

Date of Committee: 13 January 2021

**Application Number and Address:**

DC/20/00707/COU  
 Land adjacent 8 Village Heights  
 Windmill Hills  
 Gateshead  
 NE8 1PW

**Applicant:**

Mr David Martin

**Proposal:**

Change of use from grass verge (adopted highway land) to private garden and erection of an enclosing timber fence 1.8m tall (amended plans received 6.12.2020 and 7.12.2020)

**Declarations of Interest:****Name****Nature of Interest**

None

None

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

Emma Nicholson provided a statement of objection which was read out to Committee on her behalf by Officers.

Neil Barker (Agent) spoke in favour of the application.

A verbal update was provided to Members to advise that one additional objection had been received but that no new material planning considerations were raised.

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

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection 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 (submitted 06.12.2020)

Diagrammatic 'Elevation' (submitted 07.12.2020)

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 permitted shall be constructed entirely of the materials detailed and shown on plan titled 'Diagrammatic Elevation'

**Decision(s) and any conditions attached:**

**Date of Committee: 13 January 2021**

**Application Number and Address:**

DC/20/01003/FUL  
Queen Elizabeth Hospital  
Queen Elizabeth Avenue  
Sheriff Hill  
Gateshead  
NE9 6SX

**Applicant:**

Mr Paul Swansbury

**Proposal:**

Single storey extension and part refurbishment of Craggside Court Mental Health Unit to create a new ten bed mental health unit incorporating shared healthcare services plus associated landscaping and revised parking layout (amended plans received 11.12.2020 and additional information received 16.11.2020, 24.11.2020 and 11.12.2020)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

A verbal update was provided to Members to advise that two additional objections had been received. Members were advised of the following new material planning considerations that these raised -

Concerns about displaced car parking

Concerns about the mental health of Windy Nook residents from construction noise

That another location could have been chosen

The plans are too in-depth to have been produced simply in response to the availability of very late NHS funding

The development will block daylight

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

Councillor Turnbull requested that an additional condition be imposed to secure landscaping along the Hospital's boundary with houses that front onto Windy Nook Road, in order to increase the privacy of these properties.

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection 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 -

SMH RYD 00 00 DR A 1001 P4

SMH RYD 00 00 DR A 0100 P3

SMH RYD 00 00 DR A 0101 P4  
SMH RYD 00 00 DR A 3000 P9  
SMH RYD 00 01 DR A 3001 P5  
SMH RYD 00 00 DR A 3601 P4  
SMH RYD 00 R0 DR A 3002 P6  
SMH RYD 00 00 DR A 3602 P3  
SMH RYD 00 00 DR A 3800 P5

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 hereby permitted shall be constructed entirely of the following materials:

Roof - Double Roman concrete tile in Peat Brown finish

Walls - Red brick

Windows - Aluminium casement windows, brown finish.

Doors - Aluminium frames with glazing, brown frame finish.

Hard Standing - Tarmac

3

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Friday, 0900 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

4

Prior to the first occupation of the development hereby approved details of secure and weatherproof cycle parking, capable of storing at least two cycles has been submitted to and approved in writing by the Local Planning Authority.

5

The details approved under condition 4 shall be implemented in accordance with the approved details before the extension hereby approved is occupied and retained as such for the lifetime of the development.

6

Prior to the first occupation of the development hereby approved final details of an updated car park management plan have been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how the car parking spaces allocated to this development will be managed.

7

The details approved under condition 6 shall be implemented in accordance with the approved details before the extension hereby approved is occupied and retained as such for the lifetime of the development.

8

Prior to the first occupation of the development hereby approved, final details of the highway layout and to include pedestrian access to the Cragside Unit from the wider Queen Elizabeth Hospital site shall be submitted for the written approval of the Local Planning Authority. The final details shall include the final pedestrian crossing points.

9

The Pedestrian Access approved under Condition 8, shall be wholly undertaken in full prior to the first occupation of the development hereby permitted.

10

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 submitted to and approved in writing by the Local Planning Authority.

11

Prior to the first occupation of the development hereby approved, landscaping details shall be submitted to and approved in writing by the Local Planning Authority. The landscaping details should include plant varieties, sizes, planting densities and a timescale for planting. The landscaping shall take place in the area to the north of the application site, along the Hospital's boundary with houses on Windy Nook Road and shall physically extend to an area as wide as the corresponding width of the northern boundary of the application site.

The Local Planning Authority shall be informed in writing of the date of completion of the landscaping scheme.

12

The landscaping details approved under condition 11 shall be implemented wholly in accordance with the approved details prior to first occupation of the development and retained for the life of the development.

Any tree or other planted material removed, dying or becoming damaged or diseased within a period of 5 years from the completion of the landscaping scheme shall be replaced by others of the same size and species (unless the Local Planning Authority gives written consent to any variation).

**Decision(s) and any conditions attached:**

