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GATESHEAD METROPOLITAN BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 6 October 2021

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): Anderson, D Burnett, L Caffrey, S Dickie, K Ferdinand, A Geddes, M Hall, L Kirton, K McCartney, E McMaster, I Patterson, J Turnbull, R Waugh, K Wood, J Green, J Turner, R Beadle and J Mohammed

APOLOGIES: Councillor(s): C Ord, R Oxberry, A Wheeler and H Weatherley

PD639 MINUTES

The minutes of the meeting held on 8 September 2021 were approved as a correct record and signed by the Chair.

PD640 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD641 PLANNING APPLICATIONS

- RESOLVED -
- i) That the full planning applications and outline applications be 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.

PD642 FIRST HOMES BRIEFING

The Committee received a report advising them of the National Planning Policy Guidance (NPPG) requirements to deliver First Homes through the planning process from 28 June 2021.

How first homes would apply in Gateshead

Policy CS11 of the Core Strategy and Urban Core Plan (CSUCP) requires provision

of 15% affordable homes on developments of 15 or more dwellings. The Council's preferred split of the 15% affordable housing is 65% subsidised rent and 35% subsidised home ownership. First homes would fall under the definition of subsidised home ownership (and would also be subject to viability like other forms of affordable housing). First Homes should account for at least 25% of all affordable homes delivered by developers through planning obligations (Section 106 Agreements) once planning permission has been granted. An example of how this would apply in Gateshead as follows:

- If a development proposes 200 homes, 30 of these (15%) would need to be affordable in accordance with policy CS11.
- Of the 30 affordable homes, 25% of these should be First Homes. This would equate to 8 homes (rounded up) and would also leave a remaining 10% (3 homes) for other types of affordable home ownership, such as shared ownership
- 65% of the affordable homes (19 homes) would remain for subsidised rent.

The Committee were advised that this guidance on First Homes is unlikely to increase or decrease the amount of affordable housing provided in the Borough and would not conflict with the proportions of different tenures sought in the CSUCP. However, it will introduce a new type of product within the subsidised home ownership tenure and set a greater discount than existing Discounted Market Sale (DMS) (30% as opposed to 20%). First Homes, therefore, may reduce the amounts of DMS or shared ownership homes provided.

There will be an increase in the resources required to facilitate and monitor the initial and subsequent sales of First Homes. However, there is a provision for the Council to charge monitoring fees associated with Section 106 Agreements.

RESOLVED - That the information be noted.

PD643 ENFORCEMENT TEAM ACTIVITY

The Committee received a report informing them of Enforcement Activity between the period 25 August 2021 to 22 September 2021.

The enforcement team has received 129 new service requests 140 cases have been resolved.

There are 46 pending prosecutions and the enforcement team have attended no court hearings during this period.

RESOLVED - That the information be noted.

PD644 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.

PD645 PLANNING APPEALS

The Committee were advised of new appeals received and to report the decisions of the Secretary of State during the report period.

The Committee were advised that since the last Committee there have been no new appeals lodged.

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

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

RESOLVED - That the information be noted.

PD646 PLANNING OBLIGATIONS

The Committee were advised 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: 6 October 2021

Application Number and Address:

DC/21/00133/FUL
Land adjacent 1 Cypress Road
Eighton Banks
Gateshead
NE9 7XE

Applicant:

Mr Jordison

Proposal:

Erection of one 3-bedroom dwelling (amended plans received and description amended 16.07.2021, amended plans received 08.09.2021)

Declarations of Interest:

Name	Nature of Interest
None	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 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 –

NP/10170-100 Site Location Plan Revision A

NP10170 110 Revision E Proposed Plans and Elevations

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
Development shall not commence above damp-proof course level until details of all materials, colours and finishes to be used on all external surfaces have been submitted to and subsequently approved in writing by the Local Planning Authority.

4
The landscaping scheme demonstrated in plan no. 'NP10170 110 Revision E Proposed Plans and Elevations' shall be implemented in accordance with the approved details within the first available planting season (October to March) and shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any grass which fails to establish shall be re-established.

5
Prior to the commencement of works to install/remove boundary treatment, a fully detailed scheme for the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.

6
The boundary treatment approved under condition 5 shall be implemented in accordance with the approved details.

7
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 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

8
No structure or erections exceeding 1 metre in height shall be placed within the 2m x 2m visibility splays demonstrated on drawing number NP10170 110 Revision E (Proposed Plans and Elevations).

9
Prior to the first occupation of the dwelling, secure and weatherproof cycle storage, capable of storing at least one bicycle, shall be provided on site and thereafter permanently retained.

10
In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

Date of Committee: 6 October 2021

Application Number and Address:

DC/21/00732/FUL
Lands at & to the rear: 21 & 23 Monkridge
Gardens with disused pavilion & hardstanding
off Monkridge Gardens
Dunston Hill
Gateshead
NE11 9XE

Applicant:

Mr Anthony Lang

Proposal:

Proposed deletion of Conditions 5 & 6 (to remove footpath provision); and proposed variation of Condition 1 (approved plan suite); and Conditions 3 & 4 (materials); and Condition 9 (cycle storage); and Conditions 16 & 17 (bird & bat boxes) of extant application GMBC Ref: DC/20/01183/FUL approved: 9 April 2021 for "full planning permission for the erection of 9 dwellinghouses with front and back gardens and driveway parking; new shared-surface, vehicular and pedestrian access between Numbers 21 & 23 (both retained), visitor parking area and landscaped areas (as amended 08/03/21)" (Amended 25/08/21).

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 -

27860 NNA 1100 P06 - Proposed Site Plan

27860 NNA 1150 P03 - Proposed Massing and Street Scene

27860 NNA 1200 P02 - Proposed House Type A

27860 NNA 1220 P02 - Proposed House Type C

27860 NNA 1230 P02 - Proposed House Type D

27860 NNA 1250 P01 - Proposed House Type F

'Bike Storage Addition Bike Shed - 3 Bike'

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 08 April 2021.

3

The development hereby approved shall be undertaken in accordance with the submitted materials schedule '27860 - Proposed Dwelling Materials - P02' submitted with the variation of conditions submission hereby approved unless otherwise agreed in writing by the Local Planning Authority.

4

No development (including demolition) shall commence until a Demolition and Construction Management Plan (DCMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include:

- a dust management plan
- a noise management plan
- contractor parking

All external works and ancillary operations in connection with the demolition and/or construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority.

5

The development shall be implemented in accordance with the Demolition and Construction Management Plan measures approved at condition 4.

6

Prior to the first occupation of each individual dwellinghouse hereby approved, secure and weatherproof cycle parking shall be installed for the dwellinghouse. The cycle parking shall be installed at each dwelling in accordance with the details shown on shown on approved plan 27860 NNA 1100 P06 - Proposed Site Plan and in accordance with detail 'Bike Storage Addition Bike Shed - 3 Bike' - unless an alternative scheme for the provision of cycle parking, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter development shall be implemented in accordance with the scheme agreed. All cycle parking shall be maintained for the lifetime of the development.

7

The visibility splay labelled 'vision splay 2.4m x 25m' on approved drawing 27860 NNA 1100 P05 - Proposed Site Plan shall be kept clear of any obstructions above 600mm in height.

8

Prior to the first occupation of any dwellinghouse hereby approved, the front curtilages areas of 21 and 23 Monkridge Gardens shall be laid out in full accordance with the details shown on approved plan 27860 1100 P05 - Proposed Site Plan.

Thereafter a wall, fence or other physical barrier, to a maximum height of 600mm, shall be maintained to the front of both numbers 21 and 23 Monkridge Garden, the purpose of which shall be to prevent the parking of a motorised vehicle forward of the principle elevations of these dwellings.

9

The area of 'private drive' shown to the gable elevations of both 21 and 23 Monkridge Gardens on approved plan 27860 NNA 1100 P06 - Proposed Site Plan shall be made available for the use by vehicles, pedestrians and cyclists before the first occupation of any dwellinghouse hereby approved. Thereafter the 'private drive' shall remain open for use for vehicles, pedestrians and cycles at all times. No barriers or other physical impediments to the use of this 'private drive' by vehicles, pedestrians and cyclists shall be put in place without the prior written consent of the Local Planning Authority.

10

The development hereby approved shall be carried out in full accordance with the submitted Remediation Strategy, made up of the following documents:

- "Phase II Environmental Risk Assessment" produced by Roberts Environmental Limited, reference 200801.R.001, dated September 2020.
- Letter from Roberts Environmental entitled "Re: Updated Ground Gas Risk Assessment - Land at Monkridge Gardens, Dunston", dated 26th October 2020, reference 200801.GA.001
- Email from Andrew@robertsenvironmental.co.uk> Gas Addendum - Monkridge Gardens, dated Mon 26/10/2020 13:27
- "Remediation Strategy" produced by Roberts Environmental Limited, Reference: 200801.R-RS.001, dated October 2020.
- "Phase 1 Land Quality Report" produced by Roberts Environmental Limited, reference 171218.01.R.001, dated January 2018.

11

Upon completion of the remediation works detailed in the approved Remediation Strategy and prior to the occupation of any residential unit hereby permitted, a detailed Remediation Verification report shall be submitted to the Local Planning Authority for approval. The report should provide verification that the required works regarding contamination have been carried out in full accordance with the approved Remediation Strategy and should provide a summary of remedial works carried out together with relevant documentary evidence and post remediation test result to demonstrate that the required remediation has been fully met.

12

No development (excluding demolition) shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the following details:

- a) details of existing land drainage;
- b) an assessment of the potential for disposing of surface water by means of a sustainable drainage system
- c) information about the design storm period and intensity

- d) the method employed to delay and control the surface water discharged from the site, including electronic modelling
- e) the measures taken to prevent pollution of the receiving groundwater and/or surface waters
- f) a timetable for its implementation; details of when elements of proposed drainage scheme will be implementing and connected
- g) a Drainage Construction Method Statement; details of how these drains will be protected during the construction phase, and methodology and specification for their replacement should damage occur, shall be submitted
- h) a Drainage Management & Maintenance Document for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

For the avoidance of doubt, criterion a) will be satisfied by the provision of an accurate survey of the existing live land drainage, to confirm line and invert levels/ pipe diameters, plus any connecting chambers. A proposal for the permanent re-instatement of any lengths of temporary drainage plus any connections shall be developed. This information shall be appended to the proposed drainage plan to demonstrate that there are no conflicts between existing and re-instated drainage and the proposed drainage and engineering works. Cross sections shall be submitted showing the relationship between the existing drains and the engineering detail of the gabion walls and permeable paving.

For the avoidance of doubt, criterion g) will be satisfied by the inclusion in the Method Statement of a surveyed plan of the existing live land drainage showing line and invert level of the drain plus any connecting chambers. Details of how these drains will be protected during the construction phase, and methodology and specification for their replacement should damage occur, shall be submitted as part of the details required by g) above.

13

The drainage scheme approved under condition 12 shall be constructed, implemented, managed and maintained in accordance with the approved timetable and managed and maintained in accordance with the approved details thereafter.

14

An individual Ibstock Bat Box C shall be installed no lower than 4 metres from ground level at each of the new houses on Plots 1, 3 and 8 in the rear elevations facing the rear gardens (i.e. south-west / south-east respectively), as per the approved "Ibstock Bird and Bat Boxes" specification sheet and shall be retained for the lifetime of the development.

15

An individual Ibstock 'Swift' Bird Box shall be installed no lower than 5 metres from ground level, as near to eaves level as possible at each of the new houses on Plots 5, 6 & 9 (sited on the east rear elevation house on Plot 5, north gable elevation house on Plot 6, north gable elevation house on Plot 9, as per the approved "Ibstock Bird and Bat Boxes" specification sheet and shall be retained for the lifetime of the development.

16

Notwithstanding the information submitted no development (including demolition) shall commence until a scheme for the eradication of Himalayan Cotoneaster (cotoneaster simonsii) to prevent the spread of this species has been submitted to and approved in writing by the Local Planning Authority.

17

The approved Himalayan Cotoneaster (cotoneaster simonsii) eradication scheme shall be implemented and retained in full accordance with the details approved under Condition 16.

18

Notwithstanding the submitted details, no dwellinghouse hereby approved shall be occupied until a scheme for the 'blocking up' of the ground floor openings (doors and windows) within the side elevations of both 21 and 23 Monkridge Gardens has been submitted to and approved in writing by the Local Planning Authority,

19

The scheme for 'blocking up', approved under condition 18, shall be completed in full prior to the occupation of any dwellinghouse hereby approved and shall be retained as such, unless otherwise approved in writing by the Local Planning Authority.

20

Notwithstanding the provisions of Article 3, Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), the permitted development rights of Plots 5-9 (enlargement, improvement or other alteration of a dwellinghouse) are hereby removed.

Date of Committee: 6 October 2021

Application Number and Address:

DC/21/00752/ADV
Eighton Lodge
Low Eighton
Harlow Green
Gateshead
NE9 7UB

Applicant:

Mr David Dryden

Proposal:

Display of 3 externally illuminated and 2 non-illuminated signs (amended plans received 24.08.21 and 21.09.21).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

A verbal update was given to clarify to the Committee that the height of the supporting poles for all five signs was 1.5m, not 0.5m as the agenda report stated.

Following deferral of the application from the previous Planning & Development Committee a Members Site visit had taken place on 30 September 2021.

Any additional comments on application/decision:

That signs 1,2 and 3 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 maximum illumination level of 600cd/m², for Signs 1, 2 and 3 shall not be exceeded.
And

That signs 4 and 5 be refused on the following grounds:

Impact on amenity

Date of Committee: 6 October 2021

Application Number and Address:

DC/21/00869/TDPA
Land at the junction of Ashtree Lane and
Hookergate Lane
High Spen
Rowlands Gill
NE39 2BE

Applicant:

CK Hutchinson Networks (UK) Ltd

Proposal:

DETERMINATION OF PRIOR APPROVAL:
Proposed 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works
(amended plans and description 23.08.21)

Declarations of Interest:

Name	Nature of Interest
None	

List of speakers and details of any additional information submitted:

Councillor Marilyn Charlton spoke in objection to the application.

Any additional comments on application/decision:

That permission be REFUSED for the following reason:

Inappropriate siting and appearance that would harm the visual amenity of the street scene.

Date of Committee: 6 October 2021

Application Number and Address:

DC/21/00952/HHA
31 Foxhills Covert
Fellside Park
Whickham
NE16 5TN

Applicant:

Mr Gary Haley

Proposal:

Replacement of original cement render and timber cladding with K-Rend thermal render across part of the north and east elevations of the house (as amended 25.08.21)

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 planning permission be GRANTED subject to the following conditions 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 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-

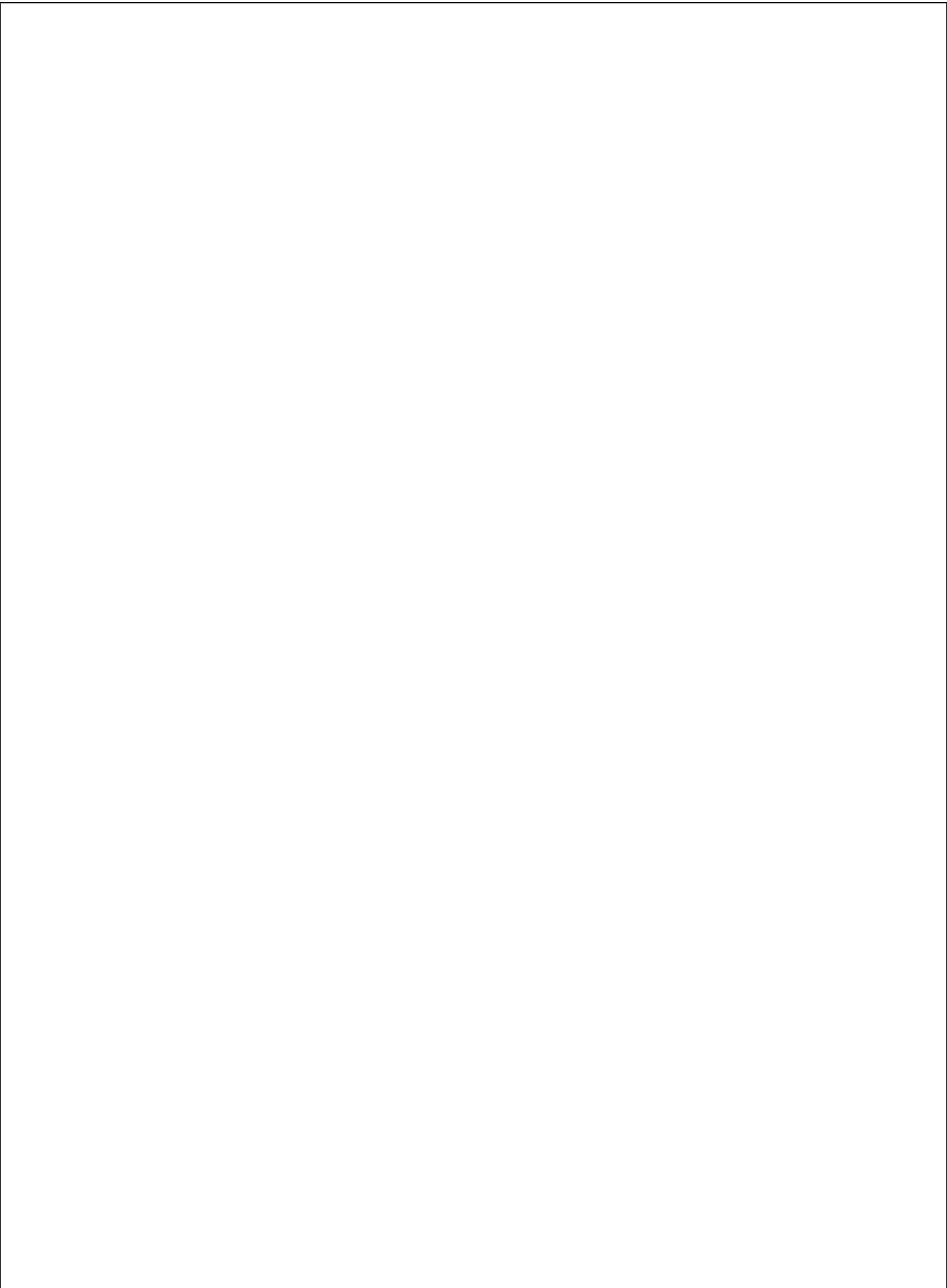
Site Location Plan (1:1350)

Existing and Proposed Elevations (1:100)

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

The development hereby permitted shall be constructed entirely of the materials detailed and shown on plans received 25.08.21.





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