

GATESHEAD METROPOLITAN BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 4 September 2024

PRESENT: Councillor

Councillor(s): J Turner, V Anderson, D Burnett, P Burns, L Caffrey, S Dickie, P Elliott, T Graham, K McCartney, E McMaster, J Mohammed, L Moir, C Ord, I Patterson, K Walker and D Welsh

IN ATTENDANCE: Councillor(s):

APOLOGIES: Councillor(s): A Geddes, S Potts and K Wood

PD16 MINUTES

The minutes of the meeting held on 17 July 2024 were approved as a correct record and signed by the Chair.

PD17 DECLARATIONS OF INTEREST

There were no declarations on interest.

PD18 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.

PD19 NO.1 - GLENBROOKE TERRACE, LOW FELL, NE9 6AJ

Application: DC/22/01257/FUL

Address: Glenbrooke Terrace, Low Fell, NE9 6AJ

Applicant: Mr Henry Liddell

Proposal: Proposed demolition of existing garages and erection of 1no.

dwelling (C3 use) (amended site plan received 30.01.2023, bat survey report received 02.03.2023, additional plan received 09.03.2023, amended plans received and description amended 25.05.2023 and 01.06.2023, vehicle tracked drawing received 30.06.2023).

Speakers and details of any addition information submitted:

There were no speakers.

An update report was provided to the Committee on the 3 September 2024.

RESOLVED:

- i. That the application is minded to grant

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

PL_1048_001 Location Plan

PL_1048_301 Revision B Proposed Ground and First Floor Plans

PL_1048_302 Revision B Proposed Attic and Roof Plans

PL_1048_303 Revision B Proposed Elevations

PL_1048_304 Revision B Proposed Street Elevation

PL_1048_102 Revision E Proposed Site Plan

PL_1048_102 Revision E Proposed Site Plan (Showing vehicle tracking)

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 not be constructed beyond damp proof course level until a specification of all materials, colours and finishes to be used on all external surfaces, including any areas of hardstanding, have been submitted to and approved in writing the Local Planning Authority.

4

The specification of materials approved under Condition 3 shall be implemented in full accordance with the approved details and retained for the lifetime of the development.

5

The windows located on the side elevations of the dwelling serving bathrooms and a landing area shall be obscurely glazed at a level three or greater (in accordance with the levels set by Pilkington). The glazing shall be installed prior to the dwelling being occupied and shall be permanently retained in that condition thereafter.

6

All works associated with the development hereby permitted, including the use of any equipment on the site, related to the demolition or construction hereby permitted shall be carried out only between 08:00 hours and 17:00 hours Monday to Friday, between 08:00 hours and 13:00 hours on Saturday and at no time on Sundays or Bank Holidays.

7

Prior to the first occupation of the dwelling, secure and weatherproof cycle storage, capable of storing at least one bicycle, shall be provided on site and thereafter permanently retained.

8

Prior to the commencement of the development, including the demolition of the garage block, an updated bat survey shall be undertaken and a copy of the report including details of proposed mitigation measures shall be submitted to the Local Planning Authority. All survey work and reporting shall be undertaken in accordance with the BCT Bat Surveys Good Practice Guidelines (3rd Edition).

Reason for pre-commencement condition

To determine the presence/ likely absence of statutory protected species.

9

The updated bat survey and mitigation measures hereby approved shall be implemented in full throughout the construction phase and any mitigation measures retained for the life of the development.

10

Prior to the installation of any new external lighting associated with the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority.

11

The external lighting approved under Condition 10 shall be installed in full accordance with the approved details.

12

The development hereby approved shall not be constructed beyond damp proof course level until information detailing the provision of a minimum of 1no. bat box and 1no. bird box has been submitted to and approved in writing by the Local Planning Authority. Information should detail the type/specification, precise location, installation method and maintenance of the bat box.

13

The bat and bird boxes shall be installed in accordance with the details approved under Condition 12 prior to the first occupation of the dwelling and retained as such thereafter.

14

Prior to the commencement of the development, (except for demolition) a Phase 2 Intrusive Investigation and Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced.

The site investigation should collect and analyse soil samples throughout made ground and natural ground strata to maximum planned excavation depths and include an assessment to test for the presence and likelihood of ground gas emissions.

The site investigation will identify potential contamination and possible areas, which may require remedial works in order to make the site suitable for its proposed end use. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

15

Unless otherwise approved in writing by the Local Planning Authority and prior to the commencement of the development, (except for demolition) a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment must be prepared, and submitted for approval in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

16

Unless otherwise approved in writing by the Local Planning Authority and prior to the commencement of the development, (except for demolition) the contaminated land remediation measures shall be implemented in complete accordance with the details approved under Condition 15.

17

If land contamination remediation measures are deemed necessary, following the completion of the approved remediation measures and prior to the first occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority for written approval.

18

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

19

Prior to the first occupation of the dwelling hereby approved a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development shall be submitted to and approved in writing by the Local Planning Authority.

Additional Conditions

Following the publication of the Committee Report, if Members are minded to Grant planning permission, officers have identified two additional conditions that are recommended to be imposed.

20

Prior to the first occupation of the dwellinghouse hereby approved, a plan that indicates a vehicle turning area sufficient to accommodate the swept path details shown on plan ref PL_1048_102 Revision E Proposed Site Plan, shall be submitted to and approved in writing by the Local Planning Authority.

21

Prior to the first occupation of the dwellinghouse hereby approved, the turning area shown on the plan approved under condition 20 shall be laid out, kept free of all obstructions and shall be available for the turning of vehicles at all times.

PD20 ENFORCEMENT TEAM ACTIVITY

The Committee received a report advising them of the Enforcement activity between 26th June 2024 and 20th August 2024.

The Enforcement Team has received 392 new service requests, 621 cases under investigation. 324 resolved cases and 2 pending prosecution.

There was one court case during this period.

RESOLVED:

- i. That the information be noted.

PD21 ENFORCEMENT ACTION

Consideration was given to a report that informed of the progress of enforcement

action previously authorised by the Committee.

RESOLVED:

- i. That the information be noted.

PD22 PLANNING ENFORCEMENT APPEALS

The Committee received a report advising them on new appeals against enforcement action received and to report the decisions of the planning inspectorate received during the report period.

There have been one new appeal received since an update was provided to the Committee.

There has been one new appeal decision since the last Committee.

RESOLVED:

- i. That the information be noted.

PD23 PLANNING APPEALS

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

There has been no new appeals received since the last Committee.

There has been two new appeal decisions since the last Committee.

There have been no new cost decisions received since the last Committee.

RESOLVED:

- i. That the information be noted.

PD24 PLANNING OBLIGATIONS

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

There have been no new planning obligations since the last Committee.

RESOLVED:

- i. That the information be noted.

PD25 PROPOSED CHANGES TO NPPF

The Committee received a report on the proposed changes to the National Planning

Policy Framework. The changes are to support the governments wider objectives including achieving economic growth and building 1.5million new homes over the next five years.

The draft NPPF and consultation papers have been set out for a consultation period ending 24th September 2024.

The report has highlighted the key areas of proposed revisions of the NPPF are;

- Planning for additional Homes
- Presumption in Favour of Sustainable Development
- Greenbelt, 'grey belt' and brownfield (previously developed) land
- Local Plans and Strategic Planning
- Planning for Social Affordable Homes
- Climate Change and Growth Supporting Infrastructure
- Capacity and Fees

The Committee discussed in detail on how they can protect their greenbelt land but planning appropriate to identify brownfield sites to reach their targets. The Committee also discussed how they can ensure housing developments are being built to a high standard, the Committee were reassured even with the target number increasing the planning developments are still subject to approval with conditions that can be implemented to ensure high quality housing is built.

RESOLVED:

- i. That the information be noted.

PD26 VALIDATION CHECKLIST UPDATE

The Committee received a report to inform members of the review of the guidance on the information requirements and validation of planning application documents.

The Committee were provided with a copy of the changes in Appendix 2.

RESOLVED:

- i. That the information be noted.

Chair.....