

**Date of Committee: 16 June 2021**

**Application Number and Address:**

DC/20/00936/COU  
Land at Haugh Lane  
Haugh Lane  
Stella  
Ryton  
Gateshead  
NE21 4SA

**Applicant:**

Mr Shaun Baldwin

**Proposal:**

Change of use and continued operation of site for the storage and distribution of primary aggregates (Sui Generis) (additional information 08/02/2021) and amended site location plan received 08.06.2021).

**Declarations of Interest:**

**Name**

None

**Nature of Interest**

None

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

Reasons for Minor Update

This application has been withdrawn by email from the agent dated 15 June 2021.

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

As the application had been withdrawn prior to the Committee meeting, there was no decision to take on this application.

**Date of Committee: 16 June 2021**

**Application Number and Address:**

DC/21/00373/FUL  
Sandygate Cottage  
St Cuthbert's Road  
Marley Hill  
Whickham  
NE16 5EB

**Applicant:**

Mr Neils Trinder

**Proposal:**

Proposed demolition of existing single storey garage, erection of replacement garage and associated engineering operations.

**Declarations of Interest:**

**Name**

**Nature of Interest**

Councillor Judith Turner

A potential interest or appearance of pre-determination by reason of communications relating to the application prior to appointment to the Planning and Development Committee.

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

Councillor J Wallace spoke on behalf of local residents in support of the application.

Mr Peter Elder (Agent) spoke in favour of the application.

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

That permission be REFUSED for the following reason(s):

1

The proposal would represent inappropriate development in the Green Belt, which is, by definition, harmful to the Green Belt and also contrary to one of the purposes of including land within the Green Belt. No very special circumstances have been demonstrated. The development is therefore contrary to paragraphs 134 and 143-146 (inclusive) of the National Planning Policy Framework and policy CS19 of the Local Plan for Gateshead.

2

The proposed development, due to its scale and design would be an incongruous form of development, resulting in less than substantial harm to the significance of the Marley Hill Conservation Area. The less than substantial harm would not be outweighed by public benefits and the application is therefore contrary to National Planning Policy Framework (NPPF) paragraph 196. In addition, the development would fail to enhance, or better reveal, the significance of the Conservation Area as recommended in NPPF paragraph 200. It is considered that the development is contrary to the aims and objectives of the NPPF, and Policies CS15 and MSGP25

of the Local Plan for Gateshead.

**Date of Committee: 16 June 2021**

**Application Number and Address:**

DC/21/00430/COU  
Stoneygate View  
Sunderland Road  
Gateshead  
NE10 0NS

**Applicant:**

Mr Ryan Beaumont

**Proposal:**

Conversion of dwelling (use class C3) to a 8-bed HMO (Sui Generis) including erection of two-storey rear extension (additional information received 17/05/21)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Mr Phil Taylor spoke in objection to the application.

Mr Geoff Tassel (on behalf of the applicant) spoke in support of the application.

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

That permission be REFUSED for the following reasons:

- 1) Loss of a family home
- 2) Noise and disturbance to neighbours

The application had been recommended to Members for approval, however, after having heard the speakers and debated the application, Members were of the view that planning permission should be refused for the reasons stated above.

**Date of Committee: 16 June 2021**

**Application Number and Address:**

DC/21/00526/COU  
Metrocentre  
Unit 128 (Former Argos Unit)  
Lower Yellow Mall  
Gateshead  
NE11 9YG

**Applicant:**

The Metrocentre Partnership

**Proposal:**

Change of use from retail (use class E) to a mixed use comprising leisure uses including motorised vehicles (electric go karting) and food and drink (sui generis) with further ability to change to retail (use class E(a) or food and drink (use class E(b) within a 10 year period (revised description 07.06.2021)

**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 carried out in complete accordance with the approved plan(s) as detailed below -

Drawing Number N201517-D09-01

Drawing Number N201517-A09-01

Drawing Number N201517-A02-01

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

Within three months of the date of the first opening of the premises to the public for the use hereby approved a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall outline measures being taken to reduce car usage and increase the use of public transport, walking or cycling and how this accords with measures being delivered as part of the MetroCentre Travel Plan, March 2013 (or any subsequent update

The Travel Plan shall include:

- Clearly defined objectives, targets and indicators;
- Details of proposed measures;
- A detailed timetable for implementing measures;
- Proposals for maintaining momentum and publicising success;
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the Plan.

4

Evidence of the implementation of the Travel Plan approved under condition 3 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 or any changes made under the review process.

