

TITLE OF REPORT: Planning Appeals

REPORT OF: Anneliese Hutchinson, Service Director, Development,
Transport and Public Protection

Purpose of the Report

1. To advise the Committee of new appeals received and to report the decisions of the Secretary of State received during the report period.

New Appeals

2. There have been **four** new appeals lodged since the last committee:

DC/21/00019/HHA - Hayfield House, 4 Whaggs Lane, Whickham
Proposed ground floor extension to existing garage, new first floor extension above with associated roof works and construction of outbuildings, associated drainage and external works. Amended plans received 16/04/21.
This is a pending application.

DC/21/00460/HHA - 3 Home Avenue, Low Fell
Proposed two storey extension to side elevation, porch to front elevation and construction of detached garage/store within side garden.
This was a committee decision refused on 12 August 2021

DC/21/00525/CPL – Hillcrest, Stannerford Road, Ryton
CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT:
Erection of two single-storey buildings within curtilage of existing dwelling to be used as games room and garden store.
This was a delegated decision refused on 5 August 2021

DC/21/00732/FUL - Lands At & To The Rear: 21 & 23 Monkridge Gardens With Disused Pavilion & Hardstanding, Off Monkridge Gardens, Dunston Hill, Gateshead
Proposed deletion of Conditions 5 and 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).
This was a committee decision granted on 7 October 2021

Appeal Decisions

3. There have been **two** new appeal decisions received since the last Committee:

DC/20/00898/ADV - Dutton Court, Chainbridge Road, Blaydon
Upgrade of 2 no. existing 48 sheet adverts with "D-Posters" to display digital and illuminated advertisements.

This was a delegated decision refused/granted (split) on 18 March 2021

Appeal dismissed 19 October 2021

DC/21/00122/ADV - Site Adjacent Unit 1 Blaydon Industrial Park, Chainbridge Road, Blaydon

Replacement of two freestanding 48 sheet backlight panels and display of two digital 48 sheet LED screens on a monopole.

This was a delegated decision refused 6 April 2021

Appeal allowed 19 October 2021

Appeal Costs

4. There have been **no** appeal cost decisions.

Outstanding Appeals

5. Details of outstanding appeals can be found in **Appendix 3**.

Recommendation

6. It is recommended that the Committee note the report

Contact: Emma Lucas Ext: 3747

FINANCIAL IMPLICATIONS

Nil

RISK MANAGEMENT IMPLICATIONS

Nil

HUMAN RESOURCES IMPLICATIONS

Nil

EQUALITY AND DIVERSITY IMPLICATIONS

Nil

CRIME AND DISORDER IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

HUMAN RIGHTS IMPLICATIONS

The subject matter of the report touches upon two human rights issues:

The right of an individual to a fair trial; and
The right to peaceful enjoyment of property

As far as the first issue is concerned the planning appeal regime is outside of the Council's control being administered by the First Secretary of State. The Committee will have addressed the second issue as part of the development control process.

WARD IMPLICATIONS

Various wards have decisions affecting them in Appendix 3.

BACKGROUND INFORMATION

Start letters and decision letters from the Planning Inspectorate

APPENDIX 3

OUTSTANDING APPEALS

Planning Application No	Appeal Site (Ward)	Subject	Appeal Type	Appeal Status
DC/20/00093/COU	Blaydon Butchers 15 Clavering Road Blaydon NE21 5HH	Change of use from cafe (Use Class A3) to a mixed use of cafe and hot food takeaway (mixed uses A3/A5)	Written	Appeal in Progress
DC/20/00898/ADV	Dutton Court Chainbridge Road Blaydon On Tyne	Upgrade of 2 no. existing 48 sheet adverts with "D-Posters" to display digital and illuminated advertisements.	Written	Appeal dismissed
DC/21/00019/HHA	Hayfield House 4 Whaggs Lane Whickham	Proposed ground floor extension to existing garage, new first floor extension above with associated roof works and construction of outbuildings, associated drainage and external works. Amended plans received 16/04/21.	Written	Appeal in progress
DC/21/00122/ADV	Site Adjacent Unit 1, Blaydon Industrial Park, Chainbridge Road, Blaydon On Tyne	Replacement of two freestanding 48 sheet backlight panels and display of two digital 48 sheet LED screens on a monopole.	Written	Appeal allowed
DC/21/00460/HHA	3 Home Avenue Low Fell Gateshead	Proposed two storey extension to side elevation, porch to front elevation and construction of detached garage/store within side garden.	Written	Appeal in progress
DC/21/00525/CPL	Hillcrest Stannerford Road	CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR	Written	Appeal in progress

	Ryton	DEVELOPMENT: Erection of two single-storey buildings within curtilage of existing dwelling to be used as games room and garden store.		
DC/21/00702/HHA	Maxton Church Drive Sheriff Hill Gateshead NE9 5RB	Conversion of loft space to form habitable room, with addition front and rear velux windows and a cottage dormer	Written	Appeal in progress
DC/21/00732/FUL	Lands At & To The Rear: 21 & 23 Monkridge Gardens With Disused Pavilion & Hardstanding Off Monkridge Gardens Dunston Hill Gateshead	Proposed deletion of Conditions 5 and 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).	Written	Appeal in progress