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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 11 August 2021

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): Anderson, D Burnett, L Caffrey, K Ferdinand, A Geddes, M Hall, L Kirton, K McCartney, E McMaster, C Ord, R Waugh, J Green, J Turner and H Weatherley

APOLOGIES: Councillor(s): S Dickie, R Oxberry, I Patterson, J Turnbull, A Wheeler, K Wood, R Beadle and J Mohammed

PD625 MINUTES

The minutes of the meeting held on 14 July 2021 were approved as a correct record and signed by the Chair.

PD626 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD627 PLANNING APPLICATIONS

- RESOLVED:
- i) That the full planning applications and Householder 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.

PD628 ENFORCEMENT TEAM ACTIVITY

The Committee received a report informing them of Enforcement Activity between the period 30 June 2021 to 28 July 2021.

The enforcement team has received 124 new service requests. 101 cases have been resolved.

The enforcement team have attended 2 court hearings both of which were finalised resulting in £184 fines and £200 costs.

RESOLVED - That the information be noted.

PD629 ENFORCEMENT ACTION

An update report on enforcement action being undertaken was presented to the Committee. The Committee were asked to note that subject to a notice being complied with the item would be removed from the list.

RESOLVED – That the information be noted.

PD630 PLANNING APPEALS

The Committee received a report to update on the position with regards to Planning Appeals. Two new appeals have been received since the last Committee. Two new decisions have also been received, one decision was from a delegated decision and was dismissed, the second decision was a Committee decision and was also dismissed.

RESOLVED - That the information in the report be noted.

PD631 PLANNING OBLIGATIONS

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

There have been no new Planning Obligations since the last Committee. There have been no new payments received since the last Committee in respect of Planning Obligations.

RESOLVED - That the information be noted.

Chair.....

Date of Committee: 11 August 2021

Application Number and Address:

DC/21/00460/HHA

3 Home Avenue
Low Fell
Gateshead
NE9 6TX

Applicant:

Mr John Pooley & Miss Zoe Mulvenna

Proposal:

Proposed two storey extension to side elevation, porch to front elevation and construction of detached garage/store within side garden.

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Miss Zoe Mulvenna speaking as the applicant.

Any additional comments on application/decision:

That permission be REFUSED for the following reason:

By virtue of its design, size, scale as well its position on a prominent corner plot within the street scene, the proposed development would have a detrimental impact on the character and appearance of the host property and the wider street scene as it would unbalance the symmetry between a pair of semi-detached properties to an unacceptable degree by appearing as an over dominant addition. The proposal would therefore conflict with the aims and objective of the NPPF, Policies CS15 and MSGP24 of the Local Plan for Gateshead and Gateshead Council's Household Alterations and Extensions Supplementary Planning Document.

The decision was split 7 For and 7 Against with the Chair using his casting vote to agree with the officer recommendation to refuse. There was 1 abstention.

Date of Committee: 11 August 2021

Application Number and Address:

DC/12/00268/FUL

13-15 Glynfellis
Leam Lane Estate
Gateshead
NE10 8RH

Applicant:

Mr Mohammed Saleem

Proposal:

Proposed first floor extension providing storage area, staff facilities and managers flat (amended plans 26.05.2021)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

The Committee received an update report to advise of the following:

A single letter of objection has been received from an objector who has already objected to the application which raises the following matters:

- Additional noise
- Health concerns relating to bins
- Concerns relating to cooking smells/odours
- Disturbance early mornings/late evenings
- Inadequate car parking
- Increase in traffic
- Loss of privacy
- Overbearing impact
- Work has commenced on site already
- Issues relating to traffic and waste connected to the operation of the existing takeaway premises

Officers are of the opinion that no new material planning issues have been raised within the latest representation received and the objections that have been raised have been addressed within the main officer report

Any additional comments on application/decision:

That the Service Director of Development, Transport and Public Protection deal with the application at the end of the publicity period after consultation with the Chair and/or Vice-Chair with a view to REFUSE permission for the following reasons.

1. The proposal would represent inappropriate development given that it would lead to increased access to an unhealthy eating outlet and is therefore contrary to the NPPF, policy CS14 of the Local Plan for Gateshead and the Hot Food Takeaway SPD.
2. The proposed development would afford an unacceptable standard of residential amenity for future occupiers of the proposed flat in terms of noise and disturbance and is therefore contrary to the

NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

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