

**GATESHEAD METROPOLITAN BOROUGH COUNCIL**  
**PLANNING AND DEVELOPMENT COMMITTEE MEETING**

**Wednesday, 6 November 2024**

- PRESENT:** Councillor H Kelly (Chair)
- Councillor(s): J Turner, V Anderson, P Burns, L Caffrey, S Dickie, P Elliott, A Geddes, T Graham, K McCartney, E McMaster, J Mohammed, L Moir, I Patterson, D Weatherley and D Welsh
- IN ATTENDANCE:** Councillor(s):
- APOLOGIES:** Councillor(s): D Burnett, C Ord, S Potts, K Walker and K Wood

**PD36 MINUTES**

The minutes of the meeting held on 2 October 2024 were approved as a correct record and signed by the Chair.

**PD37 DECLARATIONS OF INTEREST**

There were no declarations on interest.

**PD38 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.

**PD39 NO.1 - DERWENTWATER COURT, BENSAM, NE8 2HB**

**Application:** DC/23/00949/FUL  
**Address:** Derwentwater Court, Bensham, Gateshead, NE8 2HB  
**Applicant:** Ms Sharon Lake

**Proposal:** Construction of 10no. dwellings including associated car parking and landscaping works (amended plans and documents submitted 05.03.2024 and 13.03.2024, amended site layout received 05.06.2024, amended highway plans received 07.06.2024, amended FRA and drainage strategy received 02.07.2024, remediation strategy, gas risk assessment and tree report received 01.08.2024, amended drainage information received 03.09.2024).

**Speakers and details of any addition information submitted:**

There were no speakers.

**RESOLVED:**

- i. That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 (dated September 2023)

Proposed Site Plan Revision P05

Plots 8-10 Elevations Revision P06

Plots 9-10 Plans Revision P06

Plots 4-7 Elevations Revision P04

Plots 4-7 Plans Revision P02

Plots 1-3 Elevations Revision P03

Plots 1-3 Plans Revision P02

006-01 Revision B Kerb Notes & Surface Finishes Layout

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, including areas of hardstanding, hereby permitted shall be constructed entirely of the materials detailed and shown on the following plans and documents:

Proposed Site Plan Revision P05

Plots 8-10 Elevations Revision P06

Plots 4-7 Elevations Revision P04

Plots 1-3 Elevations Revision P03

Design and Access Statement dated October 2022.

4

No groundworks or development shall commence until a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been completed. This shall be carried out in accordance with a specification provided by the Local Planning Authority.

Reason for pre-commencement

To enable the identification and understanding of any archaeological remains and inform the level of protection to be assigned.

5

Prior to the first occupation of any dwelling, a post excavation report of the results of the archaeological fieldwork undertaken in pursuance of Condition 4 shall be submitted to and approved in writing by the Local Planning Authority.

6

Prior to the first occupation of any dwelling, a final report detailing the results of the archaeological fieldwork undertaken shall be produced in a form suitable for publication in a suitable and agreed journal. The report shall be submitted to and approved in writing by the Local Planning Authority prior to submission to the editor of the journal.

7

The first-floor level windows located on the rear elevations (specifically the rear wall not the roof slope) of plots 9 and 10 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 dwellings being occupied and shall be permanently retained in that condition thereafter.

8

The development shall be designed and constructed so as to provide sound attenuation to the standards set out in the submitted Noise Impact Assessment (reference 11088.2 Revision C) dated 16<sup>th</sup> February 2024.

9

All works associated with the development hereby permitted, including the use of any equipment on the site, related to the 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.

10

No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials

- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for the recycling/disposing of waste arising from construction works.

#### Reason for pre-commencement

To mitigate the impact of construction work upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy.

11

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

12

Prior to the first occupation of any dwelling, final details of the electric vehicle charging infrastructure indicated on plan reference 'Proposed Site Plan Revision P05' shall be submitted to and approved in writing by the Local Planning Authority.

13

Prior to the first occupation of any dwelling, the electric vehicle charging infrastructure shall be installed in accordance with the details approved under condition 12 and be maintained and retained for the lifetime of the development.

14

The development hereby approved shall be constructed to include the integrated bird boxes as detailed on the 'Proposed Site Plan Revision P05' and retained for the lifetime of the development.

15

Notwithstanding the submitted information and prior to the commencement of any external landscaping works, a fully detailed scheme for the landscaping of the site and habitat creation shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a timetable for implementation as well as details of ground preparation and planting plans noting the species, plant sizes and planting densities.

16

The landscaping scheme approved under condition 15 shall be implemented in accordance with the approved details. Soft landscaping must be implemented within the first available planting season (October to

March).

17

The approved landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

18

The development hereby approved shall be constructed in full accordance with the contaminated land remediation measures set out in the Remediation Strategy Report by ERGO Environmental Ltd dated July 2024 (ref 23-1666).

19

Following the completion of the contaminated land remediation measures and prior to the first use 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.

20

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.

21

Prior to the commencement of the development, an intrusive site investigation to establish the risks posed to the development by coal mining legacy shall be submitted to and approved in writing by the Local Planning Authority. The site investigation must be undertaken by competent persons and a written report of the findings must be produced.

The site investigation should consist of the drilling of boreholes to depths of up to 30 metres below ground level, to establish ground conditions, the depth and condition of shallow coal seams/workings and to inform any

necessary remedial measures.

Where necessary, a detailed remediation scheme to ensure the safety and stability of the proposed development shall also be submitted to the Local Planning Authority for written approval.

Reason for pre-commencement condition  
To ensure the safe development of the site.

22

Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be constructed in full accordance with the scheme for remedial stabilisation works approved under condition 21 and carried out in accordance with authoritative UK guidance.

23

Unless otherwise approved in writing by the Local Planning Authority, prior to the first use of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the completion of the remedial works and mitigation necessary to address the risks posed by past coal mining activity.

24

Notwithstanding the submitted information and prior to the commencement of the development, updated details of a sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include a timescale for implementation as well as an updated drainage model and supporting plans to ensure sufficient capacity is available to the rain gardens and to demonstrate exceedance management.

Reason for pre commencement condition  
To ensure the development incorporates a sufficient scheme for surface water management.

25

The development hereby approved shall be constructed in full accordance with the sustainable drainage scheme approved under condition 24, including the timescale for implementation. The SuDS features shall be maintained and retained thereafter for the lifetime of the development.

26

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.

PD40

**NO.2 - 222 SALTWELL ROAD, GATESHEAD**

**Application:** DC/24/00364/COU

**Address:** 222 Saltwell Road, Gateshead

**Applicant:** Mr Armin Hajizadeh

**Proposal:** Change of use from general car repair garage to car wash (resubmission)  
(amended/additional information received 29/09/24 and 16/10/24)

**Speakers and details of any addition information submitted:**

There were no speakers.

**RESOLVED:**

- i. GRANT permission subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:

1

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

Location Plan V2

Plans showing existing and proposed floor layouts and section – V5

Design and Access Statement – received 29 September 2024

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

All vehicle washing and valet activity shall take place within the existing building. At no time shall vehicle washing or valeting take place on the associated forecourt fronting Saltwell Road. At all times during the cleaning and valet of vehicles, the building's doors shall be closed.

4

The use hereby approved shall not commence until all on-site parking spaces within the front forecourt and protected pedestrian link to the main building as detailed by a hatched area have been provided and marked

out in full as detailed on approved plan ref: 'Plans showing existing and proposed floor layouts and section – V5'.

Pre-commencement reason

To ensure that necessary parking and pedestrian safety infrastructure is provided on-site prior to first use of the development in the interests of highway and pedestrian safety.

5

The 3no. customer parking spaces as detailed on approved plan ref: 'Plans showing existing and proposed floor layouts and section – V5' shall only be used by vehicles waiting to be cleaned, and for no other purpose.

6

The use hereby approved shall not commence until a detailed step by step Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The Management Plan shall include full details of the following:

- a. How vehicles will move through the site, including around other vehicles;
- b. How vehicles will manoeuvre into and out of the main garage building, and then out of the site in a forward gear;
- c. The arrangements in place should vehicles enter the site without prior booking;
- d. The signage needed within the site boundary to ensure safe vehicle and pedestrian passage through the site;

Pre-commencement reason

To ensure that the applicant is able to demonstrate safe vehicle movements through the site prior to first use of the development in the interests of highway and pedestrian safety.

7

From the first use of the site as a car wash, and for the lifetime of the use hereby approved, the site shall be operated in full accordance with the Management Plan approved under condition 7.

All signage approved under condition 7 (where not subject to separate advertisement consent), must be installed as per the approved details and maintained for the lifetime of the development. Where signage is subject to separate advertisement consent, no signage may be installed on site until the relevant consent is first granted.

8

The use hereby approved shall not commence until details and specification of the proposed bike storage shelter have been submitted to and approved in writing by the Local Planning Authority.

Pre-commencement reason

To ensure that the necessary sustainable transport infrastructure for staff working from the site is made available for use prior to first use of the development.

9

The bike storage shelter approved under Condition 8 shall be installed on site as per the approved details and maintained in working condition for the lifetime of the development.

10

The use hereby approved shall not commence until all on-site drainage measures as detailed within approved plans ref: 'Plans showing existing and proposed floor layouts and section – V5', and the Design and Access Statement, received 29 September 2024 have been installed as per the approved plans and made operational. Thereafter, the drainage measures shall be retained and maintained for the lifetime of the development.

Pre-commencement reason

To ensure that all necessary drainage infrastructure associated with the proposed car wash use is installed on site and made operational prior to first use of the development in the interests of highway and pedestrian safety.

11

The car wash/valet use hereby approved shall only operate between the hours of 0900 – 2000 Monday to Saturday, and 1000 – 1600 Sundays, and at no other times.

#### **PD41 ENFORCEMENT TEAM ACTIVITY**

The Committee received a report advising them of the Enforcement activity between 24<sup>th</sup> September 2024 and 22<sup>nd</sup> October 2024.

The Enforcement Team has received 176 new service requests, 639 cases under investigation. 159 resolved cases and 1 pending prosecution.

There was three court case during this period.

RESOLVED:

- i. That the information be noted.

#### **PD42 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.

**PD43 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 has 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.

**PD44 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 have been no new appeals received since the last Committee.

There have been no 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.

**PD45 PLANNING OBLIGATIONS**

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

There have been one new planning obligations since the last Committee.

RESOLVED:

- i. That the information be noted.

**Chair.....**