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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 15 January 2020

PRESENT: Councillor B Goldsworthy (Chair)

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

APOLOGIES: Councillor(s): L Kirton, J Lee, I Patterson and K Wood

PD448 MINUTES

The minutes of the meeting held on 18 December 2019 were approved as a correct record and signed by the Chair.

PD449 DECLARATIONS OF INTEREST

Councillor Sonya Dickie and Councillor Anne Wheeler both declared a personal and prejudicial interest in application DC/19/01207/HHA and removed themselves from the meeting, discussion and subsequent voting.

PD450 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.

PD451 ANNUAL CIL MONITORING REPORT

The Committee received a report updating them on monies received and expended following the introduction of the Gateshead Council Community Infrastructure Levy Charging Schedule. The Committee were advised that this is the second CIL annual

report and covers the period from 1 April 2018 to 31 March 2019.

The money raised through the Community Infrastructure Levy will help to pay for infrastructure required as a result of growth in Gateshead, as set out in the Regulation 123 List. This includes primary schools, strategic transport and green infrastructure.

The Community Infrastructure Regulations 2010 (as amended) – Regulation 62(4) require a Charging Authority to report for the financial year (1 April 2018-31 March 2019) on:-

- | | | |
|----|--|--|
| a) | Total CIL receipt for year - £517,968.12 | This is the amount that has been secured through planning applications in chargeable areas which have generated a CIL charge for the past financial year |
| b) | Total CIL expenditure for year - £0 | This relates to the amount expended for the past financial year |
| c) | Summary details of expenditure | N/A |

Total monies received 1 April 2018 – 31 March 2019

Total Neighbourhood Portion received for year	£25,639.42	This relates to the total neighbourhood portion received for the past financial year.
Total CIL received for year	£170,929.48	This relates to the total amount received for the past financial year. This is different to the receipt due to payment triggers not being met.
Total Administration Fee received for year	£8,546.47	This relates to the amount received to which we can use to administer the collection of the CIL charge.

RESOLVED - that the information be noted

PD452 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 49 new service requests and have 63 pending prosecutions. The team attended 3 Court Hearings, 1 of which was finalised, resulting in £0 fines and £0 costs.

RESOLVED - That the information be noted

PD453 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.

PD454 PLANNING APPEALS

The Committee received a report advising of new appeals received and to report the decisions of the Secretary of State received during the report period.

The Committee were informed that there have been no new appeals lodged since the last committee.

The Committee were informed that there have been no new appeal decisions received since the last Committee.

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

RESOLVED - That the information be noted

PD455 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 np new payments received in respect of planning obligations.

RESOLVED - That the information be noted.

Chair.....

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Date of Committee: 15 January 2020

Application Number and Address:

DC/19/00723
Felstead
17 North Side
North Side
Birtley
DH3 1RD

Applicant:

Mr Elderbrant

Proposal:

Demolition of existing bungalow and garage. Construction of new 4 bedroom house, new outbuilding and standalone garage. (Amended 6/11/19 and an additional plan received 6/1/20)

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

None

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) 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 this permission.
2. The development shall be carried out in complete accordance with the approved plan(s) as detailed below –

Location Plan,	(1.1250)
DR-A-10 002-S3-PO3	Received 06.11.19
DR-A-10 003-S3-PO1	Received 06.11.19
DR-A-30-002-S3-PO3	Received 06.11.19
DR-A-30 003-S3-PO3	Received 06.11.19
DR-A-30 004-S3-PO3	Received 06.11.19
DR-A-31 003-S3-PO3	Received 06.11.19
DR-A-31 004-S3-PO3	Received 06.11.19
DR-A-31-005-S3-PO3	Received 06.11.19
DR-A-30 005-S3-PO1	Received 06.11.19

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. 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 submitted or made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

4. The 2no windows on the north elevation, as shown on approved plan DR-A-31 003-S3-PO3, received 06.11.2019 and the window on the south elevation, as shown on approved plan DR-A-31 004-S3-PO3, received 06.11.2019, shall be glazed with obscure glass at pilkington level three or greater (or equivalent). The obscure glazing shall be retained thereafter.

5. Prior to commencement of the development hereby permitted (except for the erection of the site security hoardings, demolition of the existing buildings) additional Phase II intrusive site investigation works shall be undertaken, in order to ascertain the ground conditions and to establish the presence or otherwise of shallow mine workings and a Phase II Risk Assessment report shall be completed and the findings submitted for the written approval of the Local Planning Authority.

6. Prior to the commencement of the development hereby permitted, details of remediation measures to remove risks associated with coal mining legacy in the development area shall be submitted to and approved in writing by the Local Planning Authority.

7. The remediation measures approved under condition 6 shall be implemented wholly in accordance with the approved scheme prior to the commencement of the development hereby permitted.

8. 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.

9. All trees indicated on plan DR-A-10 002-S3-PO3, received 06.11.2019 shall be retained for the life of the development, unless submitted to and approved in writing by the Local Planning Authority

10. 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.

11. The protective fencing approved under condition 9 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.

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

The application had previously been considered at the Planning and Development Committee meeting on 18 December 2019, when speakers both in support and opposed to the development were heard. The application was then deferred for a Members' site visit that took place on Thursday 8 January 2020.

Date of Committee: 15 January 2020

Application Number and Address:

DC/19/00833/COU
Blaydon Bank Works
Blaydon Bank
Blaydon
NE21 4AU

Applicant:

Ms Naheed Akram

Proposal:

Change of use of former electrical works to fitness studio (use class D2 leisure) to provide instructor-led fitness classes (amended description 29.08.2019 and amended plan 15.10.2019, 21.10.2019, 22.10.2019, 04.11.2019 and 20.11.2019)

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:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment 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 (scale 1:1250) (amended 15.10.2019)

Block plan (scale 1:200)

Proposed ground floor final (1:100) (amended 20.11.2019)

Proposed first floor (1:100)

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 area labelled as 'car park' on drawing title 'Block Plan' (scale 1:200) shall only be used by emergency services and for the servicing of the building, which shall be taken to include deliveries to the site and the repair and maintenance of the building and equipment.

4. Notwithstanding the information already submitted, the development hereby approved shall not be occupied for the use hereby approved until details for the provision of secure and weatherproof cycle parking facilities for the development have been submitted to and approved in writing by the Local Planning Authority. .

5. The cycle parking provision approved under condition 5 shall be provided in accordance with the approved details prior to first use of the development hereby permitted shall be retained as such for the lifetime of the development.

6. The opening hours of the premises shall be restricted to between 0700 and 2000 Monday to Saturday and between 1000 and 1800 Sundays and Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

Any additional comments on application/decision:

The application had previously been considered at the Planning and Development Committee meeting on 18 December 2019. The application was deferred for a Members' site visit that took place on Thursday 8 January 2020.

Date of Committee: 15 January 2020

Application Number and Address:

DC/19/01207/HHA
42 Follingsby Drive
Felling
Gateshead
NE10 8YH

Applicant:

Mr William Dick

Proposal:

Resubmission of application DC/19/01010/HHA. Proposed loft conversion including two Dormer windows (with interconnecting feature) to front and one Dormer window to rear.

Declarations of Interest:

Name

Nature of Interest

Councillor Sonya Dickie

Personal and prejudicial and did not participate in the decision making and left the room.

Councillor Anne Wheeler

Personal and prejudicial and did not participate in the Decision making and left the room.

List of speakers and details of any additional information submitted:

None

Decision(s) and any conditions attached:

That permission be GRANTED, subject to the following condition(s)

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

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

Site Location Plan (1:50)

Existing and Proposed Plans, received 27.09.2019

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.

3. The rear dormer hereby permitted shall be constructed entirely of the materials detailed on the application form and shown on the Existing and Proposed Plans, received 06.12.2019

4. Prior to the commencement of the front dormer windows, samples of all materials, colours and finishes to be used in their construction, shall be made available for inspection on site and/or submitted to and subsequently approved in writing by the Local Planning Authority. The

development shall be carried out in full accordance with the approved details.

Any additional comments on application/decision:

None

