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## GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 8 March 2017

**PRESENT:** Councillor B Goldsworthy (Chair)  
Councillor(s): M Hood, J Adams, L Caffrey, P Dillon, K Ferdinand, J Lee, J McClurey, C McHugh, P Mole, I Patterson, J Turnbull, A Wheeler and N Weatherley

**APOLOGIES:** Councillor(s): S Craig, A Geddes, M Hall, L Kirton, K McCartney, E McMaster, C Ord and K Wood

### PD89 MINUTES

The minutes of the meeting held on 15 February were approved as a correct record and signed by the Chair.

### PD90 DECLARATIONS OF INTEREST

There were no declarations of interest.

### PD91 PLANNING APPLICATIONS

- RESOLVED:
- i) That the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.
  - ii) That the applications granted in accordance with delegated powers be noted.

### PD92 ENFORCEMENT ACTION

Consideration was given to a report that informed of the progress of enforcement action previously authorised by the Committee.

RESOLVED: That the information be noted.

**PD93 PLANNING APPEALS**

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

It was also reported that there is one appeal in progress.

RESOLVED: That the information be noted.

**PD94 PLANNING OBLIGATIONS**

Consideration was given to a report that provided an update on details of planning obligations that have previously been agreed by the Committee.

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.

Since the last Committee meeting there have been three new planning obligations and there have been two new payments received in respect of planning obligations.

RESOLVED - That the information be noted

**Chair.....**

Date of Committee: 8 March 2017

<p><b>Application Number and Address:</b></p> <p>DC/16/00722/COU Skills Academy for Construction Kingsway South Team Valley Gateshead NE11 0JL</p>	<p><b>Applicant:</b></p> <p>SEVCON Ltd</p>
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**Proposal:**

Change of use from education and training facility (use class D1) to office, workshop and research facility (sui generis) including provision of additional car park and other associated external works and facilities.

**Declarations of Interest:**

Name	Nature of Interest
None	

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

An update report was provided which included details of further consultation with the applicant and consequently a revised recommendation to grant permission subject to a Section 106 Agreement.

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

That permission be GRANTED subject to a Section 106 Agreement:

1) The agreement shall include the following obligation:

£24, 576 Contribution towards the South of Team Valley Cycle Link Improvements

2) That the Strategic Director, Corporate Services and Governance be authorised to conclude the agreement

3) That the Strategic Director, Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And the following conditions;

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -  
200-01 Rev 5, 200-02 Rev 6, 200-03 Rev 6, 200-04 Rev 1, 200-05 Rev 1, 200-06 Rev 2, 200-7 Rev 3,  
Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority prior to works re-commencing on that part of the site.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

4

Prior to the existing Multi Use Games Area being brought into use as a car park, final details of the car park drainage system including cover levels, inverts, pipe sizes, manhole and flow control as well as a maintenance specification and schedule for the car park drainage system and permeable paving surface and a copy of the electronic drainage model shall be submitted to and approved in writing by the Local Planning Authority.

5

The car park drainage details shall be implemented in complete accordance with the details approved under condition 4, prior to the car park being first brought into use.

6

Within 2 months of planning permission being granted final details of any retrofit drainage or flood resistance / resilience measures to be installed on the site, along with a timetable for installation shall be submitted to and approved in writing by the Local Planning Authority.

7

The flood resistance and resilience measures shall be implemented in accordance with the details and timescales approved under condition 6.

8

The emergency flood warning and flood evacuation measures as shown on plan reference 200-10 Rev 1, shall be implemented in the event of a flood.

9

The cycle parking already installed on site shall be retained for the life of the development hereby approved.

10

Within 3 months of planning permission being granted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:

- 1) Reduction in car usage and increased use of public transport, walking and cycling;
- 2) Minimal operational requirements for car parking
- 3) Reduced traffic speeds within the site and improved road safety and personal security for pedestrians and cyclists;
- 4) More environmentally friendly delivery and freight movements;
- 5) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

11

The development hereby approved shall be operated in accordance with the Travel Plan approved under condition 10.

12

Prior to the service yard and the new car parking area being brought into use, accurate autotracking details shall be provided to demonstrate the safe use of the service yard and car park. Any amendments required to these areas will need to be submitted to and approved in writing by the Local Planning Authority prior to them being brought into use.

13

Any amendments to the service yard and new car parking that are required as a result of condition 12 shall be implemented prior to those areas being brought into use.

14

Prior to the new car parking area hereby approved on the existing MUGA, being brought into use, details of the boundary treatment and bollards associated with the parking area shall be submitted to and approved in writing by the Local Planning Authority.

15

The details approved under condition 14 shall be implemented prior to the new car park being brought into use.

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

None

**Date of Committee: 8 March 2017**

**Application Number and Address:**

DC/16/01262/FUL  
482 Durham Road  
Gateshead  
NE9 6LQ

**Applicant:**

Sim Trava Limited

**Proposal:**

Change of use of the ground and lower ground floors from a Bank (A2 use) to a coffee shop (mixed use) external seating and amended shopfront (amended 06/01/17, 03/02/17 and 20/02/17 and additional information received 06/02/17 and 20/02/17).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Brendan O'Donnell –(Against)  
Matt Phillips - Agent

An update report was provided which informed the Committee that a letter of support had been received and that the applicant had demonstrated that their delivery vehicle can enter and leave the site to the satisfaction of officers, thereby resolving the only outstanding issue. Consequently the recommendation was changed to grant permission, subject to conditions.

The update report also detailed amendments to the scheme which were identified by the applicant.

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

That permission be GRANTED subject to the following conditions: :

- 1  
Approved Plans
- 2  
Timescale for Development
- 3  
Materials
- 4  
Implement approved materials
- 5  
Acoustic barrier
- 6  
Implement acoustic fencing

- 7  
Landscape scheme for planters and plants
- 8  
Implement landscape scheme
- 9  
Maintenance schedule for planters
- 10  
Implement maintenance schedule
- 11  
Scheme for the management of litter
- 12  
Ventilation grilles
- 13  
Details of the highway works to reinstate a full length kerb with pedestrian dropped kerb
- 14  
Reinstate a full height kerb as approved
- 15  
Implement cycle stands
- 16  
Locking gate to external seating area
- 17  
Implement locking gate to external seating area
- 18  
Servicing strategy
- 19  
Return bins to store on day of collection
- 20  
No mechanical ventilation and extraction
- 21  
Implement mechanical ventilation if scheme approved
- 22  
Hours of Use of the external seating
- 23  
Stack the chairs from external seating area when not in use
- 24  
Opaque window glass

25  
Opening hours

26  
Implement air conditioning unit cabinet

27  
Hours of delivery and service vehicles

28  
No amplified music

29  
Umbrellas shall not exceed 2.5m in height and 16spm in size

30  
No illumination of external seating area

31  
Self closing gate to be kept closed

32  
No additional external flumes or vents

33  
Hours of construction/operation

34  
No open storage

35  
Traffic regulation order

36  
Implement traffic regulation order

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

The Committee decided that amending condition 24 to require the use of opaque window glass, rather than the use of vinyl, would protect the residential amenity of the neighbouring property.



**Date of Committee: 8 March 2017**

**Application Number and Address:**

DC/17/00062/TPO  
2 Moraine Crescent  
Blackhall Mill  
NE17 7DX

**Applicant:**

Mr and Mrs Pettitt

**Proposal:**

Removal of 2 Beech trees in rear garden of 2 Moraine Crescent

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Simon Brough – Agent

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

That Beech tree T1 works be APPROVED subject to the following conditions:

1

The tree work hereby approved shall be completed within 2 years from the date of this consent.

2

The tree work hereby approved shall not exceed the following limits;

Beech tree T1 fell to ground level only

3

1 replacement Beech tree (Standard size, with a clear stem of 1.8m and a circumference of at least 10 to 12 cm 1meter above ground level) must be planted no later than the end of the first planting season following the removal of the abovementioned tree. The species choice and location must be first approved in writing by the Local Authority before the works can take place. If the replacement tree is removed, damaged, becomes diseased or dies, it must be replaced no later than the end of the next available planting season.

That Beech tree T2 works be REFUSED for the following reason (s):

1

The tree forms an important and prominent role within the landscape of the area and its loss would result

in a substantial loss of visual amenity to the neighbourhood.

The Beech tree does not have any serious defects or health concerns that could not be addressed by reasonable remedial works and no supporting information has been submitted that demonstrates that the tree could not be retained safely if sympathetic remedial works were to be carried out. Therefore there is no justification for the removal of the tree. The proposal is therefore contrary to policy ENV44 of Gateshead Councils Unitary Development Plan, CS18 – Green Infrastructure/Natural Environment and the National Planning Policy Framework which seeks to protect tree cover.

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

None

**Date of Committee: 8 March 2017**

**Application Number and Address:**

DC/17/00063/TPO  
Beech Trees  
3 Moraine Crescent  
Blackhall Mill  
NE17 7DX

**Applicant:**

Mr John Brough

**Proposal:**

Removal of 3 Beech trees in rear garden of 3 Moraine Crescent

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

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

That consent be GRANTED, subject to the following conditions:

1

The tree work hereby approved shall be completed within 2 years from the date of this consent.

2

The tree work hereby approved shall not exceed the following limits ;.

Beech trees T1, T2 and T3 fell to ground level only

3

3 replacement Beech trees (Standard size, with a clear stem of 1.8m and a circumference of at least 10 to 12 cm 1meter above ground level) must be planted no later than the end of the first planting season following the removal of the abovementioned tree. The species choice and location must be first approved in writing by the Local Authority before the works can take place. If the replacement tree is removed, damaged, becomes diseased or dies, it must be replaced no later than the end of the next available planting season.

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

**Date of Committee: 8 March 2017**

**Application Number and Address:**

DC/17/00067/FUL  
The One Eyed Stag  
5 The Square  
Whickham  
Newcastle Upon Tyne  
NE16 4JB

**Applicant:**

Mr Paul Walker

**Proposal:**

Variation of Condition 3 (Hours of Operation) of permission DC/16/00728/COU, to allow operation between the hours of 0900 and 2330 Monday to Saturday and between 1000 and 2230 on Sundays and Public Holidays and at no other times (unless otherwise approved in writing) (currently restricted to between the hours of 1130 and 2330 Monday to Thursday, 1100 and 2300 Friday and Saturday and 1200 and 2200 on Sundays and Public Holidays and at no other times)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Gerald Armstrong –(Against)  
Kym Parnell –(Against)  
Paul Walker – Applicant

An update report was provided which detailed a single additional Ward Councillor objection from Councillor Sonya Hawkins.

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

That permission be GRANTED subject to the following condition(s):

1

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

Location Plan

Site Plan

16-006-01 - Existing Plan Layout

16-006-02 - Proposed Floor Layout

16-006-03 - Existing Sections

16-006-04 - Proposed Sections

16-006-05 - Existing and Proposed Shopfront

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

The use hereby approved shall be restricted to between the hours of 0900 and 2330 Monday to Saturday, 1000 and 2230 on Sundays and Public Holidays and at no other times (unless otherwise approved, in advance, in writing by the Local Planning Authority).

4

No deliveries and/or refuse disposal (servicing) shall take place between the hours of 2000 and 0800.

5

No amplified sound system or similar equipment shall be installed or used on the premises at any time unless otherwise approved in writing by the Local Planning Authority.

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

**Date of Committee: 8 March 2017**

**Application Number and Address:**

DC/17/00072/TDPA  
Land Opposite The Highwayman  
Whickham Highway  
Whickham  
NE11 9QJ

**Applicant:**

Cornerstone Telecommunications Infrastructure Ltd

**Proposal:**

Installation of a new 12.5m streetworks column with ancillary works including three antennae and two equipment cabinets

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Councillor Peter Maughan – Against  
Mr Turnbull – (Against)  
Jamaal Hafiz - Applicant Representative

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

The Committee resolved that the application be approved.

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

**Date of Committee: 8 March 2017**

**Application Number and Address:**

DC/17/00074/FUL  
Land South of Westminster Street  
Gateshead

**Applicant:**

Gateshead Regeneration Partnership

**Proposal:**

Erection of electricity substation.

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

An update report was received which notified the Committee of the withdrawal of the application from the agenda and the reasons for this.

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

The Committee agreed to note the WITHDRAWAL of this application from the agenda.

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

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