

GATESHEAD METROPOLITAN BOROUGH COUNCIL
PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 19 March 2025

PRESENT: Councillor H Kelly (Chair)

Councillor(s): J Turner, D Burnett, P Burns, L Caffrey,
S Dickie, A Geddes, K McCartney, E McMaster, L Moir,
C Ord, I Patterson, S Potts, K Walker, D Weatherley,
D Welsh and K Wood

APOLOGIES: Councillor(s): V Anderson, P Elliott, T Graham and
J Mohammed

PD68 MINUTES

The minutes of the meeting held on 19 February 2025 were approved as a correct record and signed by the Chair.

PD69 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD70 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.

PD71 NO.1 - SOUTHERNWOOD, TRAFFORD, GATESHEAD, NE9 6LH

Application: DC/25/00031/FUL

Address: Southernwood, Trafford, Gateshead, NE9 6LH

Applicant: Louise Wilsom

Proposal: Proposed change of use from residential institution (use class C2) to 14 x 1 bed self-contained apartments (use class C3) to provide supported including dedicated space for support work and elevational alterations.

Speakers and details of any additional information submitted:

An update report was provided to the Committee on 18th March 2025.

A verbal update was provided to the Committee that staffing levels had been clarified and a revised Management and Support Statement had been received to reflect this clarification. It was recommended to Members that planning permission was granted subject to an update to the wording of Condition 4 to refer to the amended Management and Support Statement.

RESOLVED:

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 plans as detailed below –

Site Location Plan (dated 16.01.2025)

24061 - AG - XX - GF - DR - A - 1000 - P01 Proposed Site Plan

24061 - AG - XX - RF - DR - A - 2002 - P01 Proposed Roof Plan

24061 - AG - XX - GF - DR - A - 2000 - P02 Proposed Ground Floor Plan

24061 - AG - XX - 01 - DR - A - 2001 - P02 Proposed First Floor Plan

24061 - AG - XX - ZZ - DR - A - 3000 - P02 Proposed Elevations

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 in the application form.

4

The development hereby approved shall be managed in full accordance with Appendix A (Management & support statement for proposed project) of the approved Planning Statement (dated March 2025) for the lifetime of the development.

Any change to the management and support statement will require a revised Statement to be submitted to and approved in writing by the Local Planning Authority. The revised and subsequently approved Statement will thereafter be implemented for the lifetime of the development.

5

Prior to the first use of the premises, final details of secure and weatherproof cycle storage shall be submitted to and approved in writing by the Local Planning Authority.

6

Prior to the first use of the premises, the cycle storage facility shall be installed in accordance with the details approved under condition 5 and be maintained and retained for the lifetime of the development.

7

Prior to the first use of the premises, final details of 1no. electric vehicle charging point, including a plan showing its location within the site, shall be submitted to and

8

Prior to the first use of the premises, the electric vehicle charging point shall be installed in accordance with the details approved under condition 7 and be maintained and retained for the lifetime of the development.

PD72 ENFORCEMENT TEAM ACTIVITY

The Committee received a report advising them of the Enforcement activity between 5th February 2025 to 4th March 2025.

The Enforcement Team has received 184 new service requests, 617 cases under investigation, 185 cases resolved and 9 pending prosecutions.

There was two court case during this period.

RESOLVED:

- i. That the information be noted.

PD73 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.

PD74 PLANNING ENFORCEMENT APPEALS

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 provided to the last Committee.

There have been no new appeal decisions since the last Committee.

RESOLVED:

- i. That the information be noted.

PD75 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 had been two new appeals lodged since the last Committee.

There have been two new appeal decisions since the last Committee.

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

RESOLVED:

- i. That the information be noted.

PD76 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.

PD77 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) 2024

The Committee received a report to be updated on the consultation for an updated National Planning Policy Framework.

The report highlights the key changes arising from the NPPF and potential implications as a local planning authority. The key changes are;

- Annual housing targets continue to total an ambitious 370,000 across England, with higher mandatory targets in places facing the most acute

affordability.

- Every Local Authority must adopt a Local Plan to meet their housing needs.
- A new standard method to assess the level of housing need
- Requirement for five years of housing land supply, with an additional 20% buffer in areas where there has been significant under-delivery of housing over the last three years.
- Spatial Development strategies to be produced by a Mayor or combined authority by 2029.
- The introduction of grey belt and clarification on circumstances where Green Belt land can be released for development, a greater proportion of affordable housing is expected in those circumstances.
- An increased focus on promoting good health

The NPPF 2024 including any subsequent additional guidance will be addressed as part of the ongoing work with the new Local plan that is being jointly planned with Newcastle City Council.

The Committee discussed in detail on how they can protect their greenbelt land but planning appropriate to identify brownfield sites to reach their targets. The Committee also discussed how they can ensure housing developments are being built to a high standard, the Committee were reassured even with the target number increasing the planning developments are still subject to approval with conditions that can be implemented to ensure high quality housing is built.

RESOLVED:

- i. That the committee noted the report.

Chair.....