

Date of Committee: 3 August 2022

Application Number and Address:		Applicant:	
DC/22/00051/COU Woodmans Arms Fellside Road Whickham NE16 5BB		Mr D Whitehead	
Proposal:			
Change of use from public house with ancillary first floor accommodation (sui generis) to mixed use public house with ancillary hotel accommodation providing 5no. bedrooms (sui generis) with associated internal alterations (amended description 04/05/2022, 27/06/2022) (amended plans 04/05/2022, 16/05/2022, 20/05/2022, 16/06/2022)			
Declarations of Interest:			
Name		Nature of Interest	
None		None	
List of speakers and details of any additional information submitted:			
Councillor J Wallace spoke in objection to the application.			
Mr D Lynch spoke in objection to the application.			

A Reason for Minor Update - further representations made requesting deferral of the application and an update to the planning history

A further representation has been received on behalf of all Fellside Residents on 29 July 2022 requesting that the application be deferred, raising the following points:

- The Officer's assessment and draft decision is based on a false and inaccurate planning statement which prejudices any approval decision
- There is a discrepancy between the Planning Statement and previous advice provided by Environmental Health which has not been considered
- The discrepancies make the current determination insufficiently robust to be persisted as a legal decision, which would affect future enforcement
- The speaking time allowed at Committee is insufficient
- Planning Committee is not an appropriate body to consider or adjudicate this detail
- It is requested that the Planning Statement discrepancy is resolved and further assessment, consideration and consultation occurs according to a true statement of noise mitigation post-10pm, prior to the application being referred to a subsequent committee
- Procedural fairness and natural justice for the Fellside Community is in question.

A second further representation has been received on behalf of all Fellside Residents on 29 July 2022. This states that the representation made on 19 July 2022 has not been fully considered or represented and that the discrepancies highlighted have not been addressed. The representation states that a request has been made for the application to be deferred until this is resolved.

A representation has been received from Councillor Wallace on 1 August 2022 supporting residents' request to postpone the determination of this application on the basis that there are a number of loose ends which need resolution before the Committee can consider the application.

A further representation has been received from Councillor Ord on 1 August 2022 supporting residents' request for a postponement of the application until the issues raised in the representation of 29 July 2022 are looked into.

A further representation has been received from Liz Twist MP on 2 August 2022 which requests that the application be deferred from Planning Committee, particularly in view of the submission of application ref. DC/22/00798/FUL. The representation states that the issues raised by the two applications should be considered together and that potential conditions should overlap and work together.

The following application is to be added to the planning history of the main report

DC/22/00798/FUL - Expansion of external seating and covered terrace areas to south of Public House and siting of metal grain silo containing private function space, and installation of 5no. columns supporting lighting/CCTV (retrospective). PENDING CONSIDERATION.

FURTHER VERBAL UPDATE – Committee were advised that an email was received on the morning of committee (8.12 am) from Liz Twist MP requesting that this application be deferred to be considered alongside DC/22/00798/FUL which is pending consideration.

A motion was proposed to defer the application until all of the outstanding issues relating to noise from the wider operation of the site had been satisfactorily resolved. Following advice that

deferral reasons should relate only to the material considerations of the case being considered this motion was withdrawn.

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

Location Plan (P01)

As Existing Drawings (Dwg. No. 1010 Rev. P04)

Proposed First Floor Layout & Demo Plan (Dwg. No. 1110 Rev. P04)

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

The development hereby approved relates to the change of use of ancillary first floor accommodation and provision of 5no. hotel bedrooms only.

4

The development hereby approved shall be operated in full accordance with the measures detailed at '3.0 Management Plan' of the 'Nicholson Nairn Planning Statement Rev. P04' dated April 2022 for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

5

Notwithstanding the approved Management Plan, prior to first use of the development hereby approved a protocol for the distribution of the contact details for the Night Porter including residential properties to which the contact number would be circulated and measures to be undertaken in the event of any changes to the contact details and a timetable for such measures shall be submitted to and approved in writing by the Local Planning Authority.

6

The protocol and measures approved under condition 5 shall be implemented prior to first use of the development hereby approved.

Any approved measures to be undertaken in the event of any changes to the contact details shall be implemented in accordance with the agreed timetable.

7

In accordance with the measures detailed at '3.0 Management Plan' of the 'Nicholson Nairn Planning Statement Rev. P04' dated April 2022' there shall be no access by guests to the first floor roof terrace at any time, as shown by the hatched area on 'Proposed First Floor Plan' on 'Proposed First Floor Layout & Demo Plan (Dwg. No. 1110 Rev. P04)'.

Date of Committee: 3 August 2022

Application Number and Address:

DC/22/00345/HHA
18 Church Road
Low Fell
Gateshead
NE9 5RD

Applicant:

Mr Gerald Hosford

Proposal:

Proposed single storey rear extension and two storey rear and side extension (amended plans received 06/06/2022 and 27/06/2022)

Declarations of Interest:

Name

Nature of Interest

Councillor Dawn Welsh

Personal Interest

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 Climate Change, Compliance, Planning and Transport 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 -
Site Location Plan
2110/04B Proposed Plans
2110/05C Proposed 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

All external surfaces shall be completed in materials to match those of the existing building.

4

Construction of the development hereby approved shall not proceed above foundation level until final details of the soffits have been submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that the proposed soffits will have the same proportions as the soffits of the existing roof.



