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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 16 June 2021

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): D Burnett, L Caffrey, A Geddes, M Hall, L Kirton, K McCartney, E McMaster, C Ord, R Oxberry, I Patterson, R Waugh, A Wheeler, K Wood, J Green, J Turner, H Weatherley, R Beadle and J Mohammed

APOLOGIES: Councillor(s): Anderson, S Dickie, K Ferdinand and J Turnbull

PD611 MINUTES

The minutes of the meeting held on 28 April 2021 were approved as a correct record and signed by the Chair.

PD612 DECLARATIONS OF INTEREST

Councillor Judith Turner expressed 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 and withdrew from the meeting for the discussion, determination and voting on the item.

PD613 PLANNING APPLICATIONS

- RESOLVED:**
- i) That the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.
 - ii) That the applications granted in accordance with delegated powers be noted.

PD614 ENFORCEMENT TEAM ACTIVITY

The Committee received a report to inform them of the activity of the Enforcement Team for the period 19/04/21 to 02/06/21.

The team have received a total of 183 new service requests with 114 cases resolved and 48 cases pending prosecution.

The team attended 1 Court Hearing, one of which was finalised, resulting in £1300 fines and £1000 costs.

RESOLVED – That the information be noted.

PD615 ENFORCEMENT ACTION

Consideration was given to a report that informed of the progress of enforcement action previously authorised by the Committee.

RESOLVED: That the information be noted.

PD616 PLANNING APPEALS

The Committee received a report advising them of new appeals received and to report the decisions of the Secretary of State received during the period.

The Committee were advised that there has been one new appeal lodged since the last Committee.

The Committee were advised that there have been two new appeals decisions received since last Committee.

The Committee were advised that there have been no appeal cost decisions.

RESOLVED - That the information be noted.

PD617 PLANNING OBLIGATIONS

The Committee received a report advising them of the completion of Planning Obligations which have previously been authorised.

Since the last Committee there have been no new planning obligations.

Since the last Committee there have been no new payments received in respect of planning obligations.

RESOLVED – That the information be noted

Chair.....

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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	Nature of Interest
None	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.

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