



PLANNING AND DEVELOPMENT COMMITTEE AGENDA

Wednesday, 14 July 2021 at 10.00 am in the Council Chamber, Civic Centre

From the Chief Executive, Sheena Ramsey

Item	Business
1	Apologies for Absence
2	Minutes The Committee is asked to approve as a correct record the minutes of the meeting held on 16 June 2021 (copy previously circulated).
3	Declarations of Interest Members to declare interests in any agenda items
4	Planning Applications (Pages 3 - 6) Report of the Strategic Director, Communities and Environment
4i	No 1 - Former Beeswing Hotel, 1 Gosforth Street, Felling. Gateshead, NE10 9LS (Pages 7 - 22)
4ii	No 2 - Stargate Community Centre, Stargate Lane, Ryton, NE40 3DX (Pages 23 - 30)
5	Delegated Decisions (Pages 31 - 42) Report of the Strategic Director, Communities and Environment
6	Enforcement Team Activity (Pages 43 - 44) Report of the Strategic Director, Communities and Environment
7	Enforcement Action (Pages 45 - 50) Report of the Strategic Director, Communities and Environment
8	Planning Appeals (Pages 51 - 54) Report of the Strategic Director Communities and Environment

9 | **Planning Obligations** (Pages 55 - 56)

Report of the Strategic Director, Communities and Environment



PLANNING AND DEVELOPMENT
COMMITTEE
14 July 2021

TITLE OF REPORT: Planning applications for consideration

REPORT OF: Service Director, Communities and Environment

Purpose of the Report

1. The Committee is requested to consider the attached schedule of miscellaneous planning applications, which are presented as follows:-

PART ONE:

Planning Applications
Applications for Express Consent under the Advertisement Regulations
Proposals for the Council's own development
Proposals for the development of land vested in the Council
Proposals upon which the Council's observations are sought
Any other items of planning control

PART TWO: FOR INFORMATION ONLY

Applications determined in accordance with the powers delegated under Part 3, Schedule 2 (delegations to managers), of the Council Constitution.

Recommendations

2. Recommendations are specified in the schedule.

The Human Rights Implications of the recommendations have been considered. Unless specified there are no implications that outweigh the material planning considerations.

Contents

Application Number	Site Location	Ward
1. DC/20/00939/FUL	Former Beeswing Hotel 1 Gosforth Street	Felling
2. DC/21/00530/FUL	Stargate Community Centre Stargate Lane	Ryton Crookhill And Stella

DEVELOPMENT PLAN

Section 38(6) of the Planning & Compulsory Purchase Act 2004 specifies that: 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise.'

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF was published in 2019 by Ministry of Housing, Communities and Local Government (MHCLG) and is a material consideration in planning decisions. The NPPF is supported by Planning Practice Guidance (PPG), which provides further detail on how some policies of the NPPF should be applied.

LOCAL PLAN

In 2015 Gateshead Council and Newcastle City Council adopted Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne 2010-2030 (CSUCP). This Development Plan Document (DPD) sets area-wide planning policies for Gateshead and Newcastle (including policies setting out the amount and broad distribution of new development) and provides more detailed policies for the Urban Core of Gateshead and Newcastle.

We have carried out a Review of the CSUCP and concluded that it remains up-to-date in that it continues to be in general conformity with the provisions of the NPPF and helps to deliver the key priorities and aims of both.

The Council adopted Making Spaces for Growing Places (MSGP) on 1st February 2021, and this part of the Local Plan complements the CSUCP by setting out non-strategic allocations, designations and development management policies for Gateshead.

In accordance with the Planning and Compulsory Purchase Act 2004 (as amended) the CSUCP and MSGP form part of the statutory development plan for Gateshead. The CSUCP and MSGP between them supersede and delete all of the saved policies remaining from the Unitary Development Plan (UDP). Lists of the respective deleted UDP policies are provided in Appendix 1 of the CSUCP and Appendix 19 of MSGP.

In the report for each application, specific reference will be made to those policies and proposals which are particularly relevant to the application site and proposed development.

The Council has published Supplementary Planning Documents to indicate the preferred approach to some types of development, and give greater detail on how some policies will be considered and applied. These continue to be revised and updated where appropriate.

UPDATES

The agenda is formed and printed approximately a week prior to the Planning and Development Committee meeting. Information, correspondence and representations can sometimes be received in the intervening period. In such cases a written update report will be circulated to Members the day prior to the meeting and on occasion there may be further verbal updates to Members from officers, so that Members are aware of all material planning considerations when making their decision on applications.

SPEAKING AT COMMITTEE

Gateshead Council seeks to be inclusive in its decision making process and therefore allows applicants, agents and interested parties to make verbal representation to Members at Committee in accordance with the Council's agreed speaking rights protocol; amongst other procedural requirements, a person must have submitted a request to speak in writing at least a week in advance of the meeting, and subsequently confirmed their intention to speak.

For further details of speaking rights at committee contact the Development Management Team on (0191) 433 3150 or please view the leaflet 'Having Your Say' available from Development Management.

SITE PLANS

The site location plans included in each report are for illustrative purposes only. Scale plans are available to view on the application file or via Public Access.

PUBLICITY/CONSULTATIONS

The reports identify the responses to site notices, press notices, consultations and/or neighbour notifications which have been undertaken. The reports include a précis of the comments received, full copies of letters are available to view on the application file. In all cases the consultations and publicity have been carried out in accordance with the appropriate procedure(s).

SITE VISITS

On occasion the Committee will defer making a decision until they have viewed the application site themselves as a group. The visits are fact finding visits only and no debate or decision making will take place on the visit and no representations will be heard at these visits and therefore the Local Planning Authority will not invite applicants or third parties to attend unless for the sole purpose of arranging access to land and or/ buildings.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION (AS AMENDED)

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These papers are held on the relevant application file and are available for inspection during normal office hours at the Communities and Environment reception, Civic Centre, Regent Street, Gateshead NE8 1HH.

REPORT NO 1

Committee Report

Application No:	DC/20/00939/FUL
Case Officer	Tracy Long
Date Application Valid	13 October 2020
Applicant	Capstone Fox C/O Agent
Site:	Former Beeswing Hotel 1 Gosforth Street Felling Gateshead NE10 9LS
Ward:	Felling
Proposal:	Conversion of building into twelve residential apartments (10 x 1 bed units and 2 x 2 bed units).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

- 1.2 The application relates to the former Beeswing Public House, which is situated on the south side of Sunderland Road in Felling, at the junction of Quarry Row and High Street. The building is a late 19th century, three storey, red brick property. The submitted Design and Access Statement explains that the property has had a number of owners and has previously been used as a hotel and public house. More recently the building has been in residential use as a large family dwelling house. The Design and Access Statement goes on to explain that due to the large scale of the building it is mainly the second floor of the building that has been used as a dwelling house. The building is currently vacant.
- 1.3 The site has an existing vehicle access to the west, off Quarry Row, which leads to a small rear yard area. The yard area is currently enclosed by a brick wall and a gate. Land levels on the site fall from the south to the north toward Sunderland Road.
- 1.4 The surrounding area is characterised by a mix of uses including commercial properties and businesses along with houses and flats. The site has very good public transport links with Felling Metro Station a very short distance away and a regular bus service and cycle routes along Sunderland Road.
- 1.5 The building is Locally Listed which means that it is a non designated heritage asset. The site is also situated within the Felling Area of Special Character, which is identified in policy MSGP 23.12 of the Local Plan for Gateshead.

1.6 DESCRIPTION OF THE APPLICATION

1.7 This planning application proposes to convert the existing vacant building (which was last used as a house) into 12 residential apartments (10 x 1 bed units and 2 x 2 bed units). Internally the 12 apartments would be spread over the existing 3 floors of the building, with 5 apartments on the ground floor, 4 apartments on the first floor and 3 apartments on the second floor.

1.8 The proposed development involves mainly internal alterations to subdivide the building into apartments. The external appearance of the building would therefore remain largely unchanged. A small number of external alterations are proposed where they are required to facilitate the conversion including :

- Replacement of two doors with windows
- Creation of a doorway from an existing window
- Insertion of 4 new windows
- Insertion of 1 rooflight
- Removal of the existing external metal fire escape
- An existing flat roof is to be replaced with a new insulated flat roof
- Widening of the existing access off Quarry Row

1.9 The application has been submitted with the following supporting information :

- Existing and Proposed Plans
- A Bat and Bird Risk Assessment
- A Planning Statement
- A Design and Access Statement
- A Heritage Statement
- A Transport Statement and Technical Highway Notes

1.10 RELEVANT PLANNING HISTORY

1.11 595/00 – Change of use from public house to residential dwelling house (use class C3). APPROVED July 2000. Implemented

2.0 Consultation Responses:

Northumbria Police	Concerns about the number of 1 bedroom apartments. The removal of the existing gate to the rear yard could undermine the security of the ground floor apartments.
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Northumbria Water	Have no comments to make.
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Archaeologist Recommends that an historic building record is undertaken.

3.0 Representations:

3.1 The Council sent neighbour notification letters to 31 properties surrounding the site, as well as displaying 3 notices at the site in November 2020. A notice also appeared in the Newcastle Journal on 25 November 2020.

3.2 No representations have been received.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS1 Spatial Strategy for Sustainable Growth

CS9 Existing Communities

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

MSGP12 Housing Space Standards

MSGP14 Mitigating Impact on Transport Network

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP23 Areas of Special Character

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

MSGP27 Archaeology

MSGP29 Flood Risk Management

MSGP37 Biodiversity and Geodiversity

MSGP40 Provide/Enhance Open Space/Sport/Rec

MSGP48 Waste Management Facilities - New Dev

Gateshead Placemaking SPD

5.0 Assessment of the Proposal:

5.1 The main planning issues are considered to be the principle of converting the building into residential apartments, the design of the proposed development and its impact on the locally listed building, residential amenity, the provision of appropriate access and parking arrangements, impact on ecology and flood risk.

5.2 PRINCIPLE OF HOUSING

5.3 Housing Delivery

On 19 January 2021 the latest Housing Delivery Test (HDT) results were published. These show that the Council's housing delivery was significantly below the expectations of the National Planning Policy Framework (NPPF). The presumption in favour of sustainable development outlined at NPPF paragraph 11d is therefore engaged.

5.4 Given that this building was last used as a house, and is situated within an area close to services and public transport links, Council officers consider that the principle of converting this building into residential apartments is acceptable, subject to all other material planning considerations being satisfied.

5.5 Housing Choice

Local Plan policy CS9 seeks to ensure that existing communities will be sustainable places of quality and choice which should be achieved by, amongst other things, maintaining a range of housing types and sizes throughout the plan area, bringing empty properties back into use, as well as preventing the loss of family homes through subdivision or redevelopment. Policy CS11(1) of the Local Plan requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families, with a minimum target of 16,000 new homes to have three or more bedrooms.

5.6 The proposed conversion of this building into residential apartments would result in the loss of a family home, as the building has planning permission for and was last used as a very large family house. It is however noted that the submitted Planning Statement sets out that the building would not be suitable for use as a family house for a variety of reasons, including the sheer scale of the existing building, that only one floor of the building has been used as a house by the most recent occupier, the building fronts a busy road and has little outside amenity space - which Council officers accept and agree with.

- 5.7 In this case, all the proposed residential apartments would have one or two bedrooms and would therefore not help to meet the family housing target in policy CS11 of the Local Plan. Northumbria Police have also stated that they have some concerns about the number of one bedroom apartments proposed as they consider that this can result in a higher than normal level of transience in tenants with potential for anti-social behaviour.
- 5.8 Whilst Council officers accept that the proposal would not contribute to the policy requirement for the totality of development across Gateshead to provide 60% family housing (i.e. homes with three or more bedrooms), it would however make a positive contribution to the Borough's housing delivery targets, through the reuse of an existing vacant locally listed building, which is sustainably located within an existing built up area.
- 5.9 For these reasons Council officers consider that the proposed conversion would assist in providing a range of house types in the borough, including the 40% non family housing required by policy CS11.

5.10 HERITAGE / DESIGN ISSUES

5.11 Locally Listed Building

This building is on the Council's Local List of Buildings of Special Local Architectural or Historic Interest. It is therefore a locally listed building. Although the building has no statutory protection, it is to be treated as a non designated heritage asset.

- 5.12 Section 197 of the National Planning Policy Framework (NPPF) relates to non designated heritage assets and states that :

“the effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

- 5.13 Policies CS15 and MSGP25 of the Local Plan also seek the conservation and enhancement of the historic environment / heritage assets. One of the planning issues in assessing the proposed development is therefore the effect of the development on the significance of the non designated heritage asset – the former Beeswing Public House.

- 5.14 A Heritage Statement has been submitted in support of the application, which examines the significance of the building and the impact of the development on its significance. The Heritage Statement concludes that the building retains areas of significance, but overall the value of the building lies with the exterior and that internally significance is relatively low. Council officers agree in that the building significance is limited to local significance, mainly externally and that the proposed conversion is in a manner which conserves the building's significance.

- 5.15 A number of minor alterations are proposed to the outside of the building, but it is considered that these changes would be undertaken sensitively with materials and design features to match those of the existing building.
- 5.16 Some new windows, doors and rooflights are proposed. Section 7 on the application form states that UPVC heritage style windows are proposed as part of the conversion. UPVC windows or doors are not considered appropriate for this local listed building Council officers are of the view that no matter how 'closely' developers intend to use UPVC windows that follow the existing windows, that UPVC windows usually alter and harm the significance of a building.
- 5.17 It is therefore considered necessary in this instance to control the details (shape, design and materials) of the new /or replacement windows, doors and rooflights to ensure that they are appropriate and do not harm the locally listed building. A planning condition has therefore been recommended to approve these details. The new rooflight should be a conservation style rooflight. which sits flush with the roof covering. The new/replacement doors could be timber or composite doors. The new/replacement window frames should be timber to protect the significance of the non designated heritage asset.
- 5.18 Archaeology
The Council's Archaeologist has recommended that a historic building record be undertaken prior to the conversion of the building. The developer has queried whether this is necessary in this instance and considers this requirement to be too onerous.
- 5.19 Council officers have therefore reviewed the need for a historic building record to be undertaken and in this instance consider that it is not necessary to make the development acceptable as :
- the building is not statutorily protected
 - its value as a non designated heritage asset is mainly external with limited internal value
 - most items of value have already been removed when the pub was previously converted into a house under planning approval 595/00
 - information and photos showing the inside of the current building have been submitted in the supporting Heritage Statement.
- 5.20 Area of Special Character
The site is also situated within the Felling Area of Special Character, which is identified in policy MSGP 23.12 of the Local Plan for Gateshead. Policy MSGP23 states that a high level of importance must be given to the design of development within, or affecting the setting of the Areas of Special Character as shown on the policies map. Policy MSGP24 further states that development should maintain the character of the area and inappropriate development will be resisted.

- 5.21 The supporting text to policy MSGP24 explains that Areas of Special Character are a local designation. The places defined in the policy are areas, which although not designated as Conservation Areas, display positive and unique characteristics (focused on the quality or interest of the townscape or village environment), which should be retained, enhanced and protected.
- 5.22 The Gateshead Placemaking SPD indicates the important aspects of the Areas of Special Character which are to be protected. This SPD states that the area of Felling town centre, which has very much declined since its industrial heyday, contains a number of attractive and imposing buildings surviving from that era. Along the High Street there are a number of stone fronted shop fronts. There are also several Edwardian and Victorian public houses which are of townscape interest.
- 5.23 Council officers are therefore of the opinion that subject to a planning condition that controls the replacement / new windows, doors and rooflights, the proposed conversion of this locally listed building, which is situated within an Area of Special Character will be undertaken in a sensitive and appropriate way, which will not harm the significance of the non designated heritage asset or the characteristics of the Area of Special Character.
- 5.24 It is therefore considered that the proposed development is acceptable from a heritage and design point of view and accords with the aims and objectives of the NPPF and policies CS15, MSGP23, MSGP24, MSGP25 and MSGP27 of the Local Plan for Gateshead.

5.25 RESIDENTIAL AMENITY

- 5.26 It is considered that the proposed development would not cause any significant harm to the living conditions of adjacent residents or future occupiers of the development, through loss of light, overshadowing, overlooking or visual intrusion. Whilst some of the distances would be below the Council's normal separation guidelines, taking into account the changes in level, the orientation between properties and the fact that the building was last used as a house, the proposed scheme is considered to be acceptable.
- 5.27 A condition has been recommended to control the days/times of the construction works. Subject to this planning condition it is considered that the proposed development would not have a significant impact on the living conditions of any of the adjacent properties.
- 5.28 Local Plan policy MSGP12 requires new residential developments to be built in accordance with the Nationally Described Space Standards (NDSS) or equivalent standards, as a minimum, in order to achieve a high standard of amenity and protect the living conditions of residents. The supporting text to MSGP12 (paragraph 5.8) however explains that the requirement to comply with NDSS is to be introduced one year following the adoption of Making Spaces for Growing Places (MSGP), which was on the 1 February 2021, in order to allow for a period of transition in accordance with national guidance.

- 5.29 The submitted floor plans indicate that the proposed development would fall short of the NDSS technical requirements. Notwithstanding this shortfall and given the above policy stance in respect of MSGP12, it is considered that the proposed development would result in an adequate amount of internal living space and overall the development would not be harmful to the residential amenity of future occupiers when considering internal space standards.
- 5.30 The development is considered to be acceptable from a residential amenity point of view for both the future occupiers of the new flats and the impact of the proposed housing development on the living conditions of surrounding residents. It is therefore considered that the development accords with the residential amenity aims and objectives of the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.31 HIGHWAY ISSUES

5.31 Access

The existing vehicle access off Quarry Row, to the west of the site is to be widened, by removing parts of the boundary wall and reducing the height of the boundary wall either side of the access. Northumbria Police have stated that the proposal to remove the existing gate from the rear yard could undermine the security of the ground floor apartments. Whilst the concerns raised by the police are noted, Council officers consider that the proposed changes to widen the existing vehicle access are necessary to make the access and development acceptable from a highway safety point of view.

- 5.32 To address the security concerns raised by the Police, it is possible, should the developer wish, to provide a low brick wall with railings on the top, either side of the access. A new railing type gate could also be provided. Limited information has been submitted as part of the planning application relating to the changes to the boundary wall either side of the access. A planning condition has therefore been recommended to enable these changes to be approved and to allow the final details to be appropriate from both a highway safety and security point of view.

5.33 Car Parking Provision

The Council's car parking standards for residential development are referred to in policy MSGP15 and set out in Appendix 4a of the Local Plan. New residential developments should provide, as a minimum, 1 car parking space per flat unit for residents and 1 car parking space per 4 flats for visitors. Based on these car parking standards the proposed flat development of 12 units should provide a minimum of 12 spaces for the residents and 3 spaces for visitors – a total of 15 spaces.

- 5.34 The proposed site layout plan shows that only 1 off street car parking space can be provided in the rear yard area. Given that this proposal relates to the conversion of an existing building, with a small rear yard area, it is not possible to provide any additional off street parking spaces as part of the development.

- 5.35 The site is however located in a very sustainable location, which is very close to Felling Metro, as well as cycle routes and regular bus services on Sunderland Road. Council officers therefore consider that the under provision of off street car parking could be acceptable in this location, if it is offset by strong proposals for supporting sustainable travel options, in the form of high quality cycle parking facilities and a travel plan. The developer has confirmed that they would be willing to provide both of these as part of the development.
- 5.36 In addition, the submitted Technical Highway Note includes a car parking survey undertaken by the developer in the evening of 30th March 2021 on streets in the area surrounding the site. The submitted information shows that there is little evidence of on street parking occupying adjacent streets in the evening, when it would be expected that residents would be at home (either under the travel restrictions at the time or afterwards). The submitted Technical Highway Note therefore concludes that there appears to be ample capacity on adjacent streets to cater for any overspill parking, with restrictions already in place to prohibit parking in unsafe locations.
- 5.37 Council officers are therefore of the view that whilst the proposed number of off street car parking spaces, is significantly below the Council's normal standards, it is appropriate in this instance.
- 5.38 **Cycle Parking Provision**
The submitted site layout plan shows that 12 individual, fully enclosed, horizontal cycle lockers can be accommodated in the rear yard area. The proposed cycle parking provision is considered to be of a high standard and to be acceptable. A planning condition has however been recommended to approve the final details of the proposed cycle parking provision, to ensure that it is appropriate, particularly in regards to the specification of the cycle lockers.
- 5.39 **Travel Plan**
The submitted Transport Statement states that to further encourage the future residents to use non car modes of transport, a travel plan will be produced for the development. A travel plan is considered necessary in this instance, due to the low levels of off street car parking proposed. A planning condition has therefore been recommended to approve a travel plan.
- 5.40 **Bin Storage /Collection**
The proposed site layout shows an enclosed communal bin storage area, within the rear yard area, where bins can be moved onto the street on bin collection day. The proposed bin storage and collection arrangements are therefore considered to be appropriate.
- 5.41 Subject to the planning conditions relating to high quality cycle parking facilities, a travel plan and the final details of the boundary wall adjacent to the access, the proposed development is considered to be acceptable from a transport policy point of view and accords with the aims and objectives of the NPPF and policies CS13, MSGP14, MSGP15 and MSGP48 of the Local Plan for Gateshead.

5.42 ECOLOGY

- 5.43 A Bat and Bird Risk Assessment has been submitted as supporting information. Council officers agree with the findings of the report, that the site poses a negligible risk for roosting bats and nesting birds. A planning condition has however been recommended to ensure that the proposed mitigation measures detailed in the submitted report are undertaken, to address any risk of potential harm to bats during the construction phase of the development.
- 5.44 Subject to this planning condition, the proposed development is considered to be acceptable from an ecology point of view and accords with the aims and objectives of the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

5.45 FLOOD RISK

- 5.46 The site is within flood zone 1. There is however a risk of surface water flooding at the site, as there is a surface water flow route adjacent to the building. It is therefore recommended that a survey of the property is undertaken, to ensure that potential flood water entry points are investigated, particularly along the eastern boundary. The resilience of the property to flooding due to the surface water along High Street should be considered and suitable measures put in place as necessary (e.g. flood barriers, smart air bricks etc). Planning conditions have therefore been recommended to ensure that this happens prior to any of the apartments being occupied, to ensure that the risk of flooding to the property and the future residents is adequately managed.
- 5.47 Northumbrian Water have stated that they have no comments to make at this stage of the development, as the proposal relates to the conversion of an existing building.
- 5.48 Subject to the above planning conditions the proposed development is considered to be acceptable from a flood risk point of view and accords with the aims and objectives of the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

5.49 OPEN SPACE AND PLAY PROVISION

- 5.50 Local Plan policy MSGP40 states that new development will ensure that the provision of open space, sports and recreation facilities is able to meet identified needs and sets targets for the provision of such facilities in relation to new housing developments of 10 or more dwellings.
- 5.51 Open Space
The site is situated in an area, which is not deficient in open space provision, and as such, there is no requirement for a contribution towards open space provision to be made as part of this development.
- 5.52 Play Provision

Given that this proposal relates to the conversion of an existing building with a small rear yard area, it is not possible to provide any on site children's play facilities in this instance. In theory a contribution could be made towards off site children's play provision as part of the development, in line with policy MSP40 of the Local Plan.

- 5.53 Pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which meant that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project. The Council exceeded the 5-obligation maximum in respect of play facilities for children and young people.
- 5.54 The legislation has since changed to mean that the pooling restriction has now been lifted and therefore, in theory, the Local Planning Authority could seek a contribution towards off site play facilities. Following this change in legislation the Council is currently working on where such off-site contributions could be spent. Council officers are therefore of the opinion that it would not be reasonable in this instance to require contributions towards off site children's play facilities, as part of this development. In addition, the proposed development includes mainly 1 bed residential apartments, which will not be occupied by families requiring access to children's play facilities.
- 5.55 Therefore while it cannot be concluded that the proposed development would comply with policy MSGP 40 of the Local Plan, in respect of children's play facilities, Council officers consider that it is not reasonable to require any contribution for off site play provision in this case, based on the above assessment.

5.56 COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 5.57 On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development as it is for a housing related development. The site is located within CIL Residential Zone C where there is a levy of £0 per square metre for this type of development.

6.0 CONCLUSION

- 6.1 The Council has been unable to demonstrate a five-year supply of deliverable housing land and the provision of a 12 additional residential apartments that would result from the proposed development would contribute to the overall housing land supply. Moderate weight can therefore be afforded in the decision-making process to the contribution that the proposed development would make to boosting the supply of housing and providing housing where a five-year housing land supply cannot be demonstrated.

- 6.2 It is also considered that the proposed development would bring an empty locally listed building back into an active, viable use in an existing built up area, very close to public transport.
- 6.3 Taking all the relevant issues into account, including the comments from residents and consultees, it is considered that the proposal is acceptable, subject to the planning conditions below. It is therefore recommended that planning permission be granted.

7.0 Recommendation:

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

1

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

20021 210	Site Location Plan
20021 200 Rev E	Existing Proposed Site Plan
20021 203 Rev A	Proposed Floor Plans
20021 205	Proposed Second Floor Plans
20021 206	Proposed Elevations

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

The development hereby approved shall be carried out in accordance with the mitigation measures detailed in section 4.11 of the Bat and Bird Risk Assessment prepared by BSG Ecology dated 24 Feb 2021.

Reason

To address any potential harm to bats during the construction phase of the development in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

4

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 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

Reason

In order to minimise disturbance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead

5

Notwithstanding the submitted plans and application form, no replacement / new windows, doors and rooflights shall be installed in the building until details of the replacement / new windows, doors and rooflights (including scaled drawings, design, dimensions and materials) have been submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of good design and to protect the non designed heritage asset in accordance with the NPPF and policies CS15, MSGP23, MSGP24 and MSGP25 of the Local Plan for Gateshead.

6

The replacement / new windows, doors and rooflights shall be provided in accordance with the details approved at condition 5.

Reason

In the interest of good design and to protect the non designed heritage asset in accordance with the NPPF and policies CS15, MSGP23, MSGP24 and MSGP25 of the Local Plan for Gateshead.

7

No residential apartments shall be occupied until a surface water flood risk and mitigation report (which includes a survey of the property to ensure that potential flood water entry points are investigated and the resilience of the property to surface water flooding is considered and

where necessary suitable mitigation measures proposed) has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the risk of surface water flooding to the property is adequately managed in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

8

The surface water flood risk mitigation measures approved at condition 7 shall be provided in accordance with the approved details prior to any of the ground floor residential apartments being occupied.

Reason

To ensure that the risk of surface water flooding to the property is adequately managed in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

9

Prior to any works being undertaken on the boundary walls either side of the existing vehicle access off Quarry Row, a fully detailed scheme for the boundary treatment either side of and across the widened vehicle access as shown on proposed site plan 20021 200E shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.

Reason

To ensure the vehicle access is safe and the site secure in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

10

The widened vehicle access and associated boundary treatment along Quarry Row shall be provided in accordance with the details approved at condition 9 prior to any of the residential apartments being occupied.

Reason

To ensure the vehicle access is safe and the site secure in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

11

Notwithstanding the submitted details, prior to any of the residential apartments being occupied a detailed scheme for the provision of cycle parking facilities at the site (including number, location, specification and

details of the fully secure and weather proof lockers) shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order to ensure adequate provision for cyclists in accordance with the NPPF and policies CS13, MSGP 15 and Appendix 5 of the Local Plan for Gateshead.

12

The cycle parking provision approved under condition 11 shall be provided on site in accordance with the approved details prior to any of the residential apartments being occupied and thereafter retained.

Reason

In order to ensure adequate provision for cyclists in accordance with the NPPF and policies CS13, MSGP 15 and Appendix 5 of the Local Plan for Gateshead.

13

No residential apartments hereby approved shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include :

- a) An assessment of the site, including the transport links to the site, on-site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- b) Clearly defined objectives, targets and indicators.
- c) Details of proposed measures.
- d) Appointment of a travel plan co-ordinator and their allocated budget.
- e) Detailed timetable for implementing measures.
- f) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

Reason

In order to promote sustainable travel in accordance with the NPPF and policies CS13, MSGP14 and MSGP15 of the Local Plan for Gateshead.



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Committee Report

Application No:	DC/21/00530/FUL
Case Officer	Rebecca Norman
Date Application Valid	27 April 2021
Applicant	Mrs Fiona Todd
Site:	Stargate Community Centre Stargate Lane Ryton NE40 3DX
Ward:	Ryton Crookhill And Stella
Proposal:	Erection of 1785mm high wooden panelled fence and gate to facilitate the change of use of public open space to private outdoor space for use by Stargate Community Centre (retrospective application) (revised description 27.05.2021)
Recommendation:	GARET
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF SITE

The application relates to an area of land approximately 60sqm in size that is located to the northern side of Stargate Community Centre, Ryton.

1.2 The Community Centre is situated to the north western corner of an area of public open space to the eastern side of Hawthorne Gardens. The area of open space is approximately 1.4ha in size and comprises grassed playing fields and play equipment.

1.3 The site is situated within the Green Belt.

1.4 DESCRIPTION OF APPLICATION

The application seeks retrospective planning permission for the erection of a 1.8m high timber fence and gate to facilitate the change of use of a 60sqm area of the public open space to the northern side of the Community Centre to an area of private outdoor space.

1.5 The application states that the area would be used in association with activities at the Community Centre such as toddler groups and yoga. The application proposes that the access gates would be locked to prevent general public use of the fenced area and states that the area has previously been subject to issues of dog fouling and littering, which the proposed fence and prohibited public access would prevent from reoccurring.

1.6 RELEVANT PLANNING HISTORY

None relevant to this application

2.0 Consultation Responses:

None undertaken

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in The Town and Country Planning (Development Management Procedure) Order 2015.

3.2 A total of 29 letters of representation have been received, of which 5 object to the proposed development (including 4 representations from two households) and 24 are in support of the proposed development (including 14 representations from 7 households).

3.3 The 5no. letters of objection can be summarised as follows:

- Health concerns
- Personal safety concerns
- Overbearing impact
- Increased risk of vandalism and potential for anti-social behaviour to take place within the fenced area
- Loss of access point into park
- Loss of communal park/public land for private gain
- The fence blocks a Public Right of Way
- Traffic/highways issues
- Lack of consultation with local residents
- The area is being used as an informal tip/dumping ground by builders
- The land was gifted by the Coal Board for public use

3.4 The 24no. letters of support can be summarised as follows:

- Increased security/safety of Centre users
- The fence improves the appearance of the area
- The fence does not detract from the amenity of the Centre or local area
- Access remains to the field through the main gate
- The fence is of benefit as it creates a safe space for outdoor activities for users of the Community Centre
- The private outdoor space will be an asset to the Centre
- The area will provide protection from vandalism
- The fence has reduced litter/dog mess in the area
- The land was not previously used for anything except litter and the Council did not cut the grass
- The fence will allow the Centre to adhere to Covid/government guidelines

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure/Natural Environment

CS19 Green Belt

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP24 Design Quality

MSGP39 Protecting Open Space/Sport/Recreation

5.0 Assessment of the Proposal:

- 5.1 The main planning issues to be taken into consideration in the assessment of this application are the principle of the development, Green Belt, impacts upon visual amenity, impacts upon residential amenity, highway safety and access, CIL, and any other matters.
- 5.2 **THE PRINCIPLE OF THE DEVELOPMENT (LOSS OF OPEN SPACE)**
The application site forms part of a larger area of designated public open space around 1.4ha in size, of which around 60sqm would be lost as a result of the proposed development.
- 5.3 NPPF Paragraph 97 states that existing open space and recreational land should not be built on unless it is shown that the open space is surplus to requirements, or the lost open space would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location, or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 5.4 Policy MSGP39 of the Local Plan for Gateshead states that development or change of use proposals that would result in the loss of open space will only be considered acceptable if the site can be demonstrated to be surplus to requirements subject to the criteria set out within MSGP39.1, or would be appropriately replaced.
- 5.5 In accordance with the criteria set out within MSGP39.1, the application site is located within the Ryton, Crookhill and Stella ward in which there is a sufficient supply of open space based on the recommended minimum standard for provision; there are other public open spaces within the maximum distance standard; and the open space to be lost is considered to be of low quality

when appraised against the benchmark quality standard set out in the Council's Open Space Assessment (2018).

- 5.6 Accordingly, the open space to which the application relates is considered by Officers to be surplus to requirements in accordance with Local Plan policy MSGP39 when assessed against the criteria set out at MSGP39.1. Officers therefore consider the loss of open space that would result from the proposed development to be acceptable in principle in accordance with the aims and objectives of the NPPF and policies CS18 and MSGP39 of the Local Plan for Gateshead.
- 5.7 **GREEN BELT**
The application site is situated within the Green Belt. Paragraph 133 of the NPPF states that *"the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*.
- 5.8 Paragraph 134 of the NPPF outlines the five purposes of the Green Belt. These are: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.9 Local Plan policy CS19 is in compliance with paragraph 134 of the NPPF and sets out purposes for including land in the Green Belt in Gateshead.
- 5.10 NPPF Paragraph 143 states that *"inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances"* and requires LPAs to attach substantial weight to any harm to the Green Belt when considering planning applications.
- 5.11 Paragraph 145 of the NPPF states that LPAs should regard the construction of new buildings as inappropriate in the Green Belt however identifies specific exceptions to this, including:
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- 5.12 Paragraph 146 of the NPPF also states that certain other forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, including:
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);*

- 5.13 Officers consider that the proposed change of use of the public open space to private outdoor space for the Community Centre would preserve the openness of the Green Belt and would not conflict with its purposes; this would therefore not be inappropriate within the Green Belt by virtue of the provisions of NPPF Paragraph 146 e).
- 5.14 Officers further consider that the proposed fence, in facilitating the change of use to create a private outdoor space for the Community Centre, would represent an appropriate facility for outdoor recreation which would also preserve the openness of the Green Belt and would not conflict with its purposes; this would therefore also not be inappropriate within the Green Belt by virtue of the provisions of NPPF Paragraph 145 b).
- 5.15 Officers therefore consider that the development complies with NPPF paragraphs 134 and 143 to 147 (inclusive) and policy CS19 of the Local Plan for Gateshead and would not constitute inappropriate development in the Green Belt.
- 5.16 **IMPACT UPON VISUAL AMENITY**
Officers consider that the proposed development is acceptable in terms of appearance and scale and that the proposed fence does not represent an unduly prominent addition to the site or wider locality. The development is therefore considered acceptable in terms of impact upon the visual amenity of the site and surrounding area, in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.
- 5.17 **IMPACT UPON RESIDENTIAL AMENITY**
It is considered that the proposed development is acceptable in terms of impact upon the residential amenity and would not give rise to an unacceptable impact upon the living conditions of nearby occupiers, in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.
- 5.18 **HIGHWAY SAFETY AND ACCESS**
It is considered that the proposed development would not have any impact upon the adopted public highway network.
- 5.19 The proposed development would result in the loss of an access point and route into the public open space along the northern side of the Community Centre. It is acknowledged that objections have been received to the application raising this matter and that this may be inconvenient to some users of the open space however as this route is not a designated Public Right of Way the loss of this would not be in conflict with national and local planning policy; furthermore members of the public would not be prevented from using the existing adjacent access point to the western side of the Community Centre, which would be unaffected by the proposed development.
- 5.20 The proposed development is therefore in accordance with the aims and objectives of the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

- 5.21 **COMMUNITY INFRASTRUCTURE LEVY (CIL)**
On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying retail or housing related.
- 5.22 **OTHER MATTERS**
One letter of objection received states that there was a lack of consultation with local residents on the proposed development. The Council advertised the application in accordance with relevant legislative requirements and it is considered that the level of publicity undertaken was sufficient.
- 5.23 Other issues raised in letters of representation including the current condition of the application site, the potential for vandalism and anti-social behaviour to take place within the fenced area, health and safety concerns, the requirement for the fence to ensure that the Community Centre is Covid compliant and the original gifting of the land by the Coal Board are not material planning issues and therefore cannot be taken into account in considering this application. Any limitations placed upon the use of the land by means of a covenant or similar restriction fall outside of the scope of the consideration of this application.
- 5.24 It is considered that all other material planning considerations have been addressed within the main body of the report.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is recommended that planning permission be granted subject to conditions as the proposed development is considered to be acceptable in principle and would comply with the aims and objectives of the NPPF and the relevant policies of the Local Plan for Gateshead.

7.0 Recommendation:

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 -

Site location plan (received by email 27.04.2021)

Site layout plan (received by email 26.04.2021)

Supporting information (Photos 1-3) (received by email dated 26.04.2021)

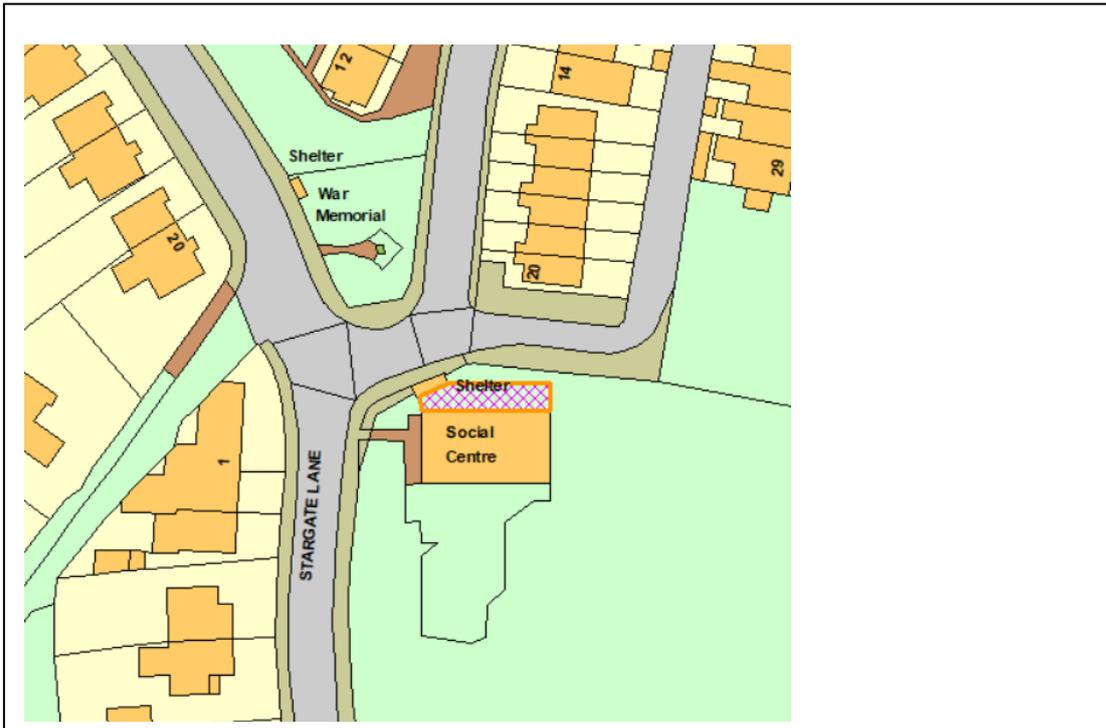
Supporting information (Photographs 1-5 of new fence) (received by email dated 10.04.2021)

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.



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REPORT OF THE STRATEGIC DIRECTOR COMMUNITIES AND ENVIRONMENT

TO THE PLANNING AND DEVELOPMENT COMMITTEE ON 14 JULY 2021:

PART TWO: THE FOLLOWING APPLICATIONS, DETERMINED SINCE THE LAST COMMITTEE MEETING IN ACCORDANCE WITH THE POWERS DELEGATED UNDER PART 3, SCHEDULE 2 (DELEGATIONS TO MANAGERS) OF THE COUNCIL CONSTITUTION, ARE LISTED FOR INFORMATION ONLY.

Application ref.	Nature of proposed development	Location of proposed development	Decision	Ward
DC/20/00789/HHA	Proposed two storey side extension and single storey rear extension (amended plans received 15.06.2021).	1 Thorne Avenue, Felling,	Granted;	Wardley And Leam Lane
DC/20/00793/FUL	Residential development comprising of nine apartments each containing two bedrooms (amended 11 Feb 2021).	Land At Junction Of Litchfield Lane And Blaydon Bank, Winlaton,	Granted;	Winlaton And High Spen
DC/20/01061/FUL	The demolition of the walled garden and former Woodside Centre Day Care, and proposed development of 11 residential dwellings (C3), with associated new walled garden, parking and landscaping (amended and additional information received 09/02/21 and 04/03/21).	Dunston Hill Hospital , Whickham Highway,	Granted;	Dunston Hill And Whickham East

DC/20/01159/HHA	Demolition of the existing detached garage and replacement with larger garage with a pitched roof.	Dene House , Chowdene Bank,	Granted;	Chowdene
DC/20/01180/HHA	Proposed 2 storey side and single storey rear extensions	39 Tower Gardens, Ryton Central,	Granted;	Ryton Crookhill And Stella
DC/21/00051/HHA	Single storey side extension	46 Ashfield Park, Newcastle Upon Tyne,	Granted;	Dunston Hill And Whickham East
DC/21/00028/HHA	Proposed front and side extension (Amended plans received 07.04.21)	41 Staneway, Felling,	Granted;	Windy Nook And Whitehills
DC/21/00032/HHA	To remove the old and damaged roof tiles over the whole roof, and replace them with Spanish slate tiles Blue/Grey.	18 Claremont Place, Bensham,	Granted;	Lobley Hill And Bensham
DC/21/00045/HHA	To erect a timber and composite lean to shed	Woodruff , Castle Hill House,	Granted;	Crawcrook And Greenside
DC/21/00116/HHA	Proposed single storey front and side extension and addition of rear dormer window (amended plans received 18.06.2021).	65 The Crescent, Rowlands Gill,	Granted;	Winlton And High Spen
DC/21/00113/HHA	Proposed raised decking area to rear garden	11 Kenilworth View, Harlow Green,	Granted;	Chowdene

DC/21/00203/HHA	Dormer and velux windows to front and rear (amended plans received 20.05.21)	14 Killowen Street, Gateshead,	Granted;	Low Fell
DC/21/00245/CDPA	DETERMINATION OF PRIOR APPROVAL: Change of use of existing building from business (use class B1) to education (use class F1(a)) (additional information received 18/05/21).	Railsafe House, Whiteley Road,	Refused;	Blaydon
DC/21/00215/LBC	LISTED BUILDING CONSENT Remove existing cement fillet and column of tiles closest to the chimney. Renew the lead soakers and install a new lead flashing alongside the chimney and replace tiles where necessary. Renew lead apron behind chimney.	23 Regent Terrace, Gateshead,	Granted;	Bridges
DC/21/00260/TPO	Fell Ash tree at Plot 1 Ivy Lane reason Ash Heart Rot	Ivy Lane, Gateshead,	Granted;	Chowdene
DC/21/00236/HHA	Proposed single storey ground floor extension to the rear and first floor side extension.	13 Hexham Court, Dunston Hill,	Granted;	Dunston Hill And Whickham East
DC/21/00271/HHA	Proposed Demolition of existing two-storey side extension and construction of new two-storey side extension.	15 Newquay Gardens, Chowdene,	Granted;	Chowdene

DC/21/00346/TPO	Works to tree in rear garden of 1 Dockendale Mews.	1 Dockendale Mews , Dockendale Lane,	Granted;	Dunston Hill And Whickham East
DC/21/00275/HHA	Construction of raised wooden terrace and steps to the rear of the property	10 Essex Gardens, Low Fell,	Granted;	Deckham
DC/21/00310/HHA	Proposed single storey extension to rear elevation.	5 Killowen Street, Low Fell,	Granted;	Low Fell
DC/21/00330/TPO	Tree works at 10 Kinfauns Terrace	10 Kinfauns Terrace, Gateshead,	Granted;	Low Fell
DC/21/00368/HHA	Proposed first floor side extension and single storey rear extension	18 Marlow Way, Newcastle Upon Tyne,	Granted;	Whickham South And Sunnyside
DC/21/00331/HHA	Single storey side and front extension (Amended 21.06.2021)	8 The Pines, Greenside,	Granted;	Crawcrook And Greenside
DC/21/00334/FUL	Construction of 9 test housing units and associated infrastructure to provide a research and demonstration facility (description amended 22.03.2021, additional information received 14/05/21 and 28/05/21).	Northern Gas Network, Thornley Lane,	Granted;	Winlaton And High Spenn
DC/21/00377/HHA	Proposed extension of existing rear extension	13 Langdale, Vigo,	Granted;	Birtley

DC/21/00342/HHA	Addition of pitched roof above existing flat roof garage and over porch areas	15 Glenluce, Portobello,	Granted;	Birtley
DC/21/00343/HHA	Two storey side extension	460 Lobley Hill Road, Gateshead,	Granted;	Lobley Hill And Bensham
DC/21/00348/HHA	Proposed Extension of patio area with retaining walls	51 Dominies Close, Rowlands Gill Central,	Granted;	Chopwell And Rowlands Gill
DC/21/00407/HHA	Two storey side and single storey rear	14 Oaklands, Whickham,	Granted;	Whickham North
DC/21/00362/HHA	Demolition of existing conservatory, construction of single storey extension to side of property.	7 Garth Crescent, Winlaton,	Granted;	Winlaton And High Spen
DC/21/00366/HHA	Proposed single storey side and rear extensions	9 Langdale Crescent, Winlaton,	Granted;	Winlaton And High Spen
DC/21/00376/TPO	Tree works at 15 Axwell View	15 Axwell View, Whickham,	Granted;	Whickham North
DC/21/00405/TPO	Tree works at 38 Heathfield Place	38 Heathfield Place, Gateshead,	Granted;	Saltwell
DC/21/00408/HHA	Proposed Porch to front elevation	14 Cragside Gardens, Lobley Hill,	Granted;	Lobley Hill And Bensham
DC/21/00416/HHA	Proposed single storey side extension (amended plans received 22.06.2021).	24 Denewell Avenue, Low Fell,	Granted;	Low Fell

DC/21/00429/HHA	Proposed single storey extensions to the front and rear	7 South View, Clara Vale,	Granted;	Crawcrook And Greenside
DC/21/00442/HHA	Proposed installation of bi-fold doors to the rear elevation	31 Park View Avenue, Shipcote,	Granted;	Saltwell
DC/21/00447/HHA	Two storey side extension	2 Laburnum Grove, Whickham,	Granted;	Whickham North
DC/21/00448/HHA	Rear single storey extension	7 Edington Gardens, Clara Vale,	Granted;	Crawcrook And Greenside
DC/21/00452/HHA	Proposed single storey extension to front elevation	5 Flexbury Gardens, Harlow Green,	Granted;	Chowdene
DC/21/00455/HHA	Proposed 2 storey side extension with dormer and garage conversion	72 Meadow Rise, Beacon Lough,	Granted;	High Fell
DC/21/00457/HHA	Proposed boundary fence	28 Whitehill, Leam Lane Estate,	Refused;	Windy Nook And Whitehills
DC/21/00467/HHA	Extension to the rear elevation and conversion of garage to habitable space with new pitched roof	60 Orchard Road, Rowlands Gill Central,	Granted;	Chopwell And Rowlands Gill
DC/21/00471/ADV	Proposed display of one non-illuminated double-sided 'flat' sign and one non-illuminated 'flat' sign (amednded 09/06/21).	Land East Of Woodside Lane And North Of A695, ,	Temporary permission granted;	Ryton Crookhill And Stella

DC/21/00473/HHA	Proposed single storey garage to side elevation	14 Sycamore Crescent, North Side,	Granted;	Birtley
DC/21/00522/HHA	Single storey front and rear extension and two storey side extension	96 Celandine Way, Gateshead,	Refused;	Windy Nook And Whitehills
DC/21/00492/HHA	Demolition of existing single storey garage, entrance porch and conservatory. Proposed two storey side extension, single storey front extension and single storey rear extension.	75 Kepier Chare, Ryton,	Granted;	Crawcrook And Greenside
DC/21/00499/HHA	Proposed First floor extension over existing garage & part garage conversion	4 Gleneagles Road, Chowdene,	Granted;	Low Fell
DC/21/00501/HHA	Proposed two storey side extension and single storey rear extension	19 Rose Avenue, Whickham,	Granted;	Whickham North
DC/21/00508/HHA	Entrance porch and canopy over bow windows	1 Cloverhill Drive, Meadowfield Park,	Granted;	Crawcrook And Greenside
DC/21/00553/FUL	Remove and renew existing boundary and internal fencing to various areas of site including installation of roller barrier to main entrance canopy.	The Behaviour Support Service, The Millway Centre,	Granted;	Deckham

DC/21/00523/HHA	Alterations to existing front porch and stepped access	10 Frome Gardens, Chowdene,	Granted;	Chowdene
DC/21/00524/HHA	Proposed ground floor and first floor extensions and internal alterations (amended/additional information 28.06.2021)	3A Broom Lane, Wickham,	Granted;	Dunston Hill And Wickham East
DC/21/00528/HHA	Proposed single storey side extension	Norwood House, 66 Valley Drive,	Granted;	Low Fell
DC/21/00544/FUL	Continued siting of outdoor classroom in south east sector of school grounds	Dunston Hill Community Primary School, Market Lane,	Granted;	Dunston Hill And Wickham East
DC/21/00533/HHA	Proposed dormer and rooflight to the rear and 3 rooflights to the front to accommodate loft conversion	Leddingheugh , Claremont Terrace,	Granted;	Pelaw And Heworth
DC/21/00536/FUL	Proposed siting of 2no. oil tanks	Z273, Dukesway,	Granted;	Lamesley
DC/21/00540/HHA	Proposed front porch extension and canopy to form covered entrance.	24 Dobson Close, High Spen,	Granted;	Winlton And High Spen

DC/21/00541/HHA	Demolition of existing garage and proposed construction of two storey side and single storey rear extensions. Replace existing flat roof across the front of the property with a pitched roof and replacement of flat roof over kitchen bay window with a pitched roof.	1 Gullane Close, Bill Quay,	Granted;	Pelaw And Heworth
DC/21/00542/ADV	Replacement of the existing fascia and protruding signs	25 West Street, Gateshead,	Temporary permission granted;	Bridges
DC/21/00548/HHA	Proposed single storey rear extension	Dunromin , 1A Grange Road,	Granted;	Pelaw And Heworth
DC/21/00550/HHA	Proposed new boundary fence	91 Dorset Avenue, Barley Mow,	Granted;	Birtley
DC/21/00560/TPO	Tree works at 2 Ellen Crescent	2 Ellen Crescent, Crawcrook,	Granted;	Crawcrook And Greenside
DC/21/00562/HHA	Proposed single storey extension to front elevation	53 Highridge, Northside,	Granted;	Lamesley
DC/21/00567/HHA	Proposed Front porch extension	30 Oakfield Road, Whickham,	Granted;	Whickham North
DC/21/00571/HHA	Proposed First floor side extension	8 Wyndley Close, Whickham,	Granted;	Whickham South And Sunnside

DC/21/00574/ADV	Display of 5no. internally-illuminated building signs; and the erection and display of 2no. internally-illuminated totem signs.	Follingsby Park South, Follingsby Lane,	Temporary permission granted;	Wardley And Leam Lane
DC/21/00581/HHA	Proposed single storey rear extension and first floor side extension above existing garage	6 Oakfield Road, Newcastle Upon Tyne,	Granted;	Whickham North
DC/21/00592/HHA	Proposed single storey replacement extension with pitched roof, and flat roof kitchen extension	10 Fernhill Avenue, Fellside Park,	Granted;	Whickham North
DC/21/00648/HHA	Proposed two storey side extension	37 Berkdale Road, Gateshead,	Granted;	Low Fell
DC/21/00650/HHA	Proposed two storey side extension and single storey rear extension (Revision of DC/21/00089/HHA)	14 Ellerton Way, Felling,	Refused;	Deckham
DC/21/00593/HHA	Two Storey Garage ,Bedroom ,Bathroom and Shower room extension	Mariondale , 17 The Avenue,	Granted;	Blaydon
DC/21/00602/HHA	Proposed rear extension	5 Rose Avenue, Whickham,	Granted;	Whickham North
DC/21/00606/HHA	Single storey extension to the western elevation	Mission House , Rockwood Hill Road,	Granted;	Crawcrook And Greenside

DC/21/00613/TPO	Tree works at 1 Grange Manor	1 Grange Manor, Whickham,	Granted;	Whickham South And Sunnside
DC/21/00619/HHA	Proposed garage conversion, New hipped roof over garage and new single storey rear extension with velux windows	14 Waverley Road, Harlow Green,	Granted;	Chowdene
DC/21/00626/HHA	Proposed new pitched roof over existing flat roof garage and rear extension	53 Coniston Gardens, Gateshead,	Granted;	High Fell
DC/21/00640/TDPA	DETERMINATION OF PRIOR APPROVAL: Proposed 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Burdon Plain , Old Sunnside ,	Granted;	Whickham South And Sunnside
DC/21/00652/FUL	Erection of 2.0m High 3D Crimped Mesh Panel Fencing around football pitch (amended plan received 08.06.2021)	Watergate Forest Park , Consett Road,	Granted;	Whickham South And Sunnside
DC/21/00669/ADV	Display of 12 internally illuminated and two non-illuminated fascia signs at various locations around main Metrocentre building.	Metrocentre , Gateshead ,	Temporary permission granted;	Whickham North

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TITLE OF REPORT: Enforcement Team Activity

REPORT OF: Anneliese Hutchinson, Service Director, Development, Transport and Public Protection

Purpose of the Report

1. To advise the Committee of the activity of the Enforcement Team since the last Committee meeting.

Background

2. The Enforcement team deal with proactive and reactive investigations in relation to Planning, Highway and Waste related matters.

Recommendations

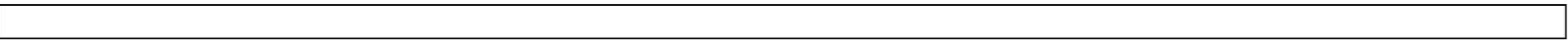
3. It is recommended that the Committee note the report.

Within the date range commencing 02.06.21 and ending 30.06.21 the enforcement team has received **124** new service requests. Officer are currently being redeployed at present to enforce Covid legislation.

Type of complaint	New complaints received	Cases allocated to officer	Cases resolved	Pending prosecutions
PLANNING	60	29	35	0
HIGHWAYS	28	7	15	0
WASTE	36	15	19	48
TOTALS	124	51	69	48

COURT HEARINGS

The Enforcement Team attended **1** Court Hearings, **none** of which were finalised, resulting in **£0** fines and **£0** costs





**REPORT TO PLANNING AND
DEVELOPMENT COMMITTEE**
14th July 2021

TITLE OF REPORT: Enforcement Action

REPORT OF: Anneliese Hutchinson, Service Director,
Development, Transport and Public Protection

Purpose of the Report

1. To advise the Committee of the progress of enforcement action previously authorised by the Committee.

Background

2. The properties, which are the subject of enforcement action and their current status, are set out in Appendix 2.

Recommendations

3. It is recommended that the Committee note the report.

1. FINANCIAL IMPLICATIONS

Nil.

2. RISK MANAGEMENT IMPLICATIONS

Nil.

3. HUMAN RESOURCES IMPLICATIONS

Nil.

4. EQUALITY AND DIVERSITY IMPLICATIONS

Nil

5. CRIME AND DISORDER IMPLICATIONS

Nil.

6. SUSTAINABILITY IMPLICATIONS

Nil.

7. HUMAN RIGHTS IMPLICATIONS

The Human Rights Act states a person is entitled to the peaceful enjoyment of his possessions. However this does not impair the right of the state to enforce such laws, as it deems necessary to control the use of property and land in accordance with the general interest.

8. WARD IMPLICATIONS

Birtley, Bridges, Blaydon, Pelaw & Heworth, Chowdene, Crawcrook & Greenside, Ryton, Crookhill and Stella, Chopwell and Rowlands Gill, Wardley & Leam Lane, Windy Nook And Whitehills, Winlaton and High Spen, Whickham North, Whickham South and Sunnyside, Lobley Hill and Bensham. Lamesley, Dunston Hill and Whickham East and Low Fell.

9. BACKGROUND INFORMATION

Nil.

APPENDIX 2

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
1.	Land adjacent Ricklees Farm, Spen Lane, High Spen, Gateshead	Winlaton and High Spen	Change of use from agricultural to mixed use for keeping of horses, breaking, dismantling of vehicles, storage and burning of waste and the storage of caravans and vehicle bodies.	25 March 2013	25 March 2013	29 April 2013	29 June 2013	Complaints have been received over a considerable period regarding the inappropriate use of an area of green belt adjacent to B6315 During investigation it was established that the land was being used for a range of inappropriate uses. Despite attempts to negotiate with the land owner to reach a satisfactory conclusion no sustained improvement was secured. Therefore, an enforcement notice has been issued requiring the removal of the inappropriate material from the site together with the cessation of the unauthorised use. No appeal has been received and the notice has taken effect.
2.	Land adjacent Ricklees Farm, Spen Lane, High Spen, Gateshead	Winlaton and High Spen	Erection of a breeze block building	25 March 2013	25 March 2013	29 April 2013	29 June 2013	Complaints have been received over a considerable period regarding the inappropriate use of an area of green belt adjacent to B6315 During investigations, it was established that a building had been erected without consent. The building is considered to be unacceptable and therefore the council have issued an enforcement notice requiring the removal of the unauthorised building No appeal has been received and the notice has taken effect. The new owner of the site has been contacted and works are well underway to tidy the site with the demolition of the breeze block structure taking place in the near future A site visit has been arranged for the week commencing the 29 th October to look at the costs of carrying out work in default.
3.	Land at Woodhouse Lane, Swalwell (Known as South West Farm Site One) Known as South West Farm Site Two)	Swalwell Swalwell	Without planning permission the change of use of the land from agriculture to a mixed use for agriculture, storage of vehicles, agricultural equipment and scrap metal and vehicle dismantling and repair Without planning permission the change of use of the land from agriculture and reception, composting and transfer of green waste to a mixed	11 January 2016 11 January 2016	12 January 2016 12 January 2016	15 February 2016 15 February 2016	14 March and 4 July 2016 14 March and 4 July 2016	Notices were issued in September 2015 in respect of an unauthorised scrap being stored. Due to the scale of the breach of planning control an additional Notice was required in relation to the potential Environmental Impact of the Development. As such the original Notices (which were all being appealed) were withdrawn and further Notices have now been issued including those in respect of the requirement to carry out an Environmental Impact Assessment and provide an Environmental Statement with an subsequent appeals. The Notices requires firstly, the cessation of the unauthorised use and secondly, the removal from the land of the scrap. Both defendants pleaded guilty at Newcastle Crown Court and both received a fine of £750. Each defendant was ordered to pay costs of £422.50 and a victim surcharge of £75. The site has to be cleared in 6 months. The site has recently been revisited and it is likely further action will be required.

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
	(Known as South West Farm Site Three)	Swalwell	<p>use for agriculture and the storage of vehicles, agricultural equipment and parts, repair and restoration of vehicles and machinery and the reception, composting and transfer of green waste.</p> <p>Without planning permission the change of use of the land from agriculture to a mixed use for agriculture and the storage of vehicles, agricultural equipment and scrap metal and vehicle dismantling and repair</p>	11 January 2016	12 January 2016	15 February 2016	<p>14 March and 4 July 2016</p> <p>29th Sep 2018</p>	<p>A site visit was undertaken in October where it was evident that the land has not been cleared and additional scrap had been brought on to the site. A further prosecution file is currently with the Council's legal department.</p> <p>A court date has been issued for the 26th April 2019 at Gateshead Magistrates Court.</p> <p>The court date has been re issued for the 10th June 2019. In the interim officers are actively pursuing quotes to clear the land, to ascertain whether this is financially viable.</p> <p>The Court date has been adjourned until 24th June at 10am, discussions are to take place with the land owner prior to the court date to progress with the clearance of the land.</p> <p>A site visit was undertaken on the 29th June, two of the areas of land have been significantly cleared, efforts are being made by the owners to clear the third piece of land prior to the court date.</p> <p>The trial date has been arranged for the 24th September 2019</p> <p>On the 20th January Mr J Tate and Mr M Tate pleaded guilty to failing to comply with the enforcement notices. The Magistrates fined both Tate's £500.00 each with cost of £300.00 each and a victim surcharge of £50.00 each. A total of £850.00 each.</p>
4.	Blaydon Quarry , Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	27 th March 2018	28 th March 2018	28 th March 2018	28 th April 2018	<p>Complaints have been received that the site has been open outside the approved hours, following further investigation this has been confirmed, therefore a notice has been served in relation to breach of condition 51 to ensure no HGV'S enter or leave the site before 06.30 or after 18.00 hours on Monday to Friday nor after 13.00 hours on Saturdays and no times on Sunday and Bank and Public holidays.</p> <p>A site visit was undertaken on the 20th June in conjunction with the Environment Agency, to monitor the hours of operation. At the time of the visit no tipping was taking place, however activity on site will continue to be monitored.</p>
5.	Blaydon Quarry Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	22 nd May 2019	24 th May 2019	28 th June 2019	28 th December 2019	<p>Blaydon Quarry is in breach of several planning conditions. A Notice has been served in relation to condition 23 to require installation of a drainage system. The Council has designed an acceptable scheme to be installed in the interests of surface water drainage and to enable the safe and successful restoration of the site.</p> <p>A site visit was undertaken on the 4th June, where drainage works had commenced. Officers are working closely with the Operator of the quarry to ensure compliance.</p> <p>A discharge of condition application has been submitted in relation to condition 23 for the Council to assess.</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								An appeal has been submitted in relation to the enforcement notice.
6.	Blaydon Quarry Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	22 nd May 2019	24 th May 2019	28 th June 2019	28 th October 2019	<p>Blaydon Quarry is in breach of several planning conditions. A Notice has been served in relation to condition 24 to require installation of the previously approved drainage system on the southern boundary, in the interests of surface water drainage and to enable the safe and successful restoration of the site.</p> <p>A discharge of condition application has been submitted in relation to condition 24 for the Council to assess.</p> <p>An appeal has been submitted in relation to the enforcement notice.</p> <p>Wardell Armstrong on behalf of the Operator has withdrawn the Enforcement Appeal.</p>
7.	81 Dunston Road, Gateshead NE11 9EH	Dunston and Teams	Untidy Land	25 th July 2019	25 th July 2019	22 nd August 2019	03 rd October 2019	<p>Complaints have been received regarding the condition of the property which is considered to have a detrimental impact on the visual amenity of the area. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the hedge be cut, all boarding removed from windows and the windows and frames made good. It also required that all the guttering and down pipes be re attached to the building.</p> <p>Estimates have been received for the council to do the works in default if the Notice is not complied with by the 1st May.</p> <p>Given the current Covid19 situation, the works in default have been delayed and an extension given to the homeowner.</p>
8.	Wardley Colliery, Gateshead Tyne and Wear NE10 8AA	Wardley and Leam Lane	Untidy Land	22 nd November 2019	22 nd November 2019	2 nd January 2020	21 st May 2020	<p>Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and all rubbish and debris removed from the site.</p> <p>Following a site visit on the 24th November, the building has now been fully demolished. Officers will re visit the site on the 21st May to ensure all the materials have been removed from the site.</p>
9.	High Spen Excelsior Social Club Ramsay Street Rowlands Gill NE39 2EL	Winlaton and High Spen	Untidy Land	10 th February 2020	10 th February 2020	13 th March 2020	13 th April 2020	<p>Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and all rubbish and debris removed from the site.</p> <p>The notice has been withdrawn. Officers are currently working with the owners to compile a schedule of repairs and dates for completion.</p>

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
10.	Dynamix Albany Road Gateshead	Bridges	Unauthorised change of use	13 th October 2020	13 th October 2020	17 th November 2020	18 th May 2021	<p>Complaints have been received regarding the change of use from a vacant warehouse to a mixed use comprising skate park, residential planning unit and storage of building and scrap materials therefore, an Enforcement Notice has been issued requiring the unauthorised use of the land to cease and all materials and vehicles be removed from the land</p> <p>The occupier of the site has appealed the notice to the planning inspectorate</p> <p>The Appeal has been determined and the Notice has been upheld.</p>
11.	Former Co-op Kibblesworth, Gateshead NE11 0XL (Land at the north side of Front Street, Kibblesworth)	Lamesley	Untidy Land	3 rd February 2021	3 rd February 2021	8 th March 2021	31 st May 2021	<p>Complaints have been received regarding the condition of the land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the demolition of the building and all waste removed from the land. The land is then to be levelled and graded.</p> <p>The owner of the site has instructed a planning agent to deal with the notice on their behalf.</p> <p>The notice has been withdrawn, officers are currently working with the owners and agent towards a mutual outcome.</p>



**REPORT TO PLANNING AND
DEVELOPMENT COMMITTEE
14 July 2021**

TITLE OF REPORT: Planning Appeals

REPORT OF: Anneliese Hutchinson, Service Director, Development,
Transport and Public Protection

Purpose of the Report

1. To advise the Committee of new appeals received and to report the decisions of the Secretary of State received during the report period.

New Appeals

2. There have been **two** new appeals lodged since the last committee:

DC/21/00085/ADV - 592 Durham Road, Gateshead
Conversion of existing internally illuminated advertisement poster to an illuminated digital advertising display.
This was a delegated decision refused on 24 March 2021.

DC/21/00122/ADV - Site Adjacent Unit 1, Blaydon Industrial Park, Chainbridge Road, Blaydon On Tyne
Replacement of two freestanding 48 sheet backlight panels and display of two digital 48 sheet LED screens on a monopole.
This was a delegated decision refused on 6 April 2021.

Appeal Decisions

3. There have been **no** new appeal decisions received since the last Committee.

Appeal Costs

4. There have been **no** appeal cost decisions.

Outstanding Appeals

5. Details of outstanding appeals can be found in **Appendix 2**.

Recommendation

6. It is recommended that the Committee note the report

Contact: Emma Lucas Ext: 3747

FINANCIAL IMPLICATIONS

Nil

RISK MANAGEMENT IMPLICATIONS

Nil

HUMAN RESOURCES IMPLICATIONS

Nil

EQUALITY AND DIVERSITY IMPLICATIONS

Nil

CRIME AND DISORDER IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

HUMAN RIGHTS IMPLICATIONS

The subject matter of the report touches upon two human rights issues:

The right of an individual to a fair trial; and
The right to peaceful enjoyment of property

As far as the first issue is concerned the planning appeal regime is outside of the Council's control being administered by the First Secretary of State. The Committee will have addressed the second issue as part of the development control process.

WARD IMPLICATIONS

Various wards have decisions affecting them in Appendix 3.

BACKGROUND INFORMATION

Start letters and decision letters from the Planning Inspectorate

APPENDIX 2

OUTSTANDING APPEALS

Planning Application No	Appeal Site (Ward)	Subject	Appeal Type	Appeal Status
DC/20/00093/COU	Blaydon Butchers 15 Clavering Road Blaydon NE21 5HH	Change of use from cafe (Use Class A3) to a mixed use of cafe and hot food takeaway (mixed uses A3/A5)	Written	Appeal in Progress
DC/20/00656/HHA	13 Killowen Street, Gateshead	Proposed first floor extension over existing garage and addition of porch to front elevation.	Written	Appeal in Progress
DC/20/00660/FUL	3 Hillcroft South Station Road Low Fell Gateshead	Erection of detached dwelling (amended plans and additional information received 25.09.2020, 28.09.2020, 30.10.2020, 23.11.2020 and 16.12.2020).	Written	Appeal in Progress
DC/20/00712/FUL	Land At South View Chopwell	Erection of a single storey dwelling with integral garage and attached granny annexe	Written	Appeal in Progress
DC/20/00898/ADV	Dutton Court Chainbridge Road Blaydon On Tyne	Upgrade of 2 no. existing 48 sheet adverts with "D-Posters" to display digital and illuminated advertisements.	Written	Appeal in Progress
DC/21/00085/ADV	592 Durham Road Gateshead	Conversion of existing internally illuminated advertisement poster to an illuminated digital advertising display.	Written	Appeal in Progress
DC/21/00122/ADV	Site Adjacent Unit 1, Blaydon Industrial Park, Chainbridge Road, Blaydon On Tyne	Replacement of two freestanding 48 sheet backlight panels and display of two digital 48 sheet LED screens on a	Written	Appeal in Progress

		monopole.		
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REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

14 July 2021

TITLE OF REPORT: Planning Obligations

**REPORT OF: Anneliese Hutchinson, Service Director, Development,
Transport and Public Protection**

Purpose of the Report

1. To advise the Committee of the completion of Planning Obligations which have previously been authorised.

Background

2. To comply with the report of the District Auditor "Probity in Planning" it was agreed that a progress report should be put before the Committee to enable the provision of planning obligations to be monitored more closely.
3. Since the last Committee there have been **no** new planning obligations.
4. Since the last Committee there have been **no** new payments received in respect of planning obligations.
5. Details of all the planning obligations with outstanding covenants on behalf of developers and those currently being monitored, can be found at Appendix 2 on the Planning Obligations report on the online papers for Planning and Development Committee for 14 July 2021.

Recommendations

6. It is recommended that the Committee note the report.

Contact: Emma Lucas Ext: 3747

1. FINANCIAL IMPLICATIONS

Some Section 106 Agreements require a financial payment when a certain trigger is reached and there is a duty on the Council to utilise the financial payments for the purposes stated and within the timescale stated in the agreement.

2. RISK MANAGEMENT IMPLICATIONS

Nil

3. HUMAN RESOURCES IMPLICATIONS

Nil

4. EQUALITY AND DIVERSITY IMPLICATIONS

Nil

5. CRIME AND DISORDER IMPLICATIONS

Nil

6. SUSTAINABILITY IMPLICATIONS

Nil

7. HUMAN RIGHTS IMPLICATIONS

Nil

8. WARD IMPLICATIONS

Monitoring: Various wards

9. BACKGROUND INFORMATION

The completed Planning Obligations