

Date of Committee: 16 September 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 and 18/08/20)

Declarations of Interest:**Name**

None

Nature of Interest

None

List of speakers and details of any additional information submitted:

Eleanor Cockbain read out a written statement from Miles Young on behalf of Tesco Stores Ltd in objection to the application

Jonathan Wallace (Agent) spoke in favour of the application

Reason for Minor Updates**Further representation received.**

Councillor Gary Haley supports the application for the following reasons:

- The development would bring inward investment to Gateshead and employment opportunities for local people and assist Gateshead College.

Update of paragraph 5.77

A further stage 1 road safety audit has been provided by the applicant, this update does reflect the Council's proposed changes to the junction of Albany Road/Quarryfield Road. As with the previous audit, neither the brief nor the assessment criteria has been agreed by Council Officers

A verbal update was provided to advise Members that two late representations had been received in support of the development. One from the prospective occupier of the pub/restaurant and the other from the North East Chamber of Commerce. These reflected the other representations of support that had been received; referring to the benefits of inward investment

into Gateshead and employment opportunities for local people

Any additional comments on application/decision:

That permission be REFUSED:

1

The principle of the development is unacceptable because it fails to provide a mix of principal uses encompassing office, hotels, sport and leisure, education and ancillary retail, contrary to site specific policy QB3(5) of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne. As a result, the development would have a detrimental impact on the wider regeneration of the Baltic Quarter

2

The applicant has failed to provide any information to demonstrate that the proposed type of development could deliver, at reserved matters stage, a scheme of appropriate scale, appearance and layout that would ensure compliance with the design requirements of policies QB3(5), CS15 and UC12 of the Core Strategy and Urban Core Plan, saved policy ENV3 of the Unitary Development Plan and the National Planning Policy Framework.

3

The development would have an unacceptable impact on Gateshead's Primary Shopping Area, threatening its vitality and viability, which is contrary the National Planning Policy Framework, policies UC2, GC1 and CS7 of the Core Strategy and Urban Core Plan and saved policy RCL4 of the Unitary Development Plan.

4

The applicant has failed to provide sufficient information to demonstrate that the proposed development would not harm highway safety or demonstrate that the harm can be mitigated against, which is contrary to the National Planning Policy Framework and policy CS13 of Core Strategy and Urban Core Plan.

Date of Committee: 16 September 2020

Application Number and Address:

DC/20/00524/COU
181 Whitehall Road
Bensham
Gateshead
NE8 4PS

Applicant:

Mr Shahzad Ahmed

Proposal:

Change of use from a six-bedroom dwellinghouse (Use Class C3) to five-bedroom supported living accommodation (Use Class C2)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Mr Moore spoke in objection to the application

Dr Anton Lang spoke in favour of the application

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 to which this permission relates must be commenced not later than 3 years from the date of this permission.

2

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

Location Plan (1:1250)
SHG 001
SHG 002
SHG 003

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.

3

Within 1 month of the date of decision details of a management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how the property will be managed, to minimise impact on neighbouring occupiers. Thereafter, the use of the property shall be in accordance with the approved management plan unless otherwise agreed in writing by the Local Planning Authority.

4

Secure and weatherproof cycle parking, capable of storing at least one cycle shall be provided. The provisions of which shall be retained on site in perpetuity.

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Date of Committee: 16 September 2020

Application Number and Address: DC/20/00716/TDPA Park Terrace Dunston Gateshead	Applicant: Dunston DNS
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Proposal: DETERMINATION OF PRIOR APPROVAL: Proposed installation of MBNL 20m high Phase 7 monopole with associated ancillary works
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Declarations of Interest:	
Name	Nature of Interest
None	

List of speakers and details of any additional information submitted: Reason for Minor Update Further representations made and comments received <i>Further representations</i> A further objection has been received which raises the following additional matters: <ul style="list-style-type: none">- Out of character with streetscene- Overbearing impact- The proposal will attract vandalism- Traffic/highways concerns Matters relating to potential vandalism are not material and given that this is a prior approval application the only issues that the LPA can consider is siting and appearance of the proposed monopole. It is considered that the other issues raised have been considered and addressed within the main agenda report. <i>Further comments</i> Comments have been raised by the Council's Highways team regarding the impact of the identified location of the cherry picker/crane upon traffic and highway safety during the construction/servicing of the development.
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These comments are acknowledged however matters relating to the construction of the development are not material planning considerations and therefore cannot be taken into account in the assessment of this application for prior approval.

Any additional comments on application/decision:

It has been determined that prior approval is required and it is recommended that this is APPROVED at the end of the consultation period, which ends on 17th September 2020, subject to no further material planning considerations being raised as part of any representations received which have not previously been raised and addressed within the report above.

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