

MINOR UPDATE

Application No:	DC/21/00069/FUL
Site:	The Runhead Holburn Lane Ryton Central Ryton NE40 3HJ
Proposal:	Erection of tipi within beer garden, 1no. timber clad container and associated decked area (amended plans dated 23 March 2021), partially retrospective
Ward:	Ryton Crookhill And Stella
Recommendation:	Grant Temporary Permission
Application Type	Full Application

Reason for Minor Update

AMENDED DESCRIPTION

As the decking, tipi and container are now installed on site, the description of development has been amended to reflect this.

FURTHER REPRESENTATIONS MADE

Following receipt of amended plans, neighbour re-notification letters were issued on 23.03.21. A further six objections have been received, including one from Cllr Chris Buckley. The objections are summarised below:

- Noise from people and furniture moving on the decking.
- Anti-social behaviour
- Increased traffic / parking issues
- Vermin
- The tipi is already erected and is unattractive/an eyesore.
- The use of the beer garden is escalating to a point where residential amenity will be affected.
- What is the need for two bars when the tipi has a 50 person limit?
- If planning permission is granted, can the use of the container be limited to storage only, or only used as a bar when a temporary event licence has been granted? Can the use be conditioned to cease at 9pm and not 10pm?
- Question about whether the tipi would be Covid compliant as it would be enclosed space.
- Has planning permission been sought for other works at the site?
- Concern about events/use of the tipi – there are existing problems with events run at The Runhead.

Council officers are of the opinion that no new material planning issues have been raised within the latest representations received and the objections that have been raised have been addressed within the main officer report.

UPDATED CONDITIONS

Following receipt of amended plans, Condition 1 has been updated to take account of the new plan references. The updated wording is as follows:

1

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

Location Plan
Existing Site Plan
300/P5 Proposed Elevations
102/P4 Proposed Site Plan

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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

The submitted Noise Impact Assessment (NIA) will need to be revised to also refer to the use of the container and decking as noise sources with appropriate mitigation measures required. It is therefore recommended that condition 7 (implementation of submitted NIA) should be replaced with a condition to require the submission of a revised NIA for approval and a further condition to secure the implementation of the approved details. The new conditions to read as follows:

7 (reworded)

Prior to the first use of either the tipi or the container, a revised Noise Impact Assessment shall be submitted for the written approval of the Local Planning Authority. The revised NIA shall assess the noise generation from the use of the tipi, the container and from people and furniture moving on the timber decking and provide appropriate mitigation.

Reason

In the interest of residential amenity to accord with the NPPF and Policies CS14 and MSGP17 of the Local Plan for Gateshead.

8 (new)

The Noise Impact Assessment approved under condition 7 shall be implemented, in full, from first use of either the tipi or the container and thereafter complied with at all times that the development remains in use.

If at any time the NIA cannot be complied with, the use of the whole development hereby approved shall cease immediately, and the use shall not recommence until compliance with the NIA is possible.

Reason

In the interest of residential amenity to accord with the NPPF and Policies CS14 and MSGP17 of the Local Plan for Gateshead.

NB Subsequent conditions to be renumbered.

SEE MAIN AGENDA FOR OFFICERS REPORT.