

MINOR UPDATE

Application No:	DC/22/00744/OUT
Site:	Former Miners Welfare Hall Crawcrook Lane Ryton NE40 4PA
Proposal:	Outline permission for redevelopment of site including demolition of former Miners Welfare Hall, workshop and store and erection of up to 6no. dwellings with associated parking areas and access (all other matters reserved) (amended and additional plans 21.11.2022, 01.02.2023, 28.02.2023, 01.03.2023).
Ward:	Crawcrook And Greenside
Recommendation:	Grant Permission
Application Type	Outline Application

Reason for Minor Update

Further representations received and additional conditions proposed

Further representations received

2no. further letters of objection have been received raising the following points:

- Overdevelopment
- Increase in traffic
- Lack of infrastructure to support new homes
- The area has already been used to meet Gateshead's new housing quota
- The little heritage that we have left should be preserved
- The Council should consider projects other than housing
- Crawcrook is more than a housing development site
- The Miners' Hall is part of history within the community
- The community is currently under scrutiny with local shops opening then closing
- We are beginning to lose our community edge of support
- Comments made about potential personal links to the building

1no. further letter of support has been received raising the following points:

- The Miners' Hall looks to be in a poor state of repair and has outlived its original intended use
- It would be sensible and more aesthetically pleasing for the area if another commercially viable use could be found for the site
- The small scale of the proposed residential development should have no impact on residential amenity relative to the wider village

- The loss of the historic building is a shame however we cannot keep something that is no longer useful
- Regeneration is not new and should be welcomed when appropriate

Whilst the comments received suggest that it would be sensible for the building to be retained and reused as a commercial property, the matter to be considered by this application is the acceptability of the proposed development.

Given the scale and location of the development proposed it is considered that the concerns raised regarding a lack of infrastructure within the local area would not warrant refusal of the application.

Officers are of the opinion that no further new material planning issues have been raised within the latest representations received and the matters that have been raised have been addressed within the main officer report.

Additional conditions proposed

Paragraph 5.28 of the main report should be amended to include the wording in bold below:

- 5.28 It is considered that a suitable scheme for the site could be developed at reserved matters stage to be reflective of the form and materials of the existing building and/or those within the site and surrounding area, in order to retain some reference to the heritage significance of the site. **The applicant has also worked with Officers and has agreed to conditions to secure an interpretation board at the site and the re-use of the name and date plaque to the west elevation of the building, in order to commemorate the heritage interest of the building within the local area.** Whilst the indicative layout provided is only illustrative of a scheme which could be proposed at reserved matters stage, Officers note that the layout shown would fit appropriately onto the site with a similar placement to the existing buildings and would relate appropriately to the retained sandstone dwellings on the site.

The following additional conditions are therefore also proposed:

27

No unit hereby approved shall be occupied until the final location and design of an interpretation board which assists in the understanding and commemoration of the former Miners' Welfare Hall have been submitted to and approved in writing by the Local Planning Authority.

Reason

To commemorate and sustain the significance of the heritage asset on the site and contribute positively to local character, in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

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The interpretation board approved under condition 27 shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason

To commemorate and sustain the significance of the heritage asset on the site and contribute positively to local character, in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

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Notwithstanding the information submitted, the following details shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application relating to appearance:

- A) Details for the intended reuse of the name and date stone to the west elevation of the former Miners' Welfare Hall

Reason

To safeguard the visual amenities and heritage interests of the area in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

30

The details approved under condition 29 shall be implemented prior to first occupation of the development hereby approved.

Reason

To safeguard the visual amenities and heritage interests of the area in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

SEE MAIN AGENDA FOR OFFICERS REPORT.