

# Public Document Pack

## GATESHEAD METROPOLITAN BOROUGH COUNCIL

### PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 14 July 2021

**PRESENT:** Councillor B Goldsworthy (Chair)

Councillor(s): Anderson, D Burnett, L Caffrey, S Dickie, A Geddes, L Kirton, K McCartney, E McMaster, C Ord, R Oxberry, I Patterson, A Wheeler, J Turner, R Beadle and J Mohammed

**APOLOGIES:** Councillor(s): M Hall, J Turnbull, R Waugh, K Wood, J Green and H Weatherley

#### **PD618 MINUTES**

The minutes of the meeting held on 16 June 2021 were approved as a correct record and signed by the Chair.

#### **PD619 DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **PD620 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.

#### **PD621 ENFORCEMENT TEAM ACTIVITY**

The Committee received a report to inform them of the activity of the Enforcement Team for the period 2 June 2021 to 30 June 2021.

The team have received 124 new service requests with 35 cases resolved and 0

pending prosecutions.

The team attended 1 Court Hearing, none of which were finalised, resulting in £0 fines and £0 costs.

RESOLVED – That the information be noted.

**PD622 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.

**PD623 PLANNING APPEALS**

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

The Committee were advised that there have been two new appeals lodged since the last committee.

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

The Committee were advised that there have been no appeal cost decisions

RESOLVED – That the information be noted.

**PD624 PLANNING OBLIGATIONS**

The Committee received a report advising them of the completion of Planning Obligations which have previously been authorised.

Since the last Committee there have been no new planning obligations.

Since the last Committee there have been no new payments received in respect of planning obligations.

RESOLVED – That the information be noted.

**Chair.....**

Date of Committee: 14 July 2021

**Application Number and Address:**

DC/20/00939/FUL  
Former Beeswing Hotel  
1 Gosforth Street  
Felling  
Gateshead  
NE10 9LS

**Applicant:**

Capstone Fox C/O Agent

**Proposal:**

Conversion of building into twelve residential apartments (10 x 1 bed units and 2 x 2 bed units).

**Declarations of Interest:**

Name	Nature of Interest
None	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, 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.

2

The development to which this permission relates must be commenced not later

than 3 years from the date of this permission.

3

The development hereby 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.

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.

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.

6

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

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.

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.

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.

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.

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.

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.

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.

**Date of Committee: 14 July 2021**

<b>Application Number and Address:</b> DC/21/00530/FUL Stargate Community Centre Stargate Lane Ryton NE40 3DX	<b>Applicant:</b> Mrs Fiona Todd				
<b>Proposal:</b> 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 27.05.21)					
<b>Declarations of Interest:</b> <table border="1" data-bbox="81 689 1498 857"> <thead> <tr> <th data-bbox="81 689 748 741">Name</th> <th data-bbox="748 689 1498 741">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="81 741 748 857">None</td> <td data-bbox="748 741 1498 857"></td> </tr> </tbody> </table>		Name	Nature of Interest	None	
Name	Nature of Interest				
None					
<b>List of speakers and details of any additional information submitted:</b> None					
<b>Any additional comments on application/decision:</b> <p>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:</p> <p>1  The development shall be carried out in complete accordance with the approved plan(s) as detailed below -</p> <p>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)</p> <p>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.</p>					