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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 27 November 2019

PRESENT: Councillor B Goldsworthy (Chair)

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

APOLOGIES: Councillor(s): S Dickie, L Kirton, R Oxberry, N Weatherley and K Wood

PD432 DECLARATIONS OF INTEREST

There were no declarations of interest

PD433 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.

PD434 ENFORCEMENT TEAM ACTIVITY

The Committee received a report to inform them of the activity of the Enforcement Team since last Committee.

The team have received a total of 111 new complaints and have 63 pending prosecutions. The team attended 17 court hearings, 4 of which were finalised, resulting in £3762 fines and £1419 costs.

RESOLVED - That the information be noted

PD435 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.

PD436 PLANNING APPEALS

The Committee received a report providing details of new appeals received and outcomes of decisions received from the Secretary of State received during the report period.

The Committee were informed that there have been six new appeals lodged since the last Committee.

The Committee were informed that there has been one new appeal decision received since the last Committee.

The Committee were informed that there has been no appeal cost decisions received since the last Committee.

RESOLVED - That the information be noted

PD437 PLANNING OBLIGATIONS

The Committee were advised that since last Committee there have been no new planning obligations.

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

RESOLVED - That the information be noted

Chair.....

Date of Committee: 27 November 2019

Application Number and Address:

DC/19/00986/FUL
 Ostlers Lodge
 The Green
 Kibblesworth
 Gateshead
 NE11 0YN

Applicant:

Mrs Janet McPherson and Mr Gary Steel

Proposal:

Variation of condition 1 of DC/16/00787/FUL (approved plans) to reposition dwelling towards the western end of the application site, minor changes to north and east elevations, resizing of roof lantern and internal changes to allow first floor set back by a further 1 metre (amended 21/11/19).

Declarations of Interest:**Name**

None

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Sheila Gallagher spoke on behalf of one neighbour in objection to the application

Reason for Minor Update:

Amended plans received 21.11.2019

A full set of amended plans have been submitted with the following updates:

Sheet 2 received 21.11.2019 – inclusion of bin details to site plan.

Sheet 3 received 21.11.2019 – internal changes to allow first floor internal set back by a further 1 metre from the rear window.

Sheet 4 received 21.11.2019 – change to front (east) elevation first floor window detail and change to size of roof lantern.

Sheet 6 received 21.11.2019 – change to side (north) elevation showing a smaller roof lantern.

Whilst the amended plans generally relate to minor cosmetic changes to the exterior of the dwelling, there are also revised floor plans. The changes indicated on the amended plans have resulted in the description of development being changed

Following the submission of the amended plans the following conditions will be amended.

Condition 2

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

Sheet 1 received 21.11.2019
Sheet 2 received 21.11.2019
Sheet 3 received 21.11.2019
Sheet 4 received 21.11.2019
Sheet 5 received 21.11.2019
Sheet 6 received 21.11.2019
Sheet 7 received 21.11.2019
Sheet 8 received 21.11.2019

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.

Condition 9

A step free route from the bin storage area shown on plan reference Sheet 2, received 21.11.2019, to the refuse collection point shall be provided on site prior to the first occupation of the development and maintained as such thereafter.

Reason

In the interests of the provision of adequate refuse and storage/collection facilities, residential amenity and the appearance and design of the development and in accordance with Policies DC1, DC2, ENV3 and MWR28 of the Unitary Development Plan and policies CS13, CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s), those on the Update Report, and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1

The development to which this permission relates must be commenced not later than 3 years from the date of 9th December 2016 (by 9th December 2019), the date of permission DC/16/00787/FUL.

2

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

Location Plan (1:1250), received 16.09.2019

Existing Site Plan Sheet 2 (1.200), received 16.09.2019

Proposed Site Plan, Sheet 4 (1.200), received 16.09.2019

Previously approved plans under reference DC/16/00787/FUL

4b, 5b, 6b

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.

3

Notwithstanding the details hereby approved, hard and soft landscaping details shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwelling.

4

The landscaping details approved under condition 3 shall be implemented wholly in accordance with the approved details prior to first occupation of the dwelling and retained for the life of the development.

5

No development above damp-proof course shall commence until samples of all materials, colours and finishes to be used on all external surfaces, have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

6

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

7

Notwithstanding the details hereby approved, boundary treatment details shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the dwelling. The details shall include the heights, designs, locations and materials of all proposed boundary treatments

8

The boundary treatment details approved under condition 7 shall be implemented wholly in accordance with the approved details prior to first occupation of the dwelling and retained for the life of the development.

9

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. Development must be halted on that part of the site affected by the unexpected contamination. Where required by the Local 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.

10

The garage door of the development hereby approved shall be a roller shutter type door or an up and over retractable door of a type which does not project forward of the building line whilst opening or closing. Such a non-projecting garage door shall be retained thereafter.

11

Notwithstanding the plans hereby approved, the bin storage location and collection facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development on site.

12

The bin storage and collection details approved under condition 11 shall be implemented wholly in accordance with the approved details prior to first occupation of the dwelling and retained for the life of the development.

13

The "bedroom" window closest to Holly House, as shown on approved plan 5b, shall be glazed with obscure glass at a level three or greater and also be non-opening. The obscure glazing shall be retained thereafter.

14

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the 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.

Any additional comments on application/decision:

Mr Gary Steel had registered to speak in support of his application, but at Committee, he declined the opportunity to do so.

Application Number and Address:

DC/19/00997/FUL
Land on North Side of
Lead Road (Penny Hill)

Applicant:

Arlington Energy Infrastructure

Proposal:

Variation of condition 8 (approved plans) and 10 (noise) of application DC/18/01009/FUL (amended and additional details received 15.11.19 and 18.11.19).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

Reason for Minor Update

Further consultation response received

Consultation responses have been received from Northern Gas Networks and Northern Powergrid:

Northern Gas Networks

No objection and advice provided

Northern Powergrid

No objection providing rights/access
rights are not affected, and advice
provided

Planning permission does not override other legal rights, and it is recommended that informatives be attached to the permission to provide the applicant with advice from the above consultees.

Decision(s) and any conditions attached:

Minded to GRANT a temporary planning permission (for 25 years from the date of this permission), subject to confirmation of no objections from outstanding external consultees, planning conditions and referral of the application to the Secretary of State, and that the Service Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

The approved Construction Method Statement (ref 1898-R001 dated September 2019 and including plans 21330B-0206 rev P6, 21330B-0205 rev P6, 21330B-0204 rev P6) shall be adhered to throughout the construction period for the development.

For the avoidance of doubt, HGVs and LGVs shall turn in the main construction compound only, as shown on plans 21330B-0207 rev P1 and 21330B-0206 rev P6.

2

Within 6 months of the end of the construction period, all items, structures, hardcore and any underground apparatus or concrete shall be removed from the temporary compound (as identified on plans 21330B-0204 P6, 21330B-0205 P6 and 21330B-0206 P6 within the Construction Method Statement (ref 1898-R001 dated September 2019) and the relevant land shall be subsequently restored to its undeveloped state.

3

The materials used in relation to the development shall be in full accordance with the approved materials, as detailed in Schedule 2 of the covering letter ref 5148/kl dated 24.09.2019.

4

The illumination of the external areas shall be in full accordance with the details approved in 'Lighting Details (November 2019)' received 15.11.2019, at all times for the lifetime of the development.

5

The development to which this permission relates must be commenced not later than 3 years from the date that the original temporary planning permission DC/18/01009/FUL, which was granted on 07.03.2019.

6

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

911-PL-01 Rev 3 dated 10.07.2018

21330B-0201 P8

911-PL-04 Rev 7 dated 10.07.2018

21330B-0301 P7

21330B-0405 P3

21330-0400 P2

21330-0402 P1

21330-0403 P1

21330-0406 P1

21330-0407 P1

21330-0409 P1

21330-0411 P1

21330-0413 P1

21330-0414 P2

21330-0415 P1

CRM.349.008.L.D.001 dated 31.08.2018

CRM.349.008.L.D.002 dated 17.12.2018

CRM.349.008.L.D.003 dated 17.12.2018

CRM.349.008.L.D.004 dated 17.12.2018
J3822/A/1/F4 dated 11.09.2019
CRM.349.008.EC.R.001 dated 05.09.2018
CRM.349.008.GE. R.006.A dated April 2018
Noise Assessment (19-132) Rev 5 dated 12.09.2019

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.

7

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 08:00 and 18:00 Monday to Friday and 08:00 to 17:00 on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

8

The noise rating level from the operation of the plant hereby approved shall not exceed the typical daytime background noise level, as measured at the façade of any noise-sensitive receptor, existing at the time of the granting of planning permission (identified in section 4 of the Noise Assessment ref 19-132 dated 12.09.2019), when assessed in accordance with the methodology set out in BS 4142:2014:+A1:2019 Methods for rating and assessing industrial and commercial sound. Night time operation (23:00 - 07:00) of the facility will be limited to emergency situations as defined by the National Grid..

9

The implementation of the approved landscaping details (shown on plans CRM.349.008.L.D.001 dated 31.08.2018, CRM.349.008.L.D.002 dated 17.12.2018, CRM.349.008.L.D.003 dated 17.12.2018, CRM.349.008.L.D.004 dated 17.12.2018) shall be carried out in the first planting and seeding season (October to March) following the completion of the development, and any trees, shrubs or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

10

The ecological mitigation measures in Section 5.2 of Ecological Appraisal report CRM.349.008.EC.R.001 dated 05.09.2018 shall be adhered to and carried out in full during any site preparation works and the construction of the development hereby approved.

11

Within 25 years of the date of this permission or 6 months of the end of the operational life of the standby generation plant hereby approved (whichever is soonest) the plant shall be decommissioned, all items, structures, hardcore and any underground apparatus or concrete shall be removed from the site within the red line application site identified on drawing 911-PL-04 Rev 7 dated 10.07.2018 and the land shall be subsequently restored to its undeveloped state in accordance with a scheme which shall have previously been submitted to and approved in writing by

the Local Planning Authority.

Any additional comments on application/decision:

None

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