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## GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 19 April 2017

**PRESENT:** Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, J Adams, L Caffrey, S Craig,  
A Geddes, M Hall, L Kirton, J Lee, K McCartney,  
J McClurey, C McHugh, E McMaster, C Ord, I Patterson,  
J Turnbull, N Weatherley and A Wheeler

**APOLOGIES:** Councillor(s): P Mole and K Wood

### **PD101 MINUTES**

The minutes of the meeting held on 29 March were approved as a correct record and signed by the Chair.

### **PD102 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **PD103 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.

### **PD104 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.

**PD105 PLANNING APPEALS**

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

It was reported that one new appeal has been lodged since the last meeting (Land at Soka Wine Centre, Durham Road, Birtley).

It was also reported that there is another appeal in progress (Land at Portobello Road, Birtley).

The Committee was asked to note that the appeal in respect of an application to erect a two storey dwellinghouse at Rockwood Hill Road, Greenside Ryton (DC/16/00615/FUL) was dismissed.

RESOLVED: That the information be noted.

**PD106 PLANNING OBLIGATIONS**

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

It was reported that since the last meeting there has been two new planning obligations and that two new payments have been received.

RESOLVED: That the information be noted.

**Chair.....**

<b>Date of Committee: 19 April 2017</b>	
<b>Application Number and Address:</b>  DC/16/01182/FUL Land at Ellison Terrace Greenside Ryton NE40 4BL	<b>Applicant:</b>  ISM Properties Ltd
<b>Proposal:</b>  Construction of three houses with parking area (amended 16/02/17 and 08/03/17 and description amended 14.03.2017).	
<b>Declarations of Interest:</b>	
<b>Name</b>	<b>Nature of Interest</b>
None	
<b>List of speakers and details of any additional information submitted:</b>  This application was first considered by the Committee at its meeting on 29 March, having heard speakers at that meeting the Committee decided to undertake a site visit. In accordance with the Development Control protocol, there was therefore no requirement for speakers at this meeting.	
<b>Decision(s) and any conditions attached:</b>  That permission be REFUSED for the following reason:  The development would be harmful to the character and appearance of the area due to the height of the proposed dwellings and how they would relate to the height of the existing dwellings in the area and due to the proximity of the principle elevation to the front of the site.  For the above reasons, it is considered that the proposal would be harmful to the character and appearance of the area and therefore would fail to accord with the NPPF (2012), policy CS15 of the Newcastle Gateshead Core Strategy (2015) and saved policy ENV3 of the Unitary Development Plan (saved 2012).	
<b>Any additional comments on application/decision:</b>  The officer recommendation had been to grant permission however the Committee determined that the harmful impact of the development on the character and appearance of the area, due to its scale, outweighed the recommendation to grant and therefore refused the application.	

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