



PLANNING AND DEVELOPMENT COMMITTEE AGENDA

Wednesday, 1 December 2021 at 6.00 pm in the Council Chamber

From the Chief Executive, Sheena Ramsey

Item	Business
4ii	No. 2 - Laburnum Cottage, Barmoor Lane, Ryton Central, Ryton NE40 3AA (Pages 3 - 6)
4iii	No. 3 - Land at Gateshead International Stadium, Neilson Road, Gateshead NE10 0EF (Pages 7 - 12)
4iv	No. 4 - Baltic Business Quarter, Albany Road, Gateshead NE8 3BP (Pages 13 - 20)

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UPDATE

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

**TO THE PLANNING AND DEVELOPMENT COMMITTEE ON
1 December 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

Application No:	DC/21/00837/HHA
Site:	Laburnum Cottage Barmoor Lane Ryton Central Ryton NE40 3AA
Proposal:	Demolition of existing detached garage and construction of new rear/side single storey extension and garage (Amended 03.11.2021)
Ward:	Ryton Crookhill And Stella
Recommendation:	Grant Permission
Application Type	Householder Application

Minor Updates

Report Wording

At Paragraph 1.1 of the main agenda it is stated that;

'The site to which the application relates is a west facing semi detached property in the ward of Ryton Crookhill and Stella.'

The report should read;

'The site to which the application relates is a west facing detached property in the ward of Ryton Crookhill and Stella..'

Additional consultation response

With regards to paragraphs 5.16 and 5.17, an additional consultation response has been received from the Council's Tree Officer stating the following:

'I'm satisfied the proposal can be constructed safely. A Tree Protection Plan can be conditioned.'

Additional Condition:

No development or any other operations shall commence on site until a scheme for the protection of the existing trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used. The approved protective fencing must be installed prior to the commencement of the development and thereafter retained intact for the full duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

Reason: To ensure the satisfactory protection of trees, shrubs and hedges in accordance with policies in accordance with the NPPF, Policy CS18 of the Local Plan for Gateshead.

Amendment to conditions 3 and 4

Conditions amended to read as one new condition:

Notwithstanding the plans approved, a full materials schedule shall be submitted to and approved in writing by the Local Planning Authority. The materials schedule shall be submitted prior to development commencing and shall include:-

- Details of the roof covering which shall be natural / Welsh slate
- Final details of the proposed windows, which shall be of timber construction
- Details of the proposed quoins, which shall be natural stone
- Samples of proposed masonry to rear boundary wall, which shall be natural stone
- Final details of the proposed walling including render colour and texture
- Final details of the proposed garage door, which shall be timber
- Samples where necessary

Thereafter, the development shall be carried out in accordance with the details agreed.

Reason: To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building or Conservation Area, in accordance with the NPPF, policies CS14, CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

Recommendation

The publicity period expires Thursday 2nd December 2021. Therefore, the officer recommendation of the main report (paragraph 7.0) should change from:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary

To;

That permission be GRANTED subject to the expiry of the publicity period; the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary.

SEE MAIN AGENDA FOR OFFICERS REPORT



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MINOR UPDATE

Application No:	DC/21/01117/FUL
Site:	Land At Gateshead International Stadium Neilson Road Gateshead NE10 0EF
Proposal:	Installation of ground mounted solar photovoltaic array and associated substation.
Ward:	Felling
Recommendation:	Grant Temporary Permission
Application Type	Full Application

Reason for Minor Update

Biodiversity

The Preliminary Ecological Appraisal submitted with the planning application contains precautionary working method statements that should be implemented during the construction and operation of the development to minimise the potential for any harm upon biodiversity. Therefore, condition 6 below recommends the development be undertaken in accordance with said method statements.

It is considered that the planning application has appropriately identified that the development will result in a net loss of on-site biodiversity and that reasonable efforts have been made to mitigate that loss on-site. Therefore, it is considered necessary to address the remaining shortfall and demonstrate a measurable net gain, at a suitable off-site location(s), by way of condition in order to satisfy national and local planning policy. Please refer to conditions 7 and 8 below.

Conditions

The following are the conditions recommended to accompany the recommendation to grant temporary planning permission.

1

The development shall be carried out in complete accordance with the approved plans as detailed below -

SOLDOM11631 Gateshead International Stadium Construction Plan
SOLDOM11631 Gateshead International Stadium Mounting System
Details

SOLDOM11631 Gateshead International Stadium PV Electrical
Schematic

SOLDOM11631 Gateshead International Stadium PV Ground Mount
Plan

SOLDOM11631 Gateshead International Stadium PV Ground Array Setting Out
SOLDOM11631 Gateshead International Stadium Inverter Layout
SOLDOM11631 Gateshead International Stadium Mounting System Details
315-1000kVA Slide In UDE Prefabricated Enclosure C1061924 Rev A
2917-00-201-Rev D Detailed Landscape Masterplan

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.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Within three months of the expiry of this permission or the cessation of the development for which permission is hereby granted, whichever is the sooner, the site shall be cleared of all hardstanding, any structures and materials connected with the development and the land returned to its former condition, or such alternative scheme as may be submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the amenities of the area to accord with the National Planning Policy Framework and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan for Gateshead.

4

The landscaping scheme shown on drawing number 2917-00-201-Rev D Detailed Landscape Masterplan submitted with the application shall be completed prior to first use of the development and retained and maintained as such for the life of the development unless otherwise agreed in writing with the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

Reason

To ensure that the approved landscaping scheme is completed within a reasonable time scale in the interests of the residential amenity and in accordance with National Planning Policy Framework and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5

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 (LPA).

An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the LPA prior to the remediation being commenced.

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled in accordance with policies CS14 and MSGP20 of the Local Plan for Gateshead.

6

The proposed development shall be undertaken wholly in accordance with the precautionary working method statements provided within the Preliminary Ecological Appraisal submitted with this application to reduce any risk of harming Hedgehog and nesting birds.

Reason

To avoid/minimise harm to biodiversity including protected and priority species during the site clearance, construction and operational phases of the development in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

7

A scheme to secure off-site biodiversity net gains, including a timetable for delivery, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

8

The details approved under condition 7 shall be implemented in accordance with the approved timetable.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

SEE MAIN AGENDA FOR OFFICERS REPORT.



UPDATE

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

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1 December 2021**

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MINOR UPDATE

Application No:	DC/21/01206/FUL
Site:	Baltic Business Quarter Albany Road Gateshead NE8 3BP
Proposal:	Installation of ground-mounted solar photovoltaic array and associated substation
Ward:	Bridges
Recommendation:	Grant Temporary Permission
Application Type	Full Application

Reason for Minor UpdateGlint and Glare

The main agenda report highlights that the Glint and Glare Assessment submitted with this planning application does not reference Albany Road, Quarryfield Road or the new Quays Link Road as part of its “road receptors” chapter.

The author of the report “PagerPower” have since issued an updated Glint and Glare Assessment to address these roads as part of their wider assessment. The report sets out the following established hierarchy that is used to categorise the road network in the context of assessing glint and glare.

- Major National – Typically a road with a minimum of two carriageways with a maximum speed limit of up to 70mph. These roads typically have fast-moving vehicles with busy traffic;
- National – Typically a road with one or more carriageways with a maximum speed limit of up to 60mph or 70mph. These roads typically have fast-moving vehicles with moderate to busy traffic density;
- Regional – Typically a single carriageway with a maximum speed limit of up to 60mph. The speed of vehicles will vary with a typical traffic density of low to moderate; and
- Local – Typically roads and lanes with the lowest traffic densities. Speed limits vary.

PagerPower gone on to say that “Technical modelling is not recommended for local roads, where traffic densities are likely to be relatively low. Any solar reflections from the proposed development that are experienced by a road user along a local road would be considered low impact in the worst case.”

“Therefore, Albany Road, Quarryfield Road and the new Quays Link Road, which are local roads and are expected to have low traffic volume are not

considered in the full assessment of glint and glare effects since any effects are expected to have maximum low impact.”

On balance, taking into account the commentary above, it is considered that the author of the report has justified their position in respect of Albany Road, Quarryfield Road and the new Quays Link Road, and the Local Planning Authority has no evidence available to challenge their position. Furthermore, in terms of the new Quays Link Road, a substantial “blue green corridor” (landscaping and SuDS) feature will be created between the Link Road and the application site, which combined with the gradient drop as the Link Road heads south to north should help to screen the solar panels from vehicles using the Link Road.

Biodiversity

The Preliminary Ecological Appraisal submitted with the planning application contains precautionary working method statements that should be implemented during the construction and operation of the development to minimise the potential for any harm upon biodiversity. Therefore, condition 6 below recommends the development be undertaken in accordance with said method statements.

It is considered that the planning application has appropriately identified that the development will result in a net loss of on-site biodiversity and that reasonable efforts have been made to mitigate that loss on-site. Therefore, it is considered necessary to address the remaining shortfall and demonstrate a measurable net gain, at a suitable off-site location(s), by way of condition in order to satisfy national and local planning policy. Please refer to conditions 7 and 8 below.

Conditions

The following are the conditions recommended to accompany the recommendation to grant temporary planning permission.

1

The development shall be carried out in complete accordance with the approved plans as detailed below -

SOLDOM11631 Gateshead Council Baltic Business Quarter

Construction Plan

SOLDOM11631 Gateshead Council Baltic Business Quarter Ground
Array Setting Out

SOLDOM11631 Gateshead Council Baltic Business Quarter Electrical
Schematic

SOLDOM11631 Gateshead Council Baltic Business Quarter PV
Framing Torque Settings

SOLDOM11631 Gateshead Council Baltic Business Quarter Mounting
System Details

SOLDOM11631 Gateshead Council Baltic Business Quarter Inverter
Layout

SOLDOM11631 Gateshead Council Baltic Business Quarter Ground Array Layout
SOLDOM11631 Gateshead Council Baltic Business Quarter String Configuration South Site
TS-0535-0101 – BQ Proposed Contours Plan – Rev P02
TS-0535-0102 – BQ Isopachyte Plan – Rev P02
TS-0535-0103 – BQ Site Clearance Plan – Rev P01
315-1000kVA Slide In UDE Prefabricated Enclosure C1061924 Rev A
Kingsley Plastics Limited GRP Heavy Duty Kiosk Proposed General Arrangement
3139-00-201-Rev A Detailed Landscape Masterplan

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.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Within three months of the expiry of this permission or the cessation of the development for which permission is hereby granted, whichever is the sooner, the site shall be cleared of all hardstanding, any structures and materials connected with the development and the land returned to its former condition, or such alternative scheme as may be submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the amenities of the area to accord with the National Planning Policy Framework and policies CS14, CS15, MSGP17 and MSGP24 of the Local Plan for Gateshead.

4

The landscaping scheme shown on drawing number 3139-00-201-Rev A Detailed Landscape Masterplan submitted with the application shall be completed prior to first use of the development and retained and maintained as such for the life of the development unless otherwise

agreed in writing with the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

Reason

To ensure that the approved landscaping scheme is completed within a reasonable time scale in the interests of the residential amenity and in accordance with National Planning Policy Framework and policies CS14 and MSGP17 of the Local Plan for Gateshead.

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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 (LPA).

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled in accordance with policies CS14 and MSGP20 of the Local Plan for Gateshead.

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The proposed development shall be undertaken wholly in accordance with the precautionary working method statements provided within the Preliminary Ecological Appraisal submitted with this application to reduce any risk of harming Hedgehog and nesting birds.

Reason

To avoid/minimise harm to biodiversity including protected and priority species during the site clearance, construction and operational phases of the development in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

7

A scheme to secure off-site biodiversity net gains, including a timetable for delivery, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason

To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework and policies CS18 and MSGP37 of the Local Plan for Gateshead.

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The details approved under condition 7 shall be implemented in accordance with the approved timetable.

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