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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 17 July 2024

PRESENT: Councillor

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

APOLOGIES: Councillor(s): P Elliott, A Geddes and D Weatherley

PD902 MINUTES

The minutes of the meeting held on 12 June 2024 were approved as a correct record and signed by the Chair.

PD903 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD904 PLANNING APPLICATIONS

Application: DC/24/00207/FUL

Address: 85 – 99 Woodbine Street, Gateshead, NE8 1ST

Applicant: Rabbi S Edry

Proposal: Construction of residential college and dwelling for college principal.

Speakers and details of any additional information submitted: A verbal update was provided to confirm that 8 letters of recommendation were received, not 7.

Rabbi S Edry spoke in favour of the application.

RESOLVED:

(i) That the application be refused for the following reasons:

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.

Application: DC/24/00327/HHA

Address: Bankfield, Strathmore Road, Rowlands Gill, NE39 1HX

Applicant: Mr & Mrs Sloan

Proposal: Single storey rear and side extension, demolition of the existing garage and erection of new outbuilding (as amended 02.07.24)

Speakers and details of any additional information submitted: There were no verbal updates or speakers.

RESOLVED:

- (i) That the application be granted subject to the following conditions

The development shall be carried out in complete accordance with the approved plan(s) as detailed below – (as amended 02.07.24)

100-01- REV1 - Site Location Plan
200-01- REV6 - Proposed Site Plan
210-01- REV6 - Proposed House Ground Floor Plan
210-02- REV4 - Proposed House Ground Floor Plan w-demo
210-03- REV4 - Proposed House Roof Plan
210-04- REV6 - Proposed Garden Room Floor Plan
210-05- REV6 - Proposed Garden Room Plan w-demo
210-06- REV5 - Proposed Garden Room Roof Plan
220-01- REV3 - Proposed House South Elevation
220-02- REV5 - Proposed House North Elevation
220-03- REV5 - Proposed House East Elevation
220-04- REV5 - Proposed House West Elevation
220-05- REV4 - Proposed Garden Room Elevations
Arboricultural Impact Assessment – Dated 30th April
Tree Protection Plan – Dated 30th April
Tree Survey – Dated 30th April

1

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

The development hereby permitted shall be constructed entirely of the materials detailed on Proposed Plans 1:50.

4.

No development or other operations shall commence on site in connection with the development hereby approved, (including, soil moving or any operations involving the use of motorised vehicles or construction machinery) until the approved tree protection scheme is implemented. Once implemented the fencing must be retained intact for the full duration of the development and there shall be no access, storage, ground disturbance or contamination within the protected areas without the prior written approval of the local planning authority.

PD905 ENFORCEMENT TEAM ACTIVITY

The Committee received a report advising them of the Enforcement activity between 29th May 2024 and 25th June 2024.

The Enforcement Team has received 202 new service requests, 591 cases under investigation. 163 resolved cases and 2 pending prosecution.

There was one court case during this period.

RESOLVED:

- (i) That the information be noted.

PD906 ENFORCEMENT ACTION

Consideration was given to a report that informed of the progress of enforcement action previously authorised by the Committee.

RESOLVED:

- (i) That the information be noted.

PD907 PLANNING ENFORCEMENT APPEALS

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

There have been no appeals received since an update was provided to the Committee.

There has been one new appeal decision since the last Committee.

RESOLVED:

- (i) That the information be noted.

PD908 PLANNING APPEALS

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

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

There has been one new appeal decision since the last Committee.

There have been no new cost decisions received since the last Committee.

RESOLVED:

- (i) That the information be noted.

PD909 PLANNING OBLIGATIONS

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

There have been no new planning obligations since the last Committee.

RESOLVED:

- (i) That the information be noted.

Chair.....

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