



## ***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
<b>4.3</b>	No. 3 - Lands at & to the rear: 21 & 23 Monkridge Gardens with Disused Pavilion & Hardstanding off Monkridge Gardens, Dunston Hill, NE11 9XE (Pages 3 - 8)
<b>4.5</b>	No. 5 - The Runhead, Holburn Lane, Ryton, NE40 3HJ (Pages 9 - 14)

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# UPDATE

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

**TO THE PLANNING AND DEVELOPMENT COMMITTEE ON  
7 April 2021**

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



**MINOR UPDATE**

<b>Application No:</b>	<b>DC/20/01183/FUL</b>
<b>Site:</b>	<b>Lands At &amp; To The Rear: 21 &amp; 23 Monkridge Gardens With Disused Pavilion &amp; Hardstanding Off Monkridge Gardens Dunston Hill Gateshead Borough NE11 9XE</b>
<b>Proposal:</b>	<b>Full planning permission for the erection of 9 dwellinghouses with front and back gardens and driveway parking; new shared-surface, vehicular &amp; pedestrian access between Numbers 21 &amp; 23 (both retained), visitor parking area and landscaped areas (amended 08/03/21).</b>
<b>Ward:</b>	<b>Dunston Hill And Whickham East</b>
<b>Recommendation:</b>	<b>Grant Permission</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update****Update on consultations and Conditions amended*****Consultations***

Northumbria Police have responded to the consultation request and have no objections to the proposal.

NEDL have not responded to the consultation request, the consultation period expired on 05 April 2021.

***Condition wording***

On further review, it is recommended Condition 5 should also include reference to boundary treatments for the secondary pedestrian access (along with the other elements specifically required to be submitted), so that the living conditions of occupiers of nos 9 and 11 Monkridge Gardens can be appropriately protected. The reason for conditions 5 and 6 should also be amended to include reference to residential amenity.

It is recommended that the wording be amended to read as follows;

**Condition 5**

*No dwellinghouse hereby permitted shall be occupied until the final details of the pedestrian route to the east of the site onto Monkridge Gardens has been submitted to and approved in writing by the Local Planning Authority. The detail shall include a timetable for implementation (and opening), as well as details of boundary treatments to both nos 9 and 11 Monkridge Gardens, gradients, materials, lighting and any offsite highways works.*

*Reason*

*In the interests of highway safety, improving connectivity, the protection of residential amenity and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.*

*Condition 6*

*The pedestrian route approved under Condition 5 shall be completed in full accordance with the approved details and shall be made available for the use by pedestrians within the timescales approved. Thereafter the pedestrian route shall remain open for use for pedestrians at all times. No barriers or other physical impediments to the use of this route by pedestrians shall be put in place without the prior written consent of the Local Planning Authority.*

*Reason*

*In the interests of highway safety, improving connectivity, the protection of residential amenity and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.*

Condition 12 (Removal of Permitted Development Rights) currently reads;

*Notwithstanding the provisions of Article 3, Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), following the implementation of works referred to in Condition 11, the permitted development rights of 21 and 23 Monkridge Gardens (hard surfaces incidental to the enjoyment of a dwellinghouse) are hereby removed.*

*Reason*

*In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.*

On further review, Officers consider this condition ought to be amended to remove the reference to 21 Monkridge Gardens. The garden area associated with this property wouldn't interfere with the visibility splay from the access. It is recommended that the wording be amended as follows;

*Notwithstanding the provisions of Article 3, Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), following the implementation of works referred to in Condition 11, the permitted development rights of 23 Monkridge Gardens (hard surfaces incidental to the enjoyment of a dwellinghouse) insofar as they relate to the front curtilage are hereby removed.*

*Reason*

*In the interests of highway safety and in order to accord with NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.*

Conditions 19 and 20 require the eradication of cotoneaster from the site. This is a non-native invasive plant, with over 100 species. The applicant's submitted ecological report identifies Himalayan Cotoneaster (*cotoneaster simonsii*) as being recorded in the north of the site and identifies that the development could potentially result in the spread of this species. One of the key ecological mitigation measures, identified in the ecological report, is that the cotoneaster would be removed.

For clarity it is recommended that both conditions 19 and 20 should be amended to refer to Himalayan Cotoneaster specifically, and to no other cotoneaster species.

It is recommended that the wording be amended to read as follows;

**Condition 19**

*Notwithstanding the information submitted no development (including demolition) shall commence until a scheme for the eradication of Himalayan Cotoneaster (*cotoneaster simonsii*) to prevent the spread of this species has been submitted to and approved in writing by the Local Planning Authority.*

**Reason**

*To prevent the spread of a harmful invasive species in accordance with the NPPF, policies CS18 and MSGP37 of the Local Plan for Gateshead.*

**Reason for Pre-commencement Condition**

*This pre commencement condition is required to satisfy the Local Planning Authority that the demolition, site clearance and construction works can take place in a manner that does not allow the spread of an invasive species.*

**Condition 20**

*The approved Himalayan Cotoneaster (*cotoneaster simonsii*) eradication scheme shall be implemented and retained in full accordance with the details approved under Condition 19.*

**Reason**

*To prevent the spread of a harmful invasive species in accordance with the NPPF, policies CS18 and MSGP37 of the Local Plan for Gateshead.*

**SEE MAIN AGENDA FOR OFFICERS REPORT.**

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**MINOR UPDATE**

<b>Application No:</b>	<b>DC/21/00069/FUL</b>
<b>Site:</b>	<b>The Runhead Holburn Lane Ryton Central Ryton NE40 3HJ</b>
<b>Proposal:</b>	<b>Erection of tipi within beer garden, 1no. timber clad container and associated decked area (amended plans dated 23 March 2021), partially retrospective</b>
<b>Ward:</b>	<b>Ryton Crookhill And Stella</b>
<b>Recommendation:</b>	<b>Grant Temporary Permission</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update**

**AMENDED DESCRIPTION**

As the decking, tipi and container are now installed on site, the description of development has been amended to reflect this.

**FURTHER REPRESENTATIONS MADE**

Following receipt of amended plans, neighbour re-notification letters were issued on 23.03.21. A further six objections have been received, including one from Cllr Chris Buckley. The objections are summarised below:

- Noise from people and furniture moving on the decking.
- Anti-social behaviour
- Increased traffic / parking issues
- Vermin
- The tipi is already erected and is unattractive/an eyesore.
- The use of the beer garden is escalating to a point where residential amenity will be affected.
- What is the need for two bars when the tipi has a 50 person limit?
- If planning permission is granted, can the use of the container be limited to storage only, or only used as a bar when a temporary event licence has been granted? Can the use be conditioned to cease at 9pm and not 10pm?
- Question about whether the tipi would be Covid compliant as it would be enclosed space.
- Has planning permission been sought for other works at the site?
- Concern about events/use of the tipi – there are existing problems with events run at The Runhead.

Council officers are of the opinion that no new material planning issues have been raised within the latest representations received and the objections that have been raised have been addressed within the main officer report.

## **UPDATED CONDITIONS**

Following receipt of amended plans, Condition 1 has been updated to take account of the new plan references. The updated wording is as follows:

1

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

Location Plan  
Existing Site Plan  
300/P5 Proposed Elevations  
102/P4 Proposed Site 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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

The submitted Noise Impact Assessment (NIA) will need to be revised to also refer to the use of the container and decking as noise sources with appropriate mitigation measures required. It is therefore recommended that condition 7 (implementation of submitted NIA) should be replaced with a condition to require the submission of a revised NIA for approval and a further condition to secure the implementation of the approved details. The new conditions to read as follows:

7 (reworded)

Prior to the first use of either the tipi or the container, a revised Noise Impact Assessment shall be submitted for the written approval of the Local Planning Authority. The revised NIA shall assess the noise generation from the use of the tipi, the container and from people and furniture moving on the timber decking and provide appropriate mitigation.

Reason

In the interest of residential amenity to accord with the NPPF and Policies CS14 and MSGP17 of the Local Plan for Gateshead.

8 (new)

The Noise Impact Assessment approved under condition 7 shall be implemented, in full, from first use of either the tipi or the container and thereafter complied with at all times that the development remains in use.

If at any time the NIA cannot be complied with, the use of the whole development hereby approved shall cease immediately, and the use shall not recommence until compliance with the NIA is possible.

**Reason**

In the interest of residential amenity to accord with the NPPF and Policies CS14 and MSGP17 of the Local Plan for Gateshead.

NB Subsequent conditions to be renumbered.

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