

PLANNING AND DEVELOPMENT COMMITTEE AGENDA

Wednesday, 3 August 2022 at 10.00 am in the Bridges Room - Civic Centre

From the Chief Executive, Sheena Ramsey

Item	Business
1	Apologies for Absence
2	Minutes The Committee is asked to approve as a correct record the minutes of the meeting held 13 July 2022 (copy previously circulated).
3	Declarations of Interest Members to declare interests in any agenda items
4	Planning Applications (Pages 3 - 10) Report of the Service Director, Climate Change, Compliance, Planning and Transport
4i	No 1 - Woodmans Arms Fellside Road, Gateshead (Pages 11 - 24)
4ii	No 2 - 18 Church Road, Low Fell (Pages 25 - 32)
5	Delegated Decisions (Pages 33 - 42) Report of the Strategic Director, Communities and Environment
6	Enforcement Team Activity (Pages 43 - 44) Report of the Service Director, Climate Change, Compliance, Planning and Transport
7	Enforcement Action (Pages 45 - 52) Report of the Service Director, Climate Change, Compliance, Planning and Transport
8	Planning Appeals (Pages 53 - 76) Report of the Service Director, Climate Change, Compliance, Planning and Transport

9 | **Planning Obligations** (Pages 77 - 106)

Report of the Service Director, Climate Change, Compliance, Planning and Transport

10 | **Local Plan Call for Sites Engagement - Digital Platform** (Pages 107 - 112)

Report of the Service Director, Climate Change, Compliance, Planning and Transport



PLANNING AND DEVELOPMENT
COMMITTEE
3 August 2022

TITLE OF REPORT: Planning applications for consideration

REPORT OF: Anneliese Hutchinson, Service Director,
Climate Change, Compliance, Planning and
Transport

Purpose of the Report

1. The Committee is requested to consider the attached schedule of miscellaneous planning applications, which are presented as follows:-

PART ONE:

Planning Applications
Applications for Express Consent under the Advertisement
Regulations
Proposals for the Council's own development
Proposals for the development of land vested in the Council
Proposals upon which the Council's observations are sought
Any other items of planning control

PART TWO: FOR INFORMATION ONLY

Applications determined in accordance with the powers
delegated under Part 3, Schedule 2 (delegations to managers),
of the Council Constitution.

Recommendations

2. Recommendations are specified in the schedule.

The Human Rights Implications of the recommendations have been considered. Unless specified there are no implications that outweigh the material planning considerations.

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Contents

Application Number	Site Location	Ward
1. DC/22/00051/COU	Woodmans Arms Fellside Road	Whickham South And Sunniside
2. DC/22/00345/HHA	18 Church Road Low Fell	High Fell

DEVELOPMENT PLAN

Section 38(6) of the Planning & Compulsory Purchase Act 2004 specifies that: 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF was published in 2019 by Ministry of Housing, Communities and Local Government (MHCLG) and is a material consideration in planning decisions. The NPPF is supported by Planning Practice Guidance (PPG), which provides further detail on how some policies of the NPPF should be applied.

LOCAL PLAN

In 2015 Gateshead Council and Newcastle City Council adopted Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne 2010-2030 (CSUCP). This Development Plan Document (DPD) sets area-wide planning policies for Gateshead and Newcastle (including policies setting out the amount and broad distribution of new development) and provides more detailed policies for the Urban Core of Gateshead and Newcastle.

We have carried out a Review of the CSUCP and concluded that it remains up-to-date in that it continues to be in general conformity with the provisions of the NPPF and helps to deliver the key priorities and aims of both.

The Council adopted Making Spaces for Growing Places (MSGP) on 1st February 2021, and this part of the Local Plan complements the CSUCP by setting out non-strategic allocations, designations and development management policies for Gateshead.

In accordance with the Planning and Compulsory Purchase Act 2004 (as amended) the CSUCP and MSGP form part of the statutory development plan for Gateshead. The CSUCP and MSGP between them supersede and delete all of the saved policies remaining from the Unitary Development Plan (UDP). Lists of the respective deleted UDP policies are provided in Appendix 1 of the CSUCP and Appendix 19 of MSGP.

In the report for each application, specific reference will be made to those policies and proposals which are particularly relevant to the application site and proposed development.

The Council has published Supplementary Planning Documents to indicate the preferred approach to some types of development, and give greater detail on how some policies will be considered and applied. These continue to be revised and updated where appropriate.

UPDATES

The agenda is formed and printed approximately a week prior to the Planning and Development Committee meeting. Information, correspondence and representations can sometimes be received in the intervening period. In such cases a written update report will be circulated to Members the day prior to the meeting and on occasion there may be further verbal updates to Members from officers, so that Members are aware of all material planning considerations when making their decision on applications.

SPEAKING AT COMMITTEE

Gateshead Council seeks to be inclusive in its decision making process and therefore allows applicants, agents and interested parties to make verbal representation to Members at Committee in accordance with the Council's agreed speaking rights protocol; amongst other procedural requirements, a person must have submitted a request to speak in writing at least a week in advance of the meeting, and subsequently confirmed their intention to speak.

For further details of speaking rights at committee contact the Development Management Team on (0191) 433 3150 or please view the leaflet 'Having Your Say' available from Development Management.

SITE PLANS

The site location plans included in each report are for illustrative purposes only. Scale plans are available to view on the application file or via Public Access.

PUBLICITY/CONSULTATIONS

The reports identify the responses to site notices, press notices, consultations and/or neighbour notifications which have been undertaken. The reports include a précis of the comments received, full copies of letters are available to view on the application file. In all cases the consultations and publicity have been carried out in accordance with the appropriate procedure(s).

SITE VISITS

On occasion the Committee will defer making a decision until they have viewed the application site themselves as a group. The visits are fact finding visits only and no debate or decision making will take place on the visit and no representations will be heard at these visits and therefore the Local Planning Authority will not invite applicants or third parties to attend unless for the sole purpose of arranging access to land and or/ buildings.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION (AS AMENDED)

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These papers are held on the relevant application file and are available for inspection on the Councils website or by appointment at the Civic Centre, Regent Street, Gateshead NE8 1HH.

Generalised Guide to Use Classes Order 1987 (as amended September 2020)

C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided	Class E - Commercial, Business and Service	E(a) Display or retail sale of goods, other than hot food E(b) Sale of food and drink for consumption (mostly) on the premises E(c) Provision of:
C2 Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres <ul style="list-style-type: none"> C2(a) Secure residential Institutions - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks 		E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) E(f) Creche, day nursery or day centre (not including a residential use) E(g) Uses which can be carried out in a residential area without detriment to its amenity: E(g)(i) Offices to carry out any operational or administrative functions, E(g)(ii) Research and development of products or processes E(g)(iii) Industrial processes
C3 Dwellings	<ul style="list-style-type: none"> C3(a) covers use by a single person or a family, an employer and certain domestic employees, a carer and the person receiving the care and a foster parent and foster child C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems C3(c) allows for groups of people (up to six) living together as a single household. 	F1 Learning and non-residential institutions	<ul style="list-style-type: none"> 1(a) Provision of education F1(b) Display of works of art (otherwise than for sale or hire) F1(c) Museums F1(d) Public libraries or public reading rooms F1(e) Public halls or exhibition halls F1(f) Public worship or religious instruction (or in connection with such use) F1(g) Law courts
		F2 Local community	<ul style="list-style-type: none"> F2(a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres F2(b) Halls or meeting places for the principal use of the local community F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) F2(d) Indoor or outdoor swimming pools or skating rinks

C4 Houses in Multiple Occupation	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	Sui generis – no class will always require permission	Any use not included within any of the above use classes, such as theatres, nightclubs, taxi businesses, motor vehicle sales, betting shops Hot Food Take Away shops, Public Houses and drinking establishments with expanded food provision.
B2 General Industry	General industry not within class E(g).		
B8 Storage and Distribution	Wholesale warehouses repositories, including open air storage		

In many cases involving similar types of use, a change of use of a building or land does not need planning permission. Planning permission is not needed when both the present and proposed uses fall within the same 'class', or if the Town and Country Planning (Use Classes) Order 1987 says that a change of class is permitted to another specified class.

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Committee Report

Application No:	DC/22/00051/COU
Case Officer	Rebecca Norman
Date Application Valid	27 January 2022
Applicant	Mr. David Whitehead
Site:	Woodmans Arms Fellside Road Whickham NE16 5BB
Ward:	Whickham South And Sunnyside
Proposal:	Change of use from public house with ancillary first floor accommodation (sui generis) to mixed use public house with ancillary hotel accommodation providing 5no. bedrooms (sui generis) with associated internal alterations (amended description 04.05.2022, 27.06.2022) (amended plans 04.05.2022, 16.05.2022, 20.05.2022, 16.06.2022)
Recommendation:	GRANT
Application Type	Change of Use

1.0 The Application:

1.1 DESCRIPTION OF SITE

The application relates to the Woodmans Arms Public House, which is situated east of Fellside Road, Whickham.

1.2 The site is situated in the Green Belt around 800m south of Whickham and is surrounded by agricultural land with a golf course beyond to the west. There are also a small number of residential properties to the south/south west of the site along Fellside Road.

1.3 The pub is situated to the northern side of the site with a large car park to the south and an outdoor seating area between the two. The pub has undergone extensive internal and external refurbishments including the addition of a wedding/function room to the eastern side of the site approved under application DC/18/01036/FUL.

1.4 DESCRIPTION OF APPLICATION

Planning permission is sought for the change of use from a public house with ancillary first floor accommodation (sui generis) to a mixed use public house and hotel accommodation (sui generis) alongside associated internal alterations to provide 5no. hotel rooms for use ancillary to the Woodmans Arms Public House.

1.5 As originally submitted the proposed development was described as a change of use from a C3 dwellinghouse to a C1 hotel (5no. bedrooms) ancillary to the Woodmans Arms including internal

alterations. The application description has been updated to reflect the functionality of the site as a single planning unit and the location plan has been amended to include the entire site within the red line boundary. The description has been further updated to clarify the extent and nature of development proposed. A Planning Statement has also been submitted and updated during the application.

1.6 RELEVANT PLANNING HISTORY

DC/20/01126/FUL - VARIATION OF CONDITIONS 1 (approved plans) and 3 (materials) of application DC/18/01036/FUL (Construction of single storey extension to provide marriage and function room facilities, internal refurbishment and external alterations to existing building (AMENDED PLANS received 01/02/21 which remove the external seating area and amended 13/07/21). Planning permission granted 13.07.2022.

18/01036/DOC1 - Discharge of condition 11 (Coal mining SI report) of planning approval DC/18/01036/FUL. Approved 17.07.2020.

DC/18/01036/FUL - Construction of single storey extension to provide marriage and function room facilities, internal refurbishment and external alterations to existing building (revised application) (amended 10/01/19 and additional information received 14/01/19). Planning permission granted 08.04.2019.

DC/07/01644/FUL - Erection of raised timber decked area at front of building in disused car park spaces, and installation of 2 x jumbrellas on decked area. Planning permission granted 05.12.2007.

288/93 - Erection of single-storey extensions on east side of public house to provide children's playroom, and on south side to provide enlarged toilet accommodation, and recladding of parts of east and west elevation gable walls (amended 25/3/93, 31/3/93 and 19/4/93). Planning permission granted 28.05.1993.

675/87 - Layout of Childrens' play area on former car park and garden areas. Planning permission granted 06.08.1987.

2.0 Consultation Responses:

Northumbria Police No objections

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with the formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015 including the display of a site notice.

3.2 An objection has been received from Councillor M Ord and Councillor Wallace which can be summarised as follows:

- The level of noise and music from the Woodmans Arms is causing nuisance to nearby homes. Whilst some noise is to be expected, residents have experienced a number of incidents resulting in visits by Officers
- The proposed hotel development could add to sound levels
- We do not wish to block legitimate development of the Woodmans Arms however the application should not be allowed until noise is controlled to the satisfaction of nearby residents

3.3 Letters of objection have been received from 7no. individuals (from 4no. households) together with a single objection on behalf of all the individuals which raise the following matters:

- Approving the application would result in further Statutory Public Noise Nuisances, contrary to the Environmental Protection Act 1990, and would substantially affect sleep, be prejudicial to health and be contrary to the Human Rights Act 1998 Article 1
- Approving the application would result in unpreventable and unmitigable noise nuisances from customers and music beyond 00:30am which would affect sleep and therefore health
- The creation of party hotel accommodation would extend and exacerbate the impact from existing noise nuisance sources
- There are other outstanding planning and enforcement matters on the site

3.4 Further periods of neighbour notification were undertaken following changes to the description and red line boundary and submission of a revised Planning Statement. 1no. letter of objection has been received in addition to 2no. joint objections from the 7no. individuals (from 4no. households) which raise the following additional matters:

- There are multiple legislative and policy reasons why the application should be refused
- The proposed development is not sustainable, the economic benefit is only to the owner and is not in the wider public interest and the benefit is outweighed by the social and environmental impacts on local residents
- It is unlikely that the hotel is essential for the continuance of the business
- The job numbers quoted in the application are higher than previously quoted, do not appear to be credible or economic and are likely to have been inflated
- There are existing hotels nearby, the proximity of which narrows justification for the application
- The 'semi-derelict' state of the existing flat is not material to the application

- Not enough is being done to discourage noise pollution
- Overnight visits to nearby properties will be routinely disturbed
- Concerns over cumulative noise impacts
- Noise nuisances and anti-social behaviour will arise and will affect the health, sleep and life quality of nearby residents
- The proposed measures stated in the Management Plan are unlikely to be enforceable and will not meet the 6 tests of planning conditions; there will be enforcement delays and residents will suffer
- The Management Plan is incoherent with previous advice regarding noise after 22:00pm
- The Management Plan will regularly fail
- It would be a leap of faith for the LPA to believe that the Management Plan would be any more successful than the existing Licensed Premises Noise Management Plan
- It would be unreasonable and unjust for the LPA to disregard precedent when assessing the likelihood of a further detrimental impact upon neighbouring residential homes from the proposed Hotel
- People are fallible, particularly young, inexperienced staff. Drunken behaviour is irrational and uncontrollable. Noise nuisance and antisocial behaviour will arise.
- The development will result in further damage to the health and quality of life of residents and result in sleep loss, stress and anxiety and noise nuisance will occur after 00:30am
- The creation of a hotel business would be incongruous with the residential area
- The application is not sympathetic to the surrounding built environment
- The application would be detrimental to amenity as it would cause a fear of anti-social behaviour and crime which would undermine quality of life and resilience
- Increase in noise pollution
- Where is the Night Porter's accommodation and what is their role?
- What would happen if the management changes?
- It is unclear why a Noise impact Assessment was not required
- Neighbours have no confidence that the LPA can set and enforce conditions. The LPA has an Enforcement backlog, which means that residents will suffer if there are complaints
- An alternative scheme for a single bridal suite plus family dressing area should be considered
- The intention of the venue to operate as a general hotel rather than for wedding guests is not described in the application and would increase occupancy and disturbance

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS5 Employment-Economic Growth Priorities

CS7 Retail and Centres

CS8 Leisure, Culture and Tourism

CS9 Existing Communities

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS19 Green Belt

MSGP7 Retail and Leisure Impact Assessment

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP18 Noise

MSGP24 Design Quality

5.0 Assessment of the Proposal:

5.1 The key matters to be taken into consideration in the assessment of this application are the principle of the development, Green Belt, visual amenity, residential amenity, highway safety and parking, CIL and any other matters.

5.2 THE PRINCIPLE OF THE DEVELOPMENT

5.3 Leisure and Tourism

Paragraph 84 of the National Planning Policy Framework (NPPF) seeks to support a prosperous rural economy by enabling the sustainable growth and expansion of all types of businesses in rural areas and enabling sustainable rural tourism and leisure developments which respect the character of the countryside.

5.4 NPPF Paragraphs 87-88 state that Local Planning Authorities (LPAs) should apply a sequential test to main town centres uses which are not in an existing centre. NPPF Paragraph 89 however states that this sequential approach should not be applied to applications for small scale rural development; this is consistent with the aims and

objectives of Local Plan policy CS7. The development also falls below the threshold under which a leisure impact assessment is required in accordance with the NPPF and Local Plan policies CS7 and MSGP7.

- 5.5 Local Plan policy CS5(6) seeks to support the diversification and expansion of the rural economy by supporting growth in leisure, culture and tourism in rural areas. Local Plan policy CS8 also seeks to encourage development which improves the range and quality of leisure and tourism facilities by supporting visitor attraction and accommodation in rural areas which are in accessible locations and do not undermine the character of the area.
- 5.6 The application site is a large, established Public House premises with a wedding/function room facility. The application is seeking planning permission for the conversion of existing accommodation above the pub to create 5no. en-suite hotel rooms that would be ancillary to the pub. The application states that the development would enhance their current business model by introducing a new element to wedding packages which would allow guests to stay on site and create a 'one stop shop' wedding facility; the application also indicates that the hotel rooms would be available for use for overnight guests not specifically in connection with wedding events.
- 5.7 It is considered that the development, which proposes the expansion of the pub's existing business offer to include a small number of hotel rooms, would accord in principle with the NPPF and policies CS5(6) and CS8 of the Local Plan for Gateshead. It is further considered that the principle of the proposed development would respect and not be unsympathetic to the character of the area when having regard to the nature of the application site as a large and established public house and wedding venue together with the scale of the proposed development, alongside the presence of nearby small-scale guest accommodation at East Byermoor Guest House, approximately 400m south of the site.
- 5.8 Letters of objection received have stated that the proposed hotel accommodation would be detrimental to existing facilities including East Byermoor Guest House and hotels in Whickham and the MetroCentre and that this proximity narrows justification for the development. Having regard to the support given by both national and local planning policy to rural tourism and development which improves the range of leisure facilities it is considered that the existence of other accommodation does not affect the acceptability in principle of the proposed development or prevent the submission and consideration of this application; furthermore, business competition is not a material planning consideration.
- 5.9 The submitted Planning Statement states that the development would allow the Woodmans Arms to employ an additional 3no. full time and 3/4no. part-time staff and secure the jobs of 3no. Wedding Planners.

The objections received have suggested that the number of additional jobs proposed to be created by the application are unlikely to be credible or economic and appear to have been inflated. Officers however consider the proposed development to be acceptable in principle in leisure and tourism terms, and whilst the provision of jobs is encouraged, were a lesser number of jobs to result from the scheme it is considered that this would not render the development unacceptable in principle.

- 5.10 Housing Policy
Local Plan policy CS9(4) seeks to ensure that existing communities are sustainable places of quality and choice by preventing the loss of family homes, through sub-division, change of use or redevelopment.
- 5.11 Paragraph 10.10 of the Local Plan for Gateshead (CSUCP) states that *"the Plan aims to retain and attract families to support economic growth. To achieve this, we need to ensure we prevent the loss of existing family homes which are attractive and popular. Therefore we will seek to resist conversions, sub-divisions, demolition and change of use proposals, where they would result in the loss of a family home"*.
- 5.12 Whilst the aims of Local Plan policy CS9(4) are noted, given that the living accommodation is integral to the public house (as demonstrated by red line boundary for the application) Officers do not consider this to be a 'family home' that is part of the general housing stock in the Borough and therefore its conversion to hotel accommodation would not be contrary to this policy CS9. Furthermore, policy CS9(4) does not mandate that all family homes are to be retained, rather their loss is to be prevented as a way of retaining and attracting families. It is considered that the conversion of the existing living accommodation would not be contrary to this overall aim, given the nature of the site.
- 5.13 It is therefore considered that the proposed development would be acceptable in housing policy terms and would not prejudice the aims and objectives of the NPPF or Local Plan policy CS9.
- 5.14 GREEN BELT
The application site is located within the Green Belt.
- 5.15 NPPF paragraphs 147 - 148 state that *"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances"* and require LPAs to attach substantial weight to any harm to the Green Belt when considering planning applications.
- 5.16 NPPF paragraph 149 states that LPAs should regard the construction of new buildings as inappropriate in the Green Belt however sets out specific exceptions to this including:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- 5.17 NPPF paragraph 150 also states that certain forms of development are not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it, including:

d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);

- 5.18 It is considered that the proposed change of use of part of the building and associated internal alterations would fall within the above exceptions and would therefore not constitute inappropriate development in the Green Belt, in accordance with the NPPF and policy CS19 of the Local Plan for Gateshead.

5.19 VISUAL AMENITY

The application proposes physical alterations to the building to facilitate its conversion however these alterations would be internal and therefore there would be no impact upon the external appearance of the building. The development is therefore in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

5.20 RESIDENTIAL AMENITY

The application site is situated in a remote rural location with several residential properties nearby; the closest residential property is North Cottage which is approximately 75m (at its closest point) south west of The Woodmans Arms building, adjacent to which are Fairview and Fellside Bungalow, with Birdhill and Fellside Farm further to the south/south west (approx. 330m south of the site).

- 5.21 Objections have been received to the application from the 4no. closest residential properties regarding issues of noise and disturbance that would result from the proposed development and impacts upon sleep, life quality and health.

- 5.22 The representations received also make reference to ongoing complaints and other matters on this site and the potential for cumulative noise impacts to occur. The LPA are aware from objections received and complaints received by the Council's Environmental Health team that there are outstanding issues relating to the operation of the Woodmans Arms in terms of music and patrons causing noise and disturbance to nearby residents, which are exacerbated by the remoteness of the site and low background noise levels during sensitive hours.

- 5.23 As originally submitted, the Council's Environmental Health team raised concerns about the application as this did not include any information as to how the proposed hotel rooms would be managed to ensure that overnight guests would not cause disturbance to nearby residents. The application also did not clarify whether there would be any overnight staff at the premises or what procedures would be in place to prevent and mitigate any noise disturbance to residents. Concerns were also raised over the inclusion of a roof terrace area within the application and the potential for guests using this without restriction to cause disturbance to residents from voices or music. Further concerns were also raised over the potential for guests to gather in the pub's outdoor space at the front of the premises after staff had gone home.
- 5.24 The LPA have discussed the above concerns and liaised with the applicant and a Planning Statement including a Management Plan has been submitted which contains the following measures:
- Signs will be located on site stating that there will be no access to the garden areas after 10pm;
 - Staying guests would abide by current licensing agreements and would be managed and prevented from sitting/gathering after licensing times. As set out in the Management Plan, the premises licensing runs until midnight on Friday and Saturday and until 11pm on all other nights. There is currently no outside seating/gathering after 10pm on any night, customers must be indoors;
 - Guests will be advised of restrictions on arrival;
 - The outside terrace has been omitted from the application;
 - The accommodation will not accept stag/hen parties;
 - A Night Porter would be employed on site from 10pm to 10am who would be available to speak to guests and local residents if required and would ensure all guests are safety and quietly returned to their rooms;
 - The Night Porter would have a designated work mobile which local residents could call to report any issues; this number would also be on the Woodmans Arms website.
- 5.25 The Council's Environmental Health team have reviewed the proposed Management Plan and are satisfied with the measures proposed in relation to the control of noise from overnight guests. A recommendation has been made that residents must be notified of any changes to the Night Porter's telephone number and the website updated with immediate effect.
- 5.26 Paragraph 55 of the NPPF states that LPAs "*should consider whether otherwise unacceptable development could be made acceptable through the use of conditions...*". In addition, NPPG advises that "*when used properly, conditions can enhance the quality of*

development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects.” (Paragraph: 001 Reference ID: 21a-001-20140306).

- 5.27 Having regard to the advice within the NPPF and NPPG and the comments from Environmental Health Officers, Officers consider that the potential adverse effects resulting from the operation of the proposed 5no. hotel rooms could reasonably be mitigated through the imposition of conditions to secure the proposed management and mitigation measures, in the absence of which the proposed development would otherwise be unacceptable. Whilst the belief of residents that the management measures will fail are noted, Officers are satisfied that these are acceptable in relation to the development for which planning permission is sought. Conditions are therefore recommended to be imposed requiring adherence to the submitted Management Plan (CONDITION 4) alongside separate conditions to require the submission of a protocol for the distribution of contact details for the Night Porter (CONDITIONS 5 AND 6) and to prevent access to the roof terrace (CONDITION 7).
- 5.28 Whilst concerns raised by residents regarding a potential future change of ownership and effects on the proposed management measures are noted, the conditions imposed by this application would apply to any subsequent operator and any changes to these would need to be formally approved by the LPA. Any failure to comply with the recommended conditions would be dealt with as a Planning Enforcement matter.
- 5.29 Council Officers recognise that there are ongoing issues regarding the impact of noise and disturbance upon neighbouring occupiers resulting from the operation of the Woodmans Arms and complaints regarding a failure to adhere to licensing requirements, and the concerns of residents that the proposed development could lead to further noise and disturbance impacts are acknowledged. The request of Councillors to withhold planning permission until ongoing noise issues are controlled is also noted.
- 5.30 Notwithstanding the above, Officers however consider that it would be unreasonable to refuse planning permission for the proposed development for the creation of 5no. hotel rooms subject to conditions on the grounds that this would result in a detrimental impact upon the amenity of neighbouring occupiers, as there is no evidence that the development for which planning permission is sought would result in such impacts. Ongoing issues of noise and disturbance relating to the operation of the pub and wedding/function room and adherence to licensing restrictions are separate to this application, and whilst they are recognised by Officers, these matters do not represent a reasonable basis upon which to refuse planning permission for this

application. This application for 5no. hotel rooms must be considered and determined on its merits.

- 5.31 Having due regard for the representations received it is considered that, subject to the conditions recommended above, that the proposed development would not have an unacceptable impact upon the amenity of neighbouring occupiers and would therefore comply with the aims and objectives of the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan for Gateshead.
- 5.32 **HIGHWAY SAFETY AND PARKING**
It is considered that the proposed change of use would not have a significant impact on car parking at the site or upon the surrounding highway network. The proposed development may generate some additional parking over that generated by the existing living accommodation however this would be negligible given the scale of the proposed development and the size of the existing carpark; furthermore it is likely that guests of the proposed hotel would already be attending the premises.
- 5.33 The proposed development is considered to be acceptable in terms of highway safety and parking and accords with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.
- 5.34 **COMMUNITY INFRASTRUCTURE LEVY (CIL)**
On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying housing or retail.
- 5.35 **ANY OTHER MATTERS**
The letters of objection received on behalf of 4no. residential properties raises other planning and enforcement matters on this site. Whilst Officers acknowledge these matters it is considered that they do not preclude the determination of this application or represent grounds to refuse planning permission.
- 5.36 In response to comments raised in letters of objection, a Noise Assessment was not required to accompany this application for hotel accommodation as this is not noise-generating development.
- 5.37 The letter of objection received puts forward an alternative suggestion for the proposed development for a single hotel room and family dressing area. The matter for consideration here is however the development proposed by the application; it is not within the remit of the LPA or other parties to suggest alternative schemes.
- 5.38 In response to comments raised in letters of objection, there is no evidence that the proposed development would result in anti-social

behaviour or crime that would detrimentally impact upon the amenity of nearby residents.

6.0 CONCLUSION

6.1 Taking all the relevant issues into account and having regard for the representations received it is considered that the proposed development is acceptable and would comply with the aims and objectives of the NPPF and relevant Local Plan policies, subject to the imposition of conditions.

6.2 It is therefore recommended that planning permission be granted, subject to the below conditions.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 (P01)

As Existing Drawings (Dwg. No. 1010 Rev. P04)

Proposed First Floor Layout & Demo Plan (Dwg. No. 1110 Rev. P04)

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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

The development hereby approved relates to the change of use of ancillary first floor accommodation and provision of 5no. hotel bedrooms only.

Reason

To define and clarify the nature of the use granted by this permission for the avoidance of doubt.

4

The development hereby approved shall be operated in full accordance with the measures detailed at '3.0 Management Plan' of the 'Nicholson Nairn Planning Statement Rev. P04' dated April 2022 for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure that the development would not result in an unacceptable level of noise or disturbance to neighbouring properties, in accordance with the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan for Gateshead.

5

Notwithstanding the approved Management Plan, prior to first use of the development hereby approved a protocol for the distribution of the contact details for the Night Porter including residential properties to which the contact number would be circulated and measures to be undertaken in the event of any changes to the contact details and a timetable for such measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the development would not result in an unacceptable level of noise or disturbance to neighbouring properties, in accordance with the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan for Gateshead.

6

The protocol and measures approved under condition 5 shall be implemented prior to first use of the development hereby approved.

Any approved measures to be undertaken in the event of any changes to the contact details shall be implemented in accordance with the agreed timetable.

Reason

To ensure that the development would not result in an unacceptable level of noise or disturbance to neighbouring properties, in accordance with the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan for Gateshead.

7

In accordance with the measures detailed at '3.0 Management Plan' of the 'Nicholson Nairn Planning Statement Rev. P04' dated April 2022' there shall be no access by guests to the first floor roof terrace at any time, as shown by the hatched area on 'Proposed First Floor Plan' on 'Proposed First Floor Layout & Demo Plan (Dwg. No. 1110 Rev. P04)'.

Reason

To ensure that the development would not result in an unacceptable level of noise or disturbance to neighbouring properties, in accordance with the NPPF and policies CS14, MSGP17 and MSGP18 of the Local Plan for Gateshead.



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Committee Report

Application No:	DC/22/00345/HHA
Case Officer	Amy Dunbar
Date Application Valid	6 April 2022
Applicant	Mr Gerard Hosford
Site:	18 Church Road Low Fell Gateshead Gateshead NE9 5RD
Ward:	High Fell
Proposal:	Proposed single storey rear extension and two storey rear and side extension (amended plans received 06.06.2022 and 27.06.2022).
Recommendation:	GRANT
Application Type	Householder Application

1.0 The Application:**1.1 DESCRIPTION OF THE SITE**

The application site is a two-storey semi-detached residential dwelling situated on Church Road adjacent to the road junction which leads onto Church Drive.

1.2 The property is built in reconstituted stone and slate with the rear elevation featuring a single storey white uPVC conservatory. The rear garden is approximately 20 metres in length, a garage and driveway with vehicle access associated with the dwelling is also situated at the bottom of the rear garden.

1.3 The site is located within the Sheriff Hill Conservation Area and within the setting of the Grade II Listed St John's Church.

1.4 DESCRIPTION OF THE APPLICATION

The application seeks planning permission for a part single/part two-storey side extension and a part single/part two storey rear extension.

1.5 The two-storey side extension would have a width of 1.2 metres and would be set back from the front elevation by 6.1 metres featuring a hipped roof and rooflight; with a first floor window facing down the rear garden. The two-storey side extension would accommodate an external access door and lobby at ground floor and a first-floor bathroom. The two-storey rear extension would have a projection of 4 metres from the original rear elevation and features a Juliet balcony serving a new bedroom at first floor level. The single storey element of the rear extension has bi-fold doors facing down the garden and would replace the existing conservatory (next to the boundary with no.20) and would also have a projection of 4 metres from the rear elevation. The single storey extension to the side would sit behind the two-storey side extension and would provide for an enlarged kitchen, served by two rooflights. No windows are proposed on the side elevation facing across Church Drive.

- 1.6 The overall extension would be constructed using materials to match the original dwelling.
- 1.7 It should be noted that planning permission for the part two storey part single storey rear extension has previously been granted under reference DC/21/00888/HHA. The new elements in this application are the part two storey and part single storey extension to the side.

1.8 RELEVANT PLANNING HISTORY

466/92 Planning permission granted for erection of conservatory at rear of dwellinghouse. Dated 26th June 1992.

DC/21/00888/HHA planning permission granted for proposed demolition of existing conservatory and construction of part single storey part two storey rear extension. Dated 4th October 2021.

2.0 Consultation Responses:

None.

3.0 Representations:

- 3.1 3 letters of objection have been received, including one from Councillor Welsh (as a neighbour).

The concerns raised are summarised below:

- Loss of privacy
- Overbearing
- Loss of trees
- Impact on biodiversity
- Out of character with Conservation Area
- Out of character with street scene
- Impact on views and vistas
- Visual amenity
- Design
- Overdevelopment
- Damage to road surface during construction
- Road access during construction

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure/Natural Environment

MSGP15 Transport Aspects of Design of Development

MSGP17 Residential Amenity

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

MSGP36 - Woodland, Trees and Hedgerows

HAESPD Householder Alterations- Extensions SPD

5.0 Assessment of the Proposal:

- 5.1 The key considerations to be taken into account when considering this planning application are the principle of the development and potential impacts on visual amenity, designated heritage assets, residential amenity and highway safety.
- 5.2 **IMPACT ON CONSERVATION AREA/ STREET SCENE**
Amended plans submitted on 27th June 2022 demonstrate that the proposed side extension has been reduced in width to 1.2 metres, previously 1.55 metres, to ensure that it is set back from the boundary with Church Drive thereby retaining a small visual break between the historic highway and built development. Where it is closest to the boundary with Church Drive, the two-storey element has a length of 3m, with the height then dropping down to a single storey with a lean-to style roof and an eaves height of 2.3m.
- 5.3 Furthermore, the side extension is set back from the front elevation of the house by over 6m, which would ensure that it appears subservient and would maintain a level of balance between the pair of semi-detached properties. Overall, it is not considered that the size and scale of the extension would visually harm the relationship between the dwelling and the adjacent highway.
- 5.4 18 Church Road features deep soffits which are a prominent design feature. To ensure the extension is sympathetic to the character of this property a condition has been attached requiring the submission of the final details of the soffits.
- 5.5 The part two storey part single storey rear extension has already been assessed under planning reference DC/21/00888/HHA and has been deemed to be an acceptable addition to this property in terms of its overall design and impact upon the street scene. Taking into consideration that the rear extension already benefits from planning consent, the addition of the side extension, given its modest size and scale, is considered to be an appropriate addition and would not constitute overdevelopment of the property.
- 5.6 The amended plans also demonstrate that a high timber fence has been

removed from the Church Drive boundary as this would have been a dominant feature. Overall, no changes are proposed to the boundary treatment except for some shrub removal and hedgerow pruning. It should be noted that the removal of this vegetation/hedgerow would not require planning consent as it does not benefit from the same protection as trees.

- 5.7 To ensure that the proposed development does not have an adverse effect upon the appearance of the existing building, or Conservation Area, a condition relating to the proposed materials has been attached to the application.
- 5.8 Overall, it is considered that appropriate revisions have been made to the proposal that ensure the development would not have a harmful impact on the host property and character and appearance of the Conservation Area. It is considered that the development is in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.
- 5.9 HIGHWAY IMPACTS
The proposal would not have an unacceptable impact on highway capacity, highway safety or parking provision. It is therefore considered that the proposal complies with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.
- 5.10 RESIDENTIAL AMENITY
The proposed rear extension would feature a Juliet balcony at first floor level. An objection has been raised regarding the impact of this feature on the amenity of residents occupying The Limes, specifically because of a loss of privacy/ overlooking. This element of the proposal has also already been considered acceptable as part of the planning assessment for application DC/21/00888/HHA.
- 5.11 The Juliet balcony would be positioned at a 90-degree angle to the front elevation of The Limes and would face towards the front driveway/ entrance. The objection also states that the Juliet balcony would overlook a kitchen/diner and garden. The rear extension containing the Juliet balcony would be positioned approximately 17.5 metres away from the common boundary between the host property and the front driveway of The Limes. The distance from the Juliet balcony to the kitchen / diner window is approximately 20 metres, but this is at an oblique angle of approx. 45 degrees.
- 5.12 The Council's Household Extensions and Alterations Supplementary Planning Document requires that a minimum distance of 21 metres is achieved between main facing elevations containing habitable room windows and 13 metres between such elevations and a gable elevation. The Juliet balcony would be positioned at an angle to the side elevation of The Limes where the kitchen /diner window is located therefore would not directly overlook the habitable room windows or the rear private garden space of The Limes. It is accepted that there would be some level of overlooking into the front driveway/ entrance to The Limes. However, given the nature of this space it is considered that the afforded separation distance would be acceptable. Overall, it is not considered

that the addition of a Juliet balcony on the rear elevation of 18 Church Road would overlook adjacent properties to an unacceptable degree.

5.13 It is considered that the proposed development would provide an acceptable standard of amenity for neighbouring and proposed occupiers, having regard to light, outlook and privacy. Therefore, it is considered that the proposal is in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.14 ARBORICULTURE

Objections have been raised regarding the potential for damage to trees and tree roots along Church Drive. The Council's Arboricultural Officer has inspected the site and is satisfied that the proposed development would not have a harmful impact on the health and amenity of nearby trees. It is considered the proposal complies with policies CS18, MSGP25 and MSGP36 of the Local Plan for Gateshead.

5.15 OTHER MATTERS

Objections have been raised regarding the potential for a blockage to road access and damage to the road surface during the construction of the extensions. Given the small scale of this development it is not considered appropriate to condition a construction management plan. Should any damage arise, this would be a civil matter.

5.16 Objections have also been raised with regard to the loss of biodiversity. Given the nature of the proposed development, it is not necessary for an Environmental Impact Assessment or an Ecological Survey to be submitted to support this application. An informative explaining the protection of bats and nesting birds during the construction process would be attached to any grant of planning permission.

6.0 CONCLUSION

6.1 Taking all the relevant planning policies into account along with all other material planning considerations it is considered that the proposed development is acceptable and accords with the relevant national and local planning policies.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 -
Site Location Plan
2110/04B Proposed Plans
2110/05C Proposed Elevations

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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

All external surfaces shall be completed in materials to match those of the existing building.

Reason

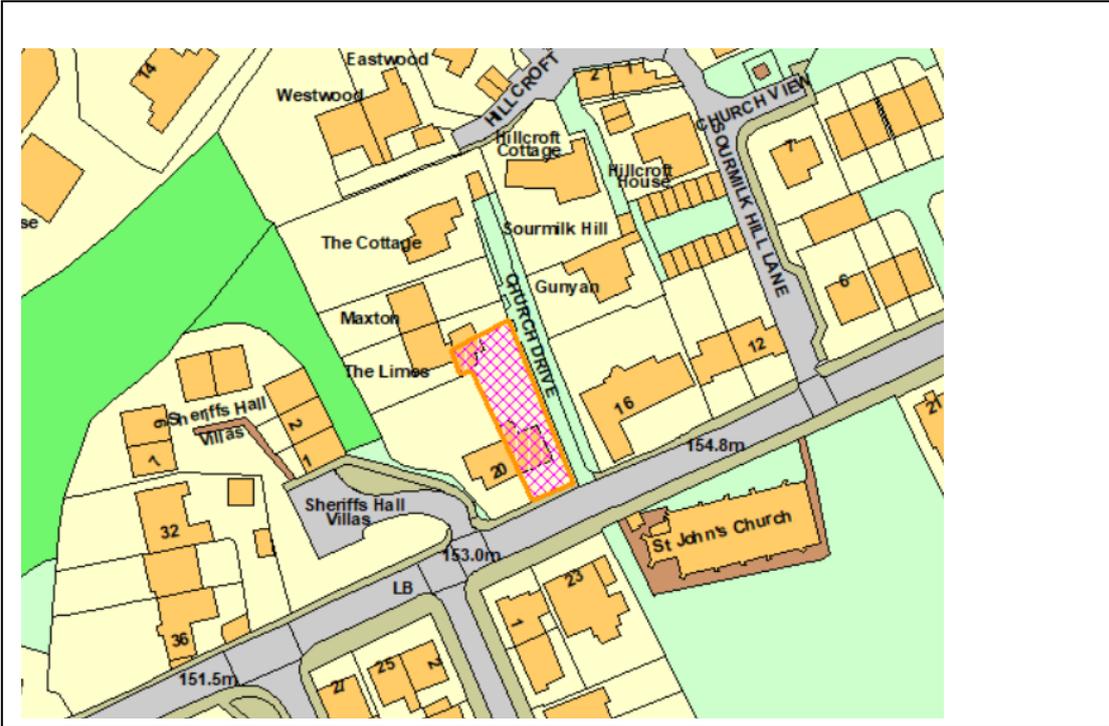
To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building or the Sheriff Hill Conservation Area in accordance with the NPPF and Policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

4

Construction of the development hereby approved shall not proceed above foundation level until final details of the soffits have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the proposed soffits will have the same proportions as the soffits of the existing roof.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building or the Sheriff Hill Conservation Area in accordance with the NPPF and Policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.



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REPORT OF THE STRATEGIC DIRECTOR CLIMATE CHANGE.COMPLIANCE, PLANNING AND TRANSPORT

TO THE PLANNING AND DEVELOPMENT COMMITTEE ON 3 AUGUST 2022:

PART TWO: THE FOLLOWING APPLICATIONS, DETERMINED SINCE THE LAST COMMITTEE MEETING IN ACCORDANCE WITH THE POWERS DELEGATED UNDER PART 3, SCHEDULE 2 (DELEGATIONS TO MANAGERS) OF THE COUNCIL CONSTITUTION, ARE LISTED FOR INFORMATION ONLY.

Application ref.	Nature of proposed development	Location of proposed development	Decision	Ward
DC/19/01239/FUL	To construct 3 no. Industrial units for the purpose of general industry (B2 Use) and storage and distribution (B8 Use) (amended 12/04/21 and 17/06/22).	Land Adj To 211 Queensway South, Team Valley,	Granted;	Lamesley
DC/20/01126/FUL	VARIATION OF CONDITIONS 1 (approved plans) and 3 (materials) of application DC/18/01036/FUL (Construction of single storey extension to provide marriage and function room facilities, internal refurbishment and external alterations to existing building (AMENDED PLANS received 01/02/21 which remove the external seating area, and amended 13/07/21).	Woodmans Arms, Fellside Road,	Granted;	Whickham South And Sunnyside

DC/21/00590/CPE	CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT: Installation of biomass boiler and stack.	Derwenthaugh Ecoparc, Derwenthaugh Road,	Refused;	Blaydon
DC/21/00777/HHA	Proposed demolition of existing detached garage with new 2 storey side extension	16 Elsdon Gardens, Dunston,	Granted;	Dunston And Teams
DC/21/00940/HHA	Single Storey Extension to the rear of the property (as amended 01/06/22).	3 East Terrace, Chopwell,	Granted;	Chopwell And Rowlands Gill
DC/21/00974/FUL	Construction of extension to goods warehouse, alterations to service yard, parking layout and site access (Revised Description. Additional information and amended plans received on 10.02.2022, 02.05.2022 and 17.06.2022)	Dalziel Ltd , William Street,	Granted;	Felling
DC/21/01078/HHA	Proposed Dormer extensions to front and rear elevations and first floor rear extension (as amended 13.06.22)	74 Bewick Road, Bensham,	Granted;	Bridges
DC/21/01093/HHA	Proposed First Floor Side Extension above existing garage (as amended 14.07.22)	14 Plenmellar Place, Sunnyside,	Granted;	Whickham South And Sunnyside

DC/21/01251/HHA	Proposed Two storey side and rear extension (as amended on 01/03/22)	11 Jubilee Avenue, Eighton Banks,	Granted;	Lamesley
DC/21/01369/COU	Continued use of temporary car park on site of former Ciborio Ltd (renewal of temporary permission DC/18/00694/COU) (amended 14.06.2022).	Site Of Former Ciborio Ltd, Hawks Road,	Temporary permission granted;	Bridges
DC/22/00079/HHA	Proposed detached building in rear garden.	6 Harrison Close, Bill Quay,	Granted;	Pelaw And Heworth
DC/22/00152/COU	Change of Use to Hot food takeaway incorporated within existing 2 Brothers supermarket with separate entrance and designated parking area (amended 08/03/22).	2 Brothers Supermarket, Sunderland Road,	Refused;	Bridges
DC/22/00159/ADV	Illuminated box sign mounted on existing roof over entrance (amended 08/03/22).	2 Brothers Supermarket, Sunderland Road,	Temporary permission granted;	Bridges
DC/22/00290/HHA	Proposed raising of roof to existing detached garage to accomodate loft area (amended 13.6.22)	Rhodeferns, 741 Durham Road,	Granted;	Chowdene
DC/22/00225/HHA	Proposed 2 storey side and single storey rear extensions (application amended 13/6/22)	65 Beechwood Avenue, Lyndhurst,	Granted;	Chowdene

DC/22/00236/TPO	Tree works in the woodland to the rear of 8, 9 and 10 Woodlands Way (amended 9.06.22)	9 Woodlands Way, Winlaton,	Granted;	Winlaton And High Spen
DC/22/00244/HHA	Proposed Part Two/Part Single Storey Rear Extension and Insertion of Roof Lights to the front and rear Roof Slope (amended to remove dormer window 8/7/22)	81 Dunston Road, Dunston,	Granted;	Dunston And Teams
DC/22/00253/FUL	Conversion of existing scheme managers flat into two 1-bed flats and extension of the existing scheme managers office to the front of the building. (Amended plans received on 22.06.2022)	1 Vicarage Court, Heworth,	Granted;	Pelaw And Heworth
DC/22/00266/HHA	Erection of detached single garage and workshop	7 Hawthorn Terrace, Eighton Banks,	Granted;	Lamesley
DC/22/00269/HHA	Two storey side and single storey rear extension (as amended 10.07.22)	1 Campion Gardens, Windy Nook,	Granted;	Windy Nook And Whitehills

DC/22/00271/COU	Change of use of open space between Nos. 490 and 492 Lobley Hill Road (incorporating adopted highway) to private garden area for 490 Lobley Hill Road and erection of a 1m high fence with gate access to road frontage (plans and description amended 24.06.2022).	Land Between 490 And 492 Lobley Hill Road, Gateshead,	Granted;	Lobley Hill And Bensham
DC/22/00327/HHA	Single storey side extension to boundary with single storey rear extension. (Amended plans received on 29.06.2022)	13 St Ronans View, Harlow Green,	Granted;	Chowdene
DC/22/00340/TPO	Tree works at St Cuthberts Lodge (amended)	St Cuthberts Lodge, Church Street,	Granted;	Whickham South And Sunniside
DC/22/00455/HHA	Proposed 2 storey rear extension with raised platform area (amended 15.6.22)	23 Chilside Road, Bog House Estate,	Granted;	Felling
DC/22/00343/FUL	Single storey side and rear extension and garage conversion.	Holly Cottage , Pennyfine Road,	Granted;	Lamesley

DC/22/00419/HHA	Proposed 2 storey side, single storey rear and front porch extensions (description amended 22/6/22 to include porch which was missed from original description)	26 Oakridge, Fellside Park,	Granted;	Whickham North
DC/22/00430/FUL	Dismantling and reconstruction of stonework, and replacement window, all at first floor level on the front elevation, and reduction in height of chimney stack (amended plans received 24.06.2022).	455A Durham Road, Gateshead,	Granted;	Low Fell
DC/22/00438/TPO	Decayed Sycamore tree fell to ground level	Favells Gate, Galloping Green Road,	Granted;	Lamesley
DC/22/00496/HHA	Single storey rear and side flat roof extension.	3 Shield Avenue, Swalwell,	Granted;	Whickham North
DC/22/00498/HHA	Proposed single storey rear extension.	4 Alwinton Gardens, Lobley Hill,	Granted;	Lobley Hill And Bensham
DC/22/00503/HHA	Single storey side and rear extension.	6 Cloverdale Gardens, Whickham,	Granted;	Whickham North
DC/22/00507/HHA	Single storey front, side and rear extension	6 Rushley Crescent, Blaydon Central,	Granted;	Blaydon

DC/22/00510/HHA	Erection of single storey rear extension to provide snug room and single storey side extension to provide utility room	103 Greenford, Kibblesworth,	Granted;	Lamesley
DC/22/00515/TPO	Works to Cherry tree(s) in garden of 7 Lake Approach.	7 Lake Approach, Axwell Park,	Granted;	Blaydon
DC/22/00524/ADV	Proposed halo illuminated fascia sign to front elevation.	Kingsway Interchange, Unit 4 , Eleventh Avenue,	Temporary permission granted;	Lamesley
DC/22/00525/HHA	Single storey rear extension. New timber fence to boundary with public footpath.	2 Hillside, Dunston Hill,	Granted;	Dunston Hill And Whickham East
DC/22/00527/FUL	Proposed Ground Improvements - remove and replace toilet block, relocate existing groundsman steel container (from rear of hospitality area to south west corner of the site) and provision of a retractable awning on the rear/east elevation of the hospitality area (amended 16 June 2022).	Dunston Football Club, UTS Stadium,	Granted;	Dunston And Teams

DC/22/00531/FUL	Erection of detached dwelling on side garden of existing dwellinghouse including new entrance and driveway to 762 Durham Road (revised application) (additional plan received 05.07.2022).	Land Adjacent To 762 Durham Road (762a), Gateshead,	Granted;	Chowdene
DC/22/00533/HHA	Side two storey extension and single storey rear extension	124 Marian Drive, Bill Quay,	Granted;	Pelaw And Heworth
DC/22/00537/HHA	Proposed rear single storey extension and two storey extension to rear corner (as amended 12.07.22).	62 Cornmoor Road, Whickham,	Granted;	Dunston Hill And Whickham East
DC/22/00541/HHA	Demolition of existing extension and proposed single storey rear extension	23A Beechwood Gardens, Lobley Hill,	Granted;	Lobley Hill And Bensham
DC/22/00551/HHA	Proposed single storey side extension, rear extension and porch	2 Corsair, Fellside Park,	Granted;	Whickham North
DC/22/00625/HHA	Single storey front, side and rear extension.	66 Rockwood Hill Estate, Greenside,	Granted;	Crawcrook And Greenside
DC/22/00560/TPO	Fell Ash tree located in garden of Orchard Cottage.	Orchard Cottage , 59A Broom Lane,	Granted;	Dunston Hill And Whickham East

DC/22/00564/HHA	Proposed 2-storey side extension and single storey rear extension and front porch.	44 Beechwood Gardens, Lobley Hill,	Granted;	Lobley Hill And Bensham
DC/22/00566/HHA	Proposed Single-storey rear extension.	Willowcroft , North Side,	Granted;	Lamesley
DC/22/00604/HHA	Proposed single storey rear extension	8 Park View Avenue, Shipcote,	Granted;	Saltwell
DC/22/00619/ADV	Display of 6 fascia signs (internally illuminated) and LED display screen sign on retail unit. (Description Amended)	Unit 8 , Cameron Retail Park,	Temporary permission granted;	Whickham North
DC/22/00626/HHA	Proposed two-storey side extension, single-storey rear extension and detached garage to the front of the property (resubmission of DC/21/00871/HHA - to include larger roof windows)	7 Millfield Road, Whickham,	Granted;	Dunston Hill And Whickham East
DC/22/00627/HHA	single storey rear extension	24 Robsons Way, Northside,	Granted;	Lamesley
DC/22/00639/HHA	Proposed porch to front elevation	22 Broadway, Carr Hill,	Granted;	Deckham
DC/22/00642/HHA	Proposed Single storey rear extension with multi level patio area.	21 Ventnor Gardens, Low Fell,	Granted;	Saltwell
DC/22/00644/HHA	Removal of section of conservatory and erection of rear extension.	18 Balmoral Way, Felling,	Granted;	Deckham

DC/22/00645/HHA	Erection of Garage to rear.	13 Park Avenue, Gateshead,	Granted;	Dunston Hill And Whickham East
DC/22/00708/HHA	Proposed side extension to property to front of existing garage (amended description 20.07.2022)	28 Broadwater, Felling,	Granted;	Pelaw And Heworth

TITLE OF REPORT: Enforcement Team Activity

REPORT OF: Anneliese Hutchinson, Service Director – Climate Change, Compliance, Planning and Transport

Purpose of the Report

1. To advise the Committee of the activity of the Enforcement Team since the last Committee meeting.

Background

2. The Enforcement team deal with proactive and reactive investigations in relation to Planning, Highway and Waste related matters.

Recommendations

3. It is recommended that the Committee note the report.

Within the date range commencing 23.06.22 and ending 20.07.22 the enforcement team has received 154 new service requests. The enforcement team currently has 604 cases under investigation.

Type of complaint	New complaints received	Cases allocated to officer	Cases resolved	Pending prosecutions
PLANNING	50	39	32	0
HIGHWAYS	17	13	20	0
ABANDONED VEHICLES	59	26 active cases remain	73	0
WASTE	28	28	10	1
TOTALS	154	106	135	1

COURT HEARINGS

No court hearings have occurred during this monitoring period.
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**REPORT TO PLANNING AND
DEVELOPMENT COMMITTEE**
3rd August 2022

TITLE OF REPORT: **Enforcement Action**

REPORT OF: **Anneliese Hutchinson, Service Director – Climate
Change, Compliance, Planning and Transport**

Purpose of the Report

1. To advise the Committee of the progress of enforcement action previously authorised by the Committee.

Background

2. The properties, which are the subject of enforcement action and their current status, are set out in Appendix 2.

Recommendations

3. It is recommended that the Committee note the report.

1. FINANCIAL IMPLICATIONS

Nil.

2. RISK MANAGEMENT IMPLICATIONS

Nil.

3. HUMAN RESOURCES IMPLICATIONS

Nil.

4. EQUALITY AND DIVERSITY IMPLICATIONS

Nil

5. CRIME AND DISORDER IMPLICATIONS

Nil.

6. SUSTAINABILITY IMPLICATIONS

Nil.

7. HUMAN RIGHTS IMPLICATIONS

The Human Rights Act states a person is entitled to the peaceful enjoyment of his possessions. However, this does not impair the right of the state to enforce such laws, as it deems necessary to control the use of property and land in accordance with the general interest.

8. WARD IMPLICATIONS

Birtley, Bridges, Blaydon, Pelaw & Heworth, Chowdene, Crawcrook & Greenside, Ryton, Crookhill and Stella, Chopwell and Rowlands Gill, Wardley & Leam Lane, Windy Nook And Whitehills, Winlaton and High Spen, Whickham North, Whickham South and Sunnyside, Lobley Hill and Bensham. Lamesley, Dunston Hill and Whickham East and Low Fell.

9. BACKGROUND INFORMATION

Nil.

APPENDIX 2

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
1.	Land adjacent Ricklees Farm, Spen Lane, High Spen, Gateshead	Winlaton and High Spen	Change of use from agricultural to mixed use for keeping of horses, breaking, dismantling of vehicles, storage and burning of waste and the storage of caravans and vehicle bodies.	25 March 2013	25 March 2013	29 April 2013	29 June 2013	Complaints have been received over a considerable period regarding the inappropriate use of an area of green belt adjacent to B6315. During investigation it was established that the land was being used for a range of inappropriate uses. Despite attempts to negotiate with the landowner to reach a satisfactory conclusion no sustained improvement was secured. Therefore, an enforcement notice has been issued requiring the removal of the inappropriate material from the site together with the cessation of the unauthorised use. No appeal has been received and the notice has taken effect.
2.	Land adjacent Ricklees Farm, Spen Lane, High Spen, Gateshead	Winlaton and High Spen	Erection of a breeze block building	25 March 2013	25 March 2013	29 April 2013	29 June 2013	Complaints have been received over a considerable period regarding the inappropriate use of an area of green belt adjacent to B6315. During investigations, it was established that a building had been erected without consent. The building is considered to be unacceptable and therefore the council have issued an enforcement notice requiring the removal of the unauthorised building. No appeal has been received and the notice has taken effect. The new owner of the site has been contacted and works are well underway to tidy the site with the demolition of the breeze block structure taking place in the near future. A site visit has been arranged for the week commencing the 29 th October to look at the costs of carrying out work in default.
3.	Land at Woodhouse Lane, Swalwell (Known as South West Farm Site One) Known as South West Farm Site Two)	Swalwell Swalwell	Without planning permission the change of use of the land from agriculture to a mixed use for agriculture, storage of vehicles, agricultural equipment and scrap metal and vehicle dismantling and repair Without planning permission the change of use of the land from agriculture and reception, composting and transfer of green	11 January 2016 11 January 2016	12 January 2016 12 January 2016	15 February 2016 15 February 2016	14 March and 4 July 2016 14 March and 4 July 2016	Notices were issued in September 2015 in respect of an unauthorised scrap being stored. Due to the scale of the breach of planning control an additional Notice was required in relation to the potential Environmental Impact of the Development. As such the original Notices (which were all being appealed) were withdrawn and further Notices have now been issued including those in respect of the requirement to carry out an Environmental Impact Assessment and provide an Environmental Statement with an subsequent appeals. The Notices requires firstly, the cessation of the unauthorised use and secondly, the removal from the land of the scrap. Both defendants pleaded guilty at New castle Crown Court and both received a fine of £750. Each defendant was ordered to pay costs of £422.50 and a victim surcharge of £75. The site has to be cleared in 6 months. The site has recently been revisited and it is likely further action will be required.

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
	(Known as South West Farm Site Three)	Swalwell	waste to a mixed use for agriculture and the storage of vehicles, agricultural equipment and parts, repair and restoration of vehicles and machinery and the reception, composting and transfer of green waste. Without planning permission the change of use of the land from agriculture to a mixed use for agriculture and the storage of vehicles, agricultural equipment and scrap metal and vehicle dismantling and repair	11 January 2016	12 January 2016	15 February 2016	14 March and 4 July 2016 29 th Sep 2018	<p>A site visit was undertaken in October where it was evident that the land has not been cleared and additional scrap had been brought on to the site. A further prosecution file is currently with the Council's legal department.</p> <p>A court date has been issued for the 26th April 2019 at Gateshead Magistrates Court.</p> <p>The court date has been re issued for the 10th June 2019. In the interim officers are actively pursuing quotes to clear the land, to ascertain whether this is financially viable.</p> <p>The Court date has been adjourned until 24th June at 10am, discussions are to take place with the land owner prior to the court date to progress with the clearance of the land.</p> <p>A site visit was undertaken on the 29th June, two of the areas of land have been significantly cleared, efforts are being made by the owners to clear the third piece of land prior to the court date.</p> <p>The trial date has been arranged for the 24th September 2019</p> <p>On the 20th January Mr J Tate and Mr M Tate pleaded guilty to failing to comply with the enforcement notices. The Magistrates fined both Tate's £500.00 each with cost of £300.00 each and a victim surcharge of £50.00 each. A total of £850.00 each.</p> <p>Update requested by Councillor Ord at planning committee 16 February 2022 as problem recurring</p> <p>Update 20.07.2022 Allocated to enforcement officer and investigations ongoing. The Environment Agency have been approached for additional support with this investigation and the enforcement team awaiting confirmation of a joint visit.</p>
4.	Blaydon Quarry , Lead Road, Gateshead	Craw crook and Greenside	Breach of Planning Conditions	27th March 2018	28th March 2018	28th March 2018	28th April 2018	<p>Complaints have been received that the site has been open outside the approved hours, following further investigation this has been confirmed, therefore a notice has been served in relation to breach of condition 51 to ensure no HGV'S enter or leave the site before 06.30 or after 18.00 hours on Monday to Friday nor after 13.00 hours on Saturdays and no times on Sunday and Bank and Public holidays.</p> <p>A site visit was undertaken on the 20th June in conjunction with the Environment Agency, to monitor the hours of operation. At the time of the visit no tipping was taking place, however activity on site will continue to be monitored.</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
5.	Blaydon Quarry Lead Road, Gateshead	Craw crook and Greenside	Breach of Planning Conditions	22 nd May 2019	24 th May 2019	28 th June 2019	28 th December 2019	<p>Blaydon Quarry is in breach of several planning conditions. A Notice has been served in relation to condition 23 to require installation of a drainage system. The Council has designed an acceptable scheme to be installed in the interests of surface water drainage and to enable the safe and successful restoration of the site.</p> <p>A site visit was undertaken on the 4th June, where drainage works had commenced. Officers are working closely with the Operator of the quarry to ensure compliance.</p> <p>A discharge of condition application has been submitted in relation to condition 23 for the Council to assess.</p> <p>An appeal has been submitted in relation to the enforcement notice.</p>
6.	Blaydon Quarry Lead Road, Gateshead	Craw crook and Greenside	Breach of Planning Conditions	22 nd May 2019	24 th May 2019	28 th June 2019	28 th October 2019	<p>Blaydon Quarry is in breach of several planning conditions. A Notice has been served in relation to condition 24 to require installation of the previously approved drainage system on the southern boundary, in the interests of surface water drainage and to enable the safe and successful restoration of the site.</p> <p>A discharge of condition application has been submitted in relation to condition 24 for the Council to assess.</p> <p>An appeal has been submitted in relation to the enforcement notice.</p> <p>Wardell Armstrong on behalf of the Operator has withdrawn the Enforcement Appeal.</p>
7.	81 Dunston Road, Gateshead NE11 9EH	Dunston and Teams	Untidy Land	25 th July 2019	25 th July 2019	22 nd August 2019	03 rd October 2019	<p>Complaints have been received regarding the condition of the property which is considered to have a detrimental impact on the visual amenity of the area. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the hedge be cut, all boarding removed from windows and the windows and frames made good. It also required that all the guttering and down pipes be re attached to the building.</p> <p>Estimates have been received for the council to do the works in default if the Notice is not complied with by the 1st May.</p> <p>Given the current Covid19 situation, the works in default have been delayed and an extension given to the homeowner.</p> <p>Update 27.4.2022 Property has since been sold. New owner has submitted a planning application DC/22/00244/HHA. Some work started on the property which has resulted in building waste which has been left in the rear yard for several weeks now. Community Protection Warning has been issued, requiring removal of waste.</p> <p>Update 26.5.2022 Owners have been in contact and given assurances the waste will be cleared. Estimate this will be next week.</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								<p>Update 23.06.2022 waste in rear of property has been removed following Community protection warning and Community protection notice.</p> <p>The longstanding issue remains the external condition. Boarded up windows, damage to the roof of the front bay window, guttering etc.</p> <p>Planning application DC/22/00244/HHA - Proposed Part Two/Part Single Storey Rear Extension, Rear Dormer Window and Insertion of Roof Lights to the Front Roof Slope has been validated so it is anticipated that works to the property will commence soon after approval.</p> <p>Complaints had also been made about the condition of the hedge at the front of the property. This has been cut back but has the disadvantage of exposing the condition of the front of the property.</p> <p>20.7.2022 No further update</p>
8.	High Spen Excelsior Social Club Ramsay Street Rowlands Gill NE39 2EL	Winlaton and High Spen	Untidy Land	10 th February 2020	10 th February 2020	13 th March 2020	13 th April 2020	<p>Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and all rubbish and debris removed from the site.</p> <p>The notice has been withdrawn. Officers are currently working with the owners to compile a schedule of repairs and dates for completion.</p> <p>A revised notice was re-served on the 4th August. The notice was not appealed. The site owners have until the 1st November to demolish the building and clear the land. Notice not complied with. A Demolition method statement is being prepared by construction services. Demolition isn't straight forward due to structural integrity of building and presence of asbestos containing materials. 02 March 2022 NEDL have disconnected the electrical supply to the building.</p> <p>Update 25.5.2022 from Simon Whitehead, Construction Services Manager: As with a lot of the major demolition projects, progress in the scheme development has been slowed down by significant public utility complexities, further compounded in terms of access by the presence of asbestos containing materials.</p> <p>The updates with the key items on the project are as follows;</p> <p>Northern Powergrid (NPG); The order has been placed (and paid) for the disconnection.</p> <p>NPG initially agreed to make the initial visit via a Sub-Contractor, however once we informed them of the presence of visible damaged asbestos containing material debris, the Sub-Contractor declined the visit and passed the work back to NPG. We have since been in contact with NPG a number of times, we have received returned written comments that this job is allocated and booked in, but with no date given. We will, of course, continue to pursue</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								<p>NPG for dates.</p> <p>BT (Openreach); BT have a cluster of live cables attached to the building, but which are not serving the building, but piggy-backed onto Excelsior as a point of support / change in direction for their apparatus, using Excelsior as a mid-span point of support between cables further down the road in both directions.</p> <p>We will be meeting BT on site at a time to be determined by BT, to discuss disconnections and diversions of cables that serve the surrounding buildings. Once this meeting takes place, we will be in receipt of a BT quotation and in a place to raise an order for their works. We continue to pursue BT for dates.</p> <p>Gas / Water; The gas and water main supplies to Excelsior are already disconnected and made safe. We have correspondence from Northern Gas Networks advising such.</p> <p>Party Wall notices; As you will be aware there is some surrounding allotment land that abuts the boundary with Excelsior, we have tried to establish land ownership and written to those we think are owners with Party Wall notices. We are awaiting returns to this communication. We will be following up with additional comms in due course.</p> <p>We are frustrated, as we always are on complex demolition projects, that the expedience of the scheme development is always hindered by outside influences that we have no control over.</p> <p>Rest assured the design and specification work is ongoing in the background and will be ready to go to the Quantity Surveying department for tender activities as soon as all external bodies have completed works / signed notices / fulfilled their duties back to us.</p> <p>20.7.2022 – No further update</p>
9.	Dynamix Albany Road Gateshead	Bridges	Unauthorised change of use	13 th October 2020	13 th October 2020	17 th November 2020	18 th May 2021	<p>Complaints have been received regarding the change of use from a vacant warehouse to a mixed use comprising skate park, residential planning unit and storage of building and scrap materials therefore, an Enforcement Notice has been issued requiring the unauthorised use of the land to cease and all materials and vehicles be removed from the land</p> <p>The occupier of the site has appealed the notice to the planning inspectorate</p> <p>The Appeal has been determined and the Notice has been upheld.</p> <p>Update 20.7.2022 – Case to progress to prosecution for non-compliance</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
10.	Dynamix Albany Road Gateshead	Bridges	Untidy Land	27 th August 2021	27 th August 2021	27 th September 2021	27 th December 2021	Complaints have been received regarding the condition of the land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring all waste be removed from the land, the mounds of rubble be removed to ground level and all the graffiti cleaned from the building. Update 20.7.2022 – Case to progress to prosecution for non-compliance



**REPORT TO PLANNING AND
DEVELOPMENT COMMITTEE
3 August 2022**

TITLE OF REPORT: Planning Appeals

REPORT OF: Anneliese Hutchinson, Service Director, Climate Change, Compliance, Planning and Transport

Purpose of the Report

1. To advise the Committee of new appeals received and to report the decisions of the Secretary of State received during the report period.

New Appeals

2. There has been **one** new appeal lodged since the last committee:

DC/21/00897/HHA – Gavna, Westfield Lane, Ryton NE40 3QE
Erection of 1.5 storey detached garage with office/gym in roof space (amended 21.03.22).

This was a delegated decision refused on 20 May 2022

Appeal Decisions

3. There have been **four** new appeal decisions received since the last Committee:

DC/20/00093/COU - Blaydon Butchers, 15 Clavering Road, Blaydon NE21 5HH
Change of use from cafe (Use Class A3) to a mixed use of cafe and hot food takeaway (mixed uses A3/A5)

This was a delegated decision refused on 20/03/20

Appeal dismissed 26 February 2021

DC/21/00510/FUL - West Byermoor Farm ,Fellside Road, Whickham NE16 6BE
New vehicular access including access road to farm.

This was a delegated decision refused on 17 November 2021

Appeal dismissed 30 June 2022

DC/21/00525/CPL – Hillcrest, Stannerford Road, Ryton NE40 3SN

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT:

Erection of two single-storey buildings within curtilage of existing dwelling to be used as games room and garden store.

This was a delegated decision refused on 5 August 2021

Appeal dismissed 7 March 2022

DC/21/01363/ADV - Saji's Restaurant, 569 Sunderland Road, Gateshead NE10 0AR
Installation of new digital poster advertisement to side elevation of building (Description amended)

This was a delegated decision refused on 21 February 2022

Appeal dismissed 11 July 2022

Appeal Costs

4. There have been **no** appeal cost decisions.

Outstanding Appeals

5. Details of outstanding appeals can be found in **Appendix 3**.

Recommendation

6. It is recommended that the Committee note the report

Contact: Emma Lucas Ext: 3747

FINANCIAL IMPLICATIONS

Nil

RISK MANAGEMENT IMPLICATIONS

Nil

HUMAN RESOURCES IMPLICATIONS

Nil

EQUALITY AND DIVERSITY IMPLICATIONS

Nil

CRIME AND DISORDER IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

HUMAN RIGHTS IMPLICATIONS

The subject matter of the report touches upon two human rights issues:

The right of an individual to a fair trial; and
The right to peaceful enjoyment of property

As far as the first issue is concerned the planning appeal regime is outside of the Council's control being administered by the First Secretary of State. The Committee will have addressed the second issue as part of the development control process.

WARD IMPLICATIONS

Various wards have decisions affecting them in Appendix 3.

BACKGROUND INFORMATION

Start letters and decision letters from the Planning Inspectorate

APPENDIX 3

OUTSTANDING APPEALS

Planning Application No	Appeal Site (Ward)	Subject	Appeal Type	Appeal Status
DC/20/00093/COU	Blaydon Butchers 15 Clavering Road Blaydon NE21 5HH	Change of use from cafe (Use Class A3) to a mixed use of cafe and hot food takeaway (mixed uses A3/A5)	Written	Appeal dismissed
DC/21/00510/FUL	West Byermoor Farm Fellside Road Whickham NE16 6BE	New vehicular access including access road to farm.	Written	Appeal dismissed
DC/21/00525/CPL	Hillcrest Stannerford Road Ryton	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT: Erection of two single-storey buildings within curtilage of existing dwelling to be used as games room and garden store.	Written	Appeal dismissed
DC/21/00559/FUL	25 Cornmoor Road Newcastle upon Tyne	Erection of dwellinghouse with detached double garage in rear garden of existing dwellinghouse.	Written	Appeal in progress
DC/21/00879/FUL	Site West Of Worley Avenue / South Of Earls Drive Earls Drive (Opposite Numbers 42-62) Low Fell	Erection of two dwellinghouses (Use Class C3) with associated accesses, with surrounding gardens, and curtilage areas across remaining parts of site with felling of 5 trees (description amended 05/01/22, amended plans received 05/01/22 and additional information received 06/01/22 and 12/01/2022).	Written	Appeal in progress

DC/21/00897/HHA	Gavna Westfield Lane Ryton Central Ryton NE40 3QE	Erection of 1.5 storey detached garage with office/gym in roof space (amended 21.03.22).	Written	Appeal in progress
DC/21/00916/FUL	Jack And Jo's Nursery Garden Middle Hedgefield Farm Stella Road Ryton	Erection of timber building to provide cafe with associated raised deck and creation of additional parking (retrospective) (revised description 30.11.2021) (amended plans 21.02.2022)	Written	Appeal in Progress
DC/21/01150/HHA	29 Hartside Crescent Winlaton Blaydon	Two storey side extension.	Written	Appeal in Progress
DC/21/01363/ADV	Saji's Restaurant 569 Sunderland Road Gateshead NE10 0AR	Installation of new digital poster advertisement to side elevation of building (Description amended)	Written	Appeal dismissed



Appeal Decision

Site visit made on 19 February 2021

by J Hunter BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 February 2021

Appeal Ref: APP/H4505/W/20/3259325

15, Clavering Road, Bleach Green, Blaydon, Gateshead NE21 5HH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Anthony Lang against the decision of Gateshead Council.
 - The application Ref DC/20/00093/COU, dated 4 February 2020, was refused by notice dated 20 March 2020.
 - The development proposed is described as change of use from café with ancillary takeaway (Use Class A3) to a mixed use of café and hot food takeaway (mixed uses A3/A5), with retention of previous approved extraction equipment (head permission for use approved: GMBC DC/18/01032/COU on 13 February 2019 / extraction approved: GMBC 18/01032/DOC1 on 15 May 2019) and one hour extension of opening hours to 9pm).
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The Government recently reformed the planning use classes with a revised use class order coming into force 1 September 2020. The amendments to the Use Classes Order revoke Class A (shops) and Class D (non-residential institutions and assembly & leisure) and create a new 'Commercial, business and service' use class (Class E) which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices and other business uses (B1) use classes. The (A5) use class is excluded from Class E and therefore falls within a class of its own, '*Sui Generis*.'
3. Paragraph 4 of the Regulations provides that: "*If prior to the commencement of the material period, a relevant planning application was submitted, or was deemed to be submitted, to the local planning authority which referred to uses or use classes which applied in relation to England and were specified in the Schedule to the Use Classes 4 Order on 31st August 2020, that application must be determined by reference to those uses or use classes.*"
4. The planning application was submitted before the relevant period. Therefore, the appeal must be determined by reference to those uses or use classes which applied in relation to England on 31st August 2020.

5. The parties had the opportunity to consider and comment on these reforms during the course of the appeal I am therefore satisfied that no prejudice has been caused.

Main Issue

6. The main issue is the effect of the development on the health of the local community in terms of the availability of unhealthy food.

Reasons

7. The appeal property is a mid-terraced, two storey building within a predominantly residential area. There are residential properties adjoining to the east and west however, I saw during my site visit that there were some ground floor commercial uses close by including a convenience store and two other takeaways.
8. The appeal site currently operates as a café with an ancillary element of takeaway which the appellant estimates as accounting for around 20% of sales. The proposal would see an increase in the takeaway element to around 50% with the remainder of the sales arising from the 'sit in' café and an extension of opening hours to 9pm. I note that the appellant refers to a preferred closing time of 10:30pm within the appeal statement, nonetheless, the application form states the proposed closing time of 9pm and therefore it is on this basis that I have assessed the proposal.
9. The Gateshead Council Hot Food Takeaway Supplementary Planning Document 2015 (SPD) identifies a high level of child obesity within the Borough of Gateshead. At the time of publication, the rate of child obesity in Gateshead (measured against year 6 children) was 23% against the national average of 19%, within Blaydon ward it was 13%. The Council submit that more recent data from 2015/2016 -2016/2017 suggests that the figure in Blaydon ward was at 23.1%, I have not been provided with this additional evidence however, I note that the figures have not been disputed by the appellant.
10. The SPD sets out 12 key principles for assessing the suitability of proposals for Hot Food Takeaways (HFT). It states amongst other things, that planning permission will not be granted for hot food takeaways where there are high levels of obesity (>10%), where the establishment would be within 400m of areas where young people congregate eg; secondary schools, parks, leisure centres or where the HFT would share a party wall with a residential property. It goes on to state that where there are fewer than 20 shops in a parade, only 1 HFT will be permitted.
11. Even if I were to take the lower childhood obesity rates from the adopted SPD, the rates would be higher than the 10% target as set out in the SPD. If I were to accept the more recent 23.1% figure cited by the Council than it would be more than double that set out in the guidance. You, Furthermore, the site lies approximately 300m south of Shibden Park and skate park, it is in a local parade of shops of fewer than 20 and where there are already 2 other HFTs and appeal building shares its party walls with terraced housing to the east and west. In these regards there is clear conflict with the several of the principles set out in the SPD.
12. The appellant makes the argument that due to the relatively small size of the unit the increase in takeaway sales would have little effect on health or obesity.

In addition, they submit that fast food could still be purchased from the premises under the current arrangement. Whilst I accept that the unit is small in scale and there is already an ancillary takeaway aspect to the business, the proposal would lead to an estimated 30% increase in takeaway sales, which would directly contradict the very clear objectives of Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle 2015 (CSUCP), which are to promote health and wellbeing by introducing measures such as controlling access to and the location of unhealthy foods.

13. I have considered the appellant's suggestion to limit the purchase of takeaways to customers under 18 years old by way of a planning condition. However, the proposal would lead to the increased availability of unhealthy food in general which would include but not be limited to under 18s. Therefore, the introduction of an age restrictive condition would not make the proposal acceptable in planning terms as the overarching aim of national and local policies is to improve health and wellbeing across the population and not just children.
14. Similarly, a temporary planning permission for 2 years as suggested by the appellant would not address the very clear conflict between the proposal and the local and national planning policies on health and wellbeing as set out above. In assessing whether a temporary permission is appropriate I have considered whether the harm attributed to the permanent change of use would be reduced to an acceptable level if it were in place temporarily. The appellant has not provided any data in relation to obesity rates or trends in the Borough, nor have they disputed the information provided by the Council. Therefore, I have no reason to disagree with the Council's submissions which suggest that obesity rates in the Blaydon ward have increased since the adoption of the SPD in 2015. To my mind this is strong justification for the Council objectives and set out in Policy CS14, the SPD and echoed in the National Planning Policy Framework with regard to supporting and encouraging people to take opportunities to improve their health and lifestyle.
15. Accordingly, I do not consider that a temporary permission would serve to assist in meeting these objectives nor would it reduce the potential harm caused by the increased accessibility to unhealthy foods to a level that would be acceptable in the context of local and national policy.
16. Notwithstanding the above, I acknowledge the appellant's point in relation to the Government's relaxation of permitted development rights with the aim to support small businesses during the pandemic. This expands on existing permitted development rights by inserting a new Class DA, which allows restaurants / cafés (Use Class A3) and drinking establishments (Use Class A4) to provide takeaway services for up to one year, expiring on 23 March 2021. Nevertheless, the availability of a short term fallback position would not outweigh the significant harm I attribute to the proposal in the context of the main issue.
17. I therefore conclude that the development would result in increased access to unhealthy food which would be detrimental to the health of the local community. Accordingly, there would be conflict with the Framework; with Policy CS14 of the CSUCP and with the SPD insofar as they seek to promote healthy communities.

Conclusion

18. For the reasons set out above and taking into account all other matters raised, I conclude the appeal should be dismissed.

J. Hunter

INSPECTOR



Appeal Decision

Site visit made on 22 February 2022

by Anthony J Wharton BArch RIBA RIAS MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7 March 2022

Appeal Ref: APP/H4505/X/21/3283980

Hillcrest, Stannerford Road, Ryton NE40 3SN

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
 - The appeal is made by Mr Ian Graham against the decision of Gateshead Metropolitan Borough Council (LPA).
 - The application Ref DC/21/00525/CPL, dated 15 April 2021, was refused by notice dated 5 August 2021.
 - The application was made under section 192(1)(b) of the Town and Country Planning Act 1990 as amended.
 - The development for which a certificate of lawful use or development is sought is: the erection of two single storey buildings within curtilage of existing dwelling to be used as games room and garden store.
-

Decision

1. The appeal is dismissed. See formal decision below.

Background information

The appeal site, its surroundings and previous use

2. The appeal site lies to the south and west of the bungalow 'Hillcrest' which, together with two other bungalows 'Inglehurst' and 'Howden Lea', front onto Stannerford Road, to the south of Clara Vale. It is bounded to the south-west by a bridleway. There are other houses to the west and a farm development on the opposite side of the road to the north-west. All of these are surrounded by open countryside and are within the Green Belt. The site lies outside of the built up areas of Ryton and Crawcrook. The land beyond the bridleway to the side and rear is open and undeveloped.

3. The site had previously been in use as a market garden and when this use ceased it started to be used as a garden area to the side of 'Hillcrest'. A previous application (DC/20/00485/OUT), to develop the land by the erection of a detached dormer bungalow, was dismissed on appeal in January 2021. In that decision the Inspector concluded that the land appeared more domestic than the neighbouring larger fields and, although not appearing to be developed, formed part of the garden to 'Hillcrest'.

4. From my own inspection of the site and its immediate surroundings, I agree with the previous Inspector. It is evident that the land has been used for residential purposes since the market garden use ceased (see history of site below). However, just because the land is in a residential use associated with 'Hillcrest' does not necessarily mean that it lies within the curtilage of the dwellinghouse.

The main issue

5. The main issue is whether or not the proposed development would have been lawful at the time of the LDC application, by virtue of the two proposed single storey outbuildings being within the curtilage of the dwelling house, 'Hillcrest'.

Reasons

Introduction

6. An appeal relating to a Certificate of Lawful Use or development (LDC) is confined to the narrow remit of reviewing the LPA's decision and Section 195(2) of the Act requires an assessment to be made as to whether the refusal of the application is, or is not, well-founded. The assessment is based on whether or not the proposed development, for which the certificate is sought, would have been lawful at the time of the application (15 April 2021). Irrespective of the fact that the site lies within the Green Belt, the planning merits of the development are not relevant and there is no planning application before me. The burden of proof lies with the applicant and the relevant test is *'the balance of probabilities'*.

7. Outbuildings fall under Schedule 2, Part 1, Class E of the General Permitted Development Order (Amendment) (No2) (England) Order 2008 (the GPDO). This permits, within the *'curtilage of a dwelling house'*, any building which is incidental to the enjoyment of the dwelling house. It is common ground between the parties that all of the constraints and conditions in part E1 of Class E are satisfied. The only disagreement relates to whether or not the proposed single storey buildings lie within the *'curtilage of the dwelling house'*.

8. In relation to the Act, the word *'curtilage'* has not been defined and decision-makers have to rely on dictionary definitions and to the case law authorities set out over the years. The concept of *'curtilage'* is different to *'land use'* and *'residential curtilage'* is not a use of land as set out in the Use Classes Order (UCO). A residential/garden use of land does not necessarily equate to it falling within the *'curtilage of a dwelling house'*. The courts have held that whether or not land falls within the *'curtilage of a dwelling house'* is a matter of fact and degree in each particular case. This is how I have dealt with the facts in this particular case.

The history of 'Hillside' and the appeal land

9. In support of the appellant's case, the histories of the appeal site and the adjoining properties are set out. The previous owner and his family took ownership of the market garden and the three bungalows in 1975. The evidence then indicates that, following the ceasing of the market garden use, the land immediately to the rear of the bungalow(s) and the appeal site were all used as garden areas. The rear garden to 'Hillcrest' was used to grow flowers and the appeal site, which I shall refer to as the *'extended garden'* was alternatively used for growing vegetables and laid out as a residential grassed area. It is also indicated that, in the winter months, a friend's horse was allowed to graze the land in order to *'keep grass and weeds down'*.

10. By 1999, one of the previous owner's sons had become the owner of 'Hillcrest' and the appeal land continued to be used and maintained as an *'extended garden'* area adjacent to 'Hillcrest'. In 2011 the son sold 'Hillcrest' to the appellant and moved into the adjacent bungalow. Initially the appellant maintained the *'extended garden'* but, by 2016, he had purchased all of the land to the rear of the property, as well as the appeal site. There is photographic evidence, dating back from 1975 until 2007 to corroborate the above facts.

11. The photographs show the appeal land being cultivated (1975 and 1999); vegetables being grown on the land (1978); flowers being grown in the 'Hillcrest' rear garden (1980); the appeal site grass having been mown (2000) and the appeal site being used for the keeping of pet ducks (2007). This latest photograph shows a fence, now removed, separating the rear garden of 'Hillcrest' from the 'extended garden'. Thus, there is considerable evidence to indicate that it has been used for general residential purposes since 1975. The LPA has not produced any evidence which substantially contradicts that of the appellant.

12. Having considered all of the evidence relating to the use of the appeal land since 1975, I consider that, 'on the balance of probabilities' the appellant has demonstrated that the land had been used continuously for residential use, as an extended garden area to 'Hillcrest' for more than 10 years prior to 15 April 2021. The LPA could not, therefore, take enforcement action against this change of use of the land from market garden to residential use. I conclude, therefore, that the lawful use of the 'extended garden' area is residential and that this was the case at the time of the LDC application.

The curtilage of the dwelling house

13. As indicated previously, the fact that land might be lawful for residential use, does not necessarily mean that it lies within the 'curtilage of the dwelling house' and I now turn to that question.

14. On my site visit I noted that there was a metal shipping container positioned to the front of the appeal site, adjacent to the road. Two cars were parked on the land. On the more open grassed area there was a trampoline and two small football goal posts. There was no fence separating the 'extended garden' from the rest of the 'Hillcrest' site.

15. Despite its residential use, I consider that the open appeal site is still perceived as being a distinctly separate physical area to the bungalow and its original rear garden and outbuildings. I consider that the physical characteristics of the two areas are noticeably different, with the former being perceived as a dwellinghouse with outbuildings plus an area of rear garden closely associated with the house. The latter, on the other hand, and despite its residential characteristics and use, is still seen as a large, separate, adjacent and more open site. In my view, it is more closely related visually and physically to the adjacent Bridleway and the immediate surrounding open countryside beyond.

16. When looking at that part of the garden immediately to the rear of the bungalow, it seems as though it is within and closely related to or an integral part of the 'Hillcrest' curtilage. When looking at the 'extended garden' from the bridleway, despite the mown grass and residential paraphernalia, the opposite is the case.

17. There are certain criteria which should be applied in assessing what constitutes curtilage and these apply 'whatever may be the strict conveyancing interpretation' (*Sutcliffe Rouse & Hughes v Calderdale BC (1983) JPL 310*). These are the physical layout of the building(s); ownership past and present and use and function past and present. I have also taken into account all of the other factors relating to this case and relied upon by the parties. These include the planning history and previous applications relating to 'Hillcrest' and its immediate surrounding land.

18. It is evident that the garden area immediately to the rear of 'Hillcrest' meets the dictionary definition of being a 'piece of ground attached to the dwelling

house and forming one enclosure within it'; that is, part of the curtilage. There can be no doubt in my view that this land forms part of the true curtilage to the dwelling house 'Hillcrest'.

The physical layout of 'Hillcrest' past and present

19. The Council refers to planning applications which have been made in relation to 'Hillcrest'. Application (reference 604/98) granted planning permission for the demolition of a bungalow and the erection of a replacement bungalow with a detached double garage to the rear. The Council contends therefore, that in applying the principles outlined in the case of *Barnett v Secretary of State [2009] EWCA Civ 476*, the 1998 permission had established the domestic curtilage associated with the 'Hillside'. I agree that this was the case at that time.

20. It is further contended that because no subsequent permissions have been granted to alter that position, the curtilage of the dwelling house has not changed from that approved in 1998 and thus does not include the '*extended garden*'. The Council also indicates that all subsequent planning applications for 'Hillcrest' and the neighbouring properties have shown the land subject to this application to be physically and functionally separate from the curtilage of 'Hillcrest', which is consistent with the position established in 1998.

21. Having noted details of these applications, as well as the HM Land Registry titles for 'Hillcrest' (TY341745); its rear garden (TY512635); 'Howden Lea'(TY512636) and the appeal site (TY540282), I do not consider that the physical layout on the ground has changed significantly over the years. I accept that the appeal site has been used residentially as an '*extended garden*' but as outlined above, I consider that it is perceived as a large adjacent open site, rather than one which is within the defined curtilage of 'Hillcrest'. In my view it does not meet the dictionary definition of being a '*piece of ground attached to the dwelling house and forming one enclosure within it*'.

Ownership past and present

22. There have been several changes of ownership of 'Hillside', its rear garden and the appeal site (the former market garden) since 1975. The original owner transferred the property and land to his son, who then sold them to the appellant. When it was a market garden it would have been clearly recognisably different in character to its present use as a residential garden area. However, having seen the present situation, I do not consider that, physically, there has been any significant change as to how the two separate parcels of land (the curtilage to 'Hillside' and the '*extended garden*' have been perceived over the years and during the changes of ownership.

Use and function past and present

23. The original use of the appeal land was as a market garden and, although this use ceased, the former owner continued to use it for cultivating vegetables, albeit on a residential basis rather than on a commercial scale. However, I have already referred above to the fact that the '*extended garden*' is physically and visually different to the other garden areas at 'Hillside'. Physically, the appeal land is seen as being remote from the south-western boundary of 'Hillcrest'. In my view, the completely open nature of the appeal site adds to the perception of the areas being in two parts, rather than being one '*piece of ground attached to the dwelling house and forming one enclosure within it*'. It was clearly two separate pieces of ground initially and, in my view, is still perceived as such.

24. In relation to the dictionary definition of curtilage I consider that, as a matter of fact and degree, this area of 'extended garden' forms a separate piece of ground which is outside of the main enclosure more closely associated with 'Hillcrest'. Despite its obvious residential use, with its mown grass and play equipment, it is still more akin to, and perceived as, being out in the open and more closely related to the fields beyond the bridleway, than to being part of the rest of the garden areas to 'Hillcrest'. I consider that it is still perceived as what it is: an adjacent and separate piece of land which was once part of the market garden land and which is now being used for residential garden purposes.

25. I acknowledge that the 'extended garden' is now 'ground used for the comfortable enjoyment of the house' and that, it now serves the purpose of the house 'in some necessary purpose or reasonably useful way'. It can also be said to be now 'required for the comfortable enjoyment of the dwelling house' (all typical characteristics of what constitutes 'curtilage'). However, although it is used in all of these ways for the enjoyment of the appellant, I do not consider that it forms 'an integral part of the same' in terms of the 'curtilage of the dwelling house'. In my view, the appeal site is separate as opposed to being integral with the rest of the 'Hillcrest' site.

26. I can understand the appellant and others being confused or perplexed by a situation where land can be considered lawful for residential purposes and yet found not to be within the 'curtilage of a dwelling house'. But, as indicated above the word 'curtilage' has not been defined and a residential/garden use of land does not necessarily equate to it falling within the 'curtilage of a dwelling house'. In this case I have considered the appeal on the established case law basis that, whether or not the land falls within the 'curtilage of a dwelling house' is a matter of fact and degree in each particular case.

Overall conclusion

27. For the above reasons, I conclude that the appeal land, the 'extended garden', lies outside of the 'curtilage of the dwelling house' - 'Hillcrest'. I do not consider that, on 15 April 2021, the proposal for the erection of two single storey buildings on the appeal site to be used as a games room and a garden store would have been lawful. I do not consider that the appellant has shown 'on the balance of probabilities' that the opposite is the case. It follows that the two proposed buildings cannot benefit from permitted development rights; that I consider the LPA's decision to refuse a LDC was sound and that full planning permission would be required for the two proposed outbuildings.

Formal decision

28. The appeal against the Council's refusal to issue a LDC under section 195 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, therefore fails, the appeal is dismissed and a certificate will not be issued.

Anthony J Wharton

Inspector

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Appeal Decision

Site visit made on 20 June 2022

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30th June 2022

Appeal Ref: APP/H4505/W/22/3295230

West Byermoor Farm, Fellside Road, Whickham NE16 6BE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr E Quigley against the decision of Gateshead Metropolitan Borough Council.
 - The application Ref DC/21/00510/FUL, dated 13 April 2021, was refused by notice dated 17 November 2021.
 - The development proposed is described as "New Vehicular Access including Access Road to Farm".
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. A Coal Mining Risk Assessment has been submitted with the appeal and the Coal Authority has provided comments on this Assessment. The Council have subsequently stated that they are satisfied to concede on the third reason for refusal relating to coal mining subject to planning conditions. I have assessed the appeal accordingly.

Main Issues

3. The main issues are:
 - i) Whether the proposal is inappropriate development in the Green Belt;
 - ii) The effect of the proposal on highway safety; and
 - iii) Whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations. If so, would this amount to very special circumstances necessary to justify the proposals.

Reasons

Whether inappropriate development

4. Policy CS19 of the Local Plan Document for Gateshead 2011 (LPD) relates to protection of the Green Belt. Paragraph 150 of the National Planning Policy Framework (the Framework) states that engineering operations are not inappropriate development in the Green Belt provided they preserve its openness. It is an agreed matter that the proposal would constitute an engineering operation.

5. Visual and spatial impacts form part of the concept of openness of the Green Belt. The appeal site is currently a grassed field which, at the time of my site visit, was occupied by horses. There are no engineering operations at the appeal site, therefore the introduction of the access road would, in spatial terms, have a greater impact on the openness of the Green Belt. The appeal site is visible from within the grounds of Byermoor Farm and the proposal would remove hedgerow and an embankment, and provide a hard standing area. The introduction of the access and the hard standing would be visibly prominent from both within the Farm as well on approaches from both directions along Fellside Road, which would have a more intense visual impact on the openness of the area in comparison to the existing arrangement.
6. I therefore find that in both spatial and visual terms, the proposal would have a greater impact on the openness of the Green Belt than the existing situation. The proposal would be inappropriate development in the Green Belt, and as such conflicts with Policy CS19 of the LPD and paragraph 150 of the Framework which seeks to safeguard the countryside from encroachment and preserve the openness of the Green Belt.

Highway safety

7. Fellside Road is a narrow road with hedgerow and embankments on either side. The proposed access would be located on a bend in the road and the Council have not raised any significant concerns in terms of visibility from the access and vehicles leaving the proposed junction.
8. Concerns have been raised in terms of stationary vehicles on Fellside Road that might be waiting to turn into the new access. Given the narrow width of the road and the hedgerows and embankments that flank the road either side, stationary vehicles waiting to turn into the proposed access may not be fully visible. Vehicles travelling along Fellside Road may have restricted views of stationary vehicles waiting to enter the proposed access and this could result in a hazardous situation.
9. I have had regard to the appellants statement of case, including speed survey results (SSR). However, these SSR are lacking sufficient information such as location of these speed tests and how moving vehicles can react to stationary vehicles given the obstacles like the hedgerows and embankments that are on either side of the road.
10. From the evidence before me, I am not convinced that the proposed access would not have a harmful effect on highway safety at this location. The proposal would be contrary to Policies CS13 and MSGP15 of the LPD which seeks development to not have an unacceptable impact on the safe operation of the transport network.

Other considerations

11. The proposed development is solely to serve the existing operational use of the site and would not create any conflict in terms of land use. There would also not be any variation to the vehicle types or movements which currently enter or leave the site.
12. The proposal would include the existing access points being blocked up and the appellant describes the proposed access arrangements as leading to significant improvements to highway safety. Whilst I witnessed at my site visit that

visibility from both the existing accesses are restricted, there is however, minimal evidence to suggest that the existing accesses are unsuitable, particularly with regards to accident data. From the information before me, I am unconvinced that the proposed access would be a significant improvement over the existing accesses.

Conclusion

13. The proposal would be inappropriate development in the Green Belt and the Framework establishes that substantial weight should be given to any harm to the Green Belt. From the evidence submitted, I am also not satisfied that the proposal would not harm highway safety or that it would be a significantly improved situation than the existing accesses. There are no other considerations that would clearly outweigh the harm that the scheme would cause. Consequently, very special circumstances that are necessary to justify inappropriate development in the Green Belt do not exist.
14. For the reasons set out above, I conclude that the appeal should be dismissed.

Chris Baxter

INSPECTOR

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Appeal Decision

Site visit made on 8 July 2022

by **D Hartley BA (Hons) MTP MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 11 July 2022

Appeal Ref: APP/H4505/Z/22/3296601
569 Sunderland Road, Gateshead NE10 0AR

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Wildstone Estates Limited against the decision of Gateshead Council.
 - The application Ref DC/21/01363/ADV, dated 7 October 2021, was refused by notice dated 21 February 2022.
 - The advertisement proposed is described as the upgrade of existing advert to support a digital poster.
-

Decision

1. The appeal is dismissed.

Main Issue

2. Subject to the imposition of conditions, the Council raise no objection to the proposal in respect of matters of public safety. I have no reason to disagree.
3. The point of contention between the main parties, and hence the main issue, relates to the effect of the proposal on the amenity of the area including the appeal property itself, which is a non-designated heritage asset, and the living conditions of the occupiers of Nos 4, 4A, 6, 7, 8 & 9 Clayton Terrace in respect of light pollution and disturbance.

Reasons

Amenity – character and appearance of the appeal building and area

4. The appeal property is currently a restaurant but was previously the Pear Tree Inn. It is locally listed and hence a non-designated heritage asset. The Council's local list factsheet describes the significance of the listed building as a late 18th or early 19th century public house with a manicured appearance and a strong horizontal emphasis with traditional timber casement with multipaned lights, a deep panelled stall riser and heavy cornice supported on a profusion of ornamental scroll brackets. It also refers to the low pitch of the slate roof that adds to the linear effect of the building.
5. The evidence is that the gable elevation of the building has had a paper and paste billboard since at least 2009, although it is not entirely clear if it has been removed periodically between then and now. In other words, I cannot be certain if a paper and paste billboard on the gable elevation of the non-designated heritage asset is lawful owing to the passage of time.

6. The proposed digital poster advertisement would also be located on the gable elevation of the building. It would be similar in size to the poster advertisements that have been positioned on the gable elevation of the building since at least 2009. However, it would be different in so far that it would have an internally illuminated screen with static digital images which would change intermittently and no more than once every ten seconds.
7. In addition, the advertisement would in relative terms be positioned at a higher level on the gable elevation such that it would read more as a first floor gable advertisement. It would be tight up against an existing oval advertisement that reads 'Saji's Halal Punjabi Cuisine'. Like the paper and paste billboard that has been on the gable elevation since at least 2009, the proposed advertisement would be wider than the width of the gable elevation on which it would be positioned.
8. While it might be the case that there is a lawful position in respect of the provision of a paper and paste billboard on the gable elevation of this building, I find that the proposed internally illuminated digital advertisement with interchangeable image, would draw unacceptable and harmful attention to a form of advertisement that would look materially out of place in this prominent location.
9. The advertisement would be disproportionately large within the context of the gable elevation of the non-designated heritage asset. Owing to its high level position, width and location squeezed up against the existing oval sign, I find that it would be seen by passers-by as a cluttered, dominant and disproportionate form of advertisement. These harmful impacts would be particularly apparent when approaching the site from the east.
10. I appreciate that there are some advertisements in the area that are illuminated. However, there no illuminated advertisements in the very immediate area that are as large as that being proposed or with changing digital imagery. In this case, the proposal would be harmful to the appeal building in design terms and would introduce a form of advertisement that is not prevalent in the very immediate locality.
11. The significance of the non-designated heritage asset relates essentially to its front elevation and roof and not to its gable elevations. However, the provision of a disproportionately large digital advertisement would have the effect of unacceptably competing and jarring with the simplicity and regularity of the architectural detailing on the host building when seen within the street-scene. In other words, I consider that the significance of the locally listed building would not be appreciated in the same positive way if this proposal were allowed. In this case, and should it be the case that there is a lawfully established position relating to the provision of paper and paste billboard on the side of the building, I find that an opportunity has been missed to provide an advertisement that is, overall, proportionate in scale and width and hence sensitive to the overall significance of non-designated heritage asset.

Amenity – living conditions of nearby residential properties

12. There are residential properties on the opposite side of the road and it is not disputed that there would be habitable rooms facing the proposed advertisement, albeit that they would mainly be at an oblique angle. I do have some concern that without some additional controls in place there would be

some disturbance to residents during hours of darkness owing to the size of the screen, its illumination and as a consequence of changing digital images.

13. I am satisfied that it would be possible to ensure that the degree of brightness was controlled to such an extent that it did not cause material harm to residents. I acknowledge the appellant's suggestion that I could impose a condition that required the advertisement to be switched off between the hours of 12am and 5am. I find that this would be necessary as changing digital images, even with light levels reduced, would be likely to be noticeable to residents and hence lead to disturbance at a time when they would expect a degree of tranquillity. Furthermore, limiting lighting levels to 100cd/m² (as distinct from the suggested 300cd/m²) during night-time hours, as agreed by the appellant, would minimise disturbance to residents to an acceptable degree.

Conclusion

14. For the above reasons, I conclude that in design terms the proposal would cause harm to the character and appearance of the area and to the non-designated heritage asset. In this respect, unacceptable harm would be caused to the amenity of the area failing to accord with paragraphs 136 and 203 of the National Planning Policy Framework 2022.
15. While it would be possible, subject to the imposition of conditions, to ensure that the proposal was acceptable in terms of its impact on the amenity of the occupiers Nos 4, 4A, 6, 7, 8 and 9 Clayton Terrace from a light pollution and disturbance point of view, this would not alter or outweigh the other harm that I have identified above.
16. In reaching my overall conclusion above, I have taken into account the benefits that have been identified by the appellant, including those listed on page 1 of the accompanying planning statement dated 13 October 2021. However, these are not of sufficient weight or magnitude to justify allowing the appeal. Therefore, the appeal should be dismissed.

D Hartley

INSPECTOR

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TITLE OF REPORT: Planning Obligations

REPORT OF: Anneliese Hutchinson, Service Director, Climate Change, Compliance, Planning and Transport

Purpose of the Report

1. To advise the Committee of the completion of Planning Obligations which have previously been authorised.

Background

2. To comply with the report of the District Auditor “Probity in Planning” it was agreed that a progress report should be put before the Committee to enable the provision of planning obligations to be monitored more closely.
3. Since the last Committee there have been **no** new planning obligations.
4. Since the last Committee there have been **no** new payments received in respect of planning obligations.
5. Details of all the planning obligations with outstanding covenants on behalf of developers and those currently being monitored can be found at Appendix 2.

Members will note the format of the information segregated into those agreements that are signed but awaiting the trigger for works for payment, agreements which have triggered the need for works or for an invoice to be sent and finally agreements where payment has been received and the works and spend are being monitored.

Recommendation

6. It is recommended that the Committee note the report.

Contact: Emma Lucas Ext 3747

1. FINANCIAL IMPLICATIONS

Some Section 106 Agreements require a financial payment when a certain trigger is reached and there is a duty on the Council to utilise the financial payments for the purposes stated and within the timescale stated in the agreement.

2. RISK MANAGEMENT IMPLICATIONS

Nil

3. HUMAN RESOURCES IMPLICATIONS

Nil

4. EQUALITY AND DIVERSITY IMPLICATIONS

Nil

5. CRIME AND DISORDER IMPLICATIONS

Nil

6. SUSTAINABILITY IMPLICATIONS

Nil

7. HUMAN RIGHTS IMPLICATIONS

Nil

8. WARD IMPLICATIONS

Monitoring: various wards

9. BACKGROUND INFORMATION

The completed Planning Obligations

APPENDIX 2

Date Agreement Signed	Planning application number	Ward	Site Location	Proposal	Obligation	Update
31/03/2022	DC/21/00922/FUL	RYCHS - Ryton Crookhill And Stella	Land Off New burn Bridge Road, Betw een Flogas And Blaydon Caravan, Blaydon, NE21 4NT	Development of a Battery Storage Facility, associated infrastructure and grid connection (amended plans/additional information received 15.10.2021, 21.10.2021, 15.11.2021, 22.12.2021)	Off-site Biodiversity Contribution - the sum of £66,900.00 except w here a different sum (w hether higher or low er) is determined by the updated biodiversity net gain post enhancement calculation (using the Multiplier) (The Multiplier means the sum of £15,000.00 per biodiversity unit pro rata) to be paid on or before commencement	Not started - EXPIRES 31/03/2025
23/11/2021	DC/21/00994/FUL	WHINOR - Whickham North	Land West Of Gibside Way Metro Retail West Gateshead Metro Centre Retail Park NE11 9XS	Demolition and alteration of existing retail units and erection of Bulky Goods Retail Store (Class Ea) w ith alterations to access, and associated parking and landscaping (additional information received 06/10/21 and 11/10/21 and amended plans received 06/10/21 and 12/10/21).	To pay £87,000 for Sustainable Transport four weeks after commencement date	Commenced - invoiced 09/06/2022
30/07/2021	DC/18/00574/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved draw ings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the w ider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossing along Follingsby Lane (Submitted w ith a Supplementary Environmental Statement).	The sum of £84,500 to be used by the Council for the purpose of implementing the bus lane scheme on the A195 included in a transport bid to the levelling up fund or such alternative w orks as the Council may determine to improve transport conditiond at the junction of Leam Lane and Lingey Lane	Paid 02/08/2021
10/06/2021	DC/20/01061/FUL	DUNWHI - Dunston Hill And Whickham East	Dunston Hill Hospital Whickham Highw ay Whickham NE11 9DL	The demolition of the w alled garden and former Woodside Centre Day Care, and proposed development of 11 residential dw ellings (C3), w ith associated new w alled garden, parking and landscaping (amended and additional information received 09/02/21 and 04/03/	The Borough Council of Gateshead and Gateshead Health NHS Foundation Trust and Trustees of the Carr- Ellison Family Charitable Trust and Carr Ellison Farms and Story Homes Limited	Delivery of Affordable Housing in Accordance w ith the S106 Agreement - NO CONTRIBUTION DUE

24/03/2021	DC/19/01211/FUL	LOBBEN - Lobley Hill And Bensham	ALLIED BAKERIES GATESHEAD F28 Kingsway North Gateshead NE11 0LT	Erection of commercial vehicle centre (mixed B1, B2 and B8 use) (amended 20/02/20).	The Borough Council of Gateshead and Thornton Meat Company Limited and North East Property Partnership Limited and HSBC Corporate Trustee Company (UK) Limited	Premises only to be used by Bell Truck Sales Limited - NO CONTRIBUTION DUE
29/01/2021	DC/16/00320/FUL	RYCHS - Ryton Crookhill And Stella	Land To The South Of Cushy Cow Lane Ryton Tyne & Wear	Proposed erection of 283 dwellings including associated access, infrastructure and open space including diversion of public rights of way (amended 22/12/17 and 17/10/18 and additional information and amended plans received 24/01/19).	To provide off site bus infrastructure and bus turning circle prior to 50 dwellings being occupied. Provide on site bus service prior to occupation of first dwelling in Phase 3. Ecology contribution - £75,000 prior to commencement, £25,000 prior to occupation of 100th dwelling, £28,636.36 prior to occupation of 200th dwelling. Either pay the Local Workforce Contribution of £63,000 or provide training and employment management plan prior to commencement. Provide 43 Affordable dwellings - 28 Affordable rent, 15 Intermediate.	
29/01/2021	DC/17/01376/FUL	RYCHS - Ryton Crookhill And Stella	Land East Of Woodside Lane And North Of A695	Proposed erection of 267 dwellings including associated access, infrastructure and open space (amended 22/10/18 and 24/01/19).	To provide off site bus infrastructure and bus turning circle prior to 30 dwellings being occupied. To pay Off Site Ecological Contribution of £75,000.00 prior to commencement. To pay £25,000.00 prior to 100th dwelling. To pay £21,364.00 prior to 200th dwelling. Either pay Local Workforce Contribution of £56,000.00 or submit Training and Employment Management Plan prior to commencement. Provide 40 Affordable dwellings. (27 Affordable Rent. 13 Intermediate Dw ellings)	Invoiced - £75,000 - 30/09/2021
27/01/2021	DC/20/00197/FUL	WHISS - Whickham South and Sunnyside	Land Rear Of 'The Cottage' Gateshead Road Sunnyside New castle Upon Tyne NE16 5LQ	Demolition of 'The Cottage', followed by construction of 17 houses (C3) with associated landscaping, amenity space, SuDS, access and works affecting a public right of way (amended 08/07/20 & 17/09/20).	The Sum of £182,367.32 plus Indexation for off-site affordable housing. The sum of £51,698.39 plus indexation for Biodiversity	Not Commenced EXPIRES 28/01/2024
09/09/2020	DC/18/00859/FUL	WINHS - Winlaton And High Spen	Land on the east side of Collingdon Road, High Spen, Row lands Gill	Residential development of 185 detached, semi-detached and terraced dwellings, including affordable homes, along with associated access, services, infrastructure and landscaping.	The sum of £40,000 for off-site ecology works at The Folly, South of Lead Road, Greenside. The sum of £62,000 for highways to use for a new footway on east side of B6315. The sum of £42,000 for local workforce contribution. Ecology - paid on commencement Highways - 4 weeks after commencement Local workforce - 4 weeks after commencement or provide 6 apprenticeships	Paid 07/12/20, confirmed workforce contribution will be met by apprenticeships, waiting for confirmation on this
20/02/2020	DC/19/00279/OUT	CHORG - Chopwell And Row lands Gill	Land At Highfield Road Row lands Gill	Proposed erection of thirteen dwellings.	The sum of £36,000 to be paid to the Council to enable it to carry out offsite ecological compensatory measures £10,000 on commencement £10,000 on completion of the installation of the drainage for the whole of the development £16,000 on occupation of the first dwelling	Not Commenced EXPIRES 20.02.2023

18/12/2019	DC/18/00443/FUL	CHORG - Chopwell And Rowlands Gill	Land To The West Of Moorland View / Valley Dene Chopwell NE17 7EX	Erection of 205 no. 2, 3 and 4 bedroom semi and detached two storey dwellings with associated works (additional information/amended 21/12/18, 17/05/19, 29/05/19, 19/08/19 and 13/09/19).	The sum of £139,958 for ecological management contribution to be paid prior to the occupation of the first dwelling. The sum of £84,350 for upgrading of traffic signals to be paid prior to the occupation of the first dwelling.	Invoiced 14/06/2021 Paid 01/07/2021
10/10/2019	DC/18/00863/FUL	BLAYD - Blaydon	Land at Blaydon, Gateshead	Demolition of all existing buildings (excluding Blaydon House), followed by erection of 25 dwellings and associated works (amended 19/12/18 and 09/04/19).	The sum of £31021.00 for off site affordable housing provision	Paid 19/10/2020
19/08/2019	DC/18/00860/OUT	WARDLL - Wardley And Leam Lane	Land West Of Follingsby Way Gateshead	Erection of business/industrial development (within Use Classes B1(c) and/or B2 and/or B8) with associated car parking and hard landscaping, with access to be considered and all other detailed matters reserved (description amended 18.09.2018)	The sum of £27,600.00 for Ecological Mitigation Contribution to be paid to the Council prior to commencement of Development	Not Commenced EXPIRES 12.09.2022
24/06/2019	DC/16/00698/OUT	WARDLL - Wardley And Leam Lane	Former Wardley Colliery Wardley Lane Felling Gateshead NE10 8AA	Outline application for no more than 144 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works. All matters reserved (additional information and amended 07/02/18, additional information 29/05/18 and amended 10/09/18).	Prior to commencement to pay the ecological contribution of £30,000.00. Nexus Travel passes given to each new owner upon occupation. Archaeological Interpretation Boards Contribution of £1500.00 to be paid prior to first occupation. Affordable housing plan to be submitted prior to commencement. Training and employment management plan - to provide 4 apprenticeships directly related to development	Not Commenced EXPIRES 26.06.2022
22/05/2019	DC/18/00715/FUL	BRIDG - Bridges	Former Stadium Service Station Park Road Gateshead NE10 0XF	Erection of two storey building for Motorbike Sales (Sui Generis Use) and two ground floor units with uses to include A1 (retail), A3 (food and drink) and/or a mixed A1/A3 drive-thru facility, with associated car parking, access and landscaping (amended and additional information received 12/11/18).	On Commencement to pay the sum of £7944.00 for the creation of 260m of native hedgerow on land east of Wardley Lane, to compensate for the loss of an onsite area of priority habitat.	Not Commenced EXPIRES 23.05.2022

03/04/2019	DC/18/00574/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossing along Follingsby Lane (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	No Monies Due
03/04/2019	DC/18/00575/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00111/REM to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	No Monies due
07/02/2019	DC/18/00804/FUL	DUNTEA - Dunston And Teams	Go North East Mandela Way Whickham NE11 9DH	Formation of new bus parking area (amended 07/12/18).	On Commencement to pay the sum of £12,148.66 towards the cost of provision of offsite ecological mitigation	Commenced - Invoiced 27/02/2020 Paid
25/01/2019	DC/18/00764/FUL	HIFELL - High Fell	Land At Church Road Gateshead	Erection of twelve dwellinghouses with associated accesses, parking and landscaping (amended and additional information received 09/10/18).	The sum of £15,600.00 towards the cost of provision of offsite ecological mitigation comprising mechanical cutting removal and disposal off site of the arisings within 0.25 ha of Council owned land south of Whitehill drive Gateshead that is in compliance with Regulations 122 and 123 of the CIL Regulations; to compensate for the loss of an onsite area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development.	Commenced - Contribution of £15,600.00 paid 24/01/2019

15/01/2019	DC/18/00508/FUL	FELL - Felling	MH Southern And Co Ltd Green Lane Saw mills Felling NE10 0JS	Extension of saw mill yard including demolition of existing buildings and erection of new buildings (as amended 09.11.2018 and 15.11.2018).	The sum of £18,100.00 towards the cost of the restoration and enhancement of a minimum of 0.5 hectares of species rich semi-improved grassland and the maintenance of the offsite measures for a period of no less than 20 years	Commenced Paid 06/08/2019
31/10/2018	DC/18/00704/FUL	WHISS - Whickham South And Sunniside	Land West Of Pennyfine Road Sunniside New castle Upon Tyne NE16 5EP	Construction of 89 residential dwellings, including access to Pennyfine Road and associated infrastructure and landscaping (amended 18/07/18, 28/08/18, 04/09/18, 25/09/18 and 24/10/18 and additional information received 31/07/18, 04/09/18, 14/09/18, 08/10/18, 19/10/18 and 23/10/18).	The sum of £61,400 plus indexation to be used by the Council to offset the biodiversity effects of the development. The sum of £3,600 plus indexation to be used by the Council towards the upgrading of the Tanfield Railway Path. The sum of £20,000 plus indexation to be used by the Council towards the lighting of the Tanfield Railway Path	Commenced invoiced all payments now received total: £85,912.00
28/09/2018	DC/18/00573/COU	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Demolition of farmhouse/ barn buildings and change of use of land to provide extended green infrastructure and built development zones for the adjacent Follingsby International Enterprise Park including the closure of the existing vehicle access and the formation of a new vehicle access off Follingsby Lane to replace access 1 one of the 6 accesses approved under planning permission DC/18/00237/OUT (Submitted with a Supplementary Environmental Statement).	The Owner covenants with the Council to complete the Development within 12 months of first Occupation.	No Monies due
19/07/2018	DC/17/01267/FUL	PELHEW - Pelaw and Heworth	Land North of Gullane Close Bill Quay Gateshead	Erection of 30 dwellings (Use Class C3) and associated access, landscaping and associated engineering works (resubmission) (amended 04/04/18).	The sum of £33,000.00 to be paid by the Owner to the Council to facilitate the undertaking of off-site ecological compensatory works comprising of the restoration/enhancement of semi improved neutral grassland at Wardley Manor Local Wildlife Site and the maintenance thereafter of the ecological compensatory works for a period of no less than 20 years	Commenced - Invoiced 27/02/2020 Paid
09/05/2018	DC/18/00237/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline planning application for use class B8 (storage and distribution) and B2 (general industry) along with associated offices, internal roads, car parks, infrastructure and landscaping with all matters reserved except access and landscaping of the green infrastructure zone.	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead. The sum of £75,000.00 towards the cost of upgrading traffic signal equipment at the Leam Lane/Lingey Lane Junction	Commenced Invoiced for £75,000.00 22/10/2018 Paid 13/11/2018

12/04/2018	DC/17/01168/FUL	FELL - Felling	Land To The East Of Marigold Avenue, Gateshead	Proposed erection of 41 dwellings with associated open space, landscaping and infrastructure	The sum of £22,000 to be paid to the Council to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat in a part of the Councils administrative area that the Council considers will provide the most appropriate replacement habitat	Commenced Invoiced 11/09/2018 Paid 27/11/2018
02/01/2018	DC/17/01117/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline application for Use Class B8 and B2, along with associated offices, internal roads, car parks, infrastructure and landscaping, with all matters reserved except access	The sum of £58,750.00 towards the cost of provision of off-site ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead to compensate for the loss of an on-site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development	Commenced Invoiced for £58,750.00 on 22/10/2018 Paid 13/11/2018
19/10/2017	DC/17/00636/FUL	WARDLL - Wardley and Leam Lane	Land North of Follingsby Lane and East of White Rose Way, Follingsby	Erection of industrial facility (Use Class B1(c) and/or B2 and/or B8) with associated parking, landscaping and access arrangements	The sum of £21,450.00 to be used by the Council for the provision of off-site ecological mitigation within the Councils administrative boundary to compensate for the loss of an on-site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the development	Invoiced 15/11/2017 PAID 19/12/2017
13/10/2017	DC/17/00036/FUL	BIRTLE - Birtley	Former Queens Head Hotel, Birtley Lane, Birtley, DH3 2PR	Variation of cond 1 (app plans) of application DC/16/00523/FUL to allow changes to the layout and elevations and the provision of six staff car parking spaces at The Grove	Mark out staff parking spaces and erect staff parking signs, issue staff parking permits. As long as the First Property is used as a Childrens Nursery	Partly retrospective - Ongoing monitoring NO MONIES DUE
06/07/2017	DC/16/01177/FUL	BRIDG - Bridges	Saltmeadows Industrial Estate Land South Of Saltmeadows Road Gateshead NE8 3DA	Erection of 11 no. industrial units (Use Class B2 and/or B8) with associated access, car parking, landscaping and infrastructure/engineering works including erection of sub-station.	The sum of £9,684 for two bus stops with shelters. The sum of £22,335 to facilitate off-site ecological works at Friars Goose	Commenced Paid 09/01/2018
08/06/2017	DC/16/01288/FUL	LAMES - Lamesley	4 High Street, Gateshead, NE9 7JR	Erection of foodstore (1,254sqm net) landscaping, parking and associated works following demolition of existing foodstore.	The sum of £60,000 to be used by the Council towards the upgrade of the signals at the junction of Old Durham Road, Springwell Road and the High Street. To pay the Contribution prior to the Occupation of the Food Store	Invoiced 08/08/18 Paid 20/09/18

24/03/2017	DC/16/00924/FUL	BIRTLE - Birtley	Land At Portobello Road Birtley	Erection of 60 no. 2, 3 and 4 bedroom two-storey dwellings with associated works (resubmission)	The sum of £36,400.00 to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat (wet marshy grassland) at the Shibdon Meadow Local Wildlife Site	Invoice sent 06.11.2017 PAID 14/12/2017
24/03/2017	DC/16/00722/COU	LOBBEN - Lobley Hill And Bensham	Skills Academy For Construction Kingsway South Team Valley Gateshead NE11 0JL	Change of use from education and training facility (D1) to office, workshop and research facility (suitable for general use) including additional car parking and other associated external works and facilities.	Sustainable Transport Contribution - The sum of £24,576.00 to provide the South of Team Valley Cycle Improvements on commencement	Paid 27/02/2017
21/12/2016	DC/15/01206/FUL	PELHEW - Pelaw And Heworth	Former Shirt Factory Shields Road Felling Gateshead	Erection of a foodstore (use class A1) and associated works including parking and landscaping	Total of £65,834.00 £14,000 Highways £51,834 Ecology	Paid 22/12/2016
20/12/2016	DC/15/01098/FUL	CCG - Crawcrook And Greenside	Land East Of Crawcrook Lane, Crawcrook	Erection of 187 dwellings with associated estate roads, external infrastructure and landscaping and re-alignment of a section of Crawcrook Lane and the provision of a parking layby to the front of Kingsley Terrace (additional information/amended 15/04/16, 23/06/16 and 27/06/16).	18 Dwellings to be socially rented and 10 dwellings to be discounted private units. The sum of £50,000 for off-site ecological works, The sum of £367,696.23 for education at Emmaville Primary School. The sum of £587,201 (index linked) for junction improvements. Education = 4 installments £91,924.10 on occupation of 47th dwelling, £91,924.10 on occupation of 94th dwelling, £91,924.10 on occupation of 141st dwelling and £91,923.93 on occupation of 187th dwelling. Ecology contribution (£50,000) on commencement, Junction improvements in 2 installments = £372,455 on 1st Jan 2018 and £214,746 on 1st Jan 2021	Commenced - Invoice for £50,000 ecological works sent 09.10.2017 PAID 07/12/2017 Junction Contribution 1st instalment due 01/01/2018 - invoiced for £390,379.90 on 23/01/2018 - Paid 02/03/2018. Invoiced for 1st Education instalment - £91,924.10 on 21/01/19 Paid - 27/02/19 Invoiced for 2nd Junction Contribution £233,450.37 on 26/01/21
20/12/2016	DC/15/01041/OUT	CHORG - Chopwell And Rowlands Gill	Land East Of Collingdon Road Rowlands Gill	Outline planning permission (all matters reserved) for residential development of up to 142 houses	Affordable Housing and Pupil Place Contribution. Pre-commencement must submit a scheme for affordable housing. Pupil Place contribution to be paid on the occupation of 25% of the Open Market Units	Not Commenced EXPIRES 20.12.2019
20/12/2016	DC/16/01151/OUT	BLAYD - Blaydon	UK Land Investments, Land at Chainbridge Industrial Estate, Blaydon, NE21 5ST	Outline application (all matters reserved excluding access) for mixed use retail/leisure development - discount foodstore (1936 sqm), DIY store (4755 sqm), bulky goods unit (632 sqm), pub/restaurant (600 sqm) and a drive-thru restaurant (230 sqm)	The discount foodstore shall not be occupied other than by Aldi Stores Limited unless with the written consent of the Council	Not Commenced EXPIRES 20.12.2019 NO MONIES DUE

20/12/2016	DC/15/01098/FUL	CCG - Craw crook And Greenside	Land East Of Craw crook Lane, Craw crook	Erection of 187 dwellings with associated estate roads, external infrastructure and landscaping and re-alignment of a section of Craw crook Lane and the provision of a parking layby to the front of Kingsley Terrace	18 Dwellings to be socially rented and 10 dwellings to be discounted private units The sum of £50,000 for off site ecological works, The sum of £367,696.23 for education at Emmaville Primary School The sum of £587,201 (index linked) for junction improvements Junction improvements in 2 installments = £372,455 on 1st Jan 2018 and £214,746 on 1st Jan 2021	Commenced - Invoice for £50,000 ecological works sent 09.10.2017 PAID 07/12/2017 Invoice for £196,623.89 (Highways Improvement) paid 07/03/18
08/12/2016	DC/15/01004/FUL	CCG - Craw crook And Greenside	Story Homes Ltd Land North of A695, Craw crook	Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695 (additional and amended documents received 26/10/15 and additional information and amended plans received 28/01/16, 29/01/16, 10/02/16, 16/02/16 and 15/03/16).	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution. Education instalments - £68,820.15 prior to occupation of 35th dwelling £137,640.30 prior to occupation of 105th dwelling £90,449.34 prior to occupation of 151st dwelling £35,393.22 prior to occupation of final dwelling Within 9 months of commencement owners shall complete the Hill 60 works and within 6 months of completion of the Hill 60 works the maintenance contribution shall be paid in 6 installments. Junction improvements - £187,601.00 due on 01.01.2018 and £77,400.00 due on 01.01.2021. £10,000.00 Biodiversity due on commencement	£10,000.00 received on 14.02.2017. Cheque for Biodiversity £10,000.00 received 14.02.2017 Hill 60 works must be complete by October 2017 then by April 2018 payments should start to be made Invoiced for junction improvement contribution due on 01.01.2018 for £196,623.89 on 23/01/2018 - Paid 07/03/2018. Education instalment of £68,820.15 invoiced on 19/07/2019 Paid 30/09/2019 Junction Improvement contribution - invoiced for £84,141.54 on 26/02/21
08/12/2016	DC/15/01004/FUL	CCG - Craw crook And Greenside	Story Homes Ltd Land North of A695, Craw crook	Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution Within 9 months of commencement owners shall complete the Hill 60 works	£10,000.00 received on 14.02.2017 Cheque for Biodiversity £10,000.00 received 14.02.2017 Invoice for £390,379.90 (Highways Improvement) paid 02/03/18
04/11/2016	DC/13/00195/OUT	DUNVHI - Dunston Hill And Whickham East	Dunston Hill Hospital Gateshead Tyne And Wear NE11 9QT	Outline application for demolition of the existing Dunston Hill Hospital and redevelopment of 35 dwellings (use class C3) with associated access, parking and landscaping .	Affordable Housing, Access to Employment and Management plan for Wildlife. Within 14 days of commencement to pay the sum of £189,148.00 for affordable housing. Prior to commencement to submit a detailed management plan for the maintenance of the Dunston Hill Pond Local Wildlife Site	Not Commenced EXPIRES 04.11.2019

22/06/2016	DC/14/00899/FUL	BIRTLE - Birtley	Ibstock Bricks, Land at Birtley Quarry, Station Lane, Birtley	Continued stockpiling and works to enhance the adjacent local wildlife site	Maintain Local Wildlife Site in accordance with Local Wildlife Site approval until 1st June 2056. Carry out restoration scheme by 1st June 2046 or such other date as would comply with condition 22 of PP. Once restoration scheme completed to maintain the scheme for a period of 10 years in accordance with restoration scheme approval	Ongoing Monitoring
26/04/2016	Northumberland County Council Ref: 14/04160/FUL	Northumberland	Gentoo Homes Limited, Land relating to the Former Prudhoe Hospital, Prudhoe, Northumberland	The demolition of non-listed buildings, erection of 392 dwellings, conversion of Prudhoe Hall and associated buildings to provide 12 dwellings, improvement works to walled garden and associated access, landscape and infrastructure	The sum of £150,000.00 towards the improvement of the Blaydon Roundabout or towards the ancillary roundabouts shown on plan 2. To enter into the Highways Agreement securing the commencement of the A695/B6395 Roundabout works no later than 6 months prior to the occupation of the 59th dwelling. Gateshead Council to commence the A695/B6395 roundabout works no later than occupation of 59th dwelling and to complete works within 12 months of occupation of 59th dwelling	Commenced - 03/01/2017 Paid 18/11/2019
05/05/2015	DC/14/00447/FUL	BLAYD-Blaydon	J & J Stanley Recycling Ltd 1 Cowen Road Blaydon	Re-development of the site to a waste sorting, recycling and scrap metal facility with the construction of a new boiler house, the installation of a biomass boiler, the recycling of waste oil and metal, the erection of new buildings and extensions to existing buildings	The sum of £6570.00 required to Mitigate the loss of vegetation on site as a result of development Contribution seven days after the removal of the vegetation in the creation of the turning head to be used by the council	Not commenced EXPIRES 06.05.2018
30/04/2015	DC/11/00419/OUT DC/13/00002/REM DC/14/00506/FUL DC/16/00400/NMA	LOBBEN - Lobley Hill And Bensham	Land East Of Dukesway Team Valley Gateshead NE11 0PZ	Erection of industrial/warehouse development (use classes B2 and B8) (outline application).	The sum of £3.75 per square metre of gross internal floorspace for Sustainable transport contribution. REM Received 02/01/13- Rem DC/13/00002/REM Granted on 20/02/13.	Commenced - New permission DC/14/00506/FUL Unit 1 Occupied (26,921 sqft) - invoice sent for £9,378.90 on 07/09/17 PAID. Unit 2 - Occupied (1860m2) invoice sent for £6,975.00 on 11/01/19 Paid - 12/03/19. Unit 3 - Mann Trucks 2,546sqm invoiced for £9,547.50 13/02/2020

30/04/2015	DC/11/00419/OUT DC/13/00002/REM DC/14/00506/FUL DC/16/00400/NMA	LOBBEN - Lobley Hill And Bensham	Land East Of Dukesway Team Valley Gateshead NE11 0PZ	Erection of industrial/warehouse development (use classes B2 and B8) (outline application).	The sum of £3.75 per square metre of gross internal floorspace for Sustainable transport contribution REM Received 02/01/13- Rem DC/13/00002/REM Granted on 20/02/13 Commenced - New permission DC/14/00506/FUL	Unit 1 Occupied (26,921 sqft) - invoice sent for £9,378.90 on 07/09/17 PAID
01/04/2015	DC/14/01042/FUL	LOBBEN - Lobley Hill And Bensham	Earls Park North Earlsway Team Valley Trading Estate Gateshead NE11 0RQ	Demolition of 6 No. employment units and erection of 9 employment units (B1, B2 and B8 Use Classes) and associated car parking, landscaping, access, engineering works and erection of a substation (amended 19/11/14, 12/01/15 and 06/03/15).	The sum of £3.75 per square metre of gross external floor space for those parts of the development built on B2 and B8 and £7.50 per square metre of gross external floor space for those development built for a b1 use	Invoiced - Paid
01/04/2015	DC/14/01042/FUL	LOBBEN - Lobley Hill And Bensham	Earls Park North Earlsway Team Valley Trading Estate Gateshead NE11 0RQ	Demolition of 6 No. employment units and erection of 9 employment units (B1, B2 and B8 Use Classes) and associated car parking, landscaping, access, engineering works and erection of a substation	The sum of £3.75 per square metre of gross external floor space for those parts of the development built on B2 and B8 and £7.50 per square metre of gross external floor space for those development built for a b1 use	4 Units Occupied paid total £4,038.93 so far
11/03/2015	DC/14/00346/FUL	BRIDG - Bridges	Land At Sunderland Road (Aldi)	Erection of a foodstore with associated access, car parking and landscaping	The Sum of £100000 to improve pedestrian Links from site to Gateshead Town Centre	Paid 19/01/2017
08/01/2015	DC/13/01548/FUL	RYCHS - Ryton Crookhill and Stella	Land At Site Of The Lonnen Ryton	Construction of twenty houses with associated gardens, parking and roads (amended and additional information received 13/03/14).	Off-site junior play - £8797.00 Off-site teen play - £6598.00 Off-site open space £9164.00	Invoiced 14/06/2018 Paid 26/06/2018
07/01/2015	DC/14/01163/FUL	DUNTEA - Dunston And Teams	Land Between A1 And Federation Way Gateshead	Proposed change of use of land to provide self storage facility including hardstanding area, portable storage units, new access, security fencing and gates and CCTV cameras.	The sum of £2500 for sustainable transport	PAID £2,500.00 07/09/16
04/11/2014	DC/13/01028/FUL	DECKHA - Deckham	Mount Pleasant Social Club 69 - 71 Cromwell Street Gateshead	Demolition of existing social club and erection of 12 new affordable family houses for registered social landlord (6 semi-detached and 6 terraced)	The Sum of £3886 for off site Junior Play, The sum of £2920 for off site teenage play and the sum of £12653 for toddler play	Paid 05/03/2015

23/10/2014	DC/13/00393/FUL	DECKHA - Deckham	Avon Street Gateshead	Erection of 16 dwellinghouses (2 x semi-detached and 14 x terraced) (use class C3).	£6110 - Junior Play £4582 - Off Site Teen Play £19857 - Off Site Toddler Play	Paid £30549.00 15/10/2014
30/07/2014	DC/14/00448/FUL	WHINOR - Whickham North	Oak Furniture Land, Unit 5, Cameron Retail Park	Installation of a mezzanine floor to existing retail unit (839m2).	the Sum of £18990 for sustainable transport contribution	12/08/2014 Paid
07/04/2014	DC/14/00183/FUL	WHISS - Whickham South And Sunnyside	10 Woodmans Way Whickham New castle Upon Tyne	Two storey split level dwelling with access.	the sum of £485.10 for off site junior Play, The sum of £505.44 for off site open space and the sum off £363.83 for off site teenage play	Paid in full 28/06/17
03/04/2014	DC/13/01217/COU	FELL - Felling	Pear Tree Inn Sunderland Road Gateshead	Conversion of public house to restaurant including erection of rear extension	The sum of £2183 for parking contribution	Paid 27/08/15
29/03/2014	DC/13/01333/OUT	WINHS - Winlaton And High Spen	Former Winlaton Care Village Garesfield Lane Winlaton	Redevelopment to provide up to 33 dwellings (Use Class C3) with associated landscaping, access and infrastructure	the sum of £105000 to be paid to the council by the land owner in Lieu of Landowner providing affordable housing,	Paid £105,000.00 on 01.02.2017
06/03/2014	DC/14/00002/COU	LOBBEN - Lobley Hill And Bensham	Unit BT.1Y.145 Riverdale Paper Plc Earls way Gateshead NE11 0SB	Change of use of unit from storage and manufacturing (B2) to storage of dry mixed recyclables (B8) and demolition of single storey offices on south elevation.	The Sum of £8012 for sustainable transport	Paid 24/03/14
05/03/2014	DC/13/01515/FUL	DECKHA - Deckham	Site of Our Lady of Annunciation Church, Millway, Gateshead, NE9 5PQ	Construction of 15 affordable two and three bedroom houses for rent.	The sum of £4760.63 for off site junior play, The sum of £3570.47 for off site teenage play and the sum of £4957.29 for off site open space	Paid 01/07/14
28/02/2014	DC/13/01354/FUL	LOFELL - Low Fell	Whinney House Durham Road Gateshead	Variation of condition 2 of DC/10/00886/FUL to vary internal layouts to reduce unit numbers from 15 apartments to 9 apartments, 1 three bedroom dwellinghouse and 1 four bedroom dwellinghouse and omit the basement conversion and lightwells and erection of associated enabling development of 16 residential units with associated car parking, access, landscaping arrangements and repairs to fountain and seating alcoves	To submit to the council for approval and once approved implement the management plan, to ensure the right of inspection for the purposes of Monitoring the management plan is included in any transfer lease or tenancy of any of the residential units created in whinney house	Ongoing Monitoring

17/01/2014	DC/13/01149/FUL	RYCHS - Ryton Crookhill And Stella	Former Lawn Yard Store Ryton Village East Ryton NE40 3QN	Conversion of store (Sui Generis) into a dwelling (C3) including installation of roof lights, changes to doors and windows, raising of decked area and installation of Juliet balcony on North elevation	The Sum of £616.76 for off site junior play and £462.57 for off site Teen Play	PAID - £1,079.33 07/09/16
10/12/2013	DC/13/00835/COU	LOBBEN - Lobley Hill And Bensham	Unit 256C And 256D Kingsway North Gateshead	Change of use of units 256C and 256D from light industrial (use class B1) to gym (use class D2).	the sum of £8800 for sustainable transport	Paid 11/01/2017
13/11/2013	DC/13/00941/FUL- ----- DC/14/00011/FUL	LOBBEN - Lobley Hill And Bensham	1 Oakfield Road, Gateshead, NE11 0AA	Construction of three bedroom dwelling adjacent to 1 Oakfield Road (revised application).	The Sum of £502 for off site junior play and £376.00 for off site teenage play	Paid 03/11/2017
07/11/2013	DC/13/00337/FUL	LOBBEN - Lobley Hill And Bensham	Queens Court, Third Avenue, Team Valley	Erection of unit for B2 and/or B8 uses, with associated car parking.	The sum of £3832.50 for sustainable transport contribution	Paid
14/08/2013	DC/13/00564/FUL	LOFELL - Low Fell	Lyndholme, Beacon Lough Road	Conversion of six internal rooms within building to form three duplex apartments with parking spaces	Affordable £60,000 Play and Open Space £5117.85 - Os, £3686.11 Teen, £15973.16 Toddler play, £4914.84 Junior	Play Paid 17/01/2014 Affordable housing Paid on 16/09/14
22/07/2013	DC/13/00717/FUL	DUNWHI - Dunston Hill And Whickham East	36A Cornmoor Road Whickham Tyneside NE16 4PU	Revised full application for permission for the erection of a single unrestricted dwelling-house.	the sum of £216.83 off site Teenage Play, £939.59 off site Toddler Play	Paid 01/01/2017
05/07/2013	DC/13/00018/COU	WINHS - Winlaton And High Spenn	3 Strothers Road, High Spenn	Conversion of office, workshop and storage to dwellinghouse (use class C3) including fenestration changes.	the sum of £485.10 off site Junior Play, £363.83 off site Teenage Play	Paid in full 15.03.2017
01/07/2013	DC/13/00146/FUL	WNOOKW - Windy Nook And Whitehills	Land to rear of 3 Church Row, Windy Nook	Erection of three bedroom detached dwellinghouse.	the sum of £501.12 off site Junior play, £373.84 off site Teenage play, £1628.64 off site Toddler Play	PAID
11/06/2013	DC/13/00068/FUL	CCG - Crawcrook And Greenside	Mission Hall Rockwood Hill Road Greenside Ryton	Demolition of former Mission Hall (retrospective) and erection of new bungalow and shared accommodation	The Sum of £1233.52 for off site junior play, £1284.48 for open space and £925.14 for off site teen play	PAID 19/06/2013
03/04/2013	DC/12/01193/FUL	BRIDG - Bridges	327-329 High Street, Gateshead	Two-storey rear extension and change of use to 2 no. flats in each property on the first and second floor (one on each floor)	The sum of £840.00 for off site Teenage play, £1120.00 of site Junior Play, £1166.00 open space	Paid in Full 15/06/2016

27/03/2013	DC/13/00131/FUL	CHORG - Chopwell And Rowlands Gill	Allonby House Dene Road Rowlands Gill NE39 1DU	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse (C3).	The Sum of £597.05 for junior play and £447.79 for Off site Teenage Play	PAID 27.03.13
27/03/2013	DC/13/00052/FUL	WHINOR - Whickham North	Tindale Drive Whickham New castle Upon Tyne	Erection of five bungalows with associated parking and accessibility improvements to Castle Close and Tindale Drive.	The Sum Of £1485.00 for off site open space provision	PAID 04/06/13
14/03/2013	DC/12/00800/COU	BLAYD- Blaydon	Blaydon Magistrates Court, Larch Road, Blaydon, NE21 5AJ	Change of use from former magistrates court (D1) to dance school (D2) and owners accommodation (C3a).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid 07/05/14
26/02/2013	DC/12/01166/FUL	BRIDG - Bridges	Parmley Graham Ltd South Shore Road Gateshead NE8 3AE	Partial demolition of existing office space and erection of first floor extension to existing ground floor office accommodation, refurbishment of existing warehouse roof and reorganisation of existing car parking facilities.	The Sum of £2055 for Sustainable transport	PAID in full 14/06/2016
14/01/2013	DC/12/01133/FUL	Crawcrook And Greenside	Land To The Rear 6 Landscape Terrace Greenside	Erection of detached 4/5 bedroom dwelling with attached double garage to east elevation	The Sum of £597.05 for off site junior play contribution . The sum off £447.79 for off site Teen Play and the sum of £622.08 for open space	Paid £1666.92 on 26/07/17
04/01/2013	DC/12/00785/FUL	HIFELL - High Fell	Queen Elizabeth Hospital Queen Elizabeth Avenue Gateshead NE9 6SX	Erection of new Emergency Care Centre with 35 supporting short stay inpatient bedrooms, hospital central stores with delivery point, ancillary support services for building and wider hospital, new hospital arrival space with reception, cafe and retail outlets and associated parking and landscaping.	£25,000 for residents parking scheme	£25000 Paid 15/01/13
26/12/2012	DC/11/01260/FUL	WINHS - Winlaton And High Spen	Land To Rear Spen and District Social Club, Cooperative Tce, High Spen	Erection of two detached dwellinghouses (use class C3)	Off Site Teenage play £895.97	£895.97 paid 22/07/2013
04/12/2012	DC/11/01156/COU	LAMES - Lamesley	3 Kings Court Kingsway South Gateshead	Change of use from use class B2 to use class D1 non-residential institution with ancillary office space	£5278.00 for Sustainable Transport	£5278.00 Paid 19/12/2012
28/11/2012	DC/12/00776/FUL	BLAYD- Blaydon	1 - 3 Tyne Street Winlaton NE21 5DH	Erection of two-storey side extension with retail at ground floor and flat above and single-storey extension to rear.	The Sum of £213.24 towards open space and £205.24 towards Junior Play	Paid 29/11/12

22/11/2012	DC/12/01116/COU	WARDLL - Wardley And Leam Lane	2A Few ster Square Felling NE10 8XQ	Change of use from office (dental practice) to residential first floor flat (use class C3) (resubmission).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid £489.77 - 07/09/16
15/11/2012	DC/12/00759/FUL	BLAYD - Blaydon	NHS Gateshead Primary Care Trust, Blaydon Clinic, NE21 5NW	Erection of detached dwellinghouse (use class C3) with associated amenity space and parking.	The Sum of £597.05 for off site junior play contribution and £447.79 for off site teenage play	Paid 9/4/13
13/11/2012	DC/11/00498/FUL	DUNTEA - Dunston And Teams	Cemex Concrete St Omers Road Gateshead NE11 9EJ	Erection of concrete batching plant with associated structures and areas of hardstanding for access manoeuvring and car parking.	The sum of £5077.50 for sustainable transport contribution	Invoiced 05.11.2018 Paid 19/03/2018
05/11/2012	DC/12/00888/COU	LAMES - Lamesley	Unit 11A, Station Approach, Gateshead, NE11 0ZF	Change of use from warehousing (B8) to training establishment (D1)	The sum of £2541.00, for sustainable transport contribution	£2,541.00 Paid 18/12/12
04/10/2012	DC/11/01450/FUL	LOBBEN - Lobley Hill And Bensham	(Valley Farm) 166 First Avenue Gateshead NE11 0NU	Erection of two-storey building to provide amenity restaurant (A3) with ancillary residential accommodation and associated access, car parking, landscaping and servicing	The sum of £7000 for sustainable transport This permission was varied by DC/12/01346/FUL	£7,000.00 Paid
02/10/2012	DC/12/00690/FUL	CCG - Craw crook And Greenside	Former St Agnes RC School And Social Club Craw crook Lane Ryton NE40 4NF	Demolition of existing school and social club building and erection of 19 no. three bedroom houses and one no. two bedroom apartment including associated landscape and infrastructure works	Affordable housing 2 affordable rented units and 1 intermediate housing unit ---- The Sum of £9497.00 for Off site junior play and £7123.00 for off site teen play	Paid 20/05/15
21/09/2012	DC/11/00714/FUL	WARDLL - Wardley And Leam Lane	Plot 2, British Legion Club, Sunderland Road, Felling	Erection of detached dwellinghouse (use class C3)	The sum of £430.99 for junior and £574.65 for junior play	Paid 20/09/2012
20/08/2012	DC/12/00745/FUL	LOBBEN - Lobley Hill And Bensham	441 Lobley Hill Road Gateshead NE11 0BT	Erection of one detached dwellinghouse in side garden of 441 Lobley Hill Road	the Sum of £597.05 for off site junior play, The sum of £447.79 for off site teenage play	07/07/14 PAID
25/07/2012	DC/12/00276/FUL	FELL - Felling	46, 48 and 48a High Street Felling	Conversion of two ground floor commercial units from use class A1 (46 High Street) and B1 (48 High Street) to a proposed combined use class of C3, with further change of use to the first floor unit (48a High Street) from B1 to C3.	The Sum of £559.73 for off site Junior Play and The Sum of £419.80 for off site Teenage Play	Paid 24/04/13

17/07/2012	DC/12/00244/COU	LAMES - Lamesley	3 Tenth Ave Trade Park, Team Valley, NE11 0GU	Change of use from B8 (Storage and Distribution) use to Sui Generis (mixed A1 Retail and B8 Storage and Distribution) use	The Sum of £2650 for Sustainable Transport	Paid 19/07/2012
13/07/2012	DC/12/00007/FUL	WINHS - Winlaton And High Spen	Former Answer Transport Depot Strothers Road High Spen Row lands Gill NE39 2HR	Erection of 29 residential dwellings (use class C3) (amended 26/03/12, 30/03/12 and 17/04/12 and additional noise information/sustainability statement provided).	Prior to Occupation of 1st dwelling the affordable housing land should be transferred to the registered provider, within 18 months of the transfer the affordable housing units should be constructed and practically completed. From the date of practical completion of affordable housing units they shall not be used other than affordable housing	No Monies Due
05/07/2012	DC/12/00268/FUL DC/12/01270/FUL	WHINOR - Whickham North	34 St Marys Green Whickham NE16 4DN	Conversion of first floor office space into 4 residential apartments.	The Sum of £1077.00 for off site Junior play, The Sum of £1123.00 for open space and £808 for off site teen Play	PAID 26/06/14
04/05/2012	DC/12/00069/COU	BRIDG - Bridges	The Arches St Mary's Square Gateshead Quay	Conversion of the disused railway arches to accommodate the expansion of The Sage Music Education Centre.	£7560.00 for sustainable transport	Paid 21/06/12
26/03/2012	DC/11/01356/FUL	SALTW - Saltwell	Former Gateshead College Durham Road	Redevelopment of former Gateshead College site to provide 175 dwellings, including 16 live/work units, and associated access, open space and landscaping.	Play and Open Space £44820.80, The Sum Of £33000 towards pedestrian routes highway improvement and £11772.89 towards highways (Road), £234000 for Affordable housing	Paid 20/06/14
08/03/2012	DC/11/01270/FUL	FELL - Felling	56 The Avenue, Felling, Gateshead	Variation of condition 1 of DC/09/01212/COU to allow changes to roof (slate covered hipped end attached roof instead of flat roof).	The Sum of £269.37 for Off site Junior play and The Sum off £202.03 for off site teen play.	Paid 21/08/12
22/02/2012	DC/11/01089/FUL	DECKHA - Deckham	Land Adj 56 Cobden Terrace, Gateshead	Erection of pair of semi-detached dwellings (use class C3) with associated parking	The Sum Of £1149.00 for off Site Junior Play £1149.00, the Sum Of £861.00 for off site teen play and £3735.00 for toddler Play	Paid 13/07/12
15/02/2012	DC/03/01528/FUL DC/08/1356/REM DC/11/00063/FUL (Cell B superseeds 08/1356) DC/11/01135/REM (Cell A Superseeds 08/1356)	LAMES - Lamesley	Northside Birtley	Variation of conditions 2, 3, 4, 6 and 7 attached to permission dated 05/10/98 (ref:400/97) to allow the submission of the reserved matters applications over an extended time period.-----Deed of variation received 16/02/12	(a) £219,449 towards the maintenance of open space (b) £114,985 towards the maintenance of toddler play areas (c) £39,432 for on and off site junior and teenage play provision (d) £241,332 towards the maintenance of junior and teenage play provision (e) to implement a travel plan to serve the development (f) £250,000 towards community facilities for the development (g) £72,000 towards the future management and maintenance of an SNCC on the development land	Paid 25/11/15
16/01/2012	DC/11/01180/COU	BIRTLE - Birtley	8-9A Arndale House, Durham Road	Conversion of first floor warehouse to 5 flats	The Sum of £1131.34 for off site junior play, the sum of £848.51 for Teen Play	Paid 01/02/13

11/01/2012	DC/11/01028/FUL	CHORG - Chopwell And Rowlands Gill	21 Stewartsfield, Rowlands Gill	Erection of pair of semi-detached dwellinghouses (use class C3).	The Sum Of £538.73 for Off site junior play, £404.05 for Off site Teen Play	Paid in full 12/02/2018
08/12/2011	DC/11/01088/FUL	LAMES - Lamesley	Whinfield House - 28 Northside, Birtley	Conversion of existing detached triple garage to residential unit (C3) with associated access and erection of new double garage on east side of existing dwellinghouse.	The Sum Off £466.90 for off site junior play and £350.17 for off site toddler contribution	£817.07 paid 12/07/13
28/11/2011	DC/11/01107/FUL	LAMES - Lamesley	Land adjacent Fell View Rockcliffe Way Gateshead	Erection of detached dwellinghouse with integral garage (use class C3)	Junior (£574.65) and teen (£430.99) and open space (£599.04)	Paid
22/11/2011	DC/09/00027/FUL- ----- DC/11/01092/FUL	CDENE - Chowdene	2 Lyndhurst Grove Gateshead NE9 6AU	Erection of detached bungalow with garage (use class C3) in garden area at front of existing dwellinghouse	The Sum off £269.36 off site Junior play, £280.80 off site open space and £202.02 for teen play	Paid 10/01/2013
11/11/2011	DC/11/01007/FUL	WHISS - Whickham South And Sunnyside	59 Grange Lane Whickham	Erection of detached dwellinghouse with garage (use class C3) in garden area to east side of existing dwellinghouse	junior (£574.65) and teen (£430.99)	cheque received
21/10/2011	DC/11/01064/FUL	CCG - Crawcrook and Greenside	Sealburn Farm, Lead Road, Greenside	Conversion of two former agricultural Cottages into single dwellinghouse (C3) with associated parking	The Sum of £269.36 for off site Junior Play, the sum of £280.80 for Open Space Contribution and the sum of £202.00 for off site teen play	Paid 21/09/2016
19/10/2011	DC/11/00378/OUT	BRIDG - Bridges	Land Between Ochre Yards And Askew Road Gateshead	Development of 2.22ha of land - hybrid application comprising full permission for erection of 2-storey office building (B1) and 2 single-storey storage buildings (B8) with associated car parking and outline permission for 6-storey hotel	Blue Land Movement junction contribution and The Yellow Land Movement Junction contribution Total Contribution AxB/C Where A = £70000 B = Retail price index at the date on which the contribution is paid C= The Retail Price Index at the date	Paid £76,471.00 10/08/2016
30/09/2011	DC/11/00872/FUL	DUNWHI - Dunston Hill And Whickham East	Railway Cottage, Whickham	Variation of condition 1 of DC/07/01935/FUL to allow amendment to design and position of proposed dwellinghouse, including provision of garage.	The sum of £574.64 Towards off site junior play, The Sum of £599.04 for Off site open space contribution, The Sum of £430.98 for Off site Teen play and the sum of £1867.61 for toddler play	Paid 01/03/2017

19/08/2011	DC/11/00488/FUL	LAMES - Lamesley	Unit 7 Team Valley Retail Park, Tenth Avenue West, Gateshead, NE11 0BD	Erection of 1,754 sqm mezzanine level within existing retail warehouse for non-food retail use (A1) and ancillary cafe together with minor alterations to elevations and new electricity sub-station.	Sustainable Transport Contribution £28125	Paid 06/09/12
26/07/2011	DC/11/00090/FUL	WHINOR - Whickham North	Land To Rear Of 13 and 15 West Street Whickham	Erection of detached split-level dwellinghouse (use class C3) with associated car parking	The Sum of £574.65 towards Junior Play, The Sum of £430.99 towards teen play and The sum of £599.04 for open space	Paid 18/09/12
19/07/2011	DC/11/00311/FUL	HIFELL - High Fell	Land Adjacent To 10-12 Rugby Gardens Gateshead	Erection of detached bungalow (use class C3)	The Sum of £269.00 for Junior Play and The sum of £202.00 for teen Play contribution	Paid 26/09/12
31/05/2011	DC/10/01331/FUL	RYCHS - Ryton Crookhill And Stella	Vacant Land Stella Road, Stella, Blaydon	Erection of detached bungalow (use class C3) With detached garage	The of sum of £538.74 off site junior play and £404.05 for off site teenage play	Paid 10/09/12
18/05/2011	DC/10/00832/FUL	LAMES - Lamesley	Land East Of Longshank Lane Birtley	Erection of 49 det, 18 semi-det and 3 terr dwellinghouses (C3) with associated parking, toddler play space, electricity substation, access and works	The Sum of £25822.72 for Off site Teen Play and £9860.40 for Off Site Open Space	Paid £11894.37 4/01/2013
14/04/2011	DC/10/01303/FUL	BLAYD - Blaydon	Land Adj. to Axwell Hall, Axwell Park, Blaydon	Variation of condition 1 of DC/05/00301/COU to allow revision to approved scheme involving reduction of number of units to 27 and alterations to elevations and roofscape with creation of additional courtyard car parking (amended 28/01/11, 11/03/11, 30/03)	To Carry out the initial work within the agreed time or the performance bond would come into effect, No dwellings are to be sold or disposed of before the site is finished	Needs Monitoring,
12/04/2011	DC/10/01264/HHA	DUNWHI - Dunston Hill And Whickham East	Orchard Cottage, Washingwell Lane, Whickham	Erection of single-storey extensions on south side of dwellinghouse (revised application) (amended plans received 19.01.11).	The prevent previous approved planning application being implemented	No Monies Due.
18/03/2011	DC/11/00006/COU	DECKHA - Deckham	The Old Brown Jug, Carr Hill Road	Conversion of public house (A4) to 1 dwellinghouse and 2 flats with associated parking and landscaping.	The Sum of £956.00 for the provision of off site junior play contribution	Paid 24/01/2012
17/03/2011	DC/10/01009/FUL	LAMES - Lamesley	Fell Edge, 21 North Side, Birtley, DH3 1RD	Erection of four detached dwellinghouses with associated parking and landscaping following demolition of existing dwellinghouse	The Sum off £2187.13 for off site junior play. The sum off £1640.35 for off site teen play	PAID - 07/09/16
16/03/2011	DC/10/00733/COU	LAMES - Lamesley	11 Octavian Way, Team Valley, Gateshead, NE11 0HZ	Change of use from retail (use class A1) to use classes B1, B2 and B8.	The Sum of £7410 for Sustainable transport	Paid 03/10/11

16/03/2011	DC/10/00186/COU	SALTW - Saltwell	Saltwell View Care Home, 25-26 Saltwell View,	Conversion of Care Home to two dwellinghouses including erection of single-storey extensions at rear.	The sum of £1093.00 for Off Site Junior Play and the sum of £820 for off site teen play	Still pending planning decision
14/03/2011	DC/09/00831/FUL	DUNWHI - Dunston Hill And Whickham East	23a Bracken Drive Gateshead NE11 9QP	Erection of 2.5 storey dwellinghouse (use class C3) with associated car parking and landscaping.	The Sum of £527.00 for of site Junior Play, £395.00 for off site teen play and £550.00 for open space contribution	Paid 26/06/12
10/03/2011	DC/10/01026/FUL	WHINOR - Whickham North	Unit 2a, Cameron Retail Park, Metro Centre,	Installation and alteration of mezzanine level (as approved DC/04/01799/CPL) and external alterations including new shop front.	To pay the Council a Sustainable Transport Contribution of £42,000	Paid 28.03.2011
12/01/2011	DC/10/01184/FUL	BLAYD - Blaydon	18 Crowley Gardens, Blaydon, NE21 5EJ	Erection of detached bungalow (use class C3) in rear garden of existing dwellinghouse.	The sum of £267.00 for off site open space and £192.22 for off site teen play	Paid £459.22 04/11/2013
30/12/2010	DC/10/01187/FUL	LAMES - Lamesley	Land East of Brienfel, 7 Northside, Birtley, DH3 1RD	Erection of two detached dwellinghouses (use class C3) with detached garage (Plot 1) and integrated garage (Plot 2)	The sum of £1093.57 for off site junior play and the sum of £820.18 for off site teen play	Paid 08/08/12
16/12/2010	DC/10/00937/FUL	LOBBEN - Lobley Hill And Bensham	Lindisfarne House, Earlsway, Gateshead, NE11 0YY	Erection of two-storey extension on the southwest side of building to provide 4 additional raised loading bays and new flat dock area beneath a full width canopy	The sum of £6716.25 towards the provision of or improvement to access to the Team Valley by the provision of inter alia pedestrian cycle routes and improvements for the benefit of public transport	Paid 10/07/12
14/12/2010	DC/10/01097/FUL	CCG - Crawcrook And Greenside	46-48 Main Street, Ryton, NE40 4NB	Conversion of storage area at rear of shops, including internal alterations, to provide 2 flats (use class C3)	The sum of £512.61 for off site junior play, the sum of £384.46 for off site teen and the sum of £534.60 for open space contribution	Paid £1431.67 15/03/2011 Money Spent on Ferndene Park by LES
07/12/2010	DC/10/00405/COU	DUNTEA - Dunston And Teams	Land North of Marble Works, Cross Lane, Gateshead	Change of use from substation (sui generis) to open air storage (use class B8).	The sum of £10,843.68 as a contribution towards the provision of sustainable transport in the vicinity of the application site and which shall be payable in accordance with the provisions set out in schedule 2.	Paid
01/12/2010	DC/10/01075/HHA	DUNWHI - Dunston Hill And Whickham East	19A Cornmoor Road, Whickham, New castle Upon Tyne, NE16 4PU	Erection of single-storey extension at rear of dwellinghouse.	Unilateral Undertaking - prevent new extension to be used as separate annex	Needs to be monitored by Enforcement AJH 18th may 2012
18/11/2010	DC/10/00732/COU	LOBBEN - Lobley Hill And Bensham	Ethical Superstore 16 Princes Park Gateshead NE11 0JZ	Change of use from sui generis to use classes B1 (c)/B2 or B8 (retrospective application).	The Sum of £4353.25 towards sustainable transport	Paid 11/08/2012
30/10/2010	DC/07/01799/FUL	BRIDG - Bridges	Former Allotment Gardens Adjacent 2 Meredith Gardens, Gateshead	Erection of 6 apartments in a single two and a half-storey block with associated car parking and amenity space	£2,118.00 For the provision of off site teen play.	Money spent at Bridges skate park

27/10/2010	DC/10/00912/FUL	CCG - Craw crook And Greenside	ARKLE HOUSE Old Main Street Ryton Tyne And Wear NE40 4EU	Conversion of dwellinghouse to two single units, installation of new front and rear entrances and new windows in s/w and n/e gable elevations, and erection of two-storey extension at rear.	the sum of £888.52 for off site junior play, the sum off £666.39 for off site teen play, the sum off £449.54 for off site toddler play and £926.64 for open space contribution	Paid in full 21.03.17
15/10/2010	DC/10/00812/FUL	DUNTEA - Dunston And Teams	Site Of Former St Johns Ambulance Hall Adj 28 Renforth Street, Gateshead	Erection of 4 terraced dwellinghouses (use class C3).	The sums of £1777.05 (junior play), £1332.79 (teen play)	Paid 9/4/13
01/10/2010	DC/10/00798/FUL	LAMES - Lamesley	Unit 14, Team Valley Retail Park, Gateshead, NE11 0BD	Refurbishment and alterations of existing building and installation of mezzanine floor, relocation of seven disabled parking bays.	£16,033.00 for Sustainable Transport	Paid 04.10.10
06/09/2010	DC/10/00574/FUL	CHORG - Chopwell And Rowlands Gill	Plot 1 Red Kite Way Highfield Rowlands Gill	Erection of detached dwellinghouse (use class C3).	Off Site Junior Play - £444.00 and Off Site Teen Play - £333.00	Paid £773.00 11/10/13
03/09/2010	DC/10/00618/FUL	CHORG - Chopwell And Rowlands Gill	Land At Rear Of 12 Ramsey Road Chopwell NE17 7AG	Erection of detached dwellinghouse (use class C3) with associated garage, parking and landscaping	On or before commencement date for off site junior play (£546.78) and on commencement date for off site teen play (£410.08)	Paid 12/09/11
14/07/2010	DC/08/01912/COU	LOBBEN - Lobley Hill And Bensham	Land Between Plots 84 And 85, (45 Village Heights And 28 Windmill Way), Gateshead	Change of use from play area to private garden areas including erection of boundary fence	£25,000 for toddler play	Paid 19.07.10
07/07/2010	DC/10/00290/FUL	LAMES - Lamesley	Land At Junction Of Eighth Avenue And Princesway Gateshead	Extension (1,790sqm) to existing learning centre (Gateshead College Construction and Vocational Learning Centre) and erection of 2-storey teaching and training facility (2,832 sqm) (D1) with associated car parking and ancillary outdoor recreation space	£30,744.00 for Sustainable Transport	Paid
30/06/2010	DC/08/01048/FUL	LOBBEN - Lobley Hill And Bensham	Five Wand Mill PH, 201-203 Bensham Road, Gateshead, NE8 1UR	Erection of 10 terraced townhouses in 2 blocks with associated car parking and landscaping	£25861.15 - £13,909.71 for toddler provision; £4,279.91 for junior provision; and £3,209.93 for teenage provision £4,461.60.-open space	Paid
21/06/2010	DC/10/00434/FUL	LAMES - Lamesley	Former Lucas Services Building Station Approach Team Valley Gateshead	Variation of conditions 2,3,4 and 5 of planning permission DC/09/01299/COU repositioning of proposed cycle shelter and submission of revised travel plan.	The payment of a £6,020 Sustainable Transport Contribution and the provision of new footway link to link the site to Eastern Avenue.	Paid 29/04/14

24/05/2010	DC/10/00319/FUL	LAMES - Lamesley	Unit 12 (Former UJB Unit) Team Valley Retail Park Tenth Avenue West	Proposed Mezzanine Floor (476 sq.m).	To pay the Council a Sustainable Transport Contribution of £1,750.	Paid
24/04/2010	DC/09/00357/FUL	WINHS - Winlaton And High Spen	Land To Rear Of Spen And District Social Club, Cooperative Terrace, High Spen	Erection of 1 detached dwellinghouse south of club and 2 semi-detached dwellinghouses east of club with associated parking and landscaping.	The sum of £766.00 for off site teen play	Paid
22/04/2010	DC/10/00201/FUL	BLAYD - Blaydon	Land To Rear Of 1A And 1B Florence Street Winlaton Blaydon On Tyne	Erection of detached dwellinghouse (use class C3) with integral garage.	The Sum of £444.00 for Off site Junior Play. The Sum of £333.00 for off site teen play and £224.00 for off site toddler play and £463.00 for open space	Money Spent at Axwell Skate Park by LES
12/04/2010	DC/09/01640/FUL	WHINOR - Whickham North	ASDA Gibside Way Whickham NE11 9YA	Installation of mezzanine floor to new warehouse extension and erection of extension comprising store and corridor with fire exit door.	To improve the provision of sustainable travel, the payment of a £2,250 Sustainable Transport Contribution Draft only been done - SB 13.01.2011	Paid
31/03/2010	DC/09/00596/FUL	LAMES - Lamesley	27 North Dene Birtley Chester Le Street DH3 1PZ	Erection of detached dwellinghouse (use class C3) with integral garage and erection of garage at side of existing dwellinghouse	£922 - To be used by the Council for the provision of off site play	Paid £922.00 - 14/03/12
31/03/2010	DC/09/01367/FUL	LAMES - Lamesley	Land Adj Meadow field (between 5-7 Woodlands Court) Front Street	Erection of detached dwellinghouse (use class C3)	£2634 - The Sum of £527.00 for off site junior play, The Sum off £395.00 for off site teen play and £1712.00 for off site toddler play	Paid 29/02/2012
25/03/2010	DC/09/01440/FUL	LAMES - Lamesley	North Of Silvadale 1 North Side Birtley	Erection of detached dwellinghouse (use class C3) with integral garage	Off Site Junior Play - £237 and Off Site Teen Play - £177	Paid 25/03/2010 spent at Kibblesworth park
17/03/2010	DC/09/01288/FUL DC/12/01128/FUL	BLAYD - Blaydon	Vacant Land Corner of Blaydon Bank and Widdrington Road	Erection of 7 terraced dwellinghouses (use class C3) with associated car parking and landscaping	Off Site Teenage Play - £2246 - Revised figure £3134.00 based on additional bedrooms for 22012 permission	£3134.00 paid 16/07/2013
04/03/2010	DC/09/01754/FUL	DUNWHI - Dunston Hill And Whickham East	Bucks Hill View, Whickham, Tyne and Wear	Erection of a detached dwellinghouse (use class C3)	The sum of £527.30 towards off site junior play and £395.47 towards off site teenage play provision	paid 26.03.10
10/02/2010	DC/10/00712/FUL	BRIDG - Bridges	Trinity Square/Tesco, West Street Gateshead	Mixed use development comprising retail (A1), (A2), (A3), (A4), (A5), (sui generis), (A1), (B1),(C1), car parking and access, public square, landscaping and associated works	£50,000 - Traffic Regulation Order £50,000 - Traffic Signals Optimisation Package	Paid 06/06/13
10/02/2010	DC/09/01718/FUL	LAMES - Lamesley	1A Ravensworth Villas, Gateshead, NE9 7JP	Change of use of ground floor retail unit (use class A1) to 2 bedroomed apartment (use class C3).	The Sum of £247.00 for off site junior play and £185.00 for off site teen play	Paid 14.01.2011 Money spent at Birtley East by LES

08/02/2010	DC/09/00044/OUT and DC/12/00258/REM	CCG - Craw crook And Greenside	Site Of Pattinsons Auction Rooms And Doctors Surgery Kepier Chare Ryton	Reserved matters application pursuant to outline application DC/09/00044/OUT relating to layout of buildings, appearance of buildings, landscaping of site and scale of development for proposed residential development of 35 units on Phase 2 of the outline approval	Please see agreement and case officer Off site junior Play and off site junior play, Road Traffic Regulation, affordable housing, social rented units	£9500 Paid 26/04/2012 in regards to traffic Regulation Order.
08/02/2010	DC/09/00044/OUT	CCG - Craw crook And Greenside	Site Of Pattinsons Auction Rooms And Doctors Surgery Kepier Chare Ryton	Mixed use, to include full details of site access, medical centre and pharmacy, and car park (Phase 1) in north-east corner of site, with outline for residential development and open space (Phase 2), and childrens nursery (Phase 3) on remainder of site.	The Landowner will pay off site junior play, off site teenage play and Road traffic regulation order to be calculated at the time phase 2 commences	£15419.04 for Junior and £11564.28 for Teen play, Invoice issued on 16/08/13 £26983.32 - paid
14/01/2010	DC/08/00136/FUL	LOFELL - Low Fell	Site Of 14 Wilsons Lane Low Fell	Erection of 1 x 3 storey block of 10 apartments with associated car parking	To pay Council the sum of £12510.00 for off site play areas.	Paid 04/07/2013
12/01/2010	DC/09/01430/FUL	PELHEW - Pelaw And Hew orth	International Paint Ltd Stoneygate Lane Felling NE10 0JY	Erection of new building to house fire protection research and testing facilities with associated laboratories, offices and staff amenities; construction of external hardstanding and access and extension to existing car park	£320,000 to provide a replacement playing field and/or improved sports provision for community use of pitches within the Felling/East Gateshead area	Paid 29/06/10
16/12/2009	DC/07/00699/COU and DC/09/00380/FUL	WHINOR - Whickham North	Blue Quadrant, Metrocentre, St Michaels Way, Whickham	Change of use of cinema (use class D2) and mall area (part) to retail floorspace (use class A1) and external alterations to form loading area.	£50000 for shuttle bus	£25000 for shuttle bus susidy paid and £50000 for transport initiatives transport strategy need to confirm
10/12/2009	DC/09/00056/OUT	WARDLL - Wardley And Leam Lane	Land Adjacent To British Legion Club, Wardley Hall, Sunderland Road	Erection of 4 dwelling houses (use class C3) (full details submitted for 1 det house with det garage (Plot 4) and outline details for 3 det houses (Plots 1, 2 and 3))	Junior (£527.29) and teenage provision (£395.47).	Paid 14.04.10
18/09/2009	DC/09/00632/FUL	WREK - Wrekendyke	Hadrian House Front Street Kibblesworth Gateshead	Extend existing garage and convert to A1 retail use and extension above new retail unit to form maisonette (C3).	Off Site Junior Play - £237 and Off Site Teen Play - £177	Paid 07/02/2011

09/09/2009	DC/08/00214/FUL	DECKHA - Deckham	Site Of British Queen Hotel Split Crow Road Deckham	Erection of 9 terraced dwellinghouses (1 block of 3 and 1 block of 6) (use class C3) with associated parking, road layout and landscaping.	To pay the council the sum of £16832.00p for off site play. To be paid in nine equal installments of £1870 on the sale of each unit	Implemented but the site units have been rented not sold - monitor situation
25/08/2009	DC/09/00084/FUL	CDENE - Chowdene	Vacant Site Ivy Lane Gateshead	Erection of detached dwellinghouse (use class C3) with associated car parking	£446.94 Open Space	Money spent at Calderwood by LES
21/08/2009	DC/09/00833/COU	CHORG - Chopwell And Rowlands Gill	West Thornley Farm, Lockhaugh Road, Rowlands Gill	Conversion of engine shed to dwellinghouse	£185.38 Fixed play	Paid 27/08/09
06/08/2009	DC/09/00345/COU	LOFELL - Low Fell	140 Sheriffs Highway Gateshead NE9 5SD	Conversion of vacant church (D1) to four apartments (C3) including dormer windows in roof space at front and rear and rooflights in roof space at front, rear and sides with associated car parking	£988 - Off site junior and £741 - Off site teen provision	Paid £1,729.00
05/08/2009	DC/08/00310/FUL	BIRTLE - Birtley	Rose And Shamrock Hotel, Fell Bank, Birtley DH3 1AE	Erection of 1 block of 10 terraced townhouses with associated car parking and landscaping.	£3950.68 - Off site Teen play £17,119.64 - Off site toddler play = £21070.32	Paid 21/06/2012
05/08/2009	DC/08/01413/COU	DUNTEA - Dunston And Teams	Vacant Office Unit 6, Metro Riverside Park Delta Bank Road Swalwell	Change of use of part of ground floor and all first floor from office (use class B1) to outpatient outreach facility (use class D1) to include improvement works (temporary permission)	£10,000.00 - improvement of measures to promote sustainable transport in the wider area serving the development sustainable transport	Paid 06.08.09
17/07/2009	DC/08/01819/FUL	CCG - Crawcrook And Greenside	Land Rear Of, Prospect House, Lead Road, Greenside, NE40 4RU	Erection of 2.5 storey detached dwellinghouse (use class C3) with detached double garage, alterations to existing detached garage/store including construction of new pitched roof.	£526.76 (Junior), £395.07 (Teen) and £549.12 (Open space)	Paid 18/08/16 £1575.95
17/07/2009	DC/09/00192/FUL	LAMES - Lamesley	Holly Cottage Banesley Lane Birtley Gateshead	Erection of detached family annexe in garden area including single garage (revised application).	Agreement restricts the use of the annex to an ancillary use for the main dwelling and restricts the ability of the owner to deal with the legal estate - use to be monitored on annual basis	NO MONIES TO BE COLLECTED. B.Regs not started Lu 22/03/12. Being monitored
14/07/2009	DC/09/00067/COU	BIRTLE - Birtley	19-20 Durham Road Birtley Chester Le Street DH3 2QG	Conversion of first-floor from offices to two flats (use class C3) including erection of first-floor extension at rear	£641.99 (Teen), £432.98 (Toddler), £892.32 (Open space) = 2467.29	£1074.97 ZBLES 95045 £892.32 ZBLES 95040 £500 Legal fee (ALOO1 71419)

11/06/2009	DC/08/01777/FUL	DUNWHI - Dunston Hill And Whickham East	Land Adj, 130 Market Lane, Dunston, NE11 9NY	Erection of 4 terraced townhouses (use class C3) to include timber balcony on rear elevations	£1784.00 (open space provision)	paid 26.04.10
27/05/2009	DC/08/01922/FUL (supersedes DC/6/00682/OUT)	BRIDG - Bridges	Site Of Sterling House South Shore Road Gateshead	Development of a hotel (Use Class C1) and Office (Use Class B1) complex, car parking for 83 cars, and associated hard and soft landscaping (including a riverside walkway)	£30,000.00 (Paid) Hotel Sustainable Transport. £90.425 Office sustainable transport £20,000.00 (Paid) Wildlife Contribution	£20,000 and £30,000 Paid 24/01/12 The office Element is still outstanding
08/05/2009	DC/08/01761/FUL	WHINOR - Whickham North	Aldi Stores Ltd, Gibside Way, Dunston, Gateshead	Erection of extension on west side of store and alterations to the existing palette of materials used on the store building (resubmission).	£4050.00 as a contribution towards sustainable transport initiatives in the vicinity of the Metro Centre	Paid 14.01.2011
23/04/2009	DC/07/01322/FUL	CCG - Craw crook And Greenside	Rear of 21 Beech Grove Terrace, Ryton	Erection of detached dwellinghouse.	£490.98 - Off site junior play, £360.14 - Off Site Teen Play, £1678.96 - off site Toddler play, £527.05 - Open space Contribution	£3057.13 Money Spent at Ferndene Park by LES
22/04/2009	DC/07/01844/FUL	WHISS - Whickham South And Sunnside	28 Thistledon Avenue, Whickham Tyne And Wear	Erection of detached bungalow and garage in garden area.	Provision of off site Junior and Teenage Play contribution £237.20(JUNIOR) £177.89 (teen)	Paid 02.11.09
22/04/2009	DC/08/01001/FUL	CCG - Craw crook And Greenside	Land Adjacent to Deneholme, Craw crook	Erection of detached dwellinghouse incorporating dormer windows in roofspace on east side and window in roofspace on south gable with detached garage	Off site junior (£526.75) and teenage play provision (£395.06) and open space (£549.12)	Money spent at Craw crook Park by LES
22/04/2009	DC/08/01430/FUL	WNOOKW - Windy Nook And Whitehills	Land between 44 & 45 Celendine Way Heworth	Erection of detached dwellinghouse (use class C3).	£1711.96 for Off site toddler, £526.76 for junior and £395.07 for teenage play provision	Money Spent at Stoneygate by LES
08/04/2009	DC/08/00259/FUL	CHORG - Chopwell And Rowlands Gill	Plot 3 Highfield South Of Smailes Lane Rowlands Gill	Erection of detached dwellinghouse (use class C3)	£379.51 Off site teenage and £1644.55 off site toddler play provision	PAID 25/06/14

08/04/2009	DC/08/01479/FUL	CHORG - Chopwell And Rowlands Gill	Land south of Kimberley, Smailes Lane, Highfield, Rowlands Gill	Erection of detached dwellinghouse incorporating basement garage and associated car parking and landscaping (revised application).	Off site toddler and teenage play provision £395.07 (teen), £1711.96 (toddler)	21/1/11 Paid
31/03/2009	DC/08/01827/FUL	LOBBEN - Lobley Hill And Bensham	Unit 398A Princessway Team Valley Trading Est. Gateshead	Change of use from use class B8 to use class B2, recladding of front elevation, erection of electricity sub station, construction of ramped vehicular access at rear, erection of retaining wall and 2.4m high fence with associated car parking and landscaping/hardscaping	£7878.75 for Sustainable Transport Contribution	24.06.09 PAID
31/03/2009	DC/09/00128/FUL	CHORG - Chopwell And Rowlands Gill	54 South Sherburn Rowlands Gill NE39 1JX	Erection of two semi-detached dwellinghouses (use class C3) with associated car parking and landscaping (revised application).	£2781.94 - Toddler Play, £855.98 - Junior Play, £641.98 - Teen Play	Paid
31/03/2009	DC/08/01288/FUL	BRIDG - Bridges	Land at Hawks Road, Gateshead	Erection of 6-7 storey high hotel (202 bedrooms) (use class C1) with ancillary use at ground floor, 4-5 storey high office building (use class B1), construction of new vehicular access to Hawks Road, construction of 67 car parking spaces and provision of	£30,300.00 Sustainable transport contribution and pedestrian access provision for Hotel £74,400 for Sustainable Transport prior to first occupation of offices	Paid £30,300.00 for Hotel Offices are not built yet
25/03/2009	DC/08/01256/FUL	RYCHS - Ryton Crookhill And Stella	Land south of Beechwood Avenue, Ryton	Erection of 3 x 5 bedroomed 2.5 storey detached houses with associated detached double garages.	Provision of off site junior and teenage play and open space provision. £1580.28 (Junior), £1185.21 (Teenage), £1647.36 (Open Space)	Money Spent at Ferndene Park by LES
19/03/2009	DC/08/00628/FUL	WNOOKW - Windy Nook And Whitehills	Musgrove House Albion Street Windy Nook Gateshead NE10 9SJ	Erection of detached dormer bungalow (use class C3), also incorporating rooflights in garden area at west side of existing	£922.00 Childrens play	PAID 04.08.11

19/03/2009	DC/08/01456/FUL	WINHS - Winlaton And High Spen	East Farm Barlow Road Barlow Blaydon On Tyne	Construction of new vehicular access to highway, erection of 4 car ports and access road and associated external works (revised application). Retrospective	£1500 for Implementation of a Traffic Regulation Order.	£1500 Paid 28/09/2016
25/02/2009	DC/08/01894/FUL	WHISSS - Whickham South And Sunnyside	Land adjacent of The Bungalow, Streetgate Farm, Gateshead Rd, Wickham NE16 5LE	Erection of detached dwellinghouse with detached garage in garden area	£549.12 (Off site Junior Play contribution). £526.76 for open Space contribution	Money Spent at Beggarswood by LES
10/02/2009	DC/08/01348/FUL	PELHEW - Pelaw And Heworth	International Paint Ltd Stoneygate Lane Felling Gateshead	Erection of new building to house fire protection test facilities, with associated laboratories, storage, offices and staff amenities; external hardstanding and access; extension to existing car park.	£320,000 to provide a replacement playing field and/or improved sports provision for community use of pitches within the Felling/East Gateshead area	Superseded by DC/09/01430/FUL
09/02/2009	DC/08/01276/FUL	RYCHS - Ryton Crookhill And Stella	Land adjacent to 2 South Close, Ryton, Tyne and Wear NE40 3LW	Erection of detached dwellinghouse with integral garage	Contribution to the provision and maintenance of off site play facilities and open space. £526.76 off site junior, £395.07 off site teenage play provision, £549.12 open space	Money Spent at Ferndene Park by LES
03/02/2009	DC/08/01130/FUL	FELL - Felling	92 High Street Felling Gateshead Tyne And Wear	Change of use of ground floor to cafe, conversion of upper floors into four flats (use class C3) and alterations to roof (retrospective application)	The Sum of £987.67 for Off site Junior Play, The Sum of £740.75 for off site teenage play	Paid 12/04/2017
22/01/2009	DC/08/01442/COU	CHORG - Chopwell And Rowlands Gill	West Thornley Farm Lockhaugh Road Rowlands Gill Tyne And Wear NE39 1QN	Conversion of former steelworks railway generator building to dwellinghouse with associated aged persons annex, and construction of decked patio on north-east side, construction of balconies, installation of rooflights, formation of car parking, alterations to existing site access and demolition of existing coal bunker	Sum of £320.99 for Contribution to the provision and maintenance of play provision to serve the development and surrounding area	Paid 28/11/2008 Money spent at Thornley Lane by LES
08/01/2009	DC/08/00444/COU	FELL - Felling	Naughty Nibbles, 54 High Street, Felling	Conversion of shop (use class A1) to flat (use class C3).	Play area contribution £316.88	Money spent at Stoneygate by LES
18/12/2008	DC/07/01166/FUL	WHISSS - Whickham South And Sunnyside	Land Adjacent To 38 Silverdale Way Whickham	Erection of detached dwellinghouse	Play area contribution £2,055.69	15.02.10 Paid
02/12/2008	DC/07/01631/FUL	WHINOR - Whickham North	Land Adj, 28 Milton Road, Whickham, Tyne And Wear, NE16 3JD	Erection of detached dwellinghouse and erection of 1.8m high timber fence/wall on the east and south boundary.	£2483.91 Commuted sum for open space and play provisions	Paid 09/02/09

15/09/2008	DC/07/01354/FUL DC/10/00580/FUL Variation of Conditions	BRIDG - Bridges	Former Half Moon Hotel, Half Moon Lane, Gateshead,	Erection of 3/4 storey building with proposed A3 use (cafe / restaurant) to ground floor & 8 x 1 & 2 bed flats to upper floors with separate access from rear of development.	The Sum of £3500 for public transport	Paid 14/07/2016
08/09/2008	DC/08/00669/FUL	BRIDG - Bridges	18 Villa Place Gateshead	Conversion of single dwellinghouse into two dwellinghouses (use class C3) and two storey extension	Play provision - £553.46	Monies paid 10.09.08 Money spent at Argyle Street by LES
04/07/2008	DC/07/01836/FUL	BLAYD - Blaydon	Land Adj 9 California Winlaton	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse	To pay the Council the sum of £3,800.29 by way of contribution to the expenses of the Council in laying out and equipping an equipped offsite childrens play area	Paid
19/06/2008	DC/07/01833/COU	BIRTLE - Birtley	36 Durham Road, Birtley	Change of use from storage (use class B8) to residential at first floor (use class C3) (retrospective).	Play and Open Space provision to be provided off site (£308.35 play and £428.22 open space)	Paid 15/08/2008
02/06/2008	DC/08/00190/COU	SALTW - Saltwell	Dr R Harris 170 Whitehall Road Tyne And Wear	Change of use from doctors surgery (use class D1) to dwellinghouse (use class C3).(resubmission)	Off site childrens' play provision £1,470.95	Paid 02.06.08 Money Spent at Avondale Park by LES
20/05/2008	DC/08/00306/FUL	WINHS - Winlaton And High Spen	Stanley House, 36 Front Street, High Spen, Rowlands Gill, Tyne and Wear	Erection of detached dwellinghouse with garage and car parking facilities.	£2107 towards the provision and maintenance of play provision	Money spent at High Spen Park by LES
04/04/2008	DC/07/01394/FUL	LOFELL - Low Fell	Dene Cottage, Selborne Avenue, Low Fell, Gateshead	Erection of two semi-detached dwellinghouses	Provision of off site childrens play provision £6,800.00	Money spent at Engine Lane by LES
31/03/2008	DC/06/00889/FUL	BIRTLE - Birtley	Former British Legion Club, Ravensworth Road, Birtley	Erection of 6 dwellinghouses and 6 apartments	The Sum of £19459.65 Off site Play	Paid
31/03/2008	DC/08/00010/FUL	WHINOR - Whickham North	Pets At Home, Gibside Way, Gateshead	Construction of mezzanine floor (343m2) to provide additional retail floorspace (revised application).	£15,435.00 Sustainable Transport Contribution	Paid 03/06/09

20/03/2008	DC/07/01938/COU	WHINOR - Whickham North	Red Quadrant, Metrocentre, Tyne And Wear, NE11 9YG	Change of use of existing internal service corridors/areas to retail floorspace (A1) together with change of use of class A1 retail floorspace to A2.	To pay £25,000 towards Sustainable Transport Contribution	Paid 15.02.10
21/12/2007	DC/07/00807/COU	LAMES - Lamesley	D.P. FURNITURE EXPRESS O201 Kingsway South Team Valley	Change of use from use class B2 to use class B8 to allow trade warehouse/warehouse, storage and distribution along with external alterations to unit.	£15,000 Sustainable transport contribution - paid 21 dec 2007	Paid 21/12/2007
30/11/2007	DC/07/01516/FUL	LAMES - Lamesley	Carpet Right Unit 6 Team Valley Retail Park Team Valley	Construction of 715 metre squared mezzanine floor to provide additional retail floorspace, together with new service doors in the rear elevation and a new fire door in the side elevation.	Sustainable Transport - £17,875.00 based on £25 per m2	Unilateral Undertaking signed 31.March 08

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REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

3rd August 2022

TITLE OF REPORT: Local Plan Call for Sites Engagement - Digital Platform

**REPORT OF: Anneliese Hutchinson, Service Director, Climate Change,
Compliance, Planning and Transport**

Purpose of the Report

1. To inform Planning and Development Committee about the Call for Sites engagement exercise. The call for sites is to be undertaken utilising a digital platform to consult on and support the site selection process. The Call for Sites exercise will commence early August 2022 for a period of 8 weeks.

Background

2. The Local Plan for Gateshead comprises the Core Strategy and Urban Core Plan (CSUCP), adopted in 2015, and Making Spaces for Growing Places (MSGP), which was adopted in 2021.
3. The National Planning Policy Framework (NPPF) requires that policies within local plans: "should be reviewed to assess whether they need updating at least once every five years and should then be updated, as necessary." The preparation and review of all policies in Local Plans should be underpinned by up-to date evidence.
4. Government Planning Practice Guidance advises that identifying sites and assessing their suitability for development is an important source of evidence to inform plan-making and decision-taking.

Call for Sites

5. A Call for Sites is a way for landowners, developers, individuals and other interested parties to suggest sites for development, and to let the council know when they might be available for development. This is a normal part of Local plan making and an important part of finding out what land may be available. This includes sites which may no longer be required for their current use and could become available for development or redevelopment. Land owned by the Gateshead Council will also be included for this purpose.
6. It is technical evidence gathering exercise carried out to update information on sites. Understanding landowners' and developers' intentions will ensure that the council has up-to-date evidence on the availability of sites during a time of

rapidly changing market conditions. This information will help provide a robust, updated evidence base on potential development sites across the borough, which will then be used to assist us when it comes to review the Local Plan.

7. Gateshead Council intends to carry out an initial Call for Sites exercise in early August 2022. We will invite site submissions from residents, landowners and businesses for a range of potential land uses, including
 - Residential development
 - Office, manufacturing, industrial, warehousing
 - Other commercial uses such as retail, waste management
 - Mixed use development sites
 - Community or cultural facilities
 - Renewable energy generation
 - Public open space and community gardens
 - Natural environment features, including community forests, sites for biodiversity offsetting
 - Flood and water management infrastructure
8. All relevant sites submitted will be assessed for their suitability, availability, and achievability, in accordance with national Planning Practice Guidance (PPG). The assessment of suitability will consider any constraints that may prevent or limit development. The assessment of availability will consider whether there are legal or ownership issues that may prevent a site's development and will consider whether development of the site could be economically viable.
9. With regard to land in the Green Belt the Council does not currently consider there to be exceptional circumstances that would justify taking land out of the Green Belt to accommodate housing or commercial uses. However, brownfield sites within the existing Green Belt can be put forward, whilst some uses (such as woodland and some leisure uses for example) could take place in the Green Belt without being considered inappropriate development and can therefore be submitted.
10. Following the Call for Sites and assessment process workshops will be set up with Ward Councillors to discuss the outcomes of the process for each ward, and to consider any additional sites not previously identified. Portfolio will also be notified of the outcome of this process.

Digital Platform

11. Gateshead Council aims to transform and digitise the call for site process, allowing users to submit a range of submission sites on a digital platform. A platform called PlaceMaker has been procured which is a digital cloud-based platform created to enable local authorities to manage elements of the local

plan process. The platform comprises a suite of tools for processing potential development sites based on geospatial algorithms as well as public consultation.

12. To note Newcastle City Council are also undertaking a similar call for sites exercise using a digital cloud-based platform.

Engagement

13. The public engagement tool allows users to submit sites and directly provide information for analysis by officers without all the manual labour involved. The interactive maps allow geospatial data to be collected in one place, reducing the burden on users to have to supply their own maps. The PlaceMaker site dashboards allow you to visualise all the inputs so you can clearly see who said what and why.

Site Assessment Database

14. PlaceMaker enables officers to define their search and scoring criteria and use geospatial algorithms to sift through sites, instead of manually appraising a few hundred sites which previously has involved thousands of hours of officer effort. Officers can tailor the search and scoring criteria to reflect local circumstances. It also allows assumptions about the potential impact of viability to be made as well as providing an estimate of the site's capacity and potential appropriate densities for different locations.
15. This approach reflects the government's ambitions set out in the Levelling up and Regeneration Bill to establish a modern digital planning system, with local planning authorities making best use of digital tools and services to deliver a more efficient and user-friendly planning system.

Benefits

- Contributing towards Gateshead's digital transformation of the local plan process
- The Call for Sites exercise will provide an up-to-date evidence base on the availability and deliverability of sites across the borough that are potentially suitable for development
- A more automated process will help to reduce the time it takes officers to manually assess each site, making the process more efficient and allowing officers to focus on sites or issues that require manual review.
- Ensures the correct site information is collected once and stored in one place, reducing duplication
- Makes best use of policy, information and data that is already held by the council and communicating this through the selection process

- Allowing officers to design and deliver a better more efficient and transparent process for landowners and communities
- Standardised data to assist with clear decision-making, potentially allowing for quicker identification of development land supply
- Flexibility to customise the site assessment approach to meet local needs and circumstances specific to Gateshead
- Developing a set of resources and tools that can be translated into other areas of the local plan, such as consultation

Outputs

16. The final output will be completion of a comprehensive review of sites, pulling together constraint information and identifying sites that might be suitable for development, as well as their potential capacity. This will enable the final dataset to provide a robust evidence base for future Local Plan work which can stand up to scrutiny and defend the council's position at examination on the capacity to accommodate future development needs.

Next Steps

Members are advised to:

- Note the issuing of the call for sites engagement exercise which will inform ongoing Local Plan review and evidence base work
- Note the intention is to commence the Call for Sites using the digital platform in early August 2022 for a period of 8 weeks, after which a consultation report will be prepared and circulated.

Recommendation

It is recommended that the Committee note the report for information.

Contact: Emma Lucas- extension 3747

1. FINANCIAL IMPLICATIONS

Nil

2. RISK MANAGEMENT IMPLICATIONS

Nil

3. HUMAN RESOURCES IMPLICATIONS

Nil

4. EQUALITY AND DIVERSITY IMPLICATIONS

Nil

5. CRIME AND DISORDER IMPLICATIONS

Nil

6. SUSTAINABILITY IMPLICATIONS

Nil

7. HUMAN RIGHTS IMPLICATIONS

Nil

8. WARD IMPLICATIONS

This applies to all wards.

9. BACKGROUND INFORMATION

[Local Plan](#)

