

Committee Report

Application No:	DC/24/00207/FUL
Case Officer	Richard Smith
Date Application Valid	10 April 2024
Applicant	Rabbi S Edry
Site:	85- 99 Woodbine Street Gateshead NE8 1ST
Ward:	Lobley Hill And Bensham
Proposal:	Construction of residential college and dwelling for college principal.
Recommendation:	REFUSE
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF SITE**

1.2 The application site is an area of land located on Woodbine Street. 8no two bedroomed Tyneside Flats previously stood on the site, however they were demolished in 2024 following intervention by the Health and Safety Executive.

1.3 The land adjoins no81-83 Woodbine Street to the north-east and no101-103 to the south-west. The land backs on to the rear lane (Cromwell Place) which separates properties on Woodbine Street with Claremont Place.

1.4 Claremont Place is located in and acts as the boundary for the Coatsworth Conservation Area.

1.5 DESCRIPTION OF APPLICATION

1.6 The application under consideration seeks planning permission for the erection of a no bedroomed dwelling and residential college for the Jewish community.

1.7 The submitted plans show that the dwelling will be built over 3no storeys and will include 3no bedrooms, one of which is ensuite. The ground floor shows a study, kitchen and dining/lounge area and the lower ground floor level includes a Mikveh (a ritual bath) that would be accessed by an interconnecting doorway from the adjoining college, as well as from the house.

1.8 The residential college will be over 4no storeys and will include a kitchen and dining room at lower ground floor level, study hall, library, lecture room and toilets to ground floor level. At first floor level the college proposes 11no bedrooms and the second floor proposes 11no bedrooms.

1.9 Information supplied by the agent states that 66no students will be residential with the remaining 34no students attending daily.

1.10 Each of the college bedrooms will sleep 3no students.

1.11 The college will be accessed from the rear of the building off Cromwell Place.

1.12 PLANNING HISTORY

DC/21/00326/FUL - Conversion of 4 flats (89-95 odd Woodbine St) into one 10no bedroomed dwelling with front porch, front and rear dormers and two storey rear infill extension (amended description and plans 29.09.21) - GRANTED 22.12.2021.

2.0 Consultation Responses:

Police -

- **No objections but recommendations for**
- **Access Control Measures on doors**
- **External CCTV**
- **Cycle store and bins to have lockable doors**

County Archaeologist -

No significant impact on any known archaeological heritage assets, and no archaeological work is required.

Waste -

No Objections

Tyne and Wear Fire Service -

No Objections, advise sprinklers should be installed.

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

33no letters of objection were received, raising concern with regards:

- Increased noise
- Lack of parking
- Overdevelopment of the site
- Poor location for a college
- Out of character
- Site should be housing.
- Site in disrepair
- Decline in living standards of neighbours
- Increased traffic
- Increased footfall
- Residential area not for commercial uses

- Impact on drainage
- Disturbance
- Shortage of housing in the borough
- Unsympathetic to the street scene
- Impact on the conservation area
- Lack of privacy
- Overlooking
- Overshadowing
- Poor design
- Impact upon listed buildings
- Out of scale
- Inadequate infrastructure
- Coal mining concerns
- Impact on neighbouring properties
- Lack of staff
- Issues with accessing back lane
- Lack of competency
- History of the site
- Previous works completed without planning permission.
- Property value

3.2 Furthermore, a petition featuring 52no signatures was received objecting on the grounds of lack of parking, noise and lighting.

3.3 7no letters of support were received to the application on ground of:

- Good design
- Thought out plans.
- Improve the street
- Increase house prices
- Welcome addition to neighbourhood
- Anything better than current state of site.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS9 Existing Communities

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

MSGP12 Housing Space Standards

MSGP15 Transport Aspects of Design of Dev

MSGP17 Residential Amenity

MSGP18 Noise

MSGP20 Land Contamination/Stability

MSGP24 Design Quality

MSGP25 Conservation/Enhancement Heritage Assets

MSGP26 Heritage at Risk

MSGP29 Flood Risk Management

MSGP37 Biodiversity and Geodiversity

MSGP42 Jewish/Minority Group Community Facility

NPPG National Planning Practice Guidance

5.0 Assessment of the Proposal:

- 5.1 The key considerations to be taken into account when assessing this planning application are the principle of development, visual amenity and design, impact upon heritage asset, residential amenity, highway safety and parking, drainage, land contamination, coal mining and ecology.
- 5.2 PRINCIPLE OF DEVELOPMENT
- 5.3 Part 1 of policy CS9 of the CSUCP seeks to maintain a range of housing types and sizes. Part 4 of policy CS9 seeks to prevent the loss of family homes, through sub-division, change of use or redevelopment.
- 5.4 Planning permission was granted in December 2021 to convert 4no flats to one large residential dwelling (nos 89-91 and 93-95). There is a shortage of family homes in the Borough as the housing supply is distorted towards smaller property types and a low level of turnover of larger homes, especially in the Bensham/Saltwell area.

- 5.5 However, it is acknowledged that the above permission was never implemented.
- 5.6 The proposed development seeks to provide one 3no bedroomed dwellinghouse and a residential college.
- 5.7 Notwithstanding the above, it is considered that the proposal would provide a family home in accordance with part 1 of policy CS9 of the Local Plan for Gateshead.
- 5.8 Policy CS11 sets out the Council's aims in relation to providing a range and choice of housing. The policy seeks 60% of new private housing to have three or more bedrooms in order to be attractive to families, it also seeks to ensure that adequate space is provided inside and out to meet the needs of residents.
- 5.9 The proposal will create 1no family sized residential dwelling.
- 5.10 Policy CS11(4) and MSGP12 require that new residential development provides "adequate space inside and outside of the home to meet the needs of residents".
- 5.11 A 3b5p dwelling should, under NDSS, have a floor area of at least 99sqm including 2.5sqm of storage, and the proposed floor plans indicate the two 3b5p dwelling will have a total floor area of 184.5sqm which includes storage.
- 5.12 The NDSS states that "in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide and one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 11.5m² and 2.55m wide. The proposed dwelling has 3no bedrooms all of which exceed the limit set out above, whilst providing sufficient amenity space.
- 5.13 Whilst the NDSS do not directly apply to a residential college, each bedroom will be 15m² and will exceed 2.75m wide and will house 3no students per room, and as such officers consider that the rooms will provide sufficient space.
- 5.14 Policy MSGP42 indicates that proposals for the use of appropriate sites or premises in suitable and accessible locations for community needs, including the use of premises for teaching and student halls of residence, will be supported, subject to their impact on residential amenity and other community needs.
- 5.15 The suitability of this site in terms of its location and the difficulty of finding another appropriate site in the relevant geographical area, for a use which of necessity must be within this general area, should be given considerable weight.

- 5.16 Regard is also given to the current state of the site, officers are aware that a prohibition order had been placed on the property by the Health and Safety Executive and that the existing flats have now been demolished.
- 5.17 Officers consider that the need for the residential college within the area, coupled with the provision for one dwelling outweighs the modest loss of housing and it is considered that in principle the use of the site for a dwelling and residential college is acceptable subject to all other criteria being met.
- 5.18 Given the above, it is considered that the principle of development is acceptable in accordance with the NPPF and policies CS9, CS11 and MSGP42 of the Local Plan for Gateshead.
- 5.19 VISUAL AMENITY AND DESIGN
In general design terms, best practice for a new building proposal in this type of setting would require an architectural solution that is sensitive to its context, respectful of the existing street scene and the built form that encloses this.
- 5.20 This would require an attractive new building that sits comfortably with its neighbours in terms of blending in with established built form patterns such as footprints, fenestration, eaves heights, ridge heights, architectural rhythm generally, and architectural vernacular, such as embellishing detailing and features, materials, colours and finishes.
- 5.21 It would appear from the limited and poor quality of the submission presented that the proposed new build achieves very little or even none of this, making it an insensitive and unacceptable response to context.
- 5.22 The footprint of the proposed development will be substantially larger than those of adjacent dwellings surrounding the site, some of which (to the rear) sit within the Coatsworth Conservation Area.
- 5.23 This is especially due to the fact that the proposed development will extend to the building line of the rear offshoots of neighbouring dwellings rather than the rear facades of these original dwellings. This almost doubles the depth of the proposed building when compared to the neighbouring houses.
- 5.24 Officers consider this to be out of scale with the existing built form and wider grain of the street scene, and is unacceptable, poor design that will impact negatively on the rear lane and buildings within the conservation area.
- 5.25 This approach will also have a significant adverse impact on the daylight reaching the rear yard spaces and rear windows of dwellings 81/83 and 101/103 Woodbine St by halving the width of the currently combined rear yard spaces, leading to a 'canyonising' effect.
- 5.26 The uniformity of the street is determined by the size and repetitiveness of each dwelling. The existing built form which previously stood within the application site prior to demolition, comprised of four distinct dwelling units, in the form of pairs of Tyneside flats, defined by the elevational design of their

front facades and the repetition of this in each individual house as it steps down the slope of the street.

- 5.27 To sit comfortably within the street, the proposed development should follow these same basic design principles, however, the proposed development does not achieve it. It has been designed as one very large single building, significantly larger than the rest of the dwellings on the street, with one very expansive front elevation, presenting a visually dominating, incongruous and overly large built form which is mainly due to the odd characteristics of its elevational design and the consistency in its eaves line and ridge height.
- 5.28 The architectural rhythm of the principle elevations will be lost through the placement of the new windows and doors, with established cill and header heights not following the symmetry of the site. Instead creating a strong vertical emphasis within the elevational design through high length bay windows and the creation of dormers.
- 5.29 Given the above it is considered that the proposed development is of poor design, resulting in a visually incongruous development which appears out of character and disrespectful to the street scene and its well-established architectural characteristics, contrary to the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.
- 5.30 IMPACT UPON HERITAGE ASSET
- 5.31 The application site is located just outside the boundary of the Coastworth Conservation Area, with the back lane forming the boundary: the houses on Claremont Place are located inside of the conservation area and a number of the properties are Grade II Listed Buildings and locally listed buildings.
- 5.32 As stated above it is not considered that the proposed design of the new building would be in keeping with the current street scene or the wider area.
- 5.33 Regard is given to the paragraph 208 of the NPPF which states “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
- 5.34 The proposed development would cause less than substantial harm to the designated heritage assets of Coatsworth Road Conservation Area and to the setting of Claremont Terrace listed and locally listed buildings, however, given the policy support for development to meet community needs, including for teaching and student halls of residence, as set out above, it is considered that the less than substantial heritage harm would not outweigh the public benefit the development would deliver. While the development is contrary to local plan policies CS15 and MSGP25, when the para 208 test from the NPPF is applied, officers do not recommend that harm to heritage harm should be a reason for refusal.

5.35 RESIDENTIAL AMENITY

- 5.36 The application will see 100 fulltime students attending the college at any one time. Information provided by the agent states that 66no students would be residential with the remaining 34no students attending the college daily.
- 5.37 The applicant has submitted a Residential Amenity Statement to address concerns raised by officers. The students, who would all be young men of school leaving age, would be subject to a strict behaviour code, that would forbid smoking, consumption of alcohol or drugs and partying, nor would access to the internet be allowed. The applicant considers that the partial siting of the Dining Hall below ground, the position of the College Principle's Residence (at one end of the development to act as a buffer) and having the main student access to the College being from Cromwell Terrace to the rear, would, together mitigate any noise disturbance to neighbouring properties.
- 5.38 The proposed plans indicate all windows will be obscurely glazed. Whilst this could be welcomed on some windows, as this would lessen the potential for overlooking of properties located on Claremont Place. Officers consider that this would have an unacceptable impact upon the living conditions of the students themselves by restricting their outlook and potentially also natural light levels inside the building.
- 5.39 There is insufficient information provided to ensure that noise from occupants of the college will be minimised and it would be impossible for there to be any mitigation measures in place that would be able to control noise or activity as soon as any students were outside the premises. There are residential premises on either side of the proposed development, who will likely be subject to increase noise from the large increase in occupiers and users of the college. By way of a comparison, if all the eight Tyneside flats that previously occupied the site were occupied by four people that would give a population of 32, compared to the comings and goings of 100 students plus the occupiers of the Principle's Residence, as proposed. The increase in activity at the site would be significant and compounded by the commercial scale deliveries and servicing needed for a facility of this scale.
- 5.40 The applicant has not submitted any detail as to the level of noise expected to audible in the adjoining premises. The proposed floor plans identify that both lecture rooms and bedrooms will be located towards 101 Woodbine Street and as such the impact upon this property will be increased without mitigation. It is however, considered that conditions could be imposed on the siting and noise levels of external plant, air handling, refrigeration or kitchen ventilation equipment.
- 5.41 Given the above it is considered that the proposed development has the potential to create an unacceptable impact upon the residential amenity on nearby residents, and the wider external environment, arising from the significant increase in activity and associated noise and disturbance that the development would create. Insufficient information has been provided to mitigate the impacts of building-to-building noise transfer and consequently, it

is considered the proposed development is contrary to the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

5.42 HIGHWAYS AND PARKING

Paragraph 115 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.43 Policy CS13 of the CSUCP ensures any new development provides safe, secure and direct pedestrian links.

5.44 The applicant has stated within the design and access statement that the intention of the college is to accommodate 100 full time students, 50% of which will be from the local area (with a portion of these also being residents at the college). Officers, however, have concerns that there is no way of verifying or controlling this number of students.

5.45 The parking standards set out in MSGP Appendix 4(b) states that for residential educational establishments there should be 1no space per 2 members of staff and 1no space per 15 full time students. Based on this the proposed development would require a total of 10no car parking spaces.

5.46 Based on the existing arrangement pre-demolition 5no spaces could be provided in front of the college on Woodbine Street, coupled with the proposed parking space assigned to the dwelling to the rear that would leave an offset of parking for 4no spaces.

5.47 Officers consider the level of on-street parking available within the locality is sufficient to accommodate and additional 4no parking spaces which would offset the deficit.

5.48 As stated above, 1no car parking space has been designated for the college principle created in the rear yard of the dwelling. In principle, this could be accommodated, however, the length of area indicated would make it impossible for a vehicle to be driven into and out of the space without suitable entry and exit tapers. As such the current space is unacceptable.

5.49 The applicant states in the transport statement 'As far as the students are concerned, they are not allowed to own, drive or hire vehicles during term time, in common with other local Talmudical Colleges '.

5.50 Whilst this may be the case for a Jewish college, officers are reluctant for this to be a personal permission and as such guidelines should be adhered to in accordance with policy and officers are unclear as to how this could be enforced that no students would own or have access to cars.

5.51 It is appreciated that residential students will be in attendance at all times, but it has not been set out in the supporting information, what times and how non-residential students will arrive and depart from the site. Officers have

concerns that this could coincide with servicing and delivery demands on Cromwell Terrace/Claremont Place which is a narrow congested rear lane.

- 5.52 In terms of cycle parking, the development proposes that this will be located off Cromwell Terrace/Claremont Place. No further information has been provided; however, it should be in compliance with Cycle Parking standards which would require long stay covered secure cycle parking for residents based on 1 space per 2 bed spaces. This would require 10no long stay cycle spaces as well as short stay cycle parking at 1space per 10 students. However, this information could be conditioned.
- 5.53 Officers have further concerns around the servicing and delivery at the site. Whilst it is accepted Refuse Vehicles presently serve Cromwell Terrace/Claremont Place the frequency of demand for additional servicing of the development may create obstruction and vehicle movement conflict.
- 5.54 The Transport Statements indicates that the building will be serviced from Cromwell Terrace/Claremont Place at the rear of the site. A new gated access of significant width is to be provided to facilitate the collection of recyclable waste from the dedicated storage area adjacent to the former. This new vehicular access to the service yard will allow transit vans on occasion to easily make deliveries to the College kitchen. The latter is to incorporate dedicated storage area for fresh and frozen food to minimise deliveries to the College.
- 5.55 Officers have significant reservations that a vehicle will be able to enter the service yard and leave in a forwards direction. Reversing high sided vehicles can pose a significant risk to pedestrians and cyclists. A vehicle Autotrack drawing has not been provided to demonstrate this is achievable, furthermore no information has been provided as to the frequency and timings of service vehicles.
- 5.56 Given the above, officers consider that there is insufficient information available to officers to determine whether or not the proposed development is acceptable in terms of pedestrian and highway safety in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.
- 5.57 DRAINAGE
Officers consider that there is insufficient information to determine the drainage impacts upon the development.
- 5.58 The Flood Risk and Drainage Strategy does not provide a review of ground conditions stating at paragraph 5.1.3 'it is clear that the site is built up with no local watercourse available to connect to'.
- 5.59 Section 5.1.4 then advises an outfall to combined sewer to the south of the site for 'storm and foul flows from the rear of the property'. Whilst Section 5.2.1 advises that 'a small informal raingarden is to be added to the front of the property to carry roof drainage from the front of the property'. The use of this form of source control to manage surface water runoff is welcomed.

However, further information is required to demonstrate the adequacy of this SuDS component.

- 5.60 It is unclear whether the proposed raingarden is intended to drain directly to the ground and if so whether an assessment of the suitability of this has been undertaken when considering ground conditions, the proximity of existing and proposed structures and the highway.
- 5.61 There is insufficient information received in relation run off rate for the development. Whilst the rainfall up to and including 1in100year plus climate change must be managed from both roof and paved areas.
- 5.62 Section 4.5 of the Flood Risk and Drainage Strategy considers that there is a very low likelihood of overland flow entering the development. The floor level indicated on the drainage plan at Appendix A of the Flood Risk and Drainage Strategy appears to relate to the ground floor at 73.10m. Whilst this is similar to and generally slightly higher than levels on Woodbine Street, the proposed building lower ground floor level will be set down lower.
- 5.63 As such, there is potential for flood water entry via overland flow routes, further information is required in order to assess this in more detail.
- 5.64 Given the above it is considered that there is insufficient information for officers to fully assess the drainage impacts of the development and as such is contrary to the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.
- 5.65 **LAND CONTAMINATION**
The site has been assessed and inspected as part of the Council's Contaminated Land Strategy and is not situated on potentially contaminated land based on previous historic use. The application area believed to have not been subject to previous contaminative site usage. The various editions of ordnance survey maps show that the building due to be demolished has believed to have been situated on the site since circa mid-19th century.
- 5.66 Based on previous site history and the development proposals not including soft landscaping works, overall the potential level of contamination possibly being a hazard to site operatives and future site users is considered to be low within the development area, and that significant contamination of soils and made ground beneath these areas is not anticipated and can be dealt with via the implementation of the following measures: Potential risks from unforeseen contamination should be addressed through normal site risk management and welfare procedures.
- 5.67 Consequently, it is unlikely that the development area may be affected by significant ground contamination. As such no further ground investigation work is required

- 5.68 Any undesirable material found during the excavation works should be screened and removed. This could be achieved through a suitably worded condition.
- 5.69 Given the above, should planning permission be granted suitable conditions would be recommended to ensure compliance with the NPPF and policy MSGP20 of the Local Plan for Gateshead.
- 5.70 **COAL MINING**
The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered.
- 5.71 The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground shallow coal mining. Voids and broken ground associated with such workings can pose a risk of ground instability and may give rise to the emission of mine gases. The site also lies within a Surface Coal Resource Zone.
- 5.72 A Coal Mining Risk Assessment (December 2023, prepared by Geoenviro Solutions Ltd) has been submitted in support of the planning application. The report suggests that there is a coal seam outcropping directly beneath the site. It advances to indicate that this seam is likely to be present at shallow depth and that the competent rock above the seam along with the nature and thickness and the potential of seam being worked needs to be understood. On this basis the report author attributes a high risk from historic underground workings potentially affecting surface stability.
- 5.73 As a result and if planning permission were to be granted, further intrusive site investigation work would be required to assess the ground conditions on site, to establish coal mining legacy and the risks posed to the development.
- 5.74 Given the above the Coal Authority has no objection to the proposed development and should planning permission be granted suitable worded conditions would be recommended for further intrusive site investigations.
- 5.75 Subject to these conditions, the development would be in accordance with the NPPF and policy MSGP20 of the Local Plan for Gateshead.
- 5.76 **ECOLOGY**
The site is of negligible ecological value and the proposed development is considered likely to have a negligible impact on protected/notable species.
- 5.77 Given the site has been demolished due to health and safety concerns no ecological surveys are required.
- 5.78 Given the above it is considered the development is acceptable in accordance with the NPPF and policies CS18, MSGP36 and MSGP37 of the Local Plan for Gateshead.

5.79 OTHER MATTERS

There have also been representations submitted stating that the proposed development would see a reduction in property value for the surrounding properties. Officers would like to make it clear that property value is not a material planning consideration and as such this will not be considered within this report.

- 5.80 Objections have been raised in relation to planning permission not previously being granted and the state of the site. The LPA granted planning permission in 2021 to convert four flats into one 10no bedroomed dwelling with front porch, front and rear dormers and two storey rear infill extension. Once planning permission is granted and any subsequent conditions are discharged, the LPA have no involvement into the build.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is therefore recommended that planning permission be refused, as the proposal would result in an unacceptable impact upon the street scene by virtue of the design, an unacceptable impact upon the amenity of neighbouring properties and by virtue of a lack of information in relation to vehicle and pedestrian safety and drainage.

- 6.2 It is considered that the development does not accord with national or local planning policies and the recommendation is made taking into account all material planning considerations including the information submitted by the applicant and third parties.

7.0 Recommendation:

That permission be REFUSED for the following reason(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the refusal reasons as necessary

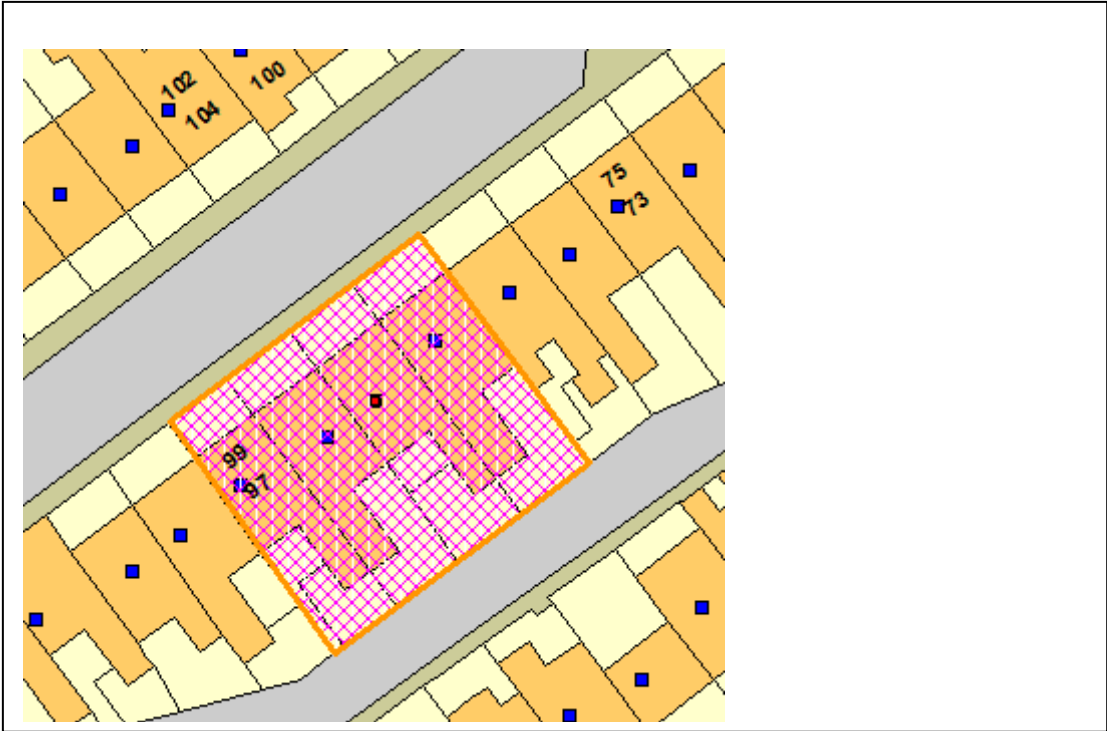
- 1 The design of the proposed development by virtue of its scale, massing, materials, and position within the street scene would result in an incongruous feature that would cause significant harm to the established character of the area. The proposal would therefore harm the character and appearance of the area, contrary to the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.
- 2 The proposed development would have a detrimental impact on the living conditions of occupiers of neighbouring properties due to the noise and activity generated by the development. Whilst insufficient information has been provided to fully assess the potential for internal noise transfer, there are no reasonable mitigation measures that could be put in place to control noise and disturbance generated outside the building as a result of the significant number of people, and associated servicing and delivery requirements that this scale of development would generate. The focus of activity onto the back lane, in very

close proximity to residential properties on Claremont Place exacerbates these impacts.

The use of obscured glazing to habitable rooms (i.e. the bedrooms in the residential college) would prevent the occupiers of those rooms from having an outlook, resulting in substandard living conditions. Internal natural light levels may also be unacceptably restricted.

Consequently, both existing neighbours and future occupants would be prevented from having a good standard of living conditions, contrary to the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

- 3 Insufficient information has been submitted to allow the Local Planning Authority to fully assess the acceptability of the car parking space to the dwelling or whether the servicing vehicles can enter and leave the site in a forward gear. It is considered that reversing high sided vehicles would pose a significant risk to pedestrians and cyclists. The application does not demonstrate that the development would be in accordance with the National Planning Policy Framework and Policies CS13 and MSGP15 of the Local Plan for Gateshead.
- 4 Insufficient information has been submitted to allow the Local Planning Authority to fully assess the drainage requirements of the development or the potential risk to flooding. The application does not demonstrate that the development would comply with the National Planning Policy Framework and policies CS17 and MSGP29 of the Local Plan for Gateshead.



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