

Date of Committee: 26 August 2020

**Application Number and Address:**

DC/19/00244/OUT  
Land West of Albany Road  
Gateshead

**Applicant:**

Hargreaves Property Ventures Ltd

**Proposal:**

Demolition of existing buildings and outline development within use classes A1 (retail), A3 (food/drink). A4 (drinking establishments) and/or D2 (leisure) with associated access, parking, servicing areas and landscaping with all matters reserved except for Access (amended 14/11/19 and 20/04/20 and additional information received 19/05/20)

**Declarations of Interest:**

Name	Nature of Interest
None	None

**List of speakers and details of any additional information submitted:**

This application was deferred to allow assessment of recently received additional information.  
It will be reported back to a later Committee.

**Any additional comments on application/decision:**

Application deferred

**Date of Committee: 26 August 2020**

**Application Number and Address:**

DC/19/01189/FUL  
Mossheaps Recreation Ground  
Moss Bank  
Gateshead

**Applicant:**

Gateshead Health NHS Foundation Trust

**Proposal:**

Retention of Park and Ride Facility until 30 November 2021 (additional information received 15/01/2020 and 24/06/2020)

**Declarations of Interest:**

**Name**

**Nature of Interest**

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 and amend the planning conditions as necessary:

1

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

C-GA-01 P4 - Proposed Layout

C-GA-03 P2 - Site Sections

SK1959 1 - Shelter Details

SA21 - Anti Vandal Office

Moss Heaps Car Park Entrance Gate

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 permission hereby granted shall be until the 30 November 2021 and on the expiration of this period, the use and all associated structures hereby approved shall cease/be removed and the site returned to the condition in accordance with the requirements and timescale for restoration in condition 5.

3

Within 12 months of planning permission being granted an updated Travel Plan for the Queen Elizabeth Hospital and its wider parking strategy shall be submitted to the Local Planning Authority for approval. The updated Travel Plan shall identify measures to improve the use of the Park and Ride Facility whilst at the same time reducing car usage and increased the use of public transport, walking and cycling. Timescales for implementation as well as a programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan shall also be included.

4

The updated Travel Plan shall be implemented in accordance with the timescales approved under condition 3.

5

Prior to the expiry of the temporary permission a restoration scheme (based upon Sport England's design guidance note 'Natural Turf for Sport') shall be submitted to and approved in writing by the Local Planning Authority following consultation with Sport England. The scheme shall include details of all of the following:

- a) Restoration of the playing field; including the removal of all structures
- b) Restoration of the land used for soil storage
- c) Removal of the vehicular access and restoration of that land
- d) Removal of the diverted footpath and restoration of that land
- e) Reinstatement of existing footpaths
- f) Reinstatement of the cycle lane markings on Old Durham Road

6

The restoration scheme approved under condition 5 shall be fully implemented within six months of its approval.

7

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with reverting the site back to a playing field, including the use of any equipment or 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.

8

The lights within the car park shall only be illuminated between the hours of 7am and 7pm Monday to Friday and at no other times.

9

The bollards that are in place to prevent vehicular access onto Mossheaps playing pitches shall be retained for the duration of the temporary use.

**Date of Committee: 26 August 2020**

**Application Number and Address:**

DC/20/00286/FUL  
Former Go-Ahead Bus Depot  
Gateshead

**Applicant:**

Jewish Community Council of Gateshead

**Proposal:**

Residential development comprising 26 dwellings with associated open space and infrastructure on the former Go Ahead Bus Depot, Gateshead (amended 22/06/20 and additional information 10/07/20 and 14/07/20)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

**List of speakers and details of any additional information submitted:**

Members were provided with a verbal update to advise them that an additional representation had been received. The representation expressed concerns that the occupation of the houses may not be in compliance with the Equality Act 2010. Members were advised that the application was for permission for a residential use and that the matter of actual occupation was separate from the planning decision making. A decision to grant or refuse would not therefore run contrary to the Equality Act 2010.

**Any additional comments on application/decision:**

**GRANT SUBJECT TO A SECTION 106 AGREEMENT:**

1) The agreement shall include the following obligations:

- 15% on-site affordable housing in perpetuity; and a financial contribution towards off-site biodiversity enhancements.

2) That the Strategic Director Corporate Services & Governance be authorised to conclude the agreement.

3) That the Service Director Development, Transport and Public Protection be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include:

1

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

Site layout plan 19002 P02E

Soft landscaping specification  
Landscape design description  
Planting schedule  
Landscape Plan 807/LA1A  
Planting Plan 807/LA2A  
Rain Garden Planting 807/LA3  
'Asgard' metal cycle locker

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

No development hereby approved shall commence until a report of findings arising from Phase II intrusive site investigations and a Phase II Detailed Risk Assessment have been submitted to and approved in writing by the Local Planning Authority, in consultation with Nexus Rail.

Where required, the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports that should note the presence of Nexus Rail's underground infrastructure and include mitigation measures should grouting produce unexpected pathways which might carry grout towards the tunnels.

Reason for pre commencement condition

To ensure that contamination and remediation measures are identified along with any factors related to the stability of Nexus Rail's underground infrastructure, prior to commencement of the development hereby permitted to ensure risks to future users of the land are minimised.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

4

Where required, the remediation and monitoring measures approved under Condition 3 shall be implemented in accordance with the timescales approved and in full accordance with the approved details.

5

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease and the exposed material shall be chemically tested.

The works shall not continue until an amended Risk Assessment and, if required, amended remediation and monitoring measures have been and submitted to and

approved in writing by the Local Planning Authority.

6

The amended remediation and monitoring measures approved under condition 5 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

7

Where additional remediation is required, following completion of the approved remediation and monitoring measures, the development hereby approved shall not be occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

8

The development hereby permitted (except for the erection of tree protection measures, site security hoardings, demolition and site investigations) shall not commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.

The CMP shall include:

- a) construction haul routes
- b) a dust management plan
- c) a noise management plan
- d) pollution prevention measures
- e) contractor parking
- f) details of delivery arrangements including hours and routing
- g) measures to limit and manage transfer of debris on to the highway
- h) a drainage construction method statement containing:
  - 1) Consideration of any construction phasing, demonstrating that adequate interim drainage and surface water pollution protection measures are in place.
  - 2) Description of any construction methodologies to protect the SuDS functionality including the provision of any required temporary drainage systems, and methods for temporary protection of infiltration features, permeable surfaces, erosion prevention, pollution control, and de-silting prior to completion of works.

Reason for pre commencement condition

The proposed CMP must demonstrate that the construction operations will not harm residential amenities, highway safety, the drainage network or watercourses before the development commences.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9

The development hereby permitted shall be implemented wholly in accordance with the Construction Management Plan (CMP) measures approved at condition 8.

10

The development hereby permitted (except for the erection of tree protection measures, site security hoardings, demolition and site investigations), shall not commence until a scheme for the protection of the existing trees and hedges that are to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the trees/hedges to be retained and the location and specification of the protective fencing to be used.

Reason for pre commencement condition

The proposed tree protection measures must demonstrate that the construction operations will not fall within root protection areas of existing trees and hedges that would result in harm to trees that are to be retained before the development commences.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

11

The tree protective fencing for the development approved at condition 10 must be installed prior to the commencement of development and thereafter retained intact for the full duration of the construction works of the development and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority. .

Reason for pre commencement condition

To ensure the approved tree protection measures are installed prior to commencement of the development hereby permitted and retained for the duration of the construction to prevent harm to trees that are to be retained.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

12

All vegetation and site clearance work, including demolition, will be undertaken outside the bird breeding season (March to August inclusive). Where this is not possible a nesting bird checking survey must be undertaken by a suitably qualified ecologist immediately (i.e. no more than 48hrs.) prior to the commencement of works on site. Where the presence of active nests is confirmed, these must remain intact and undisturbed until the young have fledged and the nest(s) is no longer in use as confirmed by the suitably qualified ecologist. Any works happening during the bird breeding season must be first reported to the Local Planning Authority prior to the commencement of works on site.

13

The development hereby permitted (except for the erection of tree protection

measures, site security hoardings, demolition and site investigations), shall not commence until details of remediation measures to remove risks associated with coal mining legacy in the development area have been submitted to and approved in writing by the Local Planning Authority, in consultation with Nexus Rail.

Where required, the coal legacy remediation measures should note the presence of Nexus Rail's underground infrastructure and measures necessary to protect this infrastructure.

**Reason for pre commencement condition**

To ensure that coal mining legacy remediation measures are identified along with any factors related to the stability of Nexus Rail's underground infrastructure, prior to commencement of the development hereby permitted to ensure risks to future users of the land are minimised.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

14

The remediation measures approved under condition 13 shall be implemented wholly in accordance with the approved scheme prior to the commencement of the development hereby permitted.

**Reason for pre commencement condition**

To ensure that coal mining legacy remediation measures are identified along with any factors related to the stability of Nexus Rail's

underground infrastructure, prior to commencement of the development hereby permitted to ensure risks to future users of the land are minimised.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

15

The development hereby permitted (except for the erection of tree protection measures, site security hoardings, demolition and site investigations) shall not commence until the final detailed drainage strategy and assessment has been submitted to and approved in writing by the Local Planning Authority.

The assessment shall be in full accordance with the Gateshead Council Interim Surface Water (SuDS) Guidelines for New Development and shall include all relevant information set out in the guidelines.

**Reason for pre commencement condition**

To demonstrate that the SuDS scheme will prevent the risk of flooding prior to commencement of the construction of the SuDS scheme.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.



16

The details of SuDS measures approved under condition 15 shall be implemented wholly in accordance with the approved details prior to first occupation of any of the dwellings of the development hereby permitted in accordance with the approved details and retained thereafter for the life of the development.

17

The development hereby permitted (except for the erection of tree protection measures, site security hoardings, demolition and site

investigations) shall not commence until a final drainage maintenance and SuDS maintenance plan in perpetuity, in full accordance with the Gateshead Council Interim Surface Water (SuDS) Guidelines for New Development, to include details of the responsibility for maintaining the rain gardens and how the details of the maintenance regime is communicated to the responsible person(s), shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason for pre commencement condition

To demonstrate that the SuDS scheme will be maintained to prevent the risk of flooding prior to commencement of the construction of the SuDS scheme.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

18

The maintenance details approved under condition 17 shall be wholly adhered to throughout the life of the development

19

Prior to the development hereby permitted progressing above damp proof course, a detailed design for the off-site highway works to include the removal of the existing on-street parking bays on Lindisfarne Drive and any associated signage; the introduction of new no waiting at any time restrictions, and new traffic signs.

20

The off site highway works approved under condition 19 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted

21

Prior to the construction of any dwelling, hereby permitted, progressing above damp proof course, details of external materials to be used on that dwelling shall be submitted to and approved in writing by the Local Planning Authority.

22

The materials approved under condition 21 shall be implemented wholly in accordance with the approved details and retained for the life of the development unless otherwise approved in writing by the Local Planning Authority.

23

Prior to first occupation of the development hereby permitted, a street lighting scheme for the proposed development site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the specifications and locations of the street lights.

24

The street lighting details approved under condition 23, shall be installed prior to first occupation of the development hereby permitted in accordance with the specifications and locations set out in the scheme, and these shall be maintained thereafter in accordance with the strategy.

25

No dwelling hereby approved shall be occupied until the submission of a Final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

The Final Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:

- a) The promotion of the use of public transport, walking and cycling and a reduction in car usage, compared to typical levels
- b) Ensure traffic speeds within the site are no more than 20mph and ensure road safety and personal security for pedestrians and cyclists;
- c) the mechanism to ensure residents can maximise opportunities for EV charging at their home.

Evidence of the travel plan's implementation 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.

26

Prior to the first occupation of any dwelling, hereby permitted, a spur for an electric vehicle charging point shall be provided at that dwelling, to allow for future installation of electric charging equipment.

27

The development hereby permitted shall be implemented in full accordance with the information contained within the submitted document entitled "Flood Risk and Drainage Impact Assessment" dated March 2020 and specifically the Proposed Drainage Layout dated 24th March 2020.

The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

28

Unless otherwise approved in writing by the Local Planning Authority, all external works, demolition and ancillary operations in connection with the demolition and construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between:

0700 hours to allow deliveries and site vehicles to come off the main highway;  
0730 hours demolition/construction start on site;

and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

29

2m x 2m visibility splays, kept clear of any obstructions above 600mm in height, shall be provided and subsequently maintained for all driveways for the life of the development.

30

Notwithstanding the details indicated on drawing 19002 P02E and prior to the first occupation of the development hereby permitted, details of the hard surface treatments shall be submitted to and approved in writing by the Local Planning Authority.

31

The surface treatment details approved under condition 30 shall be implemented wholly in accordance with the approved details and retained for the life of the development

of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

32

The visibility splay at the new access onto Lindisfarne Drive hereby permitted shall be kept clear of any obstructions above 600mm in height

33

The approved 'Asgard' metal cycle locker or equivalent fully enclosed metal cycle locker, shall be provided in accordance with the approved details prior to the relevant dwelling being first occupied and the locker shall be retained thereafter.

34

Prior to the development hereby permitted progressing above damp proof course, details of the following, shall be submitted for the consideration and written approval of the Local Planning Authority:

- 4 no. integral bat roost features (e.g. bat bricks or bat tubes)
- 8 bird boxes, suitable for tit species and wren
- 12 no. integral bird boxes, 4 each suitable for nesting starling, swift and house sparrow.

The details shall include the type/specification and precise location of such features (as shown on a plan and elevation drawing(s)) to be incorporated within the fabric of the new buildings to be constructed on site.

35

The details approved under condition 34 shall be implemented wholly

in accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development thereafter

36

A minimum of 1 no. 13x13cm 'Hedgehog Highway' shall be incorporated into all lengths of close board fencing prior to first occupation of the development hereby permitted

37

Notwithstanding the information submitted and avoiding duplication with any activities and mitigation subject to licencing; a Biodiversity Method Statement covering:

- a) the protection of habitats/ecological features to be retained on and off site
- b) protected and priority species including, but not limited to: bats, breeding birds, reptiles and hedgehog;
- c) invasive non-native species and;
- d) the timescale for its implementation

shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The content of the method statement shall include details of measures to be implemented to avoid/minimise the residual risk of harm to individual species during the construction and operations of the development; and to ensure, where possible, local populations are maintained at or above their current levels.

Reason for pre- commencement condition

The proposed Biodiversity Method Statement must demonstrate that the design will ensure habitats and ecological features are retained and protected and priority species will be protected before the development commences.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

38

The Biodiversity Method Statement approved under condition 37 shall be implemented in full and in accordance with the approved timescale and shall be retained thereafter for the life of the development.

39

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.

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**Date of Committee: 26 August 2020**

<b>Application Number and Address:</b> DC/20/00417/FUL Vacant Land Storey Lane Blaydon on Tyne NE21 4NF	<b>Applicant:</b> Mr George Cooper
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**Proposal:**

Proposed erection of single detached dwelling including demolition of part of stone boundary wall to enable development (amended plans 09/07/2020)

**Declarations of Interest:**

<b>Name</b>	<b>Nature of Interest</b>
None	

**List of speakers and details of any additional information submitted:**

**Reason for Minor Update**

Application has been withdrawn in accordance with the applicant's email of 20 August 2020.

**Any additional comments on application/decision:**

Application withdrawn

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**Date of Committee: 26 August 2020**

<b>Application Number and Address:</b>  DC/20/00428/HHA 6 Coalway Lane Whickham NE16 4BX	<b>Applicant:</b>  Mr P Churnside
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<b>Proposal:</b>  First floor side extension and canopy to create covered car port (description amended 06/07/20)
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<b>Declarations of Interest:</b>	
<b>Name</b>	<b>Nature of Interest</b>
None	

<b>List of speakers and details of any additional information submitted:</b>  Claire Bennett spoke in objection to the application  Statement from Mr Paul Churnside (applicant) was read out to the Committee in support of the application
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<b>Any additional comments on application/decision:</b>  It is recommended that planning permission be REFUSED for the following reason  1 The proposed infilling between the side elevations of number 4 and 6 Coalway Lane and the overhanging first-floor element would be inconsistent and harmful to the uniformity of the street scene. The development would therefore be harmful to the character and appearance of the street scene, contrary to the NPPF and policies CS15 of the CSUCP, ENV3 of the UDP, and Gateshead Council's HAESPD.
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