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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 6 September 2023

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): J Turner, V Anderson, D Burnett, P Burns,
L Caffrey, S Dickie, A Geddes, T Graham, M Hall, L Kirton,
K McCartney, E McMaster, J Mohammed, L Moir, C Ord,
I Patterson, K Walker and D Welsh

APOLOGIES: Councillor(s): P Elliott and K Wood

PD816 MINUTES

The minutes of the meeting held on 9th August 2023 were approved as a correct record and signed by the Chair.

PD817 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD818 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.

PD819 ENFORCEMENT TEAM ACTIVITY

The committee received a report advising them of Enforcement team activity between 26th July 2023 and 22nd August 2023.

The Enforcement team have received 151 new service requests. The Enforcement team currently have 670 cases under investigation, with 92 cases resolved and 0 pending prosecution.

PD820 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.

PD821 PLANNING ENFORCEMENT ACTION

The committee received a report advising them of new appeals against enforcement action received and to report the decisions of the Planning inspectorate received during the report period.

There have been no new appeals received since an update was last provided to the committee.

There has been one new appeal received since the last committee.

Details of outstanding appeals were attached to the report for information at appendix 2.

RESOLVED – That the information be noted.

PD822 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 reporting period.

There have been no new appeals lodges since the last committee.

There have been two new decisions received since the last committee.

There has been no appeal cost decisions.

RESOLVED – That the information be noted.

PD823 PLANNING OBLIGATIONS

The committee have received a report advising them of completion of Planning Obligations which have been previously authorised.

Since the last committee there have been no new planning obligations.

RESOLVED – That the information be noted.

Chair.....

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Date of Committee: Wednesday 6th September 2023

Application Number and Address:

DC/23/00138/FUL
1 Long Bank
Birtley
DH3 1PX

Applicant:

Mr Jacob Mains

Proposal:

Erection of detached house with integral garage and four bedrooms (amended 30/05/23).

Declarations of Interest:**Name****Nature of Interest**

None

None

List of speakers and details of any additional information submitted:

Councillor Sheila Gallagher spoke as a ward councillor against the application.
Dr Anton Lang spoke as Agent in favour of the application.

GRANT permission 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

Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below:

357 LP	Location Plan
357 SV	Street View
357 HD	Highways details
357 PSPc	Proposed Site Plan
357 05	Proposed Plans
357 06	Proposed Elevations
DTP/3707923/ATR001	Proposed site layout swept path analysis large car
Cycle Store Plans	Received 14 August 2023

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

Prior to the commencement of the development hereby approved details of all materials and external finishes shall be submitted to and approved in writing by the Local Planning Authority.

4

The materials and external finishes approved under condition 3 shall be implemented in full accordance with the approved details

5

The dwelling hereby approved shall not be occupied until final details of the appearance and siting of boundary treatments have been submitted to and approved in writing by the Local Planning Authority.

6

The boundary treatment details approved under condition 5 shall be implemented in accordance with the approved details before the dwelling hereby approved is occupied and retained as such for the lifetime of the development.

7

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting, substituting, amending, extending, consolidating replacing or modifying that Order), no enlargements, additions, incidental buildings, within Part 1, Classes A, B and E of Schedule 1 shall be erected/installed on the land, except in the event that a further planning permission is expressly granted for that development.

8

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

9

No development hereby approved shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:

(a) Hours of site operation

(b) The parking of vehicles of site operatives and visitors

(c) Storage of plant and materials used in constructing the development

(d) Wheel washing facilities

(e) Measures to control the emission of dust and dirt during construction

(f) Measures to control noise and vibration during construction

(g) A waste management plan for recycling/disposing of waste resulting from construction works.

Pre-commencement reason

To ensure that construction details can be approved prior to on-site works thereby avoiding any abortive work and preventing harm to nearby sensitive receptors due to uncontrolled construction and harm to highway safety which could otherwise occur.

10

The details approved under condition 9 shall be implemented in accordance with the approved timescales and details.

11

All windows serving bathrooms, en-suites and WCs shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be installed prior to occupation of the respective dwellings hereby approved and retained thereafter.

12

The dwelling hereby approved shall not be occupied until a fully detailed scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping, all existing trees and hedges to be retained and planting plans.

13

The details approved under condition 12 shall be implemented in accordance with the approved timescales and details.

14

Notwithstanding the submitted information, no development above first floor level shall take place until full details including the specification and precise location (as identified on a plan and elevation drawing of the property) of the integrated bird nesting features (minimum 1no.) have been submitted to and approved in writing by the Local Planning Authority.

15

The bird nesting features approved under condition 14 shall be provided in full and retained for the life of the development strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

16

No development shall commence until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason for prior to commencement condition

The undertaking of remedial measures, prior to the commencement of development, is considered to be necessary. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

17

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

18

No development shall commence until a Phase II Detailed Risk Assessment (to assess potential contamination at the site) has been submitted to and approved in writing by the Local Planning Authority. Where required, the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

Reason for prior to commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for the sensitive end use is identified and approved prior to commencement of the development, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, from the beginning of the works.

19

Where required, the remediation and monitoring measures approved under Condition 18 shall be implemented in accordance with the details and timescales approved and in full accordance with the approved details.

20

If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease, and the

exposed material shall be chemically tested. The works shall not continue until a Risk Assessment and, if required, remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

21

The remediation and monitoring measures approved under condition 19 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) and maintained for the life of the development.

22

Where remediation is required (under conditions 18-21) following completion of the approved remediation and monitoring measures, use of the development hereby approved shall not commence until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority. Where this is carried out in phases, use of the buildings, structures or plant within the relevant phase shall not commence until a verification report that demonstrates the effectiveness of the remediation carried out for that phase has been submitted to and approved in writing by the Local Planning Authority. The Verification report(s) shall also include cross sectional diagrams of the foundations and details of the approved gas protection measures, details of integrity testing of gas membranes and any test certificates produced.

23

The dwelling hereby approved shall not be occupied until a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development has been submitted to and approved in writing by the Local Planning Authority.

24

Prior to first use of the approved vehicular site access, a 2.4m x 25m visibility splay shall be achieved in both directions as detailed on approved plan ref: 357 PSPc. If the adjacent hedgerow falling within the applicant's ownership obstructs this visibility splay, any planting which encroaches the splay shall be reduced in height to a maximum 600mm above ground level. The approved site visibility splay shall be maintained throughout the lifetime of the development.

Any additional comments on application/decision:

That planning permission be granted.

Date of Committee: Wednesday 6th September 2023

Application Number and Address:

DC/23/00408/FUL
Quarryfield Road Car Park
Quarryfield Road
Gateshead

Applicant:

Gateshead Council

Proposal:

Continued use as car park providing 555 parking bays with 22 disabled parking bays on the site of Quarryfield Road.

Declarations of Interest:

Name

Nature of Interest

None.

None.

List of speakers and details of any additional information submitted:

None.

That temporary 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

Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below:

TS-0417-000 Site boundary

TS-0417-001 General arrangement

TS-03-04 Fencing wood birds mouth fencing

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 permission hereby granted shall be for a limited period only of 5 year(s) from the date of this decision notice and prior to the expiry of the temporary permission a restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all of the following:

- a) Restoration of the site including the removal of all temporary surface treatment, fencing, lighting and infrastructure; and
- b) Removal of the vehicular access and restoration of that land

The approved restoration scheme shall be completed to the satisfaction of the Local Planning Authority within six months of its approval.

3

Within three months of this decision, final details of the surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a - A drainage statement setting out details of the design storm period and intensity; approach to modelling and a summary of results including modelling for climate change; conformity to the DEFRA Non-Statutory Standards for SuDS; confirmation of exceedance flow management to demonstrate that surrounding property is free from risk from runoff from this site; and confirmation of drain down time for the basin.
- b - A plan of proposed finished levels to demonstrate flow and exceedance routes.
- c - the final specification of permeable pavement to demonstrate mitigation of pollution via filtering through the pavement construction.
- d - copy of full drainage model results and an electronic copy of the model;
- e - a management and maintenance plan for the lifetime of the development, including specification and schedule of maintenance; confirmation from maintenance operative that basin is acceptable to maintain; confirmation of maintenance access.

4

The drainage details shall be implemented and maintained in accordance with the details approved under condition 3.

5

Notwithstanding the approved plans, within six months of the date of this decision, details of a biodiversity net gain compensation scheme, including the mechanism(s) for delivery of on and/or off site measures, which delivers a biodiversity net gain, as demonstrated through application of the Defra metric 3.1, to be delivered on suitable land, and including timescales for delivery, shall be submitted to and approved in writing by the Local Planning Authority.

6

The biodiversity net gain compensation scheme approved under condition 5 shall be implemented in full accordance with the approved measures and timescales and maintained thereafter for a minimum of 30 years.

Any additional comments on application/decision:

That a five – year temporary planning permission be granted.

Date of Committee: Wednesday 6th September 2023

Application Number and Address:

DC/23/00502/FUL
The Apartment Company North East
The Hall
Sunderland Road
Gateshead
NE10 9LR

Applicant:

Mr Ayaz Akram

Proposal:

Proposed change of use from apart hotel/serviced apartments to residential flats (use class C3).

Declarations of Interest:

Name

None.

Nature of Interest

None.

List of speakers and details of any additional information submitted:

None

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

ACBP 01 - Existing Site Plan

ACBP 02 - Proposed Site Plan

ACBP 03 - Existing 01

ACBP 04 - Proposed 01

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

A Car Park Management Strategy (CMS) for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any unit hereby approved. The CMS shall detail measures to control the use of the parking bays within the site and to ensure that the internal access road is unobstructed at all times in order to ensure that all vehicular access and egress from/to Sunderland Road is in forward gear.

4

The site shall be operated in full accordance with the CMS, approved as part of Condition 3, at all times.

5

Notwithstanding the submitted details, prior to the first occupation of any unit hereby approved final details of cycle storage for each individual unit, including details of the locking mechanism, anchor point and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

6

The cycle storage provision shall be installed in accordance with the details and timetable for implementation approved under Condition 5.

7

Notwithstanding the submitted details, prior to the first occupation of any unit hereby approved final details of and a timescale for the implementation of the upgrading the existing eastbound bus stop on Sunderland Road shall be submitted to and approved in writing by the Local Planning Authority.

8

The eastbound bus stop on Sunderland Road shall be upgraded in accordance with the details and timescales approved as part of Condition 7.

Any additional comments on application/decision:

That planning permission be granted.