

**TITLE OF REPORT:** Planning Appeals

**REPORT OF:** Anneliese Hutchinson, Service Director, Climate Change,  
Compliance, Planning and Transport

---

### **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 has been **one** new appeal lodged since the last committee:

DC/21/01447/OUT - Telephone Exchange, Whickham Bank, Whickham, NE16 4AJ  
Outline Planning Application for the demolition of the existing telephone exchange (sui generis) and development of 1 no C3 residential dwelling with creation of a new vehicular access from Whickham Bank.

This was a delegated decision refused on 8 April 2022

### **Appeal Decisions**

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

DC/21/00879/FUL - Site West Of Worley Avenue / South Of Earls Drive, Earls Drive (Opposite Numbers 42-62), Low Fell, Gateshead NE9 6AA  
Erection of two dwellinghouses (Use Class C3) with associated accesses, with surrounding gardens, and curtilage areas across remaining parts of 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).

This was a committee decision refused on 17 February 2022

Appeal dismissed 28 September 2022

DC/22/00544/ADV - Eighton Lodge, Low Eighton, Gateshead NE9 7UB  
Display of 2 directional non-illuminated signs.

This was a delegated decision refused on 22 June 2022

Appeal dismissed 15 September 2022

### **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/21/00879/FUL	Site West Of Worley Avenue / South Of Earls Drive Earls Drive (Opposite Numbers 42-62) Low Fell	Erection of two dwellinghouses (Use Class C3) with associated accesses, with surrounding gardens, and curtilage areas across remaining parts of 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).	Written	Appeal dismissed
DC/21/00916/FUL	Jack And Jo's Nursery Garden Middle Hedgefield Farm Stella Road Ryton	Erection of timber building to provide cafe with associated raised deck and creation of additional parking (retrospective) (revised description 30.11.2021) (amended plans 21.02.2022)	Written	Appeal in Progress
DC/21/01150/HHA	29 Hartside Crescent Winlaton Blaydon	Two storey side extension.	Written	Appeal in Progress
DC/21/01447/OUT	Telephone Exchange Whickham Bank Whickham NE16 4AJ	Outline Planning Application for the demolition of the existing telephone exchange (sui generis) and development of 1 no C3 residential dwelling with creation of a new vehicular access from Whickham Bank.	Written	Appeal in Progress

<b>DC/22/00544/ADV</b>	<b>Eighton Lodge Low Eighton Gateshead NE9 7UB</b>	<b>Display of 2 directional non-illuminated signs.</b>	<b>Written</b>	<b>Appeal dismissed</b>
------------------------	--	--	----------------	-----------------------------