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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 3 April 2019

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, D Burnett, L Caffrey, K Ferdinand, A Geddes, M Hall, M Henry, J Lee, K McCartney, J McClurey, C McHugh, E McMaster, C Ord, R Oxberry, J Turnbull and A Wheeler

APOLOGIES: Councillor(s): S Craig, S Dickie, L Kirton, I Patterson, N Weatherley and K Wood

PD352 MINUTES

The minutes of the meeting held on 13 March 2019 were approved as a correct record and signed by the Chair.

Following the meeting of the 13th March 2019, several queries had been raised in relation to the minutes of application DC/16/00320/FUL. Members attention was drawn to this and members were requested to confirm that the minutes accurately reflected that decision when approving the minutes as a correct record.

PD353 DECLARATIONS OF INTEREST

Councillor Rosy Oxberry declared a non-registerable interest in application DC/19/00037/HHA and removed herself from the meeting, discussion and subsequent voting.

PD354 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.

PD355 ENFORCEMENT TEAM ACTIVITY

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

PD356 ENFORCEMENT ACTION

Consideration was given to a report that informed of the progress of enforcement action previously authorised by the Committee. The Committee were asked to consider the removal of items considered to have been dealt with.

RESOLVED: That the information contained within the report be noted.

PD357 PLANNING APPEALS

The Committee were advised that no new appeals have been lodged since the last Committee. There have been no new appeal decisions received since the last Committee. There have been no appeal cost decisions.

RESOLVED - that the information be noted

PD358 PLANNING OBLIGATIONS

The Committee were advised that since the last Committee there have been no new planning obligations. Since the last Committee there have been no new payments received in respect of planning obligations.

RESOLVED - that the information be noted.

Chair.....

Date of Committee: 3 April 2019

Application Number and Address:

DC/18/01036/FUL
Woodmans Arms
Fellside Road
Whickham
NE16 5BB

Applicant:

Moorgate Bars Ltd

Proposal:

Construction of single storey extension to provide marriage and function room facilities, internal refurbishment and external alterations to existing building (revised application) (amended 10/01/19 and additional information received 14/01/19).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted

Any additional comments on application/decision:

The Committee decided to grant permission subject to the following conditions:

1. Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below:

Site Location Plan (received 04.10.2018)

WA-18-01

WA-18-02 rev A

WA-18-03

WA-18-04

WA-18-05

WA-18-06 rev A

WA-17-07 rev C

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

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

3. The development hereby permitted shall be constructed entirely of the materials detailed and shown on plan number WA-18-04.

4. Notwithstanding the approved plans, the single storey extension hereby approved shall not be occupied until final details of part of the car park (between bays 27 and 28 as shown on WA-17-07 rev C) to be marked out to be kept clear for coach turning have been submitted to and approved in writing by the Local Planning Authority.

5. The details approved under condition 4 shall be implemented in full accordance with the approved details before the single storey extension hereby approved is occupied and retained as such for the lifetime of the development.

6. Notwithstanding the approved plans, the single storey extension hereby approved shall not be occupied until final details of secure and weatherproof cycle parking, including clarity over allocations of staff and customers, have been submitted to and approved in writing by the Local Planning Authority.

7. The details approved under condition 6 shall be implemented in full accordance with the approved details before the single storey extension hereby approved is occupied and retained as such for the lifetime of the development.

8. The development shall be implemented in full accordance with sections 3, 4 and 5 of the submitted Arboricultural Method Statement by All About Trees (dated 11.01.2019) at all times during construction and until final completion of the development.

The tree protection scheme shall be implemented in full accordance with plans AMS-TPP dated 11.01.2019, before external site works including demolition, soil stripping or movement, or bringing onto site of materials, supplies or machinery have commenced, and shall be retained on site at all times during construction and until final completion of the development

9. The single-storey extension hereby approved shall not be occupied until a fully detailed replacement landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details of all existing trees and hedges to be retained, ground preparation, planting plans noting the species, plant sizes, planting densities for all new planting, measures for management and maintenance, and timescales for implementation.

10. The details approved under condition 9 shall be implemented in accordance with the approved timescales and details.

The approved landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

11. No breaking of ground associated with the development hereby approved shall commence until a report of intrusive site investigations in relation to coal mining legacy, and where required, measures and timescales for remediation, monitoring, and verification reports has been submitted to the Local Planning Authority.

12. The remediation and monitoring measures approved under condition 11 shall be implemented in full accordance with the approved timescales and the approved details.

13. Where remediation is required (under conditions 11 and 12), following completion of the approved remediation and monitoring measures, the single storey extension hereby approved shall not be occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been

submitted to and approved in writing by the Local Planning Authority.

Date of Committee: 3 April 2019

Application Number and Address:

DC/18/01154/FUL
83 Whaggs Lane
Whickham
NE16 4PQ

Applicant:

Mr Chris Hannant

Proposal:

Construction of single storey building in rear garden and change of use from dwellinghouse (C3 Use) to a mixed use of dwellinghouse and yoga studio (sui generis) (retrospective) (description amended 12.03.2019)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

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:

01.A4
02.A1

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 D2 (assembly and leisure) part of the mixed use hereby approved shall be limited to use as a yoga studio, including sessions for yoga, pilates and health and wellbeing workshops, and no other use within class D2.

3. Sessions associated with the operation of the yoga studio part of the mixed use hereby approved shall be restricted to the single storey garden building as shown on plan no 02.A1, and land (within the red line boundary of the site) within 15 metres east of the eastern (front) elevation of that building only.

4. Sessions associated with the yoga studio part of the mixed use hereby approved shall only be open to the public between 09.00 and 21.00 on any day.
5. The number of customers on site associated with the yoga studio part of the mixed use hereby approved shall be limited to a maximum of ten people at any time.
6. The number of sessions associated yoga studio part of the mixed use hereby approved shall be limited to a maximum of four sessions each day.
7. From the date of this decision, no amplified sound system or similar equipment associated with the yoga studio part of the mixed use hereby approved shall be used on site until details of a noise management plan (including timescales) have been submitted to and approved in writing by the Local Planning Authority.
8. The details approved under condition 7 shall be implemented and maintained in accordance with the details and timescales approved and retained as such for the lifetime of the development.

Date of Committee: 3 April 2019

Application Number and Address:

DC/19/00001/FUL
Land adj Meynell House
Dipwood Road
Rowlands Gill
NE39 1DA

Applicant:

Mrs I Carmichael

Proposal:

Demolition of existing detached garage and shed buildings followed by erection of 5-bedroom detached house in garden of dwellinghouse with new vehicular and pedestrian access.

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Councillor Dave Bradford spoke in favour of the application
Mr Eric Carmichael (Applicant) spoke in favour of the application

Any additional comments on application/decision:

That permission be REFUSED for the following reason(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the refusal reasons as necessary:

1. The sub-division of the existing garden and the construction of a new house would result in less than substantial harm to the significance of the Rowlands Gill Conservation Area, that would not be outweighed by substantive public benefits, contrary to the aims and objectives of the National Planning Policy Framework, saved policy ENV10 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core plan.

Date of Committee: 3 April 2019

Application Number and Address:

DC/19/00002/FUL
Fistral
Smailes Lane
Rowlands Gill
NE39 2LS

Applicant:

Broadleaf Construction Developments Ltd

Proposal:

Erection of two split level, three bedroom semi-detached houses (additional information received 16/02/19 and 29/03/19).

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Application has been withdrawn

The applicant has confirmed they wish to withdraw the current planning application with a view to discuss highway safety concerns further with officers and to submit a revised scheme in a new planning application.

Any additional comments on application/decision:

None.

Date of Committee: 3 April 2019

Application Number and Address:

DC/19/00037/HHA
7 Kays Cottages
Gateshead
NE10 9ST

Applicant:

Mr Leslie Oxberry

Proposal:

Installation of 2 antennae on chimney stack and 1 antennae on side of house.

Declarations of Interest:

Name

Nature of Interest

Councillor Rosy Oxberry

Non-Registerable interest.

List of speakers and details of any additional information submitted:

Councillor Tom Graham spoke against the application.

Mr Leslie Oxberry (applicant) 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 –

Location Plan
Antenna Location – Back of 7 Kays Cottages
Antenna Location on Chimney Stack
ADS-B Colinear Antenna
Chameleon V1 Antenna
X30 UHF VHF Colinear Antenna

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.

Date of Committee: 3 April 2019

Application Number and Address:

DC/19/00149/FUL
25 Cornmoor Road
Whickham
NE16 4PU

Applicant:

Mr Alistair Sundin

Proposal:

Erection of detached dwellinghouse.

Declarations of Interest:

Name

Nature of Interest

List of speakers and details of any additional information submitted:

Councillor Jonathan Wallace spoke in objection to the application.

Mr Alistair Sundin (Applicant) spoke in favour of the application.

Any additional comments on application/decision:

Reason for Minor Update

Further representations made

A petition of 30 signatures has been received in objection to the application, the issues raised by the petition are summarised as follows:

- The proposal would result in a loss of amenity;
- The proposed development would result in deliveries along Cornmoor Road and materials being stored on the footpath;
- The proposed development is likely to lead to damage to the public footpath; and
- The proposed development would result in visual impact on the area of special character.

Deliveries and storage of materials on the highway (outwith the application site) cannot be controlled by planning permission; these matters would need to be addressed via separate highway legislation.

It is considered that all other matters have been addressed within the main agenda report.

Any additional comments on application/decision:

That permission be REFUSED for the following reason(s) and that the Service Director of Development, Transport and Public Protection be authorised to vary and amend the refusal reason as necessary:

1. The development would result in back land development and the subdivision of the existing plot. This would have a detrimental impact on the area of special character, the development would therefore fail to comply with aims and objectives of the NPPF, saved policies ENV3 and ENV25 of the Unitary Development Plan, the Gateshead Placemaking SPD and Policy MSGP24 of the emerging Making Space for Growing Spaces DPD.

2. Insufficient information in the form of an ecological survey, assessment and mitigation report has been submitted to enable the Council to consider whether the proposed development would have any unacceptable negative on nationally protected species, contrary to the National Planning Policy Framework, saved policies DC1, ENV46 and ENV47 of the Council's Unitary Development Plan and Policy CS18 of the Council's Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

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