

GATESHEAD METROPOLITAN BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 21 February 2024

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): J Turner, V Anderson, 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, S Potts, K Walker, H Weatherley and D Welsh

APOLOGIES: Councillor(s): D Burnett, P Elliott and K Wood

PD857 MINUTES

The minutes of the meeting held on 24th January 2024 were approved as a correct record and signed by the Chair.

PD858 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD859 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 deferred pending a site visit.

PD860 ENFORCEMENT TEAM ACTIVITY

The Committee received a report to inform them of enforcement team activity for the period 10th January 2024 to 7th February 2024.

The enforcement team have received 177 new service requests and have resolved 174 cases with 2 pending prosecutions.

RESOLVED - That the information presented in the report be noted.

PD861 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 presented in the report be noted.

PD862 PLANNING ENFORCEMENT APPEALS

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

There has been no new appeal received since an update was last provided to the committee.

There have been one appeal decisions 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.

PD863 PLANNING APPEALS

The Committee received a report advising them on new appeals received and to report the decisions of the Secretary of State received during the report period.

There has been one new appeal received since an update was last provided to the Committee.

There have been three new appeal decisions received since the last Committee.

There has been no appeal cost decisions.

RESOLVED - That the information be noted.

PD864 PLANNING OBLIGATIONS

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

Since the last Committee there have been four new planning obligations.

RESOLVED - That the information be noted.

PD865 2021/22 HOUSING DELIVERY TEST RESULTS

The Committee received a report of the results of the Housing Delivery test published on 19th December 2023.

The Housing Delivery Test (HDT) results have been published annually since 2018, but the latest results for the year 2021-22 were delayed by the Department for Levelling Up, Housing and Communities (DLUHC) and published in mid-December 2023.

Since 2018 Gateshead have failed the Housing Delivery Test, for 2020-21 Gateshead delivered 87% of the net completion required. In 2021 -22 performance improved to 93%.

If results are below the 95% target, a Housing Delivery Test Action Plan is required. Gateshead will be expected to complete this by 19th May 2024 subject to Cabinet approval. If the 2022-23 results are published before the expected date and Gateshead have achieved 95% or above target the HDTAP will be removed.

RESOLVED - That the Committee note the report.

PD866 DEVELOPMENT MANAGEMENT SERVICE PERFORMANCE

The Committee received a report to advise them on the performance of the Development Management Service over the last two years of the work carried out by the Planning and Development Committee and those planning application considered through delegated powers.

The report also covers the Levelling Up, Housing and Communities annual assessment of Local Planning Authorities in their performance against published criteria for assessing under-performance under section 62B of the Town and Country Planning Act 1990.

The Committee received a set of data showing the performance of Gateshead Local Planning Authority against the published criteria for assessing under performance.

The Local Planning Authority is performing well and is performing significantly above the threshold for designation. This is due to agreements to extend determination dates with the applicant to overcome issues with the application. However, due to the Government changes coming into effect to remove the provision for Extension of Time agreements, this is likely to remove/restrict the ability to work with the applicant to resolve any issues and may lead to increased refusal decisions.

Chair.....

Date of Committee: Wednesday 21st February 2024

Application Number and Address:

DC/23/01045/HHA
Land Between Queen Victoria Street Allotments
and Wynn Gardens
Felling

Applicant:

Mrs Louise Wilson

Proposal:

Proposed erection of 20 self-contained, one-bedroom apartments (Use Class C3) to provide supported housing, including dedicated space for support work, external landscaping and associated works (amended/additional information received 12/01/23, 16/01/24, 18/01/24 and 19/01/24).

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Cllr A Wintcher spoke as a Ward Councillor against the application.
Ilan Vaughan spoke against the application.
Neil Harbron spoke against the application.
Louise Wilson spoke in favour of the application.
Ilan Prescott spoke in favour of the application.

Any additional comments on application/decision:

That the application be deferred for a site visit.