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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 3 August 2022

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): V Anderson, D Burnett, L Caffrey, S Dickie, A Geddes, L Kirton, K McCartney, E McMaster, C Ord, I Patterson, R Waugh, K Wood, J Green, J Turner, P Burns, S Potts, D Welsh and T Graham

APOLOGIES: Councillor(s): M Hall, H Weatherley, J Mohammed and L Moir

PD719 MINUTES

The minutes of the meeting held on 13 July 2022 were approved as a correct record and signed by the Chair.

PD720 DECLARATIONS OF INTEREST

Councillor D Welsh declared a personal interest in application DC/22/00345/HHA and removed herself from the meeting and therefore did not take part in the discussion or subsequent voting.

PD721 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.

PD722 ENFORCEMENT TEAM ACTIVITY

The Committee received a report advising them of Enforcement Team Activity between 23/06/22 and 20/07/22.

The enforcement team has received 154 new service requests and currently have

604 cases under investigation, with 135 cases resolved and 1 pending prosecution.

RESOLVED – That the information be noted.

PD723 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.

PD724 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.

Since the last Committee there has been one new appeal lodged.

Since the last Committee there has been four new appeal decisions received.

Since the last Committee there has been no appeal cost decisions.

RESOLVED – That the information be noted.

PD725 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 has been no new planning obligations.

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

RESOLVED – That the information be noted.

PD726 LOCAL PLAN CALL FOR SITES ENGAGEMENT - DIGITAL PLATFORM

The Committee received a report advising them about the Call for Sites engagement exercise. The call for sites is to be undertaken utilising a digital platform to consult on and support the site selection process. The Call for Sites exercise will commence early August 2022 for a period of 8 weeks.

A Call for Sites is a way for landowners, developers, individuals and other interested parties to suggest sites for development, and to let the council know when they might be available for development. This is a normal part of Local plan making and an important part of finding out what land may be available. This includes sites which

may no longer be required for their current use and could become available for development or redevelopment. Land owned by Gateshead Council will also be included for this purpose.

Members are advised to note the issuing of the call for sites engagement exercise which will inform ongoing Local Plan review and evidence base work. Note the intention to commence the Call for Sites using the digital platform in early August 2022 for a period of 8 weeks, after which a consultation report will be prepared and circulated.

RESOLVED – That the information be noted.

Chair.....

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Date of Committee: 3 August 2022

Application Number and Address:

DC/22/00051/COU
Woodmans Arms
Fellside Road
Whickham
NE16 5BB

Applicant:

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.

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.



