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GATESHEAD METROPOLITAN BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 16 February 2022

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): V Anderson, D Burnett, S Dickie, K Ferdinand, A Geddes, M Hall, L Kirton, K McCartney, E McMaster, C Ord, R Oxberry, I Patterson, J Turnbull, R Waugh, A Wheeler, J Turner, H Weatherley and J Mohammed

APOLOGIES: Councillor(s): L Caffrey, K Wood and J Green

PD676 MINUTES

The minutes of the meeting held on 16 January 2022 were approved as a correct record and signed by the Chair.

PD677 DECLARATIONS OF INTEREST

Councillor Anne Wheeler declared an interest in application DC/21/01297/TDPA and took no part in the discussion or subsequent vote.

PD678 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.

PD679 ENFORCEMENT TEAM ACTIVITY

The Committee received a report informing them of Enforcement Team Activity

between 9 January 2022 and 31 January 2022.

The Enforcement Team have received 131 new service requests with 117 cases now resolved.

There are currently 46 pending prosecutions and the Enforcement Team have attended no court hearings during this period.

RESOLVED – That the information be noted.

PD680 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.

PD681 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 has been no new appeals lodged.

The Committee were advised that since the last Committee there has been four new appeal decisions received.

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

RESOLVED – That the information be noted.

PD682 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: 16 February 2022

Application Number and Address:

DC/21/00879/FUL
Site west of Worley Avenue/South of Earls Drive
Earls Drive (Opposite numbers 42-62)
Earls Drive
Low Fell
Gateshead
NE9 6AA

Applicant:

Mssrs Wayne Laskey & Neil & Cat Trueman

Proposal:

Erection of two dwellinghouses (Use Class C3) with associated accesses, with surrounding gardens, and curtilage areas across remaining parts of the site with felling of 5 trees (description amended 05/01/22, amended plans received 05/01/22 and additional information received 06/01/22 and 12/01/2022).

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Dr A Lang (Agent) spoke in favour of the application.

Any additional comments on application/decision:

That permission be REFUSED for the following reason(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the refusal reasons as necessary:

1

The proposed development would result in less than substantial harm to the significance of the Low Fell Conservation Area by means of inappropriate merging and subdivision of grounds, loss of trees and inappropriate building design, which would not respond positively to local distinctiveness and character and would be contrary to national and local design and conservation guidance. This harm would not be outweighed by public benefits nor does the application demonstrate clear and convincing justification for the harm to the Conservation Area. The proposal is contrary to the aims and objectives of the National Planning Policy Framework, The National Design Guide, Local Plan policies CS15, CS18, MSGP24, MSGP25 and MSGP36, and the Gateshead Placemaking SPD.

2

The proposed scale, design and arrangement (including location and extent of the proposed glazing) of the development would result in an unacceptably overbearing

and oppressive impact and unacceptable level of overlooking/loss of privacy at garden land to the north east of the application site from Plot 2. The arrangement at the north east part of the application site would also result in impractical access arrangements and an unacceptable level of privacy being afforded to future occupiers of Plot 2.

The relationship of Plot 2 with the adjoining land to the south east, would also result in an unacceptably overbearing and oppressive impact and unacceptable level of overlooking/loss of privacy on that area of land.

The proposal is contrary to the aims and objectives of the National Planning Policy Framework, The National Design Guide, Local Plan policies CS14 and MSGP17, and the Gateshead Placemaking SPD.

Date of Committee: 16 February 2022

Application Number and Address:

DC/21/01285/FUL
Upper Car Park Level Rear
Swallow Hotel
Gladstone Terrace
Gateshead
NE8 4DY

Applicant

Mr Jack Loe

Proposal:

Subdivision of car park with 1 2.4m tall palisade fence to form an ambulance parking area, including siting of a 14m x 10m prefabricated building within the secure area for use as ambulance office and training room.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Dee Stephenson spoke in objection to the application

Jonathan Klajn (on behalf of the Applicant) spoke in favour of the application

Further Representations

REPRESENTATIONS

In addition to the 3no objections received as outlined in section 3 of the main agenda, an additional 2no objections have been received from a local resident and the Jarrow Indoor Bowling Club, raising the following concerns:

- Impact upon the GIBC
- Impact on the local Community
- No indication of parking provision
- Lack of car parking
- Can existing structure take the load of prefab building?
- How will the vehicles be serviced?

A verbal update was also given and informed the Committee that a further 566 name petition in support of the application had been received.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 -

A/3517/00

A/3517/11

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 on the application form and plan A/3517/11.

Date of Committee: 16 February 2022

Application Number and Address:

DC/21/01297/TDPA
Kirkwood Gardens (verge area west of Wardley
Service Station)
Felling
Gateshead

Applicant:

MBNL

Proposal:

DETERMINATION OF PRIOR APPROVAL:
Proposed erection of 20m high phase 7 monopole and associated works

Declarations of Interest:

Councillor Anne Wheeler declared a pre-determination by reason of her representations as ward councillor against the application and took no part in the discussion or subsequent vote.

List of speakers and details of any additional information submitted:

None

Any additional comments on application/decision:

That Prior Approval is Required and APPROVED subject to the following condition(s) and that the Strategic Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:

1

Within three calendar months of the new equipment hereby approved being installed, the existing 8-metre-high stub tower 'NTQ Site 24569 Wardley Garage' (as shown on Drawing Number 1642892_GTH109_92418_M001 Revision A 250 Proposed Shared Elevation A) shall be removed from the site, unless an alternative timescale is approved in writing by the Local Planning Authority.

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