



*PLANNING AND DEVELOPMENT COMMITTEE
SUPPLEMENTARY INFORMATION*

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

Item	Business
4.1	No 1 - Woodmans Arms Fellside Road, Gateshead (Pages 3 - 6)

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UPDATE

**REPORT OF THE
SERVICE DIRECTOR, PLANNING, CLIMATE CHANGE AND STRATEGIC
TRANSPORT**

**TO THE PLANNING AND DEVELOPMENT COMMITTEE ON
3 August 2022**

Please note this document should be read in conjunction with the main report of the Service Director, Planning, Climate Change and Strategic Transport

MINOR UPDATE

Application No:	DC/22/00051/COU
Site:	Woodmans Arms Fellside Road Whickham NE16 5BB
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)
Ward:	Whickham South And Sunnyside
Recommendation:	GRANT
Application Type	Change of Use

Reason for Minor Update - further representations made requesting deferral of the application and an update to the planning history

A further representation has been received on behalf of all Fellside Residents on 29 July 2022 requesting that the application be deferred, raising the following points:

- The Officer's assessment and draft decision is based on a false and inaccurate planning statement which prejudices any approval decision
- There is a discrepancy between the Planning Statement and previous advice provided by Environmental Health which has not been considered
- The discrepancies make the current determination insufficiently robust to be persisted as a legal decision, which would affect future enforcement
- The speaking time allowed at Committee is insufficient
- Planning Committee is not an appropriate body to consider or adjudicate this detail
- It is requested that the Planning Statement discrepancy is resolved and further assessment, consideration and consultation occurs according to a true statement of noise mitigation post-10pm, prior to the application being referred to a subsequent committee
- Procedural fairness and natural justice for the Fellside Community is in question.

A second further representation has been received on behalf of all Fellside Residents on 29 July 2022. This states that the representation made on 19 July 2022 has not been fully considered or represented and that the discrepancies highlighted have not been addressed. The representation states that a request has been made for the application to be deferred until this is resolved.

A representation has been received from Councillor Wallace on 1 August 2022 supporting residents' request to postpone the determination of this application on the basis that there are a number of loose ends which need resolution before the Committee can consider the application.

A further representation has been received from Councillor Ord on 1 August 2022 supporting residents' request for a postponement of the application until the issues raised in the representation of 29 July 2022 are looked into.

A further representation has been received from Liz Twist MP on 2 August 2022 which requests that the application be deferred from Planning Committee, particularly in view of the submission of application ref. DC/22/00798/FUL. The representation states that the issues raised by the two applications should be considered together and that potential conditions should overlap and work together.

The following application is to be added to the planning history of the main report

DC/22/00798/FUL - Expansion of external seating and covered terrace areas to south of Public House and siting of metal grain silo containing private function space, and installation of 5no. columns supporting lighting/CCTV (retrospective). PENDING CONSIDERATION.

SEE MAIN AGENDA FOR OFFICERS REPORT.