



## **PLANNING AND DEVELOPMENT COMMITTEE SUPPLEMENTARY INFORMATION**

**Wednesday, 7 April 2021 at 10.00 am at the <https://youtu.be/mAF8JnNb-Cg>**

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Item	Business
2.	<p><b>Minutes</b> (Pages 3 - 20)</p> <p>The Committee is asked to approve as a correct record the minutes of the meeting held 24 February 2021 (copy previously circulated).</p>
5.	<p><b>Delegated Decisions</b> (Pages 21 - 30)</p> <p>Report of the Strategic Director, Communities and Environment</p>
6.	<p><b>Enforcement Team Activity</b> (Pages 31 - 32)</p> <p>Report of the Strategic Director, Communities and Environment</p>
7.	<p><b>Enforcement Action</b> (Pages 33 - 42)</p> <p>Report of the Strategic Director, Communities and Environment</p>
8.	<p><b>Planning Appeals</b> (Pages 43 - 60)</p> <p>Report of the Strategic Director, Communities and Environment</p>
9.	<p><b>Planning Obligations</b> (Pages 61 - 88)</p> <p>Report of the Strategic Director, Communities and Environment</p>

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# Public Document Pack Agenda Item 2

## GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 24 February 2021

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

Councillor(s): M Hood, Anderson, D Burnett, L Caffrey, S Craig, S Dickie, K Ferdinand, A Geddes, L Kirton, J Lee, K McCartney, J McClurey, E McMaster, C Ord, R Oxberry, I Patterson, J Turnbull, R Waugh, A Wheeler and K Wood

**APOLOGIES:** Councillor(s): M Hall

### **PD589 MINUTES**

The minutes of the meeting held on 3 February 2021 were approved as a correct record and signed by the Chair.

### **PD590 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **PD591 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.

### **PD592 ENFORCEMENT TEAM ACTIVITY**

The report was previously circulated to the Committee for information and to be noted.

**PD593 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.

**PD594 PLANNING APPEALS**

The report was previously circulated to the Committee for information and to be noted.

**PD595 PLANNING OBLIGATIONS**

The report was previously circulated to the Committee for information and to be noted.

**Chair.....**

Date of Committee: 24 February 2021

**Application Number and Address:**

DC/19/01048/REM  
Dunston Hill Hospital  
Whickham Highway  
Whickham  
NE11 9QT

**Applicant:**

Gateshead Health NHS Foundation Trust

**Proposal:**

Application for the approval of reserved matters relating to the appearance, landscaping, layout and scale for the demolition of the existing Dunston Hill Hospital and the erection of 35 dwellinghouses and associated works pursuant to outline planning approval DC/13/00195/OUT (amended 20/11/20) and 09/02/21 and additional information received 09/2/21).

**Declarations of Interest:**

Name	Nature of Interest
None	None

**List of speakers and details of any additional information submitted:****Reason for Minor Update****Further representations made**

A single letter of support has been received, the letter of support states the development will introduce additional housing stock and would be a good use of the derelict hospital.

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

GRANT SUBJECT TO A SECTION 106A AGREEMENT:

1) The agreement shall include the following obligations to secure:

- Provision of affordable housing;
- Creation of offsite ecology mitigation/compensation to be linked with DC/20/01061/FUL

2) That the Service Director of Development, Transport and Public Protection be authorised to conclude the agreement.

3) That the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

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

PLN1. Site Location Plan Rev B  
PLN2. General Arrangement 1 Rev F  
PLN2. General Arrangement 2 Rev F  
PLN3. Boundary Treatment Plan Rev F  
PLN4. Surface Treatment Plan Rev F  
PLN5. Elevation Treatment Plan Rev F  
PLN6. Management Company Plan Rev E  
PLN7. Site Execution Plan Rev F  
PLN8. Noise Attenuation Plan Rev D  
PLN9. Ecology Mitigation Plan Rev D  
PLN10. Basic Arrangement Plan Rev F  
30050 SH DHH PCSP Rev B Swept Path and Visibility Splay  
D001 Engineering Layout Rev 10  
D100 Proposed Levels Rev 6  
D200 Impermeable Areas Rev 4  
D202 Flood Routing Plan Rev 4  
D204 Proposed Drainage Rev 8  
D205 Basin Sections Detail Rev 3  
Proposed Longsections 1of2 Rev 6  
Proposed Longsections 2of2 Rev 6  
D500 Kerbs Surfacing Plan Rev 3  
D800 S38 Plan Rev 3  
D801 S104 Plan Rev 3  
D900 Vehicle Tracking Rev 4  
9177 Flood Risk Assessment and Drainage Strategy V2  
Dunston 1-2-30-100 Year Calculations  
Dunston 100 Year + 40% Calculations  
Dunston 100 Year + 40% + 10% Creep Calculations  
30050 SH DHH TCM Proposed Traffic Calming Measures  
Topographical Survey TS01 1of2  
Topographical Survey TS01 2of2  
Dunston Arboricultural Impact assessment V5  
PLN12. Tree Protection Plan Rev B  
Dunston Hill Archaeological Desk Based Assessment  
Dunston Hill Heritage Statement  
Design and Access Statement  
Dunston Hill Hospital Ecological Impact Appraisal R05  
Dunston Hill Hospital Bat Report R04  
Dunston Hill Hospital Breeding Birds Survey R02  
C8641 Geoenvironmental Appraisal  
C8641 Ground Gas Risk Assessment  
Charlton A04 PD House Type  
Hewson A04 PD House Type  
Lawson A04 PD House Type  
Masterton A04 PD House Type  
Sanderson A03 PD House Type  
Wilson A05 PD House Type  
3714 101X Landscape Layout

3714 201X Planting Plan (1 of 3)  
3714 201X Planting Plan (2 of 3)  
3714 201X Planting Plan (3 of 3)  
Landscape Impact Statement of Compliance  
Reserved Matters Compliance Statement  
Interim Travel Plan

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 2 years from the date of this approval of the reserved matters.

(N.B. if the reserved matters are approved on different dates, the two-year period is calculated from the approval of the last such matter to be approved.)

3

No demolition of the gardener's cottage and Anderson shelter (to the south of the site) shall take place until the scoping of programme of archaeological building recording has been submitted to and approved in writing by the Local Planning Authority.

4

The archaeological building recording approved under Condition 3 shall be completed in full and a report of the result shall be submitted to the Local Planning Authority, prior to the demolition of the gardener's cottage and Anderson shelter buildings on site.

5

No groundworks shall take place within the open areas in the north-western and southern parts of the site, until the specification for a programme of archaeological groundwork monitoring has been submitted to and approved in writing.

6

The development shall be undertaken in full accordance with the programme of archaeological groundwork monitoring approved at condition 5. Thereafter, no dwellinghouse hereby approved shall be occupied until the report of the results of the observation of groundworks shall be submitted to and subsequently approved in writing by the Local Planning Authority.

7

No dwellinghouse hereby approved shall be occupied until the final details of traffic calming measures within the application site, to secure a 20mph speed limit have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for their implementation.

8

The traffic calming measures approved under Condition 7 shall be completed in full accordance with the approved details and the timetable for implementation.

9

Prior to the first occupation of any dwellinghouse hereby approved final details of weatherproof cycle storage for each dwellinghouse including details of the locking mechanism and anchor point shall be submitted to and approved in writing by the Local Planning Authority.

10

The cycle storage provision approved at Condition 9 shall be provided for each dwellinghouse prior to the respective dwellinghouse being occupied.

11

No dwelling hereby approved shall be occupied until a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

Evidence of the implementation of the approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

12

The Travel Plan approved under condition 11 shall be wholly implemented in accordance with the approved details.

13

A landscape and ecological management plan (LEMP) for all retained landscaping features and proposed landscaping shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the first occupation of any dwellinghouse hereby approved.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

14

All retained and proposed landscape features shall be managed in full accordance with the LEMP approved under condition 13.

15

No development (including demolition) shall commence until an Amphibian Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority.

The AMS shall include the following measures and a timetable for their provision, implementation and retention:

- (a) details of onsite measures to avoid impacts on habitats and species



- (b) the timing of works
- (c) proposed working methods
- (d) details of how excavations will be covered during construction

#### Reason for Pre-Commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the site clearance and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance and construction works and the manner in which they are undertaken could harm existing ecology on the site.

16

The development shall be undertaken in full accordance with the AMS approved under condition 15.

17

No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) has been submitted to and subsequently approved in writing by the Local Planning Authority.

18

All hard landscaping shall be completed in full accordance with the details approved at Condition 17 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

19

No dwellinghouse hereby permitted until the final details of the pedestrian/cycle route to the south of site onto Whickham Highway has been submitted to and approved in writing by the Local Planning Authority. The detail shall include a timetable for implementation, as well as details of gradients, materials and any highways works e.g. signage, dropped kerbs or lining required to create a cycle connection onto Whickham Highway.

20

The pedestrian/cycle route approved under Condition 20 shall be completed in full accordance with the approved details and timetable for implementation.

**Date of Committee: 24 February 2021**

**Application Number and Address:**

DC/20/01061/FUL  
Dunston Hill Hospital  
Whickham Highway  
Whickham  
NE11 9DL

**Applicant:**

Story Homes  
=

**Proposal:**

The demolition of the walled garden and former Woodside Centre Day Care, and proposed development of 11 residential dwellings (C3), with associated new walled garden, parking and landscaping.

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

None

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

GRANT SUBJECT TO A SECTION 106 AGREEMENT:

1) The agreement shall include the following obligations to secure:

- Provision of affordable housing;
- Creation of offsite ecology mitigation/compensation to be linked with DC/19/01048/REM.

2) That the Service Director of Development, Transport and Public Protection be authorised to conclude the agreement.

3) That the Service Director of Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

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

- PLN1. Site Location Plan Rev B
- PLN2. General Arrangement 1 Rev F
- PLN2. General Arrangement 3 Rev F
- PLN3. Boundary Treatment Plan Rev F
- PLN4. Surface Treatment Plan Rev F
- PLN5. Elevation Treatment Plan Rev F
- PLN6. Management Company Plan Rev E

PLN7. Site Execution Plan Rev F  
 PLN8. Noise Attenuation Plan Rev D  
 PLN9. Ecology Mitigation Plan Rev D  
 PLN10. Basic Arrangement Plan Rev F  
 30050 SH DHH PCSP Rev B Swept Path and Visibility Splay  
 D001 Engineering Layout Rev 10  
 D100 Proposed Levels Rev 6  
 D200 Impermeable Areas Rev 4  
 D202 Flood Routing Plan Rev 4  
 D204 Proposed Drainage Rev 8  
 D205 Basin Sections Detail Rev 3  
 Proposed Longsections 1of2 Rev 6  
 Proposed Longsections 2of2 Rev 6  
 D500 Kerbs Surfacing Plan Rev 3  
 D800 S38 Plan Rev 3  
 D801 S104 Plan Rev 3  
 D900 Vehicle Tracking Rev 4  
 19177 Flood Risk Assessment and Drainage Strategy V2  
 Dunston 1-2-30-100 Year Calculations  
 Dunston 100 Year + 40% Calculations  
 Dunston 100 Year + 40% + 10% Creep Calculations  
 30050 SH DHH TCM Proposed Traffic Calming Measures  
 Topographical Survey TS01 1of2  
 Topographical Survey TS01 2of2  
 Dunston Arboricultural Impact assessment V5  
 PLN12. Tree Protection Plan Rev B  
 Dunston Hill Archaeological Desk Based Assessment  
 Dunston Hill Heritage Statement  
 Design and Access Statement  
 Dunston Hill Hospital Ecological Impact Appraisal R05  
 Dunston Hill Hospital Bat Report R04  
 Dunston Hill Hospital Breeding Birds Survey R02  
 C8641 Geoenvironmental Appraisal  
 C8641 Ground Gas Risk Assessment  
 Fulford A01 PD House Type  
 Rushford A01 PD House Type  
 3714 101X Landscape Layout  
 3714 201X Planting Plan (2 of 3)  
 Landscape Visual Impact Assessment  
 Planning Statement  
 Retaining Wall Structural Survey  
 PLN13. Walled Garden Proposed Elevation (-)  
 Proposed Replacement Brick Sample Photograph 1  
 Proposed Replacement Brick Sample Photograph 2  
 Proposed Replacement Brick Sample Photograph 3  
 Transport Statement  
 Interim Travel Plan

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

No dwelling hereby approved shall progress above damp proof course until an external materials schedule has been submitted to and approved in writing by the Local Planning Authority and samples of the materials, colours and finishes to be used on the external surfaces have been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

4

The development hereby approved shall be undertaken in accordance with the materials schedule approved at condition 3.

5

Prior to the rebuilding of the walls associated with the walled garden final details of the rebuild shall be provided, these details shall include a full scaled elevation, details of where reclaimed material will be used, details of where (and what) replacement material will be used shall be submitted to and subsequently approved in writing by the Local Planning Authority.

6

The development shall be completed in accordance with the details approved under Condition 5 and retained as such in accordance with the approved details thereafter.

7

No demolition of or works to the walls associated with the locally listed walled garden shall take place until the scoping of programme of archaeological building recording has been submitted to and approved in writing by the Local Planning Authority.

8

The archaeological building recording approved under Condition 7 shall be completed in full and a report of the result shall be submitted to the Local Planning Authority, prior to the demolition of any buildings/structures on site.

9

No development (including demolition) shall commence until a Demolition and Construction Management Plan (DCMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include:

- a dust management plan
- a noise management plan
- contractor parking

All external works and ancillary operations in connection with the demolition and/or construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time

on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

Any temporary alteration to the working hours set out in this condition shall be submitted as part of the DCMP and approved in writing by the Local Planning Authority.

#### Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the demolition and construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition and construction works and the manner in which they are undertaken could affect adjacent occupiers.

10

The development shall be implemented in accordance with DCMP measures approved at condition 9.

11

No dwellinghouse hereby approved shall be occupied until the final details of traffic calming measures within the application site have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for their implementation.

12

The traffic calming measures approved under Condition 11 shall be completed in full accordance with the approved details and the timetable for implementation.

13

Prior to the first occupation of any dwellinghouse hereby approved final details of weatherproof cycle storage for each dwellinghouse including details of the locking mechanism and anchor point shall be submitted to and approved in writing by the Local Planning Authority.

14

The cycle storage provision approved at Condition 13 shall be provided for each dwellinghouse prior to the respective dwellinghouse being occupied.

15

No dwelling hereby approved shall be occupied until a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

Evidence of the implementation of the approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

16

The Travel Plan approved under condition 15 shall be wholly implemented in accordance with the approved details.

17

A landscape and ecological management plan (LEMP) for all retained landscaping features and proposed landscaping shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the first occupation of any dwellinghouse hereby approved.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

18

All retained and proposed landscape features shall be managed in full accordance with the LEMP approved under condition 17.

19

Prior to the commencement of the demolition hereby approved, an Interim Phase II Detailed Risk Assessment must be submitted to and approved in writing, by the Local Planning Authority. Following demolition, and prior to the commencement of any underground works associated with the development, an intrusive site investigation shall be undertaken, and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, soil sampling, chemical laboratory testing, to assess potential contamination issues.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to the environment, future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

20

Prior to commencement of the development hereby permitted (excluding demolition), where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and submitted for the written approval of the Local Planning Authority.

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

21

The details of remediation measures approved under condition 20 shall be implemented in full prior to commencement of the development hereby permitted (excluding demolition) and maintained for the life of the development.

22

Following completion of the remediation measures approved under condition 20 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

23

In the event that contamination is found at any time when carrying out the approved development that was not previously identified 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 shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

24

No development (excluding demolition) shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include;

- an assessment of the potential for disposing of surface water by means of a sustainable drainage system
- information about the design storm period and intensity
- the method employed to delay and control the surface water discharged from the site
- the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- a timetable for its implementation; and
- a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

25

The drainage scheme approved under condition 24 shall be implemented in accordance with the approved timetable and managed and maintained in accordance with the approved details thereafter.

26

No development hereby approved (excluding demolition) shall commence until the final details of the site access off Mansion Heights, including the proposed visibility splay has been submitted to and approved in writing by the Local Planning Authority.

27

The development shall be carried out in full accordance with the site access detail approved at Condition 26.

28

No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) has been submitted to and subsequently approved in writing by the Local Planning Authority.

29

All hard landscaping shall be completed in full accordance with the details approved at Condition 24 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.



**Date of Committee: 24 February 2021**

**Application Number and Address:**

DC/20/01111/COU  
10 Tynevale Terrace  
Teams  
Gateshead  
NE8 2XY

**Applicant:**

Ashdown Care

**Proposal:**

Proposed change of use from dwellinghouse (use class C3) to residential children's home (use class C2) (additional information received 08/01/21).

**Declarations of Interest:**

<b>Name</b>	<b>Nature of Interest</b>
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None	
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**List of speakers and details of any additional information submitted:**

Councillor Brenda Clelland spoke in objection to the application

Mr Gary Candlish spoke in favour of the application

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

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection 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 -

A-05\_00-100\_LOCATIONS AND SITE PLANS

A-00\_00-000\_EXISTING GROUND FLOOR PLAN

A-00\_00-100-200\_EXISTING FIRST AND SECOND FLOOR PLANS

A-00\_00-51\_EXTERNAL ELEVATIONS

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

Upon commencement of the use hereby permitted, the operation of the premises shall, at all times, be carried out in complete accordance with "Tynevale - 10

Tynevale Terrace , Gateshead. Management Plan" unless an alternate management plan has first been submitted to and approved in writing by the Local Planning Authority. Any alternate management plan shall be required to demonstrate how the property will be managed, to minimise impact on neighbouring occupiers.



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## REPORT OF THE STRATEGIC DIRECTOR COMMUNITIES AND ENVIRONMENT

### TO THE PLANNING AND DEVELOPMENT COMMITTEE ON 7 APRIL 2021:

PART TWO: THE FOLLOWING APPLICATIONS, DETERMINED SINCE THE LAST COMMITTEE MEETING IN ACCORDANCE WITH THE POWERS DELEGATED UNDER PART 3, SCHEDULE 2 (DELEGATIONS TO MANAGERS) OF THE COUNCIL CONSTITUTION, ARE LISTED FOR INFORMATION ONLY.

<b>Application ref.</b>	<b>Nature of proposed development</b>	<b>Location of proposed development</b>	<b>Decision</b>	<b>Ward</b>
DC/19/01211/FUL	Erection of commercial vehicle centre (mixed B1, B2 and B8 use) (amended 20/02/20).	ALLIED BAKERIES GATESHEAD, F28,	Granted;	Lobley Hill And Bensham
DC/20/00212/HHA	Proposed rear single storey extension with roof lights, new room in roof space with balcony and enlarged front porch incorporating dormer feature window above	7 Thornley Lane, Rowlands Gill,	Granted;	Winlaton And High Spen
DC/20/00757/CPL	CERTIFICATE OF PROPOSED LAWFUL USE: storage of food stuffs (Class B8: Storage or Distribution), with ancillary food preparation and food delivery (Class B1(c), with a small toilet, canteen and warehouse manager's office (description amended 11.03.21, additional information 10.02.21)	Unit 3, Blezard Court,	Granted;	Blaydon

DC/20/00898/ADV	Upgrade of 2 no. existing 48 sheet adverts with "D-Posters" to display digital and illuminated advertisements.	Dutton Court, Chainbridge Road,	Split decision;	Blaydon
DC/20/00902/HHA	Proposed single storey front extension.	16 Fairfield Avenue, Whickham,	Granted;	Whickham South And Sunnyside
DC/20/01021/FUL	Change of use of part of a stable/storage building into a 4-bedroom bungalow for use as self-catered holiday accommodation, elevational alterations and formation of fenced horse exercise arena.	Winchester, Northside,	Granted;	Lamesley
DC/20/01023/HHA	Proposed single storey front porch, single storey rear with terraced area above and two storey side extension (Amended Plans received 07.01.2021).	20 Glamis Crescent, Lockhaugh,	Granted;	Winlaton And High Spen
DC/20/01038/HHA	Proposed partial demolition and proposed single storey extension to the East elevation and increase height of existing detached garage with new roof (Amended Plans received 17.12.20 amd 19.02.20, Amended Description 19.02.20).	South Dene House , Sidmouth Road,	Granted;	Chowdene

DC/20/01047/HHA	Proposed first floor side extension and loft conversion (Amended Plans received 16.03.2021)	11 Beechwood Avenue, Gateshead,	Granted;	Chowdene
DC/20/01087/HHA	Proposed single storey side extension	Fair View , 4 Wellfield Road,	Granted;	Chopwell And Rowlands Gill
DC/20/01090/HHA	Proposed roof alterations and extension to front elevation to incorporate porch.	26 Westfield Avenue, Crawcrook,	Granted;	Crawcrook And Greenside
DC/20/01098/LBC	LISTED BUILDING CONSENT: Installation of roof flue to service boiler.	6B Woodbine Place, Bensham,	Granted;	Bridges
DC/20/01110/LBC	LISTED BUILDING CONSENT: Conversion of former boiler shop to 58 apartments with associated parking and external bin stores (amended 15/02/21).	Block 2 , Half Moon Lane,	Granted;	Bridges

DC/20/01115/FUL	VARIATION OF CONDITION 1 (approved plans in relation to the Boiler Shop building and its car park) of permission DC/20/00137/FUL for demolition & conversion of redundant & existing buildings, erection of new buildings with associated access roads, parking and open space to provide accommodation for residential use (class C3), hotel use (class C1), office use (class B1), leisure use (class D2) and food and drink use (class A3) (Amended information received 15.01.2021 and amended 15/02/21).	Block 2 , Half Moon Lane,	Granted;	Bridges
DC/20/01123/FUL	Erection of two single storey shop units (A1 use class) with associated car parking and servicing to rear (revised application) (description amended and revised plans received 19.03.2021).	Land North Of Arndale House, Durham Road,	Granted;	Birtley
DC/20/01132/HHA	Erection of a front porch, single storey extensions to the side and rear, and a loft conversion with dormer (Amended Plans and description 24.03.2021).	7 Newcastle Bank, Northside,	Granted;	Lamesley



DC/20/01145/HHA	Erection of a two storey side extension, front porch and external works to form larger parking area and removal of hedging to side boundary and a 1.8 metres fence (amended plan received 15.03.21)	26 Beechwood Avenue, Lyndhurst,	Granted;	Chowdene
DC/20/01171/HHA	Terracing of rear garden	55 Shotley Gardens, Gateshead,	Granted;	Low Fell
DC/20/01172/HHA	Terracing of rear garden	57 Shotley Gardens, Gateshead,	Granted;	Low Fell
DC/20/01157/TPO	Works to 1 Beech tree and 1 Lime tree in garden of 59 Broom Lane.	Greenbank , 59 Broom Lane,	Granted;	Dunston Hill And Whickham East
DC/20/01161/HHA	Proposed single storey side extension (amended plans received 08.03.2021 and 10.03.2021).	13 Broomlaw, Beacon Lough Estate,	Granted;	High Fell
DC/20/01174/HHA	Proposed two storey side extension	15 Torquay Gardens, Chowdene,	Granted;	Chowdene
DC/20/01179/HHA	First floor side and single storey front extension (as amended 28.01.21)	4 The Cedars, Whickham,	Granted;	Whickham South And Sunniside
DC/21/00009/CPL	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE/DEVELOPMENT: Single storey rear extension to domestic dwelling (amended plans 28.02.21)	Friarsgarth , Nursery Lane,	Granted;	Windy Nook And Whitehills

DC/21/00014/HHA	Proposed single storey rear extension	86 Knightside Gardens, Dunston,	Granted;	Dunston Hill And Wickham East
DC/21/00015/HHA	Proposed single storey extension to replace existing conservatory and new rooflights added to existing porch and master bedroom/ensuite	37 Thornhill Close, Dunston,	Granted;	Dunston And Teams
DC/21/00033/FUL	Installation of one new 6.0m. wide x 4.5m. high electrically operated roller shutter door.	Zentia (Formerly Armstrong) , Kingsway South,	Granted;	Lamesley
DC/21/00036/HHA	Proposed single storey side extension	15 Cramond Court, Gateshead,	Granted;	Low Fell
DC/21/00064/TPO	Works to 1 Beech tree and 1 Birch tree in garden of 15 Beech Gardens.	15 Beech Gardens, Gateshead,	Granted;	Low Fell
DC/21/00046/HHA	Erection of a single storey rear extension	6 Elmtree Drive, Greenside,	Granted;	Crawcrook And Greenside
DC/21/00048/COU	Change of use of land to provide 4 glamping pods and retention of existing shepherd's hut on land at Cutthorns Farm, Gibside.	Cutthorns Farm , Hillhead Lane,	Granted;	Whickham South And Sunnyside
DC/21/00050/HHA	Proposed ground floor rear extension	22 Derwent Water Drive, Blaydon On Tyne,	Granted;	Ryton Crookhill And Stella

DC/21/00052/HHA	Proposed single storey extension to rear of property with roof lantern	14 Coach Road, Lamesley,	Granted;	Lobley Hill And Bensham
DC/21/00079/HHA	Proposed single storey side extension and single storey front extension with canopy over existing front window (revision of DC/20/00415/HHA)	53 Sherburn Way, Felling,	Granted;	Wardley And Leam Lane
DC/21/00063/HHA	Erection of a proposed tree house with attached play structure	Greyholme, Wynbury Road,	Granted;	High Fell
DC/21/00067/HHA	Proposed two-storey extension to front elevation and part 2 storey/part single storey extension to rear elevation.	90 Dominies Close, Rowlands Gill,	Granted;	Chopwell And Rowlands Gill
DC/21/00078/RGD P	DETERMINATION OF PRIOR APPROVAL: Proposed change of use from offices (use class B1(a)) to dwellinghouse (use class C3) (additional information received 10.02.2021)	3 Greens Farm Yard, Consett Road,	Granted;	Lobley Hill And Bensham
DC/21/00071/FUL	Installation of vacuum waste extraction plant equipment, including waste compactors within service yard, extraction ductwork and vacuum plant to southern elevation (already commenced).	Unit 12A, Follingsby Close,	Granted;	Wardley And Leam Lane

DC/21/00073/COU	Change of use from storage of hay/straw/plant machinery to doggy day care for up to 40 dogs (amended description 17.02.2021) (amended plans 18.02.2021)	Crookgate Stables Opposite Holly Farm, Fellside Road,	Granted;	Whickham South And Sunnyside
DC/21/00074/HHA	Proposed single storey rear extension with 2no. rooflights	8 Elgin Road, Carr Hill,	Granted;	Deckham
DC/21/00144/HHA	Retrospective porch extension (description amended 18.03.21)	5 East Acres, Blaydon On Tyne,	Granted;	Blaydon
DC/21/00082/FUL	Erection of bin store and installation of air conditioning plant.	The Edge , Fifth Avenue,	Granted;	Lobley Hill And Bensham
DC/21/00085/ADV	Conversion of existing internally illuminated advertisement poster to an illuminated digital advertising display.	592 Durham Road, Gateshead,	Refused;	Low Fell
DC/21/00111/HHA	Variation of conditions 1 and 3 of application number DC/20/00808/HHA for a detached garden room	38 Grayling Road, Gateshead,	Granted;	Lobley Hill And Bensham
DC/21/00096/HHA	Proposed replacement porch over existing entrance to the South elevation	Southfield , 43 Grange Road,	Granted;	Ryton Crookhill And Stella

DC/21/00098/COU	Change of use of summer house (Use Class C3) to dog grooming business (Sui Generis), resulting in a mixed use (Sui Generis).	8 Bute Drive, High Spennings, High Spennings	Granted;	Winlaton And High Spennings
DC/21/00100/HHA	Single storey rear extension (amended plans received 08.03.21)	Rockverne Cottage , 1 Kyo Lane,	Granted;	Crawcrook And Greenside
DC/21/00103/TDPA	Installation of 3no. replacement antennas, 1no. new support pole, 1no. GPS node, and ancillary development (amended plan received 12.03.2021).	Telecommunications Site On Rooftop Of The Swallow Hotel Gateshead , High West Street,	Granted;	Bridges
DC/21/00120/HHA	Replacement of existing first floor rear conservatory and balcony with rear orangery extension incorporating juliet balcony	36 Woodlands Park Drive, Axwell Park,	Granted;	Blaydon
DC/21/00150/FUL	Conversion of Warden's House to 2no. two bedroom flats	Lawrence Hill Court, Thorne Avenue,	Granted;	Wardley And Leam Lane
DC/21/00189/HHA	Single storey rear extension	10 Lady Park, Lamesley,	Granted;	Lamesley

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**TITLE OF REPORT:** Enforcement Team Activity

**REPORT OF:** Anneliese Hutchinson, Service Director, Development, Transport and Public Protection

### Purpose of the Report

1. To advise the Committee of the activity of the Enforcement Team since the last Committee meeting.

### Background

2. The Enforcement team deal with proactive and reactive investigations in relation to Planning, Highway and Waste related matters.

### Recommendations

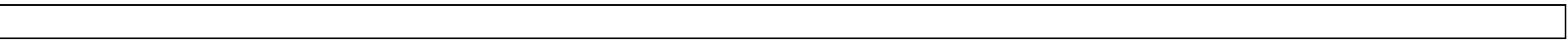
3. It is recommended that the Committee note the report.

Within the date range commencing 03.03.21 and ending 24.03.21 the enforcement team has received **80** new service requests. Officer are currently being redeployed at present to enforce Covid legislation.

Type of complaint	New complaints received	Cases allocated to officer	Cases resolved	Pending prosecutions
<b>PLANNING</b>	50	21	31	0
<b>HIGHWAYS</b>	11	3	9	0
<b>WASTE</b>	19	13	19	49
<b>TOTALS</b>	80	37	59	49

### COURT HEARINGS

The Enforcement Team attended **0** Court Hearings, **none** of which was finalised, resulting in **0** fines and **0** costs







**REPORT TO PLANNING AND  
DEVELOPMENT COMMITTEE**

**7th April 2021**

**TITLE OF REPORT: Enforcement Action**

**REPORT OF: Anneliese Hutchinson, Service Director,  
Development, Transport and Public Protection**

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**Purpose of the Report**

1. To advise the Committee of the progress of enforcement action previously authorised by the Committee.

**Background**

2. The properties, which are the subject of enforcement action and their current status, are set out in Appendix 2.

**Recommendations**

3. It is recommended that the Committee note the report.

**1. FINANCIAL IMPLICATIONS**

Nil.

**2. RISK MANAGEMENT IMPLICATIONS**

Nil.

**3. HUMAN RESOURCES IMPLICATIONS**

Nil.

**4. EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**5. CRIME AND DISORDER IMPLICATIONS**

Nil.

**6. SUSTAINABILITY IMPLICATIONS**

Nil.

**7. HUMAN RIGHTS IMPLICATIONS**

The Human Rights Act states a person is entitled to the peaceful enjoyment of his possessions. However this does not impair the right of the state to enforce such laws, as it deems necessary to control the use of property and land in accordance with the general interest.

**8. WARD IMPLICATIONS**

Birtley, Bridges, Blaydon, Pelaw & Heworth, Chowdene, Crawcrook & Greenside, Ryton, Crookhill and Stella, Chopwell and Rowlands Gill, Wardley & Leam Lane, Windy Nook And Whitehills, Winlaton and High Spen, Whickham North, Whickham South and Sunnyside, Lobley Hill and Bensham. Lamesley, Dunston Hill and Whickham East and Low Fell.

**9. BACKGROUND INFORMATION**

Nil.

APPENDIX 2

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
1.	Land adjacent Ricklees Farm, Spen Lane, High Spen, Gateshead	Winlaton and High Spen	Change of use from agricultural to mixed use for keeping of horses, breaking, dismantling of vehicles, storage and burning of waste and the storage of caravans and vehicle bodies.	25 March 2013	25 March 2013	29 April 2013	29 June 2013	Complaints have been received over a considerable period regarding the inappropriate use of an area of green belt adjacent to B6315 During investigation it was established that the land was being used for a range of inappropriate uses. Despite attempts to negotiate with the land owner to reach a satisfactory conclusion no sustained improvement was secured. Therefore, an enforcement notice has been issued requiring the removal of the inappropriate material from the site together with the cessation of the unauthorised use. No appeal has been received and the notice has taken effect.
2.	Land adjacent Ricklees Farm, Spen Lane, High Spen, Gateshead	Winlaton and High Spen	Erection of a breeze block building	25 March 2013	25 March 2013	29 April 2013	29 June 2013	Complaints have been received over a considerable period regarding the inappropriate use of an area of green belt adjacent to B6315 During investigations, it was established that a building had been erected without consent.  The building is considered to be unacceptable and therefore the council have issued an enforcement notice requiring the removal of the unauthorised building No appeal has been received and the notice has taken effect.  The new owner of the site has been contacted and works are well underway to tidy the site with the demolition of the breeze block structure taking place in the near future  A site visit has been arranged for the week commencing the 29 <sup>th</sup> October to look at the costs of carrying out work in default.
3.	Land at Woodhouse Lane, Swalwell (Known as South West Farm Site One)  Known as South West Farm Site Two)	Swalwell  Swalwell	Without planning permission the change of use of the land from agriculture to a mixed use for agriculture, storage of vehicles, agricultural equipment and scrap metal and vehicle dismantling and repair  Without planning permission the change of use of the land from agriculture and reception, composting and transfer of green waste to a mixed	11 January 2016  11 January 2016	12 January 2016  12 January 2016	15 February 2016  15 February 2016	14 March and 4 July 2016  14 March and 4 July 2016	Notices were issued in September 2015 in respect of an unauthorised scrap being stored. Due to the scale of the breach of planning control an additional Notice was required in relation to the potential Environmental Impact of the Development.  As such the original Notices (which were all being appealed) were withdrawn and further Notices have now been issued including those in respect of the requirement to carry out an Environmental Impact Assessment and provide an Environmental Statement with an subsequent appeals.  The Notices requires firstly, the cessation of the unauthorised use and secondly, the removal from the land of the scrap.  Both defendants pleaded guilty at Newcastle Crown Court and both received a fine of £750. Each defendant was ordered to pay costs of £422.50 and a victim surcharge of £75. The site has to be cleared in 6 months.  The site has recently been revisited and it is likely further action will be required.

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
	(Known as South West Farm Site Three)	Swalwell	<p>use for agriculture and the storage of vehicles, agricultural equipment and parts, repair and restoration of vehicles and machinery and the reception, composting and transfer of green waste.</p> <p>Without planning permission the change of use of the land from agriculture to a mixed use for agriculture and the storage of vehicles, agricultural equipment and scrap metal and vehicle dismantling and repair</p>	11 January 2016	12 January 2016	15 February 2016	<p>14 March and 4 July 2016</p> <p>29<sup>th</sup> Sep 2018</p>	<p>A site visit was undertaken in October where it was evident that the land has not been cleared and additional scrap had been brought on to the site. A further prosecution file is currently with the Council's legal department.</p> <p>A court date has been issued for the 26<sup>th</sup> April 2019 at Gateshead Magistrates Court.</p> <p>The court date has been re issued for the 10<sup>th</sup> June 2019. In the interim officers are actively pursuing quotes to clear the land, to ascertain whether this is financially viable.</p> <p>The Court date has been adjourned until 24<sup>th</sup> June at 10am, discussions are to take place with the land owner prior to the court date to progress with the clearance of the land.</p> <p>A site visit was undertaken on the 29<sup>th</sup> June, two of the areas of land have been significantly cleared, efforts are being made by the owners to clear the third piece of land prior to the court date.</p> <p>The trial date has been arranged for the 24<sup>th</sup> September 2019</p> <p>On the 20<sup>th</sup> January Mr J Tate and Mr M Tate pleaded guilty to failing to comply with the enforcement notices. The Magistrates fined both Tate's £500.00 each with cost of £300.00 each and a victim surcharge of £50.00 each. A total of £850.00 each.</p>
4.	Blaydon Quarry , Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	27th March 2018	28th March 2018	28th March 2018	28th April 2018	<p>Complaints have been received that the site has been open outside the approved hours, following further investigation this has been confirmed, therefore a notice has been served in relation to breach of condition 51 to ensure no HGV'S enter or leave the site before 06.30 or after 18.00 hours on Monday to Friday nor after 13.00 hours on Saturdays and no times on Sunday and Bank and Public holidays.</p> <p>A site visit was undertaken on the 20<sup>th</sup> June in conjunction with the Environment Agency, to monitor the hours of operation. At the time of the visit no tipping was taking place, however activity on site will continue to be monitored.</p>
5.	Three Ts Bar, Longrigg Gateshead	Whickham North	Untidy Land	05th September 2018	05 <sup>th</sup> September 2018	5 <sup>th</sup> October 2018	30 <sup>th</sup> November 2018	<p>Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and a hoarding erected.</p> <p>The owner has been in contact and will submit a scope of works with timescales to make this building safe and in part to be brought back into use, rather than demolish property.</p> <p>Following a site visit on the 19<sup>th</sup> November, a scope of works should be submitted by the developer no later than the 30<sup>th</sup> November. Quotes however are being sought for the demolition of the property in preparation that the information is not forthcoming.</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								<p>Scaffolding has been erected and works are commencing to bring the building back into use. The windows have been inserted in the rear part of the building and works have commenced on the roof.</p> <p>Works to the roof has recommenced and the existing roof has now been fully stripped.</p> <p>The main building has now been fully re roofed and works have commenced on the rear off shoot.</p> <p>Following a site visit on the 24<sup>th</sup> November the building has now been fully rendered.</p> <p>The exterior of the property has now been fully renovated to an acceptable standard where it no longer has a detrimental impact on the appearance of the area. Permission is sought from Committee to remove this item from the report.</p>
6.	321 And 323 Rectory Road Bensham Gateshead NE8 4RS	Saltwell	Unauthorised change of use	7 <sup>th</sup> November 2018	7 <sup>th</sup> November 2018	11 <sup>th</sup> December 2018	8 <sup>th</sup> January 2019	<p>Complaints have been received regarding the use of a dwelling as a House of Multiple Occupation (HMO). A previous planning application was refused for the change of use and the subsequent appeal dismissed; therefore, an Enforcement Notice has been issued requiring the use of the property as an HMO to cease.</p> <p>An appeal has been received but no start date has been given yet.</p> <p>A hearing date has been scheduled for the 24<sup>th</sup> September 2019.</p> <p>The hearing date has been rescheduled to the 8<sup>th</sup> October 2019</p> <p>The Appeal has been determined and the Notice upheld, further details are provided on the appeals report.</p> <p>The Notice has been complied with, permission is sought from Committee to remove this item from the report.</p>
7.	2 Wythburn Place Gateshead NE9 6YT	High Fell	Unauthorised development	12 <sup>th</sup> February 2019	12 <sup>th</sup> February 2019	19 <sup>th</sup> March 2019	19 <sup>th</sup> July 2019T	<p>Complaints had been received regarding the erection of an extension to the property, the extension has a detrimental impact on the visual amenity of the area and thus an enforcement notice has been served seeking the extension be demolished and remove in its entirety.</p> <p>A planning application has been submitted and approved for the erection of a single storey side extension. The owner of the property has stated that the extension will be removed in the next four weeks and footings for the new extension installed.</p> <p>Following the expiry of the compliance period, officers have visited the site and wrote to the owner allowing a further 21 days to remove the structure.</p> <p>A further site visit has been undertaken and works to fully remove the</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								<p>structure has still not taken place, a prosecution file is now being compiled due to non compliance with the notice.</p> <p>Following a further site visit, additional works have been undertaken to comply with the notice, however Officers have spoken to the owner advising what additional works are still needed to fully comply with the notice.</p> <p>The Notice has been complied with, permission is sought from Committee to remove this item from the report.</p>
8.	Blaydon Quarry Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	22 <sup>nd</sup> May 2019	24 <sup>th</sup> May 2019	28 <sup>th</sup> June 2019	28 <sup>th</sup> December 2019	<p>Blaydon Quarry is in breach of several planning conditions. A Notice has been served in relation to condition 23 to require installation of a drainage system. The Council has designed an acceptable scheme to be installed in the interests of surface water drainage and to enable the safe and successful restoration of the site.</p> <p>A site visit was undertaken on the 4<sup>th</sup> June, where drainage works had commenced. Officers are working closely with the Operator of the quarry to ensure compliance.</p> <p>A discharge of condition application has been submitted in relation to condition 23 for the Council to assess.</p> <p>An appeal has been submitted in relation to the enforcement notice.</p>
9.	Blaydon Quarry Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	22 <sup>nd</sup> May 2019	24 <sup>th</sup> May 2019	28 <sup>th</sup> June 2019	28 <sup>th</sup> October 2019	<p>Blaydon Quarry is in breach of several planning conditions. A Notice has been served in relation to condition 24 to require installation of the previously approved drainage system on the southern boundary, in the interests of surface water drainage and to enable the safe and successful restoration of the site.</p> <p>A discharge of condition application has been submitted in relation to condition 24 for the Council to assess.</p> <p>An appeal has been submitted in relation to the enforcement notice.</p> <p>Wardell Armstrong on behalf of the Operator has withdrawn the Enforcement Appeal.</p>
10.	81 Dunston Road, Gateshead NE11 9EH	Dunston and Teams	Untidy Land	25 <sup>th</sup> July 2019	25 <sup>th</sup> July 2019	22 <sup>nd</sup> August 2019	03 <sup>rd</sup> October 2019	<p>Complaints have been received regarding the condition of the property which is considered to have a detrimental impact on the visual amenity of the area. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the hedge be cut, all boarding removed from windows and the windows and frames made good. It also required that all the guttering and down pipes be re attached to the building.</p> <p>Estimates have been received for the council to do the works in default if the</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								<p>Notice is not complied with by the 1<sup>st</sup> May.</p> <p>Given the current Covid19 situation, the works in default have been delayed and an extension given to the homeowner.</p>
11.	27 Sundridge Drive, Wardley Gateshead NE10 8JF	Wardley and Leam Lane	Unauthorised change of use	01 <sup>st</sup> August 2019	01 <sup>st</sup> August 2019	5 <sup>th</sup> September 2019	03 <sup>rd</sup> October 2019	<p>Complaints have been received regarding the erection of fencing enclosing public open space and incorporating it into the private garden. A previous enforcement notice was served seeking the removal of the fence, however the notice was quashed following an appeal decision. The notice has been re served to include the change of use to residential garden.</p> <p>An appeal has been made against the Notice, further details are provided on the appeals report.</p> <p>The Notice has been upheld at appeal, the owners are currently removing the fence to comply with the Notice. All fence panels have been removed the officer is to under take a site visit to ensure the posts have also been removed.</p>
12.	114 Coatsworth Road Bensham Gateshead Tyne And Wear NE8 1QQ	Saltwell	Untidy Land	16 <sup>th</sup> August 2019	16 <sup>th</sup> August 2019	17 <sup>th</sup> September 2019	4 <sup>th</sup> February 2020	<p>Complaints have been received regarding the condition of the property within the Coatsworth Road Conservation Area. A Notice has been re -issued pursuant to section 215 of the Town and Country Planning Act requiring the building be demolished and necessary support provided to the adjacent buildings to ensure they are wind and watertight. Following demolition, the land needs to be levelled, graded and compacted to match the contours of the surrounding land.</p> <p>An appeal has been made to the magistrates. The hearing date has been listed for the 27<sup>th</sup> April 2020.</p> <p>Given the current situation it is likely that the court date of the 27<sup>th</sup> April will be postponed.</p> <p>The notice has been withdrawn, permission is sought from Committee to remove this item from the report.</p>
13.	Wardley Colliery, Gateshead Tyne and Wear NE10 8AA	Wardley and Leam Lane	Untidy Land	22 <sup>nd</sup> November 2019	22 <sup>nd</sup> November 2019	2 <sup>nd</sup> January 2020	21 <sup>st</sup> May 2020	<p>Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and all rubbish and debris removed from the site.</p> <p>Following a site visit on the 24<sup>th</sup> November, the building has now been fully demolished. Officers will re visit the site on the 21<sup>st</sup> May to ensure all the materials have been removed from the site.</p>
14.	168 Kells Lane Low Fell Gateshead NE9 5HY	Low Fell	Unauthorised Development	29 <sup>th</sup> November 2019	29 <sup>th</sup> November 2019	3 <sup>rd</sup> January 2020	28 <sup>th</sup> February 2020	<p>Complaints had been received regarding the erection of an outdoor bar structure, the development is considered to have a detrimental impact on the visual amenity of the area and thus an enforcement Notice has been served seeking the extension be demolished and remove in its entirety.</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								<p>An appeal has been made against the Notice, further details are provided on the appeals report.</p> <p>The appeal decision has been received and the Notice upheld, further details are within the appeals report</p> <p>The Notice has now been complied with in full. Permission is sought from Committee to remove this item from the report.</p>
15.	Ivy Lane Gateshead NE9 6QD	Chowdene	Untidy Land	20 <sup>th</sup> November 2019	21 <sup>st</sup> November 2019	26 <sup>th</sup> December 2019	30 <sup>th</sup> January 2020	<p>Complaints have been received regarding the condition of the land. The condition of the land is considered to have a detrimental impact on the visual amenity of the area. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring all the waste be removed, that all the vegetation be cut back to ground level and the metal barrier fencing be removed from the land.</p> <p>The owner of the property has made positive steps to date to comply with the notice. The waste has been removed and the vegetation has been cut back. The Officer is monitoring the site and anticipates that all the work will be completed by the end of the compliance period.</p> <p>The notice has now been complied with in full, permission is sought from Committee to remove this item from the report.</p>
16.	High Spen Excelsior Social Club Ramsay Street Rowlands Gill NE39 2EL	Winlaton and High Spen	Untidy Land	10 <sup>th</sup> February 2020	10 <sup>th</sup> February 2020	13 <sup>th</sup> March 2020	13 <sup>th</sup> April 2020	<p>Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and all rubbish and debris removed from the site.</p>
17.	Former Gardeners Arms 175-177 Carr Hill Road, Deckham, Gateshead, Tyne and Wear NE9 5LX	Deckham	Untidy Land	5 <sup>th</sup> August 2020	5 <sup>th</sup> August 2020	8 <sup>th</sup> September 2020	6 <sup>th</sup> October 2020	<p>Complaints have been received regarding the condition of the land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the clearing the site, backfilling all pits left from demolition of property, grading the land and new hoarding.</p> <p>The Notice has now been complied with in full, permission is sought from Committee to remove this item from the report.</p>
18.	23 Carnforth Gardens, Beacon Lough, Gateshead, Tyne and Wear, NE9 5LX	High Fell	Untidy Land	5 <sup>th</sup> August 2020	5 <sup>th</sup> August 2020	8 <sup>th</sup> September 2020	22 <sup>nd</sup> September 2020	<p>Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the front and rear gardens be cleared and repair works to the roof, guttering and fencing.</p> <p>The Notice has now been complied with in full, permission is sought from Committee to remove this item from the report.</p>



Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
19.	Dynamix Albany Road Gateshead	Bridges	Unauthorised change of use	13 <sup>th</sup> October 2020	13 <sup>th</sup> October 2020	17 <sup>th</sup> November 2020	18 <sup>th</sup> May 2021	<p>Complaints have been received regarding the change of use from a vacant warehouse to a mixed use comprising skate park, residential planning unit and storage of building and scrap materials therefore, an Enforcement Notice has been issued requiring the unauthorised use of the land to cease and all materials and vehicles be removed from the land</p> <p>The occupier of the site has appealed the notice to the planning inspectorate</p>
20.	102 Avenue Road, Gateshead NE8 4JE	Saltwell	Unauthorised development	26 <sup>th</sup> October 2020	26 <sup>th</sup> October 2020	30 <sup>th</sup> November 2020	31 <sup>st</sup> January 2021	<p>Complaints had been received regarding the erection of a decked area, the development is considered to have a detrimental impact on the residential amenity of the neighbouring properties and thus an enforcement Notice has been served seeking the deck be remove in its entirety.</p> <p>The Notice has now been complied with in full, permission is sought from Committee to remove this item from the report.</p>
21.	Former Co-op Kibblesworth, Gateshead NE11 0XL (Land at the north side of Front Street, Kibblesworth)	Lamesley	Untidy Land	3 <sup>rd</sup> February 2021	3 <sup>rd</sup> February 2021	8 <sup>th</sup> March 2021	31 <sup>st</sup> May 2021	<p>Complaints have been received regarding the condition of the land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the demolition of the building and all waste removed from the land. The land is then to be levelled and graded.</p> <p>The owner of the site has instructed a planning agent to deal with the notice on their behalf.</p>

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**REPORT TO PLANNING AND  
DEVELOPMENT COMMITTEE  
7 April 2021**

**TITLE OF REPORT:** Planning Appeals

**REPORT OF:** Anneliese Hutchinson, Service Director, Development,  
Transport and Public Protection

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**Purpose of the Report**

1. To advise the Committee of new appeals received and to report the decisions of the Secretary of State received during the report period.

**New Appeals**

2. There have been **two** new appeals lodged since the last committee:

DC/20/00145/HHA - 13 Queens Drive, Whickham  
Construction of two storey side and single storey rear extension and front porch  
(amended description 28.07.2020)  
This was a delegated decision refused on 26 October 2020

DC/20/00899/ADV - Chainbridge Road, Blaydon On Tyne  
Upgrade of existing 48 sheet advert to support digital poster  
This was a delegated decision refused on 4 December 2020

**Appeal Decisions**

3. There has been **three** new appeal decision received since the last Committee:

DC/19/00902/FUL - Land Rear Of Oakfield House, Gateshead Road, Sunnyside  
Erection of detached house and garage.  
This was a delegated decision refused on 20 August 2020  
Appeal dismissed 19 March 2021

DC/20/00853/ADV - 560-562 Durham Road, Gateshead  
Conversion of existing non-illuminated advertising display on gable end to an  
illuminated digital advertising display.  
This was a delegated decision refused on 18 November 2020  
Appeal dismissed 23 March 2021

DC/20/00891/ADV – KFC, Stoneygate Lane, Heworth  
Display of illuminated LED poster unit.  
This was a delegated decision refused on 4 December 2020  
Appeal dismissed 23 March 2021

### **Appeal Costs**

4. There have been **no** appeal cost decisions.

### **Outstanding Appeals**

5. Details of outstanding appeals can be found in **Appendix 3**.

### **Recommendation**

6. It is recommended that the Committee note the report

**Contact: Emma Lucas Ext: 3747**

**FINANCIAL IMPLICATIONS**

Nil

**RISK MANAGEMENT IMPLICATIONS**

Nil

**HUMAN RESOURCES IMPLICATIONS**

Nil

**EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**CRIME AND DISORDER IMPLICATIONS**

Nil

**SUSTAINABILITY IMPLICATIONS**

Nil

**HUMAN RIGHTS IMPLICATIONS**

The subject matter of the report touches upon two human rights issues:

The right of an individual to a fair trial; and  
The right to peaceful enjoyment of property

As far as the first issue is concerned the planning appeal regime is outside of the Council's control being administered by the First Secretary of State. The Committee will have addressed the second issue as part of the development control process.

**WARD IMPLICATIONS**

Various wards have decisions affecting them in Appendix 3.

**BACKGROUND INFORMATION**

Start letters and decision letters from the Planning Inspectorate



## APPENDIX 3

## OUTSTANDING APPEALS

<b>Planning Application No</b>	<b>Appeal Site (Ward)</b>	<b>Subject</b>	<b>Appeal Type</b>	<b>Appeal Status</b>
DC/19/00902/FUL	Land Rear Of Oakfield House Gateshead Road Sunnyside	Erection of detached house and garage	Written	Appeal Dismissed
DC/20/00093/COU	Blaydon Butchers 15 Clavering Road Blaydon NE21 5HH	Change of use from cafe (Use Class A3) to a mixed use of cafe and hot food takeaway (mixed uses A3/A5)	Written	Appeal in Progress
DC/20/00145/HHA	13 Queens Drive Whickham	Construction of two storey side and single storey rear extension and front porch (amended description 28.07.2020)	Written	Appeal in Progress
DC/20/00853/ADV	560-562 Durham Road Gateshead	Conversion of existing non-illuminated advertising display on gable end to an illuminated digital advertising display.	Written	Appeal Dismissed
DC/20/00891/ADV	KFC Stoneygate Lane Heworth	Display of illuminated LED poster unit.	Written	Appeal Dismissed
DC/20/00899/ADV	Chainbridge Road Blaydon on Tyne	Upgrade of existing 48 sheet advert to support digital poster	Written	Appeal in Progress

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## Appeal Decision

Site visit made on 23 February 2021

**by Alison Scott BA(Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 19 March 2021**

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**Appeal Ref: APP/H4505/W/20/3261233**

**Land rear Oakfield House, Streetgate, Sunnyside, Gateshead, Tyne & Wear NE16 5LQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr & Mrs J & B Plummer against the decision of Gateshead Council.
  - The application Ref DC/19/00902/FUL, dated 26 February 2020, was refused by notice dated 20 August 2020.
  - The development proposed is Erection of detached house and detached garage with tack room.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. On 19 January 2020 the latest Housing Delivery Test (HDT) results were published. These show that the Council's housing delivery was substantially below the expectations of the National Planning Policy Framework (the Framework). The presumption in favour of sustainable development in paragraph 11d) of the Framework is thus engaged. I provided both parties with the opportunity to comment on the HDT results. In its response the Council confirms that it is unable to demonstrate a 5-year supply of deliverable housing sites.
3. Gateshead Council formally adopted the Site Allocations and Development Management Policies Document: Making Space and Growing Places (MSGP) on 1 February 2021 during the course of the appeal. The MSGP forms part 3 of the local plan. The policies referred to in the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010 – 2030 (March 2015) (CSUCP) remain part of the development plan. Both main parties are aware of this and I am satisfied that no party has been prejudiced.

### Main Issue

4. The main issue is whether or not the proposal would lead to harm to pedestrian and highway safety.

## Reasons

5. The locality consists mainly of a linear pattern of residential homes that flank both sides of the arterial Gateshead Road (A692) leading from Gateshead to Consett, with some local amenities available to serve the community. The appeal site is the undeveloped garden land associated with, and located behind, Oakfield House.
6. Vehicular access would be taken from the single-track lane onto the A692 between the dwellings of Seaton House and Napier House and is currently shared with two other dwellings.
7. The proposed three-bed dwelling would inevitably increase the number of vehicular movements along this lane, together with visitor trips and pedestrian movements. Even though the former plant nursery that previously used the access lane has ceased trading, there is no evidence presented to make any valid comparisons, or evidence provided to substantiate the claim that the lane is 'lightly used'.
8. There is no passing place along the access lane that is narrow in width. It is the entry into the site where drivers, and pedestrians, would encounter the most potential conflict, made more significant as this is a busy classified A road, and carries a large volume of traffic. The proposal would intensify the use of the lane and increase this potential conflict.
9. As part of my wider consideration, I observed the location of the bus stop and post box within close range to the access, and both on the same side as the access. The footpath is considerably wider on this northern side of the road and given the location of the local facilities also on the northern side, would encourage pedestrians to use the pavement on this side. Moreover, I reason this would be more likely given there are additional houses further to the east of the appeal site whose occupants would inevitably walk to use these local facilities.
10. Therefore, bearing in mind these circumstances, and in order to prevent severe conflict at this entry, there is a need for a safe width at the mouth of the junction including increased width for a distance back along the lane to allow vehicles two-way movements.
11. I do not disagree with the Council's request for a minimum lane width of 4000mm for a 6000mm distance back, and nor does the appellant dispute this requirement. The mouth of the junction is proposed to be increased to 5000mm wide and demonstrated on the submitted plan, however, it has not been demonstrated that they have met all of the requirement.
12. With regards to the proposed driver visibility splay and the pedestrian visibility splay at the site, it has not been demonstrated on the submitted plan that this would be acceptably achieved. The proposed intensification of the access and the importance of acceptable visibility splays is made more acute given the vehicular access into Seaton House is located very close to the entry into the lane, and I observed that brick gate pillars and a telegraph pole serve to visually obstruct the sightlines out of the existing access.
13. Highway and pedestrian safety would not be safeguarded as a consequence. Attaching a planning condition with regards to approving details of boundary fencing would not satisfy my concerns to overcome the harm to highway and

pedestrian safety at this junction given the severity of the conflict I have identified. Therefore, it would not meet the tests of Paragraph 55 of the Framework.

14. In the words of the Framework, when considering development proposals, it should be ensured that the 'safe and suitable access to the site can be achieved for all users'. Based on the evidence before me, and therefore to conclude, the proposal would lead to conflict between vehicles, and pedestrians, and would not accord with Policy CS13 of the CSUCP to ensure development connects safely to transport networks, or the Framework that seeks to achieve a safe and suitable access to the site.

### **Other Considerations**

15. The Council has confirmed that it cannot demonstrate a five-year supply of deliverable housing land. I have been provided with little evidence about the extent of the shortfall in supply.
16. The appellants bring to my attention a number of other CSUCP policies that they consider the proposal complies with, namely Policies CS1, CS10, CS11. These policies relate to achieving sustainable growth, delivering new housing targets and providing a range and choice of homes.
17. As the proposal would help to meet housing targets and would build an additional family home in the Borough, the proposal therefore accords with Policies CS10 and CS11, However, one new dwelling would provide a very limited contribution of new housing to the Borough.
18. The overarching aim of Policy CS1 is to achieve sustainable growth. Whilst the proposal may meet part of the objectives of this policy, the adverse impact on highway and pedestrian safety would not lead me to the view that the proposal is wholly compliant with this policy. I apply significant weight to this matter.
19. The appellants have also drawn my attention to Policy MSGP15, which relates to securing safe access to the development site. For the reasons set out above, I have found this not to be the case.
20. Another appeal decision brought to my attention by the appellants is located at a site in a different local planning authority area, and the circumstances are not comparable given the access in that case connects to a 'relatively lightly trafficked' C road. I therefore afford limited weight to that case. I can draw few comparisons between the appeal scheme and the example of a local housing scheme with extant approval as no details have been submitted to allow me full consideration, and thus I give this little weight.
21. The letter of support to the proposal is recognised although this would not lead me to reach a different conclusion on the matter of pedestrian and highway safety, and I apportion limited weight to it.

### **Planning Balance and Conclusion**

22. I have concluded that the proposal would result in detrimental harm to pedestrian and highway safety. I have considered other development plan policies brought to my attention and furthermore, I attach moderate positive weight to the contribution the appeal site would make to boosting the supply of housing. However, as I have explained, the adverse impacts of granting

permission would significantly and demonstrably outweigh the benefits of a single new dwelling.

23. The proposal would therefore conflict with the development plan as a whole and there are no other considerations, including the Framework, that outweigh this conflict.

24. For the reasons given, the appeal is therefore dismissed.

*Alison Scott*

INSPECTOR



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## Appeal Decision

Site visit made on 16 March 2021 by Ifeanyi Chukwujekwu BSc MSc MIEMA CEnv AssocRTPI

### Decision by Chris Preston BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

**Decision date: 23 March 2021**

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### Appeal Ref: APP/H4505/Z/20/3265490 560-562 Durham Road, Gateshead NE9 6HX

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (the Regulations) against a refusal to grant express consent.
  - The appeal is made by Mr Ricard Page on behalf of Wildstone against the decision of Gateshead Council.
  - The application Ref DC/20/00853/ADV, dated 18 September 2020, was refused by notice dated 18 November 2020.
  - The advertisement proposed is conversion of existing 48-sheet advertising display to a digital 48-sheet advertising display.
- 

### Decision

1. The appeal is dismissed.

### Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

### Main Issue

3. The effect of the advertisement on the visual amenity of the area.

### Reasons for the Recommendation

4. Amenity is not defined within the Regulations nonetheless relevant factors include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest. In assessing amenity, it is reasonable to consider characteristics of the neighbourhood. For example, whether the proposed hoarding would be in scale and keeping with important features.
5. There is an existing illuminated 48-sheet advertisement display on the side elevation wall of 562 Durham Road which is the site of this appeal. The existing advertisement operates under deemed consent for the display of advertisement without illumination, and the Council state that a previous application<sup>1</sup> for advertisement consent was refused for an internally illuminated 48-sheet display at the same site.

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<sup>1</sup> DC/11/00697/ADV

6. The surrounding area is of mixed use and its distinctive character is derived from rows of terraced properties which are predominantly commercial. The host property, as well as a most other properties on Durham Road, has a commercial use and associated shop front at ground floor level with residential use on the upper floors.
7. This section of Durham Road is located within the District Retail Centre of the Low Fell Conservation Area (the CA). Durham Road, within the CA boundary, is a mix of shops, pubs and other commercial uses which are concentrated at its northern end, and other uses, such as housing, churches and garages at the south end. The townscape varies greatly along the length of Durham Road, with set-back building lines on the west side giving prominence to an attractive and imposing former Lloyds Bank (now The Bank Restaurant and Bar) and a less sympathetic 1960s shopping parade. The buildings along the road vary greatly in age, materials and style, from modest early vernacular buildings in stone and slate through to Victorian shops and houses, to 1990s infill terrace constructed in brick. The variety contributes to the character of the CA, as does the modest scale of commercial premises, which are largely devoid of digital advertisement display. The Low Fell Conservation Area Plan Appraisal<sup>2</sup> suggests that the quality of the area is debased by the poor design and materials of many of the modern shopfronts which predominate.
8. The CA appraisal also states that advertisements displayed within the CA should be sympathetic to its historic character and there will be a presumption against internally illuminated advertisement displays and also against advertising above ground floor level.
9. The presence of an illuminated 48-sheet digital advertisement display would introduce a modern element to this character and would pay little regard to the historical context. The scale of the structure would be substantial and by virtue of its elevated position would be noticeable from a distance on the northward approach on Durham Road, and even emerging at the junction with Albert Drive. The proposal's illumination and changing images would detract from the historic interest and introduce an overtly modern commercial feature.
10. Despite the existence of commercial uses in the area, large digital illuminated advertisements are not a prevalent feature. Advertisement in this area is generally confined to shopfronts, is mostly non-illuminated and reasonably modest in design. Contrary to the appellant's suggestion, the existing advertisement hoarding is the only gable mounted 48 sheet advertisement in the immediate area.
11. The existing display appears discordant in that context by virtue of its size and prominent location on the gable end of the building. However, it is an established feature and there is nothing to indicate that the Council has any plans for it to be discontinued. By virtue of the sequential format of displaying advertisement, with changing images every 10 seconds or so, the proposed replacement digital display panel would appear more prominent than the existing non-illuminated 48-sheet advertisement display.
12. Whilst the size of the proposal would be similar to the existing display, the sequential format with changing images every 10 seconds or so would accentuate its impact on the street scene. In addition, whilst the area may be

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<sup>2</sup> IPA17: Conservation Area Character Statements, Strategies and Policy Guidelines

well lit, and the intensity of the panel's illumination would accord with guidelines for illumination of advertisements<sup>3</sup>, the proposal's illumination and changing images would be an incongruous feature due to the size of the display, its prominence, and the contrast with the generally smaller and more discreet shop front advertisements. Accordingly, the scheme would compromise the character and appearance of the area, especially during the hours of darkness.

13. The appellant further contends that night-time illumination would be reduced to less than 300cd/m<sup>2</sup> at night and the signage would contain internal sensors which allow the screen to adapt to real time ambient conditions. However, even accounting for those concessions, the digital illuminated sequential display would be a discordant and unduly prominent feature for the reasons set out above. The type and design of the advertisement would detract from the street's quality along Durham Road, and it would be visually harmful to the locality and would cause harm to the character and appearance of the CA.
14. Paragraph 193 of the National Planning Policy Framework (the Framework) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Framework paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
15. The harm would be less than substantial, on account of the fact that the proposal would only affect part of the character of the CA and would not alter the built form or the townscape. Nevertheless, taking account of the statutory duty to have special regard to enhancing or preserving the character and appearance of a Conservation Area, importance and weight must be attached to the harm identified. No public benefit has been identified which would outweigh the harm that would be caused by the proposal.
16. I conclude, therefore, that the advertisement would have a harmful effect on the visual amenity of the area and would not meet with the objectives of the National Planning Policy Framework.

### **Conclusion and Recommendation**

17. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed.

*Ifeanyi Chukwujekwu*

APPEALS PLANNING OFFICER

### **Inspector's Decision**

18. I have considered all the submitted evidence and the Appeal Planning Officer's report, and on that basis, I agree that the appeal should be dismissed.

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<sup>3</sup> PLG 05: The Brightness of Illuminated Advertisements (Institute of Lighting Professionals 2015)

*Chris Preston*

INSPECTOR



Dated : 4 December 2020  
Application Ref: DC/20/00891/ADV

**CERTIFICATE OF REFUSAL OF CONSENT TO DISPLAY  
ADVERTISEMENTS**

**To**

Mr Kwasi Bentil  
Venderoo Ltd  
5 Prestwick Avenue  
North Shields  
NE29 8AJ

**Town and Country Planning Act 1990**  
**Town and Country Planning (Control of Advertisements) Regulations 2007.**

**DESCRIPTION OF PROPOSAL**

Display of illuminated LED poster unit.

**SITE LOCATION**

KFC  
Stoneygate Lane  
Heworth  
Felling  
NE10 0LX

In pursuance of its powers under the above mentioned Act and Regulations, the Council of Gateshead Metropolitan Borough (hereinafter called "the Council") as Local Planning Authority hereby **REFUSES** consent to the display of advertisements as described above and in accordance with the plans and application submitted to the Council 30 September 2020, for the following reasons:

1. The proposed sign would provide a distraction to road users on a strategically important dual carriageway (The Felling Bypass), where particular attention should be given to the driving task and not be affected by the display of an advertisement. The proposed signage would therefore harm public safety and is contrary to the National Planning Policy Framework.



**Anneliese Hutchinson**  
**Service Director, Development and Public Protection**  
**Communities and Environment.**

1. The application includes all the forms, supporting documentation and plans submitted. Sometimes the plans and supporting documentation submitted originally with an application are amended through the process of considering the scheme.

As the application has been refused permission you should not carry out the development as to do so would leave such works open to the Council using its discretionary enforcement powers

## NOTES

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

•  
Town and Country Planning Act 1990

Town and Country Planning (Control of Advertisements) Regulations 2007

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**TITLE OF REPORT:** Planning Obligations

**REPORT OF:** Anneliese Hutchinson, Service Director, Development,  
Transport and Public Protection

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### **Purpose of the Report**

1. To advise the Committee of the completion of Planning Obligations which have previously been authorised.

### **Background**

2. 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.
3. Since the last Committee there have been **no** new planning obligations.
4. Since the last Committee there have been **no** new payments received in respect of planning obligations.
5. Details of all the planning obligations with outstanding covenants on behalf of developers and those currently being monitored can be found at Appendix 2.

Members will note the format of the information segregated into those agreements that are signed but awaiting the trigger for works for payment, agreements which have triggered the need for works or for an invoice to be sent and finally agreements where payment has been received and the works and spend are being monitored.

### **Recommendation**

6. It is recommended that the Committee note the report.

**Contact: Emma Lucas    Ext 3747**

**1. FINANCIAL IMPLICATIONS**

Some Section 106 Agreements require a financial payment when a certain trigger is reached and there is a duty on the Council to utilise the financial payments for the purposes stated and within the timescale stated in the agreement.

**2. RISK MANAGEMENT IMPLICATIONS**

Nil

**3. HUMAN RESOURCES IMPLICATIONS**

Nil

**4. EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**5. CRIME AND DISORDER IMPLICATIONS**

Nil

**6. SUSTAINABILITY IMPLICATIONS**

Nil

**7. HUMAN RIGHTS IMPLICATIONS**

Nil

**8. WARD IMPLICATIONS**

Monitoring: various wards

**9. BACKGROUND INFORMATION**

The completed Planning Obligations

## APPENDIX 2

Date Agreement Signed	Planning application number	Ward	Site Location	Proposal	Obligation	Update
27/01/2021	DC/20/00197/FUL	WHISS - Whickham South and Sunnyside	Land Rear Of 'The Cottage' Gateshead Road Sunnyside Newcastle Upon Tyne NE16 5LQ	Demolition of 'The Cottage', followed by construction of 17 houses (C3) with associated landscaping, amenity space, SuDS, access and works affecting a public right of way (amended 08/07/20 & 17/09/20).	The Sum of £182,367.32 plus Indexation for off-site affordable housing. The sum of £51,698.39 plus indexation for Biodiversity	Not Commenced
10/10/2019	DC/18/00863/FUL	BLAYD - Blaydon	Land at Blaydon, Gateshead	Demolition of all existing buildings (excluding Blaydon House), followed by erection of 25 dwellings and associated works (amended 19/12/18 and 09/04/19).	The sum of £31021.00 for off site affordable housing provision	Paid 19/10/2020
09/09/2020	DC/18/00859/FUL	CHORG - Chopwell And Rowlands Gill	Land on the east side of Collingdon Road, High Spen, Rowlands Gill	Residential development of 185 detached, semi-detached and terraced dwellings, including affordable homes, along with associated access, services, infrastructure and landscaping.	The sum of £40,000 for off-site ecology works at The Folly, South of Lead Road, Greenside. The sum of £62,000 for highways to use for nre footway on east side of B6315. The sum of £42,000 for local workforce contribution	Not Commenced
20/02/2020	DC/19/00279/OUT	CHORG - Chopwell And Rowlands Gill	Land At Highfield Road Rowlands Gill	Proposed erection of thirteen dwellings.	The sum of £36,000 to be paid to the Council to enable it to carry out offsite ecological compensatory measures £10,000 on commencement £10,000 on completion of the installation of the drainage for the whole of the development £16,000 on occupation of the first dwelling	Not Commenced <b>EXPIRES 20.02.2023</b>
18/12/2019	DC/18/00443/FUL	CHORG - Chopwell And Rowlands Gill	Land To The West Of Moorland View/Valley Dene Chopwell NE17 7EX	Erection of 205 no. 2, 3 and 4 bedroom semi and detached two-storey dwellings with associated works (additional information/amended 21/12/18, 17/05/19, 29/05/19, 19/08/19 and 13/09/19).	The sum of £139,958 for ecological management contribution to be paid prior to the occupation of the first dwelling. The sum of £84,350 for upgrading of traffic signals to be paid prior to the occupation of the first dwelling.	Not Commenced <b>EXPIRES 20.12.2022</b>

19/08/2019	DC/18/00860/OUT	WARDLL - Wardley And Leam Lane	Land West Of Follingsby Way Follingsby Park Gateshead	Erection of business/industrial development (within Use Classes B1(c) and/or B2 and/or B8) with associated car parking and hard landscaping, with access to be considered and all other detailed matters reserved (description amended 18.09.2018)	The sum of £27,600.00 for Ecological Mitigation Contribution to be paid to the Council prior to commencement of Development	Not Commenced <b>EXPIRES 10.10.2018</b>
24/06/2019	DC/16/00698/OUT	WARDLL - Wardley And Leam Lane	Former Wardley Colliery Wardley Lane Felling Gateshead NE10 8AA	Outline application for no more than 144 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works. All matters reserved (additional information and amended 07/02/18, additional information 29/05/18 and amended 10/09/18).	Prior to commencement to pay the ecological contribution of £30,000.00. Nexus Travel passes given to each new owner upon occupation. Archaeological Interpretation Boards Contribution of £1500.00 to be paid prior to first occupation. Affordable housing plan to be submitted prior to commencement. Training and employment management plan - to provide 4 apprenticeships directly related to development	Not Commenced <b>EXPIRES 26.06.2022</b>
22/05/2019	DC/18/00715/FUL	BRIDG - Bridges	Former Stadium Service Station Park Road Gateshead NE10 0XF	Erection of two storey building for Motorbike Sales (Sui Generis Use) and two ground floor units with uses to include A1 (retail), A3 (food and drink) and/or a mixed A1/A3 drive-thru facility, with associated car parking, access and landscaping (amended and additional information received 12/11/18).	On Commencement to pay the sum of £7944.00 for the creation of 260m of native hedgerow on land east of Wardley Lane, to compensate for the loss of an onsite area of priority habitat.	Not Commenced <b>EXPIRES 23.05.2022</b>
03/04/2019	DC/18/00574/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossing along Follingsby Lane (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	Not Commenced <b>EXPIRES 10.05.2021</b>



03/04/2019	DC/18/00575/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00111/REM to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	Not Commenced <b>EXPIRES 18.04.2023</b>
07/02/2019	DC/18/00804/FUL	DUNTEA - Dunston And Teams	Go North East Mandela Way Whickham NE11 9DH	Formation of new bus parking area (amended 07/12/18).	On Commencement to pay the sum of £12,148.66 towards the cost of provision of offsite ecological mitigation	Commenced - Invoiced 27/02/2020 Paid
25/01/2019	DC/18/00764/FUL	HIFELL - High Fell	Land At Church Road Gateshead	Erection of twelve dwellinghouses with associated accesses, parking and landscaping (amended and additional information received 09/10/18).	The sum of £15,600.00 towards the cost of provision of offsite ecological mitigation comprising mechanical cutting removal and disposal off site of the arisings within 025 ha of Council owned land south of Whitehill drive Gateshead that is in compliance with Regulations 122 and 123 of the CIL Regulations; to compensate for the loss of an onsite area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development.	Commenced - Contribution of £15,600.00 paid 24/01/2019
15/01/2019	DC/18/00508/FUL	FELL - Felling	MH Southern And Co Ltd Green Lane Sawmills Felling NE10 0JS	Extension of sawmill yard including demolition of existing buildings and erection of new buildings (as amended 09.11.2018 and 15.11.2018).	The sum of £18,100.00 towards the cost of the restoration and enhancement of a minimum of 0.5 hectares of species rich semi-improved grassland and the maintenance of the offsite measures for a period of no less than 20 years	Commenced Paid 06/08/2019
31/10/2018	DC/18/00704/FUL	WHISS - Whickham South And Sunnyside	Land West Of Pennyfine Road Sunnyside Newcastle Upon Tyne NE16 5EP	Construction of 89 residential dwellings, including access to Pennyfine Road and associated infrastructure and landscaping (amended 18/07/18, 28/08/18, 04/09/18, 25/09/18 and 24/10/18 and additional information received 31/07/18, 04/09/18, 14/09/18, 08/10/18, 19/10/18 and 23/10/18).	The sum of £61,400 plus indexation to be used by the Council to offset the biodiversity effects of the development. The sum of £3,600 plus indexation to be used by the Council towards the upgrading of the Tanfield Railway Path. The sum of £20,000 plus indexation to be used by the Council towards the lighting of the Tanfield Railway Path	Commenced invoiced all payments now received total: £85,912.00

28/09/2018	DC/18/00573/COU	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Demolition of farmhouse / barn buildings and change of use of land to provide extended green infrastructure and built development zones for the adjacent Follingsby International Enterprise Park including the closure of the existing vehicle access and the formation of a new vehicle access off Follingsby Lane to replace access 1 one of the 6 accesses approved under planning permission DC/18/00237/OUT (Submitted with a Supplementary Environmental Statement).	The Owner covenants with the Council to complete the Development within 12 months of first Occupation.	No Monies due
19/07/2018	DC/17/01267/FUL	PELHEW - Pelaw and Heworth	Land North of Gullane Close Bill Quay Gateshead	Erection of 30 dwellings (Use Class C3) and associated access, landscaping and associated engineering works (resubmission) (amended 04/04/18).	The sum of £33,000.00 to be paid by the Owner to the Council to facilitate the undertaking of off-site ecological compensatory works comprising of the restoration/enhancement of semi improved neutral grassland at Wardley Manor Local Wildlife Site and the maintenance thereafter of the ecological compensatory works for a period of no less than 20 years	Commenced - Invoiced 27/02/2020 Paid
09/05/2018	DC/18/00237/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline planning application for use class B8 (storage and distribution) and B2 (general industry) along with associated offices, internal roads, car parks, infrastructure and landscaping with all matters reserved except access and landscaping of the green infrastructure zone.	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead. The sum of £75,000.00 towards the cost of upgrading traffic signal equipment at the Leam Lane/Lingey Lane Junction	Commenced Invoiced for £75,000.00 22/10/2018 Paid 13/11/2018
12/04/2018	DC/17/01168/FUL	FELL - Felling	Land To The East Of Marigold Avenue, Gateshead	Proposed erection of 41 dwellings with associated open space, landscaping and infrastructure	The sum of £22,000 to be paid to the Council to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat in a part of the Councils administrative area that the Council considers will provide the most appropriate replacement habitat	Commenced Invoiced 11/09/2018 Paid 27/11/2018

02/01/2018	DC/17/01117/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline application for Use Class B8 and B2, along with associated offices, internal roads, car parks, infrastructure and landscaping, with all matters reserved except access	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead to compensate for the loss of an on site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development	Commenced Invoiced for £58,750.00 on 22/10/2018 Paid 13/11/2018
19/10/2017	DC/17/00636/FUL	WARDLL - Wardley and Leam Lane	Land North of Follingsby Lane and East of White Rose Way, Follingsby	Erection of industrial facility (Use Class B1(c) and/or B2 and/or B8) with associated parking, landscaping and access arrangements	The sum of £21,450.00 to be used by the Council for the provision of offsite ecological mitigation within the Councils administrative boundary to compensate for the loss of an on-site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the development	Invoiced 15/11/2017 PAID 19/12/2017
13/10/2017	DC/17/00036/FUL	BIRTLE - Birtley	Former Queens Head Hotel, Birtley Lane, Birtley, DH3 2PR	Variation of cond 1 (app plans) of application DC/16/00523/FUL to allow changes to the layout and elevations and the provision of six staff car parking spaces at The Grove	Mark out staff parking spaces and erect staff parking signs, issue staff parking permits. As long as the First Property is used as a Childrens Nursery	Partly retrospective - Ongoing monitoring NO MONIES DUE
06/07/2017	DC/16/01177/FUL	BRIDG - Bridges	Saltmeadows Industrial Estate Land South Of Saltmeadows Road Gateshead NE8 3DA	Erection of 11 no. industrial units (Use Class B2 and/or B8) with associated access, car parking, landscaping and infrastructure/engineering works including erection of sub-station.	The sum of £9,684 for two bus stops with shelters. The sum of £22,335 to facilitate off-site ecological works at Friars Goose	Commenced Paid 09/01/2018
08/06/2017	DC/16/01288/FUL	LAMES - Lamesley	4 High Street, Gateshead, NE9 7JR	Erection of foodstore (1,254sqm net) landscaping, parking and associated works following demolition of existing foodstore.	The sum of £60,000 to be used by the Council towards the upgrade of the signals at the junction of Old Durham Road, Springwell Road and the High Street. To pay the Contribution prior to the Occupation of the Food Store	Invoiced 08/08/18 Paid 20/09/18
24/03/2017	DC/16/00924/FUL	BIRTLE - Birtley	Land At Portobello Road Birtley	Erection of 60 no. 2, 3 and 4 bedroom two-storey dwellings with associated works (resubmission)	The sum of £36,400.00 to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat (wet marshy grassland) at the Shibdon Meadow Local Wildlife Site	Invoice sent 06.11.2017 PAID 14/12/2017
24/03/2017	DC/16/00722/COU	LOBBEN - Lobley Hill And Bensham	Skills Academy For Construction Kingsway South Team Valley Gateshead NE11 0JL	Change of use from education and training facility (D1) to office, workshop and research facility (sui generis) including additional car parking and other associated external works and facilities.	Sustainable Transport Contribution - The sum of £24,576.00 to provide the South of Team Valley Cycle Improvements on commencement	Paid 27/02/2017
21/12/2016	DC/15/01206/FUL	PELHEW - Pelaw And Heworth	Former Shirt Factory Shields Road Felling Gateshead	Erection of a foodstore (use class A1) and associated works including parking and landscaping	Total of £65,834.00 £14,000 Highways £51,834 Ecology	Paid 22/12/2016

20/12/2016	DC/15/01041/OUT	CHORG - Chopwell And Rowlands Gill	Land East Of Collingdon Road Rowlands Gill	Outline planning permission (all matters reserved) for residential development of up to 142 houses	Affordable Housing and Pupil Place Contribution. Pre-commencement must submit a scheme for affordable housing. Pupil Place contribution to be paid on the occupation of 25% of the Open Market Units	Not Commenced <b>EXPIRES 20.12.2019</b>
20/12/2016	DC/16/01151/OUT	BLAYD - Blaydon	UK Land Investments, Land at Chainbridge Industrial Estate, Blaydon, NE21 5ST	Outline application (all matters reserved excluding access) for mixed use retail/leisure development - discount foodstore (1936 sqm), DIY store (4755 sqm), bulky goods unit (632 sqm), pub/restaurant (600 sqm) and a drive-thru restaurant (230 sqm)	The discount foodstore shall not be occupied other than by Aldi Stores Limited unless with the written consent of the Council	Not Commenced EXPIRES 20.12.2019 NO MONIES DUE
20/12/2016	DC/15/01098/FUL	CCG - Crawcrook And Greenside	Land East Of Crawcrook Lane, Crawcrook	Erection of 187 dwellings with associated estate roads, external infrastructure and landscaping and re-alignment of a section of Crawcrook Lane and the provision of a parking layby to the front of Kingsley Terrace	18 Dwellings to be socially rented and 10 dwellings to be discounted private units The sum of £50,000 for off site ecological works, The sum of £367,696.23 for education at Emmaville Primary School The sum of £587,201 (index linked) for junction improvements Junction improvements in 2 installments = £372,455 on 1st Jan 2018 and £214,746 on 1st Jan 2021	Commenced - Invoice for £50,000 ecological works sent 09.10.2017 PAID 07/12/2017 Invoice for £196,623.89 (Highways Improvement) paid 07/03/18
08/12/2016	DC/15/01004/FUL	CCG - Crawcrook And Greenside	Story Homes Ltd Land North of A695, Crawcrook	Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution Within 9 months of commencement owners shall complete the Hill 60 works	£10,000.00 received on 14.02.2017 Cheque for Biodiversity £10,000.00 received 14.02.2017 Invoice for £390,379.90 (Highways Improvement) paid 02/03/18
04/11/2016	DC/13/00195/OUT	DUNWHI - Dunston Hill And Whickham East	Dunston Hill Hospital Gateshead Tyne And Wear NE11 9QT	Outline application for demolition of the existing Dunston Hill Hospital and redevelopment of 35 dwellings (use class C3) with associated access, parking and landscaping .	Affordable Housing, Access to Employment and Management plan for Wildlife. Within 14 days of commencement to pay the sum of £189,148.00 for affordable housing. Prior to commencement to submit a detailed management plan for the maintenance of the Dunston Hill Pond Local Wildlife Site	Not Commenced <b>EXPIRES 04.11.2019</b>
22/06/2016	DC/14/00899/FUL	BIRTLE - Birtley	Ibstock Bricks, Land at Birtley Quarry, Station Lane, Birtley	Continued stockpiling and works to enhance the adjacent local wildlife site	Maintain Local Wildlife Site in accordance with Local Wildlife Site approval until 1st June 2056. Carry out restoration scheme by 1st June 2046 or such other date as would comply with condition 22 of PP. Once restoration scheme completed to maintain the scheme for a period of 10 years in accordance with restoration scheme approval	Ongoing Monitoring

26/04/2016	Northumberland County Council Ref: 14/04160/FUL	Northumberland	Gentoo Homes Limited, Land relating to the Former Prudhoe Hospital, Prudhoe, Northumberland	The demolition of non-listed buildings, erection of 392 dwellings, conversion of Prudhoe Hall and associated buildings to provide 12 dwellings, improvement works to walled garden and associated access, landscape and infrastructure	The sum of £150,000.00 towards the improvement of the Blaydon Roundabout or towards the ancillary roundabouts shown on plan 2. To enter into the Highways Agreement securing the commencement of the A695/B6395 Roundabout works no later than 6 months prior to the occupation of the 59th dwelling. Gateshead Council to commence the A695/B6395 roundabout works no later that occupation of 59th dwelling and to complete works within 12 months of occupation of 59th dwelling	Commenced - 03/01/2017 Paid 18/11/2019
05/05/2015	DC/14/00447/FUL	BLAYD - Blaydon	J & J Stanley Recycling Ltd 1 Cowen Road Blaydon	Re-development of the site to a waste sorting, recycling and scrap metal facility with the construction of a new boiler house, the installation of a biomass boiler, the recycling of waste oil and metal, the erection of new buildings and extensions to existing buildings	The sum of £6570.00 required to Mitigate the loss of vegetation on site as a result of development Contribution seven days after the removal of the vegetation in the creation of the turning head to be used by the council	Not commenced <b>EXPIRES 06.05.2018</b>
30/04/2015	DC/11/00419/OUT DC/13/00002/REM DC/14/00506/FUL DC/16/00400/NMA	LOBBEN - Lobley Hill And Bensham	Land East Of Dukesway Team Valley Gateshead NE11 0PZ	Erection of industrial/warehouse development (use classes B2 and B8) (outline application).	The sum of £3.75 per square metre of gross internal floorspace for Sustainable transport contribution REM Received 02/01/13- Rem DC/13/00002/REM Granted on 20/02/13 Commenced - New permission DC/14/00506/FUL	Unit 1 Occupied (26,921 sqft) - invoice sent for £9,378.90 on 07/09/17 PAID
01/04/2015	DC/14/01042/FUL	LOBBEN - Lobley Hill And Bensham	Earls Park North Earlsway Team Valley Trading Estate Gateshead NE11 0RQ	Demolition of 6 No. employment units and erection of 9 employment units (B1, B2 and B8 Use Classes) and associated car parking, landscaping, access, engineering works and erection of a substation	The sum of £3.75 per square metre of gross external floor space for those parts of the development built on B2 and B8 and £7.50 per square metre of gross external floor space for those development built for a b1 use	4 Units Occupied paid total £4,038.93 so far
11/03/2015	DC/14/00346/FUL	BRIDG - Bridges	Land At Sunderland Road (Aldi)	Erection of a foodstore with associated access, car parking and landscaping	The Sum of £100000 to improve pedestrain Links from site to Gateshead Town Centre	Paid 19/01/2017
08/01/2015	DC/13/01548/FUL	RYCHS - Ryton Crookhill And Stella	Land At Site Of The Lonnen Ryton	Construction of twenty houses with associated gardens, parking and roads (amended and additional information received 13/03/14).	Off-site junior play - £8797.00 Off-site teen play - £6598.00 Off-site open space £9164.00	Invoiced 14/06/2018 Paid 26/06/2018
07/01/2015	DC/14/01163/FUL	DUNTEA - Dunston And Teams	Land Between A1 And Federation Way Gateshead	Proposed change of use of land to provide self storage facility including hardstanding area, portable storage units, new access, security fencing and gates and CCTV cameras.	The sum of £2500 for sustainable transport	PAID £2,500.00 07/09/16

04/11/2014	DC/13/01028/FUL	DECKHA - Deckham	Mount Pleasant Social Club 69 - 71 Cromwell Street Gateshead	Demolition of existing social club and erection of 12 new affordable family houses for registered social landlord (6 semi-detached and 6 terraced)	The Sum of £3886 for off site Junior Play, The sum of £2920 for off site teenage play and the sum of £12653 for toddler play	Paid 05/03/2015
23/10/2014	DC/13/00393/FUL	DECKHA - Deckham	Avon Street Gateshead	Erection of 16 dwellinghouses (2 x semi-detached and 14 x terraced) (use class C3).	£6110 - Junior Play £4582 - Off Site Teen Play £19857 - Off Site Toddler Play	Paid £30549.00 15/10/2014
30/07/2014	DC/14/00448/FUL	WHINOR - Whickham North	Oak Furniture Land, Unit 5, Cameron Retail Park	Installation of a mezzanine floor to existing retail unit (839m2).	the Sum of £18990 for sustainable transport contribution	12/08/2014 Paid
07/04/2014	DC/14/00183/FUL	WHISS - Whickham South And Sunnyside	10 Woodmans Way Whickham Newcastle Upon Tyne	Two storey split level dwelling with access.	the sum of £485.10 for off site junior Play, The sum of £505.44 for off site open space and the sum off £363.83 for off site teenage play	Paid in full 28/06/17
03/04/2014	DC/13/01217/COU	FELL - Felling	Pear Tree Inn Sunderland Road Gateshead	Conversion of public house to restaurant including erection of rear extension	The sum of £2183 for parking contribution	Paid 27/08/15
29/03/2014	DC/13/01333/OUT	WINHS - Winlaton And High Spen	Former Winlaton Care Village Garesfield Lane Winlaton	Redevelopment to provide up to 33 dwellings (Use Class C3) with associated landscaping, access and infrastructure	the sum of £105000 to be paid to the council by the land owner in Lieu of Landowner providing affordable housing,	Paid £105,000.00 on 01.02.2017
06/03/2014	DC/14/00002/COU	LOBBEN - Lobley Hill And Bensham	Unit BT.1Y.145 Riverdale Paper Plc Earlsway Gateshead NE11 0SB	Change of use of unit from storage and manufacturing (B2) to storage of dry mixed recyclables (B8) and demolition of single storey offices on south elevation.	The Sum of £8012 for sustainable transport	Paid 24/03/14
05/03/2014	DC/13/01515/FUL	DECKHA - Deckham	Site of Our Lady of Annunciation Church, Millway, Gateshead, NE9 5PQ	Construction of 15 affordable two and three bedroom houses for rent.	The sum of £4760.63 for off site junior play, The sum of £3570.47 for off site teenage play and the sum of £4957.29 for off site open space	Paid 01/07/14

28/02/2014	DC/13/01354/FUL	LOFELL - Low Fell	Whinney House Durham Road Gateshead	Variation of condition 2 of DC/10/00886/FUL to vary internal layouts to reduce unit numbers from 15 apartments to 9 apartments, 1 three bedroom dwellinghouse and 1 four bedroom dwellinghouse and omit the basement conversion and lightwells and erection of associated enabling development of 16 residential units with associated car parking, access, landscaping arrangements and repairs to fountain and seating alcoves	To submit to the council for approval and once approved implement the management plan, to ensure the right of inspection for the purposes of Monitoring the management plan is included in any transfer lease or tenancy of any of the residential units created in whinney house	Ongoing Monitoring
17/01/2014	DC/13/01149/FUL	RYCHS - Ryton Crookhill And Stella	Former Lawn Yard Store Ryton Village East Ryton NE40 3QN	Conversion of store (Sui Generis) into a dwelling (C3) including installation of roof lights, changes to doors and windows, raising of decked area and installation of Juliet balcony on North elevation	The Sum of £616.76 for off site junior play and £462.57 for off site Teen Play	PAID - £1,079.33 07/09/16
10/12/2013	DC/13/00835/COU	LOBBEN - Lobley Hill And Bensham	Unit 256C And 256D Kingsway North Gateshead	Change of use of units 256C and 256D from light industrial (use class B1) to gym (use class D2).	the sum of £8800 for sustainable transport	Paid 11/01/2017
13/11/2013	DC/13/00941/FUL- ----- DC/14/00011/FUL	LOBBEN - Lobley Hill And Bensham	1 Oakfield Road, Gateshead, NE11 0AA	Construction of three bedroom dwelling adjacent to 1 Oakfield Road (revised application).	The Sum of £502 for off site junior play and £376.00 for off site teenage play	Paid 03/11/2017
07/11/2013	DC/13/00337/FUL	LOBBEN - Lobley Hill And Bensham	Queens Court, Third Avenue, Team Valley	Erection of unit for B2 and/or B8 uses, with associated car parking.	The sum of £3832.50 for sustainable transport contribution	Paid
14/08/2013	DC/13/00564/FUL	LOFELL - Low Fell	Lyndholme, Beacon Lough Road	Conversion of six internal rooms within building to form three duplex apartments with parking spaces	Affordable £60,000 Play and Open Space £5117.85 - Os, £3686.11 Teen, £15973.16 Toddler play, £4914.84 Junior	Play Paid 17/01/2014 Affordable housing Paid on 16/09/14
22/07/2013	DC/13/00717/FUL	DUNWHI - Dunston Hill And Whickham East	36A Cornmoor Road Whickham Tyneside NE16 4PU	Revised full application for permission for the erection of a single unrestricted dwelling-house.	the sum of £216.83 off site Teenage Play, £939.59 off site Toddler Play	Paid 01/01/2017
05/07/2013	DC/13/00018/COU	WINHS - Winlaton And High Spen	3 Strothers Road, High Spen	Conversion of office, workshop and storage to dwellinghouse (use class C3) including fenestration changes.	the sum of £485.10 off site Junior Play, £363.83 off site Teenage Play	Paid in full 15.03.2017
01/07/2013	DC/13/00146/FUL	WNOOKW - Windy Nook And Whitehills	Land to rear of 3 Church Row, Windy Nook	Erection of three bedroom detached dwellinghouse.	the sum of £501.12 off site Junior play, £373.84 off site Teenage play, £1628.64 off site Toddler Play	PAID

11/06/2013	DC/13/00068/FUL	CCG - Crawcrook And Greenside	Mission Hall Rockwood Hill Road Greenside Ryton	Demolition of former Mission Hall (retrospective) and erection of new bungalow and shared accommodation	The Sum of £1233.52 for off site junior play, £1284.48 for open space and £925.14 for off site teen play	PAID 19/06/2013
03/04/2013	DC/12/01193/FUL	BRIDG - Bridges	327-329 High Street, Gateshead	Two-storey rear extension and change of use to 2 no. flats in each property on the first and second floor (one on each floor)	The sum of £840.00 for off site Teenage play, £1120.00 of site Junior Play, £1166.00 open space	Paid in Full 15/06/2016
27/03/2013	DC/13/00131/FUL	CHORG - Chopwell And Rowlands Gill	Allonby House Dene Road Rowlands Gill NE39 1DU	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse (C3).	The Sum of £597.05 for junior play and £447.79 for Off site Teenage Play	PAID 27.03.13
27/03/2013	DC/13/00052/FUL	WHINOR - Whickham North	Tindale Drive Whickham Newcastle Upon Tyne	Erection of five bungalows with associated parking and accessibility improvements to Castle Close and Tindale Drive.	The Sum Of £1485.00 for off site open space provision	PAID 04/06/13
14/03/2013	DC/12/00800/COU	BLAYD - Blaydon	Blaydon Magistrates Court, Larch Road, Blaydon, NE21 5AJ	Change of use from former magistrates court (D1) to dance school (D2) and owners accommodation (C3a).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid 07/05/14
26/02/2013	DC/12/01166/FUL	BRIDG - Bridges	Parmley Graham Ltd South Shore Road Gateshead NE8 3AE	Partial demolition of existing office space and erection of first floor extension to existing ground floor office accommodation, refurbishment of existing warehouse roof and reorganisation of existing car parking facilities.	The Sum of £2055 for Sustainable transport	PAID in full 14/06/2016
14/01/2013	DC/12/01133/FUL	Crawcrook And Greenside	Land To The Rear 6 Landscape Terrace Greenside	Erection of detached 4/5 bedroom dwelling with attached double garage to east elevation	The Sum of £597.05 for off site junior play contribution . The sum off £447.79 for off site Teen Play and the sum of £622.08 for open space	Paid £1666.92 on 26/07/17
04/01/2013	DC/12/00785/FUL	HIFELL - High Fell	Queen Elizabeth Hospital Queen Elizabeth Avenue Gateshead NE9 6SX	Erection of new Emergency Care Centre with 35 supporting short stay inpatient bedrooms, hospital central stores with delivery point, ancillary support services for building and wider hospital, new hospital arrival space with reception, cafe and retail outlets and associated parking and landscaping.	£25,000 for residents parking scheme	£25000 Paid 15/01/13



26/12/2012	DC/11/01260/FUL	WINHS - Winlaton And High Spen	Land To Rear Spen and District Social Club, Cooperative Tce, High Spen	Erection of two detached dwellinghouses (use class C3)	Off Site Teenage play £895.97	£895.97 paid 22/07/2013
04/12/2012	DC/11/01156/COU	LAMES - Lamesley	3 Kings Court Kingsway South Gateshead	Change of use from use class B2 to use class D1 non-residential institution with ancillary office space	£5278.00 for Sustainable Transport	£5278.00 Paid 19/12/2012
28/11/2012	DC/12/00776/FUL	BLAYD - Blaydon	1 - 3 Tyne Street Winlaton NE21 5DH	Erection of two-storey side extension with retail at round floor and flat above and single-storey extension to rear.	The Sum of £213.24 towards open space and £205.24 towards Junior Play	Paid 29/11/12
22/11/2012	DC/12/01116/COU	WARDLL - Wardley And Leam Lane	2A Fewster Square Felling NE10 8XQ	Change of use from office (dental practice) to residential first floor flat (use class C3) (resubmission).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid £489.77 - 07/09/16
15/11/2012	DC/12/00759/FUL	BLAYD - Blaydon	NHS Gateshead Primary Care Trust, Blaydon Clinic, NE21 5NW	Erection of detached dwellinghouse (use class C3) with associated amenity space and parking.	The Sum of £597.05 for off site junior play contribution and £447.79 for off site teenage play	Paid 9/4/13
13/11/2012	DC/11/00498/FUL	DUNTEA - Dunston And Teams	Cemex Concrete St Omers Road Gateshead NE11 9EJ	Erection of concrete batching plant with associated structures and areas of hardstanding for access manoeuvring and car parking.	The sum of £5077.50 for sustainable transport contribution	Invoiced 05.11.2018 Paid 19/03/2018
05/11/2012	DC/12/00888/COU	LAMES - Lamesley	Unit 11A, Station Approach, Gateshead, NE11 0ZF	Change of use from warehousing (B8) to training establishment (D1)	The sum of £2541.00, for sustainable transport contribution	£2,541.00 Paid 18/12/12
04/10/2012	DC/11/01450/FUL	LOBBEN - Lobley Hill And Bensham	(Valley Farm) I 66 First Avenue Gateshead NE11 0NU	Erection of two-storey building to provide amenity restaurant (A3) with ancillary residential accommodation and associated access, car parking, landscaping and servicing	The sum of £7000 for sustainable transport This permission was varied by DC/12/01346/FUL	£7,000.00 Paid
02/10/2012	DC/12/00690/FUL	CCG - Crawcrook And Greenside	Former St Agnes RC School And Social Club Crawcrook Lane Ryton NE40 4NF	Demolition of existing school and social club building and erection of 19 no. three bedroom houses and one no. two bedroom apartment including associated landscape and infrastructure works	Affordable housing 2 affordable rented units and 1 intermediate housing unit ---- The Sum of £9497.00 for Off site junior play and £7123.00 for off site teen play	Paid 20/05/15

21/09/2012	DC/11/00714/FUL	WARDLL - Wardley And Leam Lane	Plot 2, British Legion Club, Sunderland Road, Felling	Erection of detached dwellinghouse (use class C3)	The sum of £430.99 for junior and £574.65 for junior play	Paid 20/09/2012
20/08/2012	DC/12/00745/FUL	LOBBEN - Lobley Hill And Bensham	441 Lobley Hill Road Gateshead NE11 0BT	Erection of one detached dwellinghouse in side garden of 441 Lobley Hill Road	the Sum of £597.05 for off site junior play, The sum of £447.79 for off site teenage play	07/07/14 PAID
25/07/2012	DC/12/00276/FUL	FELL - Felling	46, 48 and 48a High Street Felling	Conversion of two ground floor commercial units from use class A1 (46 High Street) and B1 (48 High Street ) to a proposed combined use class of C3, with further change of use to the first floor unit (48a High Street) from B1 to C3.	The Sum of £559.73 for off site Junior Play and The Sum of £419.80 for off site Teenage Play	Paid 24/04/13
17/07/2012	DC/12/00244/COU	LAMES - Lamesley	3 Tenth Ave Trade Park, Team Valley, NE11 0GU	Change of use from B8 (Storage and Distribution) use to Sui Generis (mixed A1 Retail and B8 Storage and Distribution) use	The Sum of £2650 for Sustainable Transport	Paid 19/07/2012
13/07/2012	DC/12/00007/FUL	WINHS - Winlaton And High Spen	Former Answer Transport Depot Strothers Road High Spen Rowlands Gill NE39 2HR	Erection of 29 residential dwellings (use class C3) (amended 26/03/12, 30/03/12 and 17/04/12 and additional noise information/sustainability statement provided).	Prior to Occupation of 1st dwelling the affordable housing land should be transferred to the registered provider, within 18 months of the transfer the affordable housing units should be constructed and practically completed. From the date of practical completion of affordable housing units they shall not be used other than affordable housing	No Monies Due
05/07/2012	DC/12/00268/FUL DC/12/01270/FUL	WHINOR - Whickham North	34 St Marys Green Whickham NE16 4DN	Conversion of first floor office space into 4 residential apartments.	The Sum of £1077.00 for off site Junior play, The Sum of £1123.00 for open space and £808 for off site teen Play	PAID 26/06/14
04/05/2012	DC/12/00069/COU	BRIDG - Bridges	The Arches St Mary's Square Gateshead Quay	Conversion of the disused railway arches to accommodate the expansion of The Sage Music Education Centre.	£7560.00 for sustainable transport	Paid 21/06/12
26/03/2012	DC/11/01356/FUL	SALTW - Saltwell	Former Gateshead College Durham Road	Redevelopment of former Gateshead College site to provide 175 dwellings, including 16 live/work units, and associated access, open space and landscaping.	Play and Open Space £44820.80, The Sum Of £33000 towards pedestrain routes highway improvement and £11772.89 toward highways (Road), £234000 for Affordable housing	Paid 20/06/14
08/03/2012	DC/11/01270/FUL	FELL - Felling	56 The Avenue, Felling, Gateshead	Variation of condition 1 of DC/09/01212/COU to allow changes to roof (slate covered hipped end attached roof instead of flat roof).	The Sum of £269.37 for Off site Junior play and The Sum off £202.03 for off site teen play.	Paid 21/08/12

22/02/2012	DC/11/01089/FUL	DECKHA - Deckham	Land Adj 56 Cobden Terrace, Gateshead	Erection of pair of semi-detached dwellinghouses (use class C3) with associated parking	The Sum Of £1149.00 for off Site Junior Play £1149.00, the Sum Of £861.00 for off site teen play and £3735.00 for toddler Play	Paid 13/07/12
15/02/2012	DC/03/01528/FUL DC/08/1356/REM DC/11/00063/FUL (Cell B superseeds 08/1356) DC/11/01135/REM (Cell A Superseeds 08/1356	LAMES - Lamesley	Northside Birtley	Variation of conditions 2, 3, 4, 6 and 7 attached to permission dated 05/10/98 (ref:400/97) to allow the submission of the reserved matters applications over an extended time period.-----Deed of variation received 16/02/12	(a) £219,449 towards the maintenance of open space (b) £114,985 towards the maintenance of toddler play areas(c) £39,432 for on and off site junior and teenage play provision(d) £241,332 towards the maintenance of junior and teenage play provision (e) to implement a travel plan to serve the development (f) £250,000 towards community facilities for the development (g) £72,000 towards the future management and maintenance of an SNCC on the development land	Paid 25/11/15
16/01/2012	DC/11/01180/COU	BIRTLE - Birtley	8-9A Arndale House, Durham Road	Conversion of first floor warehouse to 5 flats	The Sum of £1131.34 for off site junior play, the sum of £848.51 for Teen Play	Paid 01/02/13
11/01/2012	DC/11/01028/FUL	CHORG - Chopwell And Rowlands Gill	21 Stewartfield, Rowlands Gill	Erection of pair of semi-detached dwellinghouses (use class C3).	The Sum Of £538.73 for Off site junior play, £404.05 for Off site Teen Play	Paid in full 12/02/2018
08/12/2011	DC/11/01088/FUL	LAMES - Lamesley	Whinfield House - 28 Northside, Birtley	Conversion of existing detached triple garage to residential unit (C3) with associated access and erection of new double garage on east side of existing dwellinghouse.	The Sum Off £466.90 for off site junior play and £350.17 for off site toddler contribution	£817.07 paid 12/07/13
28/11/2011	DC/11/01107/FUL	LAMES - Lamesley	Land adjacent Fell View Rockcliffe Way Gateshead	Erection of detached dwellinghouse with integral garage (use class C3)	Junior (£574.65) and teen (£430.99) and open space (£599.04)	Paid
22/11/2011	DC/09/00027/FUL- ----- DC/11/01092/FUL	CDENE - Chowdene	2 Lyndhurst Grove Gateshead NE9 6AU	Erection of detached bungalow with garage (use class C3) in garden area at front of existing dwellinghouse	The Sum off £269.36 off site Junior play, £280.80 off site open space and £202.02 for teen play	Paid 10/01/2013
11/11/2011	DC/11/01007/FUL	WHISS - Whickham South And Sunnyside	59 Grange Lane Whickham	Erection of detached dwellinghouse with garage (use class C3) in garden area to east side of existing dwellinghouse	junior (£574.65) and teen (£430.99)	cheque received

21/10/2011	DC/11/01064/FUL	CCG - Crawcrook and Greenside	Sealburn Farm, Lead Road, Greenside	Conversion of two former agricultural Cottages into single dwellinghouse (C3) with associated parking	The Sum of £269.36 for off site Junior Play, the sum of £280.80 for Open Space Contribution and the sum of £202.00 for off site teen play	Paid 21/09/2016
19/10/2011	DC/11/00378/OUT	BRIDG - Bridges	Land Between Ochre Yards And Askew Road Gateshead	Development of 2.22ha of land - hybrid application comprising full permission for erection of 2-storey office building (B1) and 2 single- storey storage buildings (B8) with associated car parking and outline permission for 6-storey hotel	Blue Land Movement junction contribution and The Yellow Land Movement Junction contribution Total Contribution AxB/C Where A = £70000 B = Retail price index at the date on which the contribution is paid C= The Retail Price Index at the date	Paid £76,471.00 10/08/2016
30/09/2011	DC/11/00872/FUL	DUNWHI - Dunston Hill And Whickham East	Railway Cottage, Whickham	Variation of condition 1 of DC/07/01935/FUL to allow amendment to design and position of proposed dwellinghouse, including provision of garage.	The sum of £574.64 Towards off site junior play, The Sum of £599.04 for Off site open space contribution, The Sum of £430.98 for Off site Teen play and the sum of £1867.61 for toddler play	Paid 01/03/2017
19/08/2011	DC/11/00488/FUL	LAMES - Lamesley	Unit 7 Team Valley Retail Park, Tenth Avenue West, Gateshead, NE11 0BD	Erection of 1,754 sqm mezzanine level within existing retail warehouse for non-food retail use (A1) and ancillary cafe together with minor alterations to elevations and new electricity sub-station.	Sustainable Transport Contribution £28125	Paid 06/09/12
26/07/2011	DC/11/00090/FUL	WHINOR - Whickham North	Land To Rear Of 13 and 15 West Street Whickham	Erection of detached split-level dwellinghouse (use class C3) with associated car parking	The Sum of £574.65 towards Junior Play, The Sum of £430.99 towards teen play and The sum of £599.04 for open space	Paid 18/09/12
19/07/2011	DC/11/00311/FUL	HIFELL - High Fell	Land Adjacent To 10- 12 Rugby Gardens Gateshead	Erection of detached bungalow (use class C3)	The Sum of £269.00for Junior Play and The sum of £202.00 for teen Play contribution	Paid 26/09/12
31/05/2011	DC/10/01331/FUL	RYCHS - Ryton Crookhill And Stella	Vacent Land Stella Road, Stella, Blaydon	Erection of detached bungalow (use class C3) With detached garage	The of sum of £538.74 off site junior play and £404.05 for off site teenage paly	Paid 10/09/12
18/05/2011	DC/10/00832/FUL	LAMES - Lamesley	Land East Of Longshank Lane Birtley	Erection of 49 det, 18 semi-det and 3 terr dwellinghouses (C3) with associated parking, toddler play space, electricity substation, access and works	The Sum of £25822.72 for Off site Teen Play and £9860.40 for Off Site Open Space	Paid £11894.37 4/01/2013
14/04/2011	DC/10/01303/FUL	BLAYD - Blaydon	Land Adj. to Axwell Hall, Axwell Park, Blaydon	Variation of condition 1 of DC/05/00301/COU to allow revision to approved scheme involving reduction of number of units to 27 and alterations to elevations and roofscape with creation of additional courtyard car parking (amended	To Carry out the intial work within the argees time or the performance bond would come into effect, No dwellings are to be sold or disposed of before the site is finished	Needs Monitoring,

				28/01/11, 11/03/11, 30/03		
12/04/2011	DC/10/01264/HHA	DUNWHI - Dunston Hill And Whickham East	Orchard Cottage, Washingwell Lane, Whickham	Erection of single-storey extensions on south side of dwellinghouse (revised application) (amended plans received 19.01.11).	The prevent previous approved planning application being implemented	No Monies Due.
18/03/2011	DC/11/00006/COU	DECKHA - Deckham	The Old Brown Jug, Carr Hill Road	Conversion of public house (A4) to 1 dwellinghouse and 2 flats with associated parking and landscaping.	The Sum of £956.00 for the provision of off site junior play contribution	Paid 24/01/2012
17/03/2011	DC/10/01009/FUL	LAMES - Lamesley	Fell Edge, 21 North Side, Birtley, DH3 1RD	Erection of four detached dwellinghouses with associated parking and landscaping following demolition of existing dwellinghouse	The Sum off £2187.13 for off site junior play. The sum off £1640.35 for off site teen play	PAID - 07/09/16
16/03/2011	DC/10/00733/COU	LAMES - Lamesley	11 Octavian Way, Team Valley, Gateshead, NE11 0HZ	Change of use from retail (use class A1) to use classes B1, B2 and B8.	The Sum of £7410 for Sustainable transport	Paid 03/10/11
16/03/2011	DC/10/00186/COU	SALTW - Saltwell	Saltwell View Care Home, 25-26 Saltwell View,	Conversion of Care Home to two dwellinghouses including erection of single-storey extensions at rear.	The sum of £1093.00 for Off Site Junior Play and the sum of £820 for off site teen play	Still pending planning decision
14/03/2011	DC/09/00831/FUL	DUNWHI - Dunston Hill And Whickham East	23a Bracken Drive Gateshead NE11 9QP	Erection of 2.5 storey dwellinghouse (use class C3) with associated car parking and landscaping.	The Sum of £527.00 for of site Junior Play, £395.00 for off site teen play and £550.00 for open space contribution	Paid 26/06/12
10/03/2011	DC/10/01026/FUL	WHINOR - Whickham North	Unit 2a, Cameron Retail Park, Metro Centre,	Installation and alteration of mezzanine level (as approved DC/04/01799/CPL) and external alterations including new shop front.	To pay the Council a Sustainable Transport Contribution of £42,000	Paid 28.03.2011
12/01/2011	DC/10/01184/FUL	BLAYD - Blaydon	18 Crowley Gardens, Blaydon, NE21 5EJ	Erection of detached bungalow (use class C3) in rear garden of existing dwellinghouse.	The sum of £267.00 for off site open space and £192.22 for off site teen play	Paid £459.22 04/11/2013
30/12/2010	DC/10/01187/FUL	LAMES - Lamesley	Land East of Brienfel, 7 Northside , Birtley, DH3 1RD	Erection of two detached dwellinghouses (use class C3) with detached garage (Plot 1) and integrated garage (Plot 2)	The sum of £1093.57 for off site junior play and the sum of £820.18 for off site teen play	Paid 08/08/12

16/12/2010	DC/10/00937/FUL	LOBBEN - Lobley Hill And Bensham	Lindisfarne House, Earlsway, Gateshead, NE11 0YY	Erection of two-storey extension on the southwest side of building to provide 4 additional raised loading bays and new flat dock area beneath a full width canopy	The sum of £6716.25 towards the provision of or improvement to access to the Team Valley by the provision of inter alia pedestrian cycle routes and improvements for the benefit of public transport	Paid 10/07/12
14/12/2010	DC/10/01097/FUL	CCG - Crawcrook And Greenside	46-48 Main Street, Ryton, NE40 4NB	Conversion of storage area at rear of shops, including internal alterations, to provide 2 flats (use class C3)	The sum of £512.61 for off site junior play, the sum of £384.46 for off site teen and the sum of £534.60 for open space contribution	Paid £1431.67 15/03/2011 Money Spent on Ferndene Park by LES
07/12/2010	DC/10/00405/COU	DUNTEA - Dunston And Teams	Land North of Marble Works, Cross Lane, Gateshead	Change of use from substation (sui generis) to open air storage (use class B8).	The sum of £10,843.68 as a contribution towards the provision of sustainable transport in the vicinity of the application site and which shall be payable in accordance with the provisions set out in schedule 2.	Paid
01/12/2010	DC/10/01075/HHA	DUNWHI - Dunston Hill And Whickham East	19A Cornmoor Road, Whickham, Newcastle Upon Tyne, NE16 4PU	Erection of single-storey extension at rear of dwellinghouse.	Unilateral Undertaking - prevent new extension to be used as separate annex	Needs to be monitored by Enforcement AJH 18th may 2012
18/11/2010	DC/10/00732/COU	LOBBEN - Lobley Hill And Bensham	Ethical Superstore 16 Princes Park Gateshead NE11 0JZ	Change of use from sui generis to use classes B1 (c)/B2 or B8 (retrospective application).	The Sum of £4353.25 towards sustainable transport	Paid 11/08/2012
30/10/2010	DC/07/01799/FUL	BRIDG - Bridges	Former Allotment Gardens Adjacent 2 Meredith Gardens, Gateshead	Erection of 6 apartments in a single two and a half-storey block with associated car parking and amenity space	£2,118.00 For the provision of off site teen play.	Money spent at Bridges skate park
27/10/2010	DC/10/00912/FUL	CCG - Crawcrook And Greenside	ARKLE HOUSE Old Main Street Ryton Tyne And Wear NE40 4EU	Conversion of dwellinghouse to two single units, installation of new front and rear entrances and new windows in s/w and n/e gable elevations, and erection of two-storey extension at rear.	the sum of £888.52 for off site junior play, the sum off £666.39 for off site teen play, the sum off £449.54 for off site toddler play and £926.64 for open space contribution	Paid in full 21.03.17
15/10/2010	DC/10/00812/FUL	DUNTEA - Dunston And Teams	Site Of Former St Johns Ambulance Hall Adj 28 Renforth Street, Gateshead	Erection of 4 terraced dwellinghouses (use class C3).	The sums of £1777.05 (junior play), £1332.79 (teen play)	Paid 9/4/13
01/10/2010	DC/10/00798/FUL	LAMES - Lamesley	Unit 14, Team Valley Retail Park, Gateshead, NE11 0BD	Refurbishment and alterations of existing building and installation of mezzanine floor, relocation of seven disabled parking bays.	£16,033.00 for Sustainable Transport	Paid 04.10.10

06/09/2010	DC/10/00574/FUL	CHORG - Chopwell And Rowlands Gill	Plot 1 Red Kite Way Highfield Rowlands Gill	Erection of detached dwellinghouse (use class C3).	Off Site Junior Play - £444.00 and Off Site Teen Play - £333.00	Paid £773.00 11/10/13
03/09/2010	DC/10/00618/FUL	CHORG - Chopwell And Rowlands Gill	Land At Rear Of 12 Ramsey Road Chopwell NE17 7AG	Erection of detached dwellinghouse (use class C3) with associated garage, parking and landscaping	On or before commencement date for off site junior play (£546.78) and on commencement date for off site teen play (£410.08)	Paid 12/09/11
14/07/2010	DC/08/01912/COU	LOBBEN - Lobley Hill And Bensham	Land Between Plots 84 And 85, (45 Village Heights And 28 Windmill Way), Gateshead	Change of use from play area to private garden areas including erection of boundary fence	£25,000 for toddler play	Paid 19.07.10
07/07/2010	DC/10/00290/FUL	LAMES - Lamesley	Land At Junction Of Eighth Avenue And Princesway Gateshead	Extension (1,790sqm) to existing learning centre (Gateshead College Construction and Vocational Learning Centre) and erection of 2-storey teaching and training facility (2,832 sqm) (D1) with associated car parking and ancillary outdoor recreation space	£30,744.00 for Sustainable Transport	Paid
30/06/2010	DC/08/01048/FUL	LOBBEN - Lobley Hill And Bensham	Five Wand Mill PH, 201-203 Bensham Road, Gateshead, NE8 1UR	Erection of 10 terraced town houses in 2 blocks with associated car parking and landscaping	£25861.15 - £13,909.71 for toddler provision; £4,279.91 for junior provision; and £3,209.93 for teenage provision £4,461.60.-open space	Paid
21/06/2010	DC/10/00434/FUL	LAMES - Lamesley	Former Lucas Services Building Station Approach Team Valley Gateshead	Variation of conditions 2,3,4 and 5 of planning permission DC/09/01299/COU repositioning of proposed cycle shelter and submission of revised travel plan.	The payment of a £6,020 Sustainable Transport Contribution and the provision of new footway link to link the site to Eastern Avenue.	Paid 29/04/14
24/05/2010	DC/10/00319/FUL	LAMES - Lamesley	Unit 12 (Former UJB Unit) Team Valley Retail Park Tenth Avenue West	Proposed Mezzanine Floor (476 sq.m).	To pay the Council a Sustainable Transport Contribution of £1,750.	Paid
24/04/2010	DC/09/00357/FUL	WINHS - Winlaton And High Spen	Land To Rear Of Spen And District Social Club, Cooperative Terrace, High Spen	Erection of 1 detached dwellinghouse south of club and 2 semi-detached dwellinghouses east of club with associated parking and landscaping.	The sum of £766.00 for off site teen play	Paid
22/04/2010	DC/10/00201/FUL	BLAYD - Blaydon	Land To Rear Of 1A And 1B Florence Street Winlaton Blaydon On Tyne	Erection of detached dwelling house (use class C3) with integral garage.	The Sum of £444.00 for Off site Junior Play. The Sum of £333.00 for off site teen play and £224.00 for off site toddler play and £463.00 for open space	Money Spent at Axwell Skate Park by LES

12/04/2010	DC/09/01640/FUL	WHINOR - Whickham North	ASDA Gibside Way Whickham NE11 9YA	Installation of mezzanine floor to new warehouse extension and erection of extension comprising store and corridor with fire exit door.	To improve the provision of sustainable travel, the payment of a £2,250 Sustainable Transport Contribution Draft only been done - SB 13.01.2011	Paid
31/03/2010	DC/09/00596/FUL	LAMES - Lamesley	27 North Dene Birtley Chester Le Street DH3 1PZ	Erection of detached dwelling house (use class C3) with integral garage and erection of garage at side of existing dwelling house	£922 - To be used by the Council for the provision of off site play	Paid £922.00 - 14/03/12
31/03/2010	DC/09/01367/FUL	LAMES - Lamesley	Land Adj Meadowfield (between 5-7 Woodlands Court) Front Street	Erection of detached dwellinghouse (use class C3)	£2634 - The Sum of £527.00 for off site junior play, The Sum off £395.00 for off site teen play and £1712.00 for off site toddler play	Paid 29/02/2012
25/03/2010	DC/09/01440/FUL	LAMES - Lamesley	North Of Silvadale 1 North Side Birtley	Erection of detached dwelling house (use class C3) with integral garage	Off Site Junior Play - £237 and Off Site Teen Play - £177	Paid 25/03/2010 spent at Kibblesworth park
17/03/2010	DC/09/01288/FUL DC/12/01128/FUL	BLAYD - Blaydon	Vacant Land Corner of Blaydon Bank and Widdrington Road	Erection of 7 terraced dwellinghouses (use class C3) with associated car parking and landscaping	Off Site Teenage Play - £2246 - Revised figure £3134.00 based on additional bedrooms for 22012 permission	£3134.00 paid 16/07/2013
04/03/2010	DC/09/01754/FUL	DUNWHI - Dunston Hill And Whickham East	Bucks Hill View, Whickham, Tyne and Wear	Erection of a detached dwellinghouse (use class C3)	The sum of £527.30 towards off site junior play and £395.47 towards off site teenage play provision	paid 26.03.10
10/02/2010	DC/10/00712/FUL	BRIDG - Bridges	Trinity Square/Tesco, West Street Gateshead	Mixed use development comprising retail (A1), (A2), (A3), (A4), (A5), (sui generis), (A1), (B1),(C1), car parking and access, public square, landscaping and associated works	£50,000 - Traffic Regulation Order £50,000 - Traffic Signals Optimisation Package	Paid 06/06/13
10/02/2010	DC/09/01718/FUL	LAMES - Lamesley	1A Ravensworth Villas, Gateshead, NE9 7JP	Change of use of ground floor retail unit (use class A1) to 2 bedroomed apartment (use class C3).	The Sum of £247.00 for off site junior play and £185.00 for off site teen play	Paid 14.01.2011 Money spent at Birtley East by LES
08/02/2010	DC/09/00044/OUT and DC/12/00258/REM	CCG - Crawcrook And Greenside	Site Of Pattinsons Auction Rooms And Doctors Surgery Kepier Chare Ryton	Reserved matters application pursuant to outline application DC/09/00044/OUT relating to layout of buildings, appearance of buildings, landscaping of site and scale of development for proposed residential development of 35 units on Phase 2 of the outline approval	Please see agreement and case officer Off site junior Play and off site junior play, Road Traffic Regulation, affordable housing, social rented units	£9500 Paid 26/04/2012 in regards to traffic Regulation Order.
08/02/2010	DC/09/00044/OUT	CCG - Crawcrook And Greenside	Site Of Pattinsons Auction Rooms And Doctors Surgery Kepier Chare Ryton	Mixed use, to include full details of site access, medical centre and pharmacy, and car park (Phase 1) in north-east corner of site, with outline for residential development and open space (Phase 2), and childrens nursery (Phase 3) on remainder of	The Landowner will pay off site junior play, off site teenage play and Road traffic regulation order to be calculated at the time pase 2 commences	£15419.04 for Junior and £11564.28 for Teen play, Invoice issued on 16/08/13 £26983.32 - paid



				site.		
14/01/2010	DC/08/00136/FUL	LOFELL - Low Fell	Site Of 14 Wilsons Lane Low Fell	Erection of 1 x 3 storey block of 10 apartments with associated car parking	To pay Council the sum of £12510.00 for off site play areas.	Paid 04/07/2013
12/01/2010	DC/09/01430/FUL	PELHEW - Pelaw And Heworth	International Paint Ltd Stoneygate Lane Felling NE10 0JY	Erection of new building to house fire protection research and testing facilities with associated laboratories, offices and staff amenities; construction of external hardstanding and access and extension to existing car park	£320,000 to provide a replacement playing field and/or improved sports provision for community use of pitches within the Felling/East Gateshead area	Paid 29/06/10
16/12/2009	DC/07/00699/COU and DC/09/00380/FUL	WHINOR - Whickham North	Blue Quadrant, Metrocentre, St Michaels Way, Whickham	Change of use of cinema (use class D2) and mall area (part) to retail floorspace (use class A1) and external alterations to form loading area.	£50000 for shuttle bus	£25000 for shuttle bus susidy paid and £50000 for transport initiatives transport strategy need to confirm
10/12/2009	DC/09/00056/OUT	WARDLL - Wardley And Leam Lane	Land Adjacent To British Legion Club, Wardley Hall, Sunderland Road	Erection of 4 dwelling houses (use class C3) (full details submitted for 1 det house with det garage (Plot 4) and outline details for 3 det houses (Plots 1, 2 and 3))	Junior (£527.29) and teenage provision (£395.47).	Paid 14.04.10
18/09/2009	DC/09/00632/FUL	WREK - Wrekendyke	Hadrian House Front Street Kibblesworth Gateshead	Extend existing garage and convert to A1 retail use and extension above new retail unit to form maisonette (C3).	Off Site Junior Play - £237 and Off Site Teen Play - £177	Paid 07/02/2011
09/09/2009	DC/08/00214/FUL	DECKHA - Deckham	Site Of British Queen Hotel Split Crow Road Deckham	Erection of 9 terraced dwellinghouses (1 block of 3 and 1 block of 6) (use class C3) with associated parking, road layout and landscaping.	To pay the council the sum of £16832.00p for off site play. To be paid in nine equal installments of £1870 on the sale of each unit	Implemented but the site units have been rented not sold - monitor situation
25/08/2009	DC/09/00084/FUL	CDENE - Chowdene	Vacant Site Ivy Lane Gateshead	Erection of detached dwellinghouse (use class C3) with associated car parking	£446.94 Open Space	Money spent at Caulderwood by LES
21/08/2009	DC/09/00833/COU	CHORG - Chopwell And Rowlands Gill	West Thornley Farm, Lockhaugh Road, Rowlands Gill	Conversion of engine shed to dwellinghouse	£185.38 Fixed play	Paid 27/08/09

06/08/2009	DC/09/00345/COU	LOFELL - Low Fell	140 Sheriffs Highway Gateshead NE9 5SD	Conversion of vacant church (D1) to four apartments (C3) including dormer windows in roofspace at front and rear and rooflights in roofspace at front, rear and sides with associated car parking	£988 - Off site junior and £741 - Off site teen provision	Paid £1,729.00
05/08/2009	DC/08/00310/FUL	BIRTLE - Birtley	Rose And Shamrock Hotel, Fell Bank, Birtley DH3 1AE	Erection of 1 block of 10 terraced townhouses with associated car parking and landscaping.	£3950.68 - Off site Teen play £17,119.64 - Off site toddler play = £21070.32	Paid 21/06/2012
05/08/2009	DC/08/01413/COU	DUNTEA - Dunston And Teams	Vacant Office Unit 6, Metro Riverside Park Delta Bank Road Swalwell	Change of use of part of ground floor and all first floor from office (use class B1) to out patient outreach facility (use class D1) to include improvement works (temporary permission)	£10,000.00 - improvement of measures to promote sustainable transport in the wider area serving the development sustainable transport	Paid 06.08.09
17/07/2009	DC/08/01819/FUL	CCG - Crawcrook And Greenside	Land Rear Of, Prospect House, Lead Road, Greenside, NE40 4RU	Erection of 2.5 storey detached dwellinghouse (use class C3) with detached double garage, alterations to existing detached garage/store including construction of new pitched roof.	£526.76 (Junior), £395.07 (Teen) and £549.12 (Open space)	Paid 18/08/16 £1575.95
17/07/2009	DC/09/00192/FUL	LAMES - Lamesley	Holly Cottage Banesley Lane Birtley Gateshead	Erection of detached family annexe in garden area including single garage (revised application).	Agreement restricts the use of the annexe to an ancillary use for the main dwelling and restricts the ability of the owner to deal with the legal estate - use to be monitored on annual basis	NO MONIES TO BE COLLECTED. B.Regis not started Lu 22/03/12. Being monitored
14/07/2009	DC/09/00067/COU	BIRTLE - Birtley	19-20 Durham Road Birtley Chester Le Street DH3 2QG	Conversion of first-floor from offices to two flats (use class C3) including erection of first-floor extension at rear	£641.99 (Teen), £432.98 (Toddler), £892.32 (Open space) = 2467.29	£1074.97 ZBLES 95045 £892.32 ZBLES 95040 £500 Legal fee (ALOO1 71419)
11/06/2009	DC/08/01777/FUL	DUNWHI - Dunston Hill And Whickham East	Land Adj, 130 Market Lane, Dunston, NE11 9NY	Erection of 4 terraced townhouses (use class C3) to include timber balcony on rear elevations	£1784.00 (open space provision)	paid 26.04.10
27/05/2009	DC/08/01922/FUL (suprsedes DC/6/00682/OUT)	BRIDG - Bridges	Site Of Sterling House South Shore Road Gateshead	Development of a hotel (Use Class C1) and Office (Use Class B1) complex, car parking for 83 cars, and associated hard and soft landscaping (including a riverside walkway)	£30,000.00 (Paid) Hotel Sustainable Transport. £90.425 Office sustainable transport £20,000.00 (Paid) Wildlife Contribution	£20,000 and £30,000 Paid 24/01/12 The office Element is still outstanding
08/05/2009	DC/08/01761/FUL	WHINOR - Whickham North	Aldi Stores Ltd, Gibside Way, Dunston, Gateshead	Erection of extension on west side of store and alterations to the existing palette of materials used on the store building (resubmission).	£4050.00 as a contribution towards sustainable transport initiatives in the vicinity of the Metro Centre	Paid 14.01.2011

23/04/2009	DC/07/01322/FUL	CCG - Crawcrook And Greenside	Rear of 21 Beech Grove Terrace, Ryton	Erection of detached dwellinghouse.	£490.98 - Off site junior play, £360.14 - Off Site Teen Play, £1678.96 - off site Toddler play, £527.05 - Open space Contribution	£3057.13 Money Spent at Ferndene Park by LES
22/04/2009	DC/07/01844/FUL	WHISS - Whickham South And Sunniside	28 Thistledon Avenue, Whickham Tyne And Wear	Erection of detached bungalow and garage in garden area.	Provision of off site Junior and Teenage Play contribution £237.20(JUNIOR) £177.89 (teen)	Paid 02.11.09
22/04/2009	DC/08/01001/FUL	CCG - Crawcrook And Greenside	Land Adjacent to Deneholme, Crawcrook	Erection of detached dwellinghouse incorporating dormer windows in roofspace on east side and window in roofspace on south gable with detached garage	Off site junior (£526.75) and teenage play provision (£395.06) and open space (£549.12)	Money spent at Crawcrook Park by LES
22/04/2009	DC/08/01430/FUL	WNOOKW - Windy Nook And Whitehills	Land between 44 & 45 Celendine Way Hewirth	Erection of detached dwellinghouse (use class C3).	£1711.96 for Off site toddler, £526.76 for junior and £395.07 for teenage play provision	Money Spent at Stoneygate by LES
08/04/2009	DC/08/00259/FUL	CHORG - Chopwell And Rowlands Gill	Plot 3 Highfield South Of Smailes Lane Rowlands Gill	Erection of detached dwellinghouse (use class C3)	£379.51 Off site teenage and £1644.55 off site toddler play provision	PAID 25/06/14
08/04/2009	DC/08/01479/FUL	CHORG - Chopwell And Rowlands Gill	Land south of Kimberley, Smailes Lane, Highfield, Rowlands Gill	Erection of detached dwellinghouse incorporating basement garage and associated car parking and landscaping (revised application).	Off site toddler and teenage play provision £395.07 (teen), £1711.96 (toddler)	21/1/11 Paid
31/03/2009	DC/08/01827/FUL	LOBBEN - Lobley Hill And Bensham	Unit 398A Princesway Team Valley Trading Est. Gateshead	Change of use from use class B8 to use class B2, re-cladding of front elevation, erection of electricity sub station, construction of ramped vehicular access at rear, erection of retaining wall and 2.4m high fence with associated car parking and landscaping/hardscaping	£7878.75 for Sustainable Transport Contribution	24.06.09 PAID
31/03/2009	DC/09/00128/FUL	CHORG - Chopwell And Rowlands Gill	54 South Sherburn Rowlands Gill NE39 1JX	Erection of two semi-detached dwellinghouses (use class C3) with associated car parking and landscaping (revised application).	£2781.94 - Toddler Play, £855.98 - Junior Play, £641.98 - Teen Play	Paid

31/03/2009	DC/08/01288/FUL	BRIDG - Bridges	Land at Hawks Road, Gateshead	Erection of 6-7 storey high hotel (202 bedrooms) (use class C1) with ancillary use at ground floor, 4-5 storey high office building (use class B1), construction of new vehicular access to Hawks Road, construction of 67 car parking spaces and provision of	£30,300.00 Sustainable transport contribution and pedestrian access provision for Hotel £74,400 for Sustainable Transport prior to first occupation of offices	Paid £30,300.00 for Hotel Offices are not built yet
25/03/2009	DC/08/01256/FUL	RYCHS - Ryton Crookhill And Stella	Land south of Beechwood Avenue, Ryton	Erection of 3 x 5 bedroomed 2.5 storey detached houses with associated detached double garages.	Provision of off site junior and teenage play and open space provision. £1580.28 (Junior), £1185.21 (Teenage), £1647.36 (Open Space)	Money Spent at Ferndene Park by LES
19/03/2009	DC/08/00628/FUL	WNOOKW - Windy Nook And Whitehills	Musgrove House Albion Street Windy Nook Gateshead NE10 9SJ	Erection of detached dormer bungalow (use class C3), also incorporating rooflights in garden area at west side of existing	£922.00 Childrens play	PAID 04.08.11
19/03/2009	DC/08/01456/FUL	WINHS - Winlaton And High Spen	East Farm Barlow Road Barlow Blaydon On Tyne	Construction of new vehicular access to highway, erection of 4 car ports and access road and associated external works (revised application). Retrospective	£1500 for Implementation of a Traffic Regulation Order.	£1500 Paid 28/09/2016
25/02/2009	DC/08/01894/FUL	WHISS - Whickham South And Sunnside	Land adjacent ot The Bungalow, Streetgate Farm, Gateshead Rd, Wickham NE16 5LE	Erection of detached dwellinghouse with detached garage in garden area	£549.12 (Off site Junior Play contribution). £526.7 6 for open Space contribution	Money Spent at Beggerswood by LES
10/02/2009	DC/08/01348/FUL	PELHEW - Pelaw And Heworth	International Paint Ltd Stoneygate Lane Felling Gateshead	Erection of new building to house fire protection test facilities, with associated laboratories, storage, offices and staff amenities; external hardstanding and access; extension to existing car park.	£320,000 to provide a replacement playing field and/or improved sports provision for community use of pitches within the Felling/East Gateshead area	Superseeded by DC/09/01430/FUL
09/02/2009	DC/08/01276/FUL	RYCHS - Ryton Crookhill And Stella	Land adjacent to 2 South Close, Ryton, Tyne and Wear NE40 3LW	Erection of detached dwellinghouse with integral garage	Contribution to the provision and maintainance of off site play facilities and open space. £526.76 off site junior, £395.07 off site teenage play provision, £549.12 open space	Money Spent at Ferndene Park by LES
03/02/2009	DC/08/01130/FUL	FELL - Felling	92 High Street Felling Gateshead Tyne And Wear	Change of use of ground floor to cafe, conversion of upper floors into four flats (use class C3) and alterations to roof (retrospective application)	The Sum of £987.67 for Off site Junior Play, The Sum of £740.75 for off site teenage play	Paid 12/04/2017

22/01/2009	DC/08/01442/COU	CHORG - Chopwell And Rowlands Gill	West Thornley Farm Lockhaugh Road Rowlands Gill Tyne And Wear NE39 1QN	Conversion of former steelworks railway generator building to dwelling house with associated aged persons annex, and construction of decked patio on north-east side, construction of balconies, installation of rooflights, formation of car parking, alterations to existing site access and demolition of existing coal bunker	Sum of £320.99 for Contribution to the provision and maintainance of play provision to serve the development and surrounding area	Paid 28/11/2008 Money spent at Thornley Lane by LES
08/01/2009	DC/08/00444/COU	FELL - Felling	Naughty Nibbles, 54 High Street, Felling	Conversion of shop (use class A1) to flat (use class C3).	Play area contribution £316.88	Money spent at Stoneygate by LES
18/12/2008	DC/07/01166/FUL	WHISS - Whickham South And Sunnyside	Land Adjacent To 38 Silverdale Way Whickham	Erection of detached dwellinghouse	Play area contribution £2,055.69	15.02.10 Paid
02/12/2008	DC/07/01631/FUL	WHINOR - Whickham North	Land Adj, 28 Milton Road, Whickham, Tyne And Wear, NE16 3JD	Erection of detached dwellinghouse and erection of 1.8m high timber fence/wall on the east and south boundary.	£2483.91 Commuted sum for open space and play provisions	Paid 09/02/09
15/09/2008	DC/07/01354/FUL DC/10/00580/FUL Variation of Conditions	BRIDG - Bridges	Former Half Moon Hotel, Half Moon Lane, Gateshead,	Erection of 3/4 storey building with proposed A3 use (cafe / restaurant) to ground floor & 8 x 1 & 2 bed flats to upper floors with separate access from rear of development.	The Sum of £3500 for public transport	Paid 14/07/2016
08/09/2008	DC/08/00669/FUL	BRIDG - Bridges	18 Villa Place Gateshead	Conversion of single dwellinghouse into two dwellinghouses (use class C3) and two storey extension	Play provision - £553.46	Monies paid 10.09.08 Money spent at Argyle Street by LES
04/07/2008	DC/07/01836/FUL	BLAYD - Blyadon	Land Adj 9 California Winlaton	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse	To pay the Council the sum of £3,800.29 by way of contribution to the expenses of the Council in laying out and equipping an equipped offsite childrens play area	Paid
19/06/2008	DC/07/01833/COU	BIRTLE - Birtley	36 Durham Road, Birtley	Change of use from storage (use class B8) to residential at first floor (use class C3) (retrospective).	Play and Open Space provision to be provided off site (£308.35 play and £428.22 open space)	Paid 15/08/2008

02/06/2008	DC/08/00190/COU	SALTW - Saltwell	Dr R Harris 170 Whitehall Road Tyne And Wear	Change of use from doctors surgery (use class D1) to dwellinghouse (use classC3).(resubmission)	Off site childrens' play provision £1,470.95	Paid 02.06.08 Money Spent at Avondale Park by LES
20/05/2008	DC/08/00306/FUL	WINHS - Winlaton And High Spen	Stanley House, 36 Front Street, High Spen, Rowlands Gill, Tyne and Wear	Erection of detached dwellinghouse with garage and car parking facilities.	£2107 towards the provision and maintainance of play provision	Money spent at High Spen Park by LES
04/04/2008	DC/07/01394/FUL	LOFELL - Low Fell	Dene Cottage, Selborne Avenue, Low Fell, Gateshead	Erection of two semi-detached dwellinghouses	Provision of off site childrens play provision £6,800.00	Money spent at Engine Lane by LES
31/03/2008	DC/06/00889/FUL	BIRTLE - Birtley	Former British Legion Club, Ravensworth Road, Birtley	Erection of 6 dwellinghouses and 6 apartments	The Sum of £19459.65 Off site Play	Paid
31/03/2008	DC/08/00010/FUL	WHINOR - Whickham North	Pets At Home, Gibside Way, Gateshead	Construction of mezzanine floor (343m2) to provide additional retail floorspace (revised application).	£15,435.00 Sustainable Transport Contribution	Paid 03/06/09
20/03/2008	DC/07/01938/COU	WHINOR - Whickham North	Red Quadrant, Metrocentre, Tyne And Wear, NE11 9YG	Change of use of existing internal service corridors/areas to retail floorspace (A1) together with change of use of class A1 retail floorspace to A2.	To pay £25,000 towards Sustainable Transport Contribution	Paid 15.02.10
21/12/2007	DC/07/00807/COU	LAMES - Lamesley	D.P. FURNITURE EXPRESS O201 Kingsway South Team Valley	Change of use from use class B2 to use class B8 to allow trade warehouse/warehouse, storage and distribution along with external alterations to unit.	£15,000 Sustainable transport contribution - paid 21 dec 2007	Paid 21/12/2007
30/11/2007	DC/07/01516/FUL	LAMES - Lamesley	Carpet Right Unit 6 Team Valley Retail Park Team Valley	Construction of 715 metre squared mezzanine floor to provide additional retail floorspace, together with new service doors in the rear elevation and a new fire door in the side elevation.	Sustainable Transport - £17,875.00 based on £25 per m2	Unilateral Undertaking signed 31.March 08

22/11/2007	DC/07/00407/FUL	BLAYD - Blaydon	Clavering House Axwell Park Blaydon On Tyne Tyne And Wear NE21 6RN	Variation of condition 1 of permission DC/05/00303/FUL to alter the layout of the 18 dwellings within the site and re-siting of the access into rear of dwelling	To ensure the proper completion of the restoration project of Axwell Hall On the signing of the agreement. Agreement on going - 14.01.2011.E-mailed sue to continue monitoring	Ongoing Monitoring
05/11/2007	DC/07/01179/FUL (DC/08/00133/FUL	LOBBEN - Lobley Hill And Bensham	Vacant Factory/Warehouse Former Dunlop Hydraulic , J209 Earlsway	Variation of cond 1 (to vary site layout) and cond 9 (to vary finished floor levels) to Planning Application DC/06/00237/FUL to erect 15 units for B1, B2, B8 purposes with associated car parking.	Sustainable Transport contribution. Each unit at a rate of £7.50 per m2 for units 2-11 and £3.75 per m2 for units 1 and 12-15.	24.06.09 Paid
29/10/2007	DC/03/01627/FUL	LAMES - Lamesley	Tyne & Wear Pallets, Lamesley Sawmill, Smithy Lane, Lamesley, Tyne And Wear, NE11 0EX	Demolition of existing building (929 square metres) and construction of new building (899 square metres) with	No Monies due - height of pallets to be kept to 6m maximum	No Monies due
15/10/2007	DC/06/01857/FUL	WHISS - Whickham South And Sunniside	B.P. Express, Fellside Road, Whickham	Removal of existing filling station and erection of 18 x 2 bed flats with associated car parking.	£20,000.00 Off Site Play Contribution and affordable housing (2 units)	Paid 09.03.2010
24/08/2007	DC/07/00988/FUL	CCG - Crawcrook And Greenside	Land Adjacent To, 2 Conifer Court, Lead Road, Greenside, Ryton, Tyne And Wear	Erection of two-storey detached dwelling in garden area to side.	a contribution for £2530.08 for play space and £527.04 for open space	09.02.10 Paid Money spent at Greenside skate park by LES
25/07/2007	DC/07/00690/COU - DC/07/00699/COU	WHINOR - Whickham North	Yellow Quadrant Metrocentre Gateshead Tyne And Wear	Change of use of Metroland indoor theme park (sui generis), and mall area to cinema (use class D2) with ancillary	To secure:(i) A shuttle bus subsidy of 50,000 (£25,000 for each permission)(ii) a MetroCentre Travel Plan Coordinator of £80,000 (£40,000) for each permission(iii) Signage Improvements of £70,000 (payable on the implementation of either permission(iv)	Paid 10/01/2013
11/05/2007	DC/05/00596/FUL and DC/06/00300/FUL	BRIDG - Bridges	Former Kelvin Works Site, South Shore Road, Gateshead	Erection of two nine-storey office blocks with two-storey car park and adjacent works including walling, landscaping and amenity open space	Variation agreement - To Pay the Sum of £235.665 for Sustainable Transport, The Sum of £1500 to undertake road marking works on south shore road and £1000 contribution towards parking control works	Not paid
03/05/2007	DC/07/00331/FUL	CHORG - Chopwell And Rowlands Gill	Land Adjacent To West Farm, Hall Road, Chopwell, Newcastle Upon Tyne, NE17 7AF	9 two storey dwellings and detached garages	To Pay £19,942.38 for the laying out and equipping of an equipped off site children's play area	Paid 18/03/2016

03/05/2007	DC/07/00331/FUL	CHORG - Chopwell And Rowlands Gill	Land Adjacent To West Farm, Hall Road, Chopwell, Newcastle Upon Tyne, NE17 7AF	Erection of 5 detached and 4 semi-detached dwellinghouses (use class C3) together with new access road and detached double garage.	Off site Play 19924.38	Paid 18.03.16
12/03/2007	DC/06/01874/FUL	LAMES - Lamesley	Comet, Unit 4, Team Valley	Creation of 535 metre squared mezzanine floor to provide additional retail space.	The sum of £8,717 as a sustainable transport contribution	08/03/07 Paid
15/09/2006	DC/05/01950/FUL	LAMES - Lamesley	Smiths Electric Vehicles Ltd, R219, Marquisway,	Erection of 7 x industrial units	£8,385.00 Sustainable Transport Contribution to pay on or before the occupation of each individual unit. £3.75 per m2.	Paid 09/03/07