

Date of Committee: 8 March 2017

Application Number and Address:

DC/16/00722/COU
Skills Academy for Construction
Kingsway South
Team Valley
Gateshead
NE11 0JL

Applicant:

SEVCON Ltd

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: