Sub-division and conversion of 36 existing units into 54 flats (creating 19 new units) including change of use of 1 unit to office (Use Class B1); reinstatement of original 'open' nature of enclosed stairwells by removal of roofs, glazed curtain walling and external walls and relocation and installation of windows and external door openings (30-32 even, 38-40 even, 45-70 odd, 103-105 odd, 111-113, 117, 125 and stairwells at 30-44, 45-75 and 101-131 Chevington; 10, 24, 28, 36, 58, 62, 66, 70 and stairwells at 10-40 and 42-70 Hopedene; stairwells at 10-40 and 42-72 Rennington; 53 Hendon Road and 47 Edgeware Road)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None.

Any additional comments on application/decision:

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 -

BS/19/90/TYPET/03
BS/19/90/TYPET/04
BS/19/90/TYPET/05
BS/19/90/TYPET/06
BS/19/90/TYPET/07
BS/19/90/TYPET/08
BS/19/90/TYPET/09
BS/19/90/TYPET/10
BS/19/90/TYPET/11
BS/19/90/TYPET/12
BS/19/90/TYPET/13
BS/19/90/TYPET/14
BS/19/90/TYPET/15

BS/19/90/TYPET/PP
BS/19/90/TYPEU/PP

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 on the submitted Application Form.

4

Prior to first occupation of the units hereby permitted, full details of secure and weatherproof cycle storage for each unit, including their number, type and location, shall be submitted for the consideration and written approval of the Local Planning Authority.

5

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

Date of Committee: 1 July 2020

Application Number and Address:

DC/20/00394/TDPA
Park Terrace DNS
Park Terrace
Gateshead

Applicant:

MBNL

Proposal:

DETERMINATION OF PRIOR APPROVAL: Proposed installation of MBNL 20.00m high Phase 6 monopole and associated ancillary works.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Further representations made and amended plans received

Further representations

A petition of 9 signatures has been received in objection to the application.

The petition states 'I/We, the undersigned, express our concern at planning application DC/20/00394/TDPA (proposed installation of 20m high phone mast on Park Terrace, Dunston, Gateshead). We believe that the proposed phone mast is out of character with the area and damages the street scene and residential amenity of this area of Dunston. We therefore call for the application to be rejected'.

Officers consider that the issues raised within the petition have been addressed within the main report.

Amended plans

Amended plans have been received which propose the relocation of the monopole by approximately 0.7m to the east from the rear of the footway to the front of the adopted verge, together with the associated equipment cabinets.

At Paragraph 5.8 of the main agenda it is stated that;

'The closest residential property (8 Clavering Square) is approximately 5.7m east of the site...'

The report should read;

'The closest residential property (8 Clavering Square) is approximately 5m east of the

site...’.

Officers have assessed the amended scheme in respect of the siting and appearance of the development and consider that the amendment does not impact upon the original assessment or recommendation set out in the main agenda.

At Paragraph 5.20 of the main agenda it is stated that;

‘...it has been requested that the cabinets are relocated into the adopted verge to the rear of the footway’.

Officers consider that the relocation of the monopole and associated equipment cabinets addresses the request made by the Council’s Highways team as at Paragraph 5.20 of the main agenda.

Any additional comments on application/decision:

That Prior Approval is Required and APPROVED

