

Date of Committee: 12 July 2017

Application Number and Address:

DC/17/00428/FUL
8 Thirlmere
Birtley
Chester le Street
DH3 2JY

Applicant:

Miss K Bruce

Proposal:

Change of use of the premises incorporating the use of the garage as dog grooming salon, use of the premises for dog boarding thereby creating a mixed use of dog grooming, dog boarding and residential (Sui Generis) (retrospective)

Declarations of Interest:

Name

Nature of Interest

List of speakers and details of any additional information submitted:

Mrs Katheen Dobson – Neighbour speaking against the application
Miss K Bruce – Applicant

Decision(s) and any conditions attached:

That permission be REFUSED for the following reason(s)

a) the noise and disturbance, lack of privacy and overlooking and security concerns arising from the business uses, coupled with extended hours of operation, to include later in the evening and public holidays, are such that the impact upon residential amenity of neighbours is unacceptably detrimental. The development is thus contrary to the NPPF, policy CS14 of the CSUCP and saved policy DC2 of the UDP

Any additional comments on application/decision:

Date of Committee: 12 July 2017

Application Number and Address:

DC/17/00563/FUL
Land at Ellison Terrace
Greenside
Ryton
NE40 4BL

Applicant:

ISM Properties Ltd

Proposal:

Construction of three terraced houses with parking area

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Jack Graham – Ward Councillor speaking against the application
Mr Malcolm Gallagher – local resident speaking against the application
Mr Barry Mason – Agent, speaking in favour of the application

Decision(s) and any conditions attached:

That permission be REFUSED for the following reason(s)

a) the development would result in the overdevelopment of the plot, the properties would be too high relative to the existing dwellings in the area and the principle elevation would be too close 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)

Any additional comments on application/decision:

Committee overturned officer recommendation

Date of Committee: 12 July 2017

Application Number and Address:

DC/17/00156/COU
Site of Scottish Motor Auctions Group
Shadon Way
Birtley

Applicant:

Wilsons Auctions

Proposal:

Change of use from unused land to a hardstanding parking area with drive through route and enclosure by means of a new perimeter security fence

Declarations of Interest:

Name	Nature of Interest
None	

List of speakers and details of any additional information submitted:

Not applicable in accordance with the decision of the Committee

Decision(s) and any conditions attached:

The permission be REFUSED for the following reasons

- a) the development results in the loss of a green buffer zone between the residential area of Birtley Lane and Fell Close and the commercial area of Portobello Road Industrial Estate. This has a detrimental impact on the character of the residential area and adversely affects the residential amenity.
- b) the movement and storage of vehicles in close proximity to residential properties has a detrimental impact on the amenity of occupiers of those properties and is contrary to the aims and objectives of policy DC2 of the Unitary Development Plan.

Any additional comments on application/decision:

Committee overturned officer recommendation

Date of Committee: 12 July 2017

Application Number and Address:

DC/17/00481/COU
Former Lloyds Bank
Lane Head
Ryton
NE40 3NA

Applicant:

Done Brothers (Cash Betting) Ltd

Proposal:

Change of use of vacant ground floor (previously a bank/A2) to Betting Shop (Sui Generis) also raising of roof and construction of new shopfront (amended 31/05/17).

Declarations of Interest:

Name

None

Nature of Interest

List of speakers and details of any additional information submitted:

Not applicable in accordance with the decision of the Committee

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary

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

Location Plan received 15.05.2017
1225BF-SF rev1
1225BF-LP rev 1

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 opening hours of the premises shall be restricted to 8 am until 10 pm every day.

Any additional comments on application/decision:

None

