



## *PLANNING AND DEVELOPMENT COMMITTEE SUPPLEMENTARY INFORMATION*

**Wednesday, 6 September 2023 at 10.00 am at the Bridges Room - Civic Centre**

Item	Business
2.	<p><b>Minutes</b> (Pages 3 - 42)</p> <p>The Committee is asked to approve as a correct record the minutes of the meeting held 9<sup>th</sup> August 2023 (copy previously circulated).</p>
6.	<p><b>Delegated Decisions</b> (Pages 43 - 50)</p> <p>Report of the Service Director, Climate Change, Compliance, Planning &amp; Transport</p>
10.	<p><b>Planning Obligations</b> (Pages 51 - 80)</p> <p>Report of the Service Director, Climate Change, Compliance, Planning &amp; Transport</p>

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# Public Document Pack Agenda Item 2

## GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 9 August 2023

**PRESENT:** Councillor B Goldsworthy (Chair)  
Councillor(s): J Turner, V Anderson, D Burnett, P Burns, S Dickie, P Elliott, T Graham, M Hall, L Kirton, K McCartney, E McMaster, J Mohammed, L Moir, C Ord, S Potts, K Walker, H Weatherley and D Welsh

**IN ATTENDANCE:** Councillor(s):

**APOLOGIES:** Councillor(s): L Caffrey, I Patterson and K Wood

### PD808 MINUTES

The minutes of the meeting held on 12<sup>th</sup> July 2023 were approved as a correct record and signed by the Chair.

### PD809 DECLARATIONS OF INTEREST

There were no declarations of interest.

### PD810 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.

### PD811 ENFORCEMENT TEAM ACTIVITY

The committee received a report advising them of Enforcement team activity between 31<sup>st</sup> May 2023 and 27<sup>th</sup> June 2023.

The Enforcement team have received 151 new service requests. The Enforcement

team currently has 659 cases under investigation, with 146 cases resolved and one pending prosecution.

RESOLVED – That the information be noted.

**PD812 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.

**PD813 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 have been no 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.

**PD814 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 report period.

There have been three new appeals lodged since the last committee.

There have been no new appeal decisions received since the last committee.

There have been no appeal cost decisions.

RESOLVED – That the information be noted.

**PD815 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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<b>Date of Committee: Wednesday 9<sup>th</sup> August 2023</b>	
<b>Application Number and Address:</b>  DC/22/00299/FUL	<b>Applicant:</b>  Christine Mottershead
<b>Proposal:</b>  Demolition of existing library, removal of existing play area and hard standings. Erection of apartment block comprising 43 no. affordable rented flats and communal facilities and 12 no. affordable rented bungalows with associated access, parking, hard and soft landscaping. Installation of new play equipment and associated works between King James Hospital and Salvation Army, Sunderland Road (amended description 29.11.2022, 13.07.2023) (amended plans and additional information received 29.11.22, 22.02.2023, 06.04.2023, 13.07.2023).	
<b>Declarations of Interest:</b>	
<b>Name</b>	<b>Nature of Interest</b>
None	None
<b>List of speakers and details of any additional information submitted:</b>	
<p>As set out in the main report further public consultation has been carried out on the proposals for a new play area on the northern side of Sunderland Road between the existing King James Hospital premises and the Salvation Army. This expired on 9 August 2023.</p> <p>Following publication of the main report 1 no. further letter of objections has been received raising the following points:</p> <ul style="list-style-type: none"> <li>- Additional noise</li> <li>- Disturbance early mornings/late evenings</li> <li>- Inadequate car parking to serve the development and associated overspill parking on the public highway</li> <li>- Increase of traffic</li> <li>- Loss of trees</li> <li>- Out of character with street scene</li> <li>- Overdevelopment</li> <li>- There are other brownfield sites that could be used for housing development</li> </ul>	
<b>Decision(s) and any conditions attached:</b>	
<p>Minded to GRANT planning permission, subject to planning conditions and subject to further representations and consultations that may be received before the current publicity/notification period ends (9 August 2023), and that the Service Director of Climate</p>	

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 (Dwg. No. 0005 Rev P05)  
Proposed Site Plan (Dwg. No. 001129 Rev P029)

Proposed Site Sections (Dwg. No. 0015 Rev P02)  
Site Sections 1 of 2 (Dwg. No. SK02)  
Site Sections 2 of 2 (Dwg. No. SK03)

Bin Store (0022 Rev P01)  
Boundary Plan (00204 Rev P04)  
'Kompan' General Layout plan (Dwg. No. SC15849-01).

Proposed Lower Ground Floor Plan (Dwg. No. 0111 Rev P06)  
Proposed Ground Floor Plan (Dwg. No. 0112 Rev P06)  
Proposed First Floor Plan (Dwg. No. 0113 Rev P06)  
Proposed Second Floor Plan (Dwg. No. 0114 Rev P06)  
Proposed South and West Elevations (Dwg. No. 0132 Rev P05)  
Proposed North and East Elevations (Dwg. No. 0131 Rev P05)  
Typical 2 bed apartment layout (Dwg. No. 0117 Rev P05)  
Typical 1 bed apartment layout (Dwg. No. 0116 Rev P05)  
Proposed Roof Plan (Dwg. No. 0115 Rev P06)

Typical 1 bed Bungalow Plans (Dwg. No. 0122 Rev P04)  
Typical 2 bed Bungalow Plans (Dwg. No. 0124 Rev P04)  
Typical 2b3p bungalow - Ground Floor Plan (Dwg. No. 0152 Rev P01)  
Typical 1b2p bungalow - Ground Floor Plan (Dwg. No. 0151 Rev P01)

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 commencement of any part of the residential development (except for the installation of tree protection measures) a Demolition and Construction Management Plan (DCMP) shall be submitted to and approved in writing by the Local Planning Authority. The DCMP shall include the following:

a) Vehicle access and parking locations for site operatives and visitors;



- b) Measures to control the emission of dust, dirt and noise and vibration during demolition and construction;
- c) A scheme for recycling/disposing of waste resulting from construction works;
- d) Measures for the protection of heritage assets, namely the stone walls to the north, south and west boundaries and the Victorian drinking fountain to the north boundary;
- e) Location and layout of compound areas for the storage of plant and materials to be used in construction

Reason for pre-commencement condition

The demolition and construction management plan must be submitted and approved in writing before the residential development commences in order to ensure that an appropriate scheme can be implemented prior to works starting on site which may have a detrimental impact upon the amenity of local residents and heritage assets.

4

The DCMP approved under condition 3 shall be adhered to and implemented at all times throughout the demolition and construction period of the residential development in accordance with the approved details.

5

All external works and ancillary operations in connection with the construction of the development, including deliveries to the site and installation of play equipment, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays, between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

6

Prior to commencement of any part of the residential development (including demolition, ground works, vegetation clearance) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities;
- b) Identification of "biodiversity protection zones" e.g. tree protection zones;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features. e.g. no vegetation clearance to be undertaken between March and September (inclusive) unless immediately preceded by a nesting bird check undertaken by a suitably qualified ecologist;
- e) Any times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs.

Reason for pre-commencement

To satisfy the Local Planning Authority that the development can be carried out in a manner which avoids harm to biodiversity. This information is fundamental to the development and requires approval before development starting on site as the commencement of works and the manner in which they are undertaken could be harmful to biodiversity.

7

The CEMP approved under condition 6 shall be adhered to and implemented throughout the construction period of the residential development strictly in accordance with the approved details.

8

Prior to commencement of the residential development a final detailed drainage scheme for the development and timetable for implementation shall be submitted to and approved by the Local Planning Authority in consultation with the LLFA.

The drainage scheme shall include a final detailed drainage plan and supporting drainage calculations together with site specific cross sections through all key drainage components (sewers, detention basin, flow control chamber, permeable paving).

The final detention basin design should demonstrate that it satisfies hydraulic objectives, will be compatible with the landscaping scheme and will maximise biodiversity benefits to the site and environs.

Reason for pre-commencement

In order to ensure that the site layout can accommodate appropriate drainage measures prior to the commencement of the construction of the development.

9

The drainage scheme shall be implemented in complete accordance with the details and timetable approved under condition 8.

10

Prior to commencement of the residential development a detailed Drainage Construction Method Statement (DCMS) for the development shall be submitted to and approved by the Local Planning Authority. In particular, details of how the basin retaining wall and embankment features are to be constructed shall be provided together with confirmation of the strategy for managing surface water runoff prior to the development drainage system being commissioned.

Reason for pre-commencement

In order to ensure that the site layout can accommodate appropriate drainage measures prior to the commencement of the construction of the development.

11

The DCMS approved under condition 10 shall be adhered to in full at all times during construction of the residential development hereby approved.

12

The residential development hereby approved shall be undertaken in complete accordance with the Arboricultural Method Statement (Elliott Consultancy Ltd, Ref: ARB/CP/2338, November 2022).

No construction work shall take place, nor any site cabins, materials or machinery be brought on site, until all trees and hedges, indicated on the tree protection plan in Appendix 3 of the Arboricultural Method Statement as to be retained, are protected by the erection of fencing, placed as indicated on the plan and comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, and supporting temporary welded mesh fencing panels or similar approved in accordance with BS.5837:2012.

Protective fencing shall remain in place for the duration of all construction works on the site.

No operations whatsoever, no alterations of ground levels, and no storage of any materials are to take place inside the protective fencing, and no work is to be done such as to affect any tree.

No removal of limbs of trees or other tree work other than that detailed in the Arboricultural Impact Assessment shall be carried out on the site.

No underground services trenches or service runs shall be laid out in root protection areas, as defined on the Tree Protection Plan.

Reason for pre-commencement

To satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees and hedges within and adjacent to the site. The protection measures are fundamental to the protection of the trees and hedges and must be in place prior to development starting on site.

13

The replacement play area shall be installed in accordance with the principals established on the 'Kompan' General Layout plan (Dwg. No. SC15849-01).

Prior to removal of the existing play area final details of the replacement play area to be installed shall be submitted to and approved in writing by the Local Planning Authority.

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14

The replacement play area approved under condition 13 shall be installed in full accordance with the details approved under condition 13 and made available for public use, prior to removal of the existing play area.

15

Notwithstanding the approved plans, no external materials shall be used on site until final details of the materials to be used have been submitted to an approved in writing by the Local Planning Authority.

16

The external materials approved under condition 15 shall be implemented in full accordance with the approved details.

17

Notwithstanding the approved plans, prior to the installation of any boundary treatment within the residential development a fully detailed scheme for boundary treatments in the residential development shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall provide details of the type, position, design, dimensions and materials of the boundary treatment.

18

The boundary treatments approved under condition 17 shall be implemented in full accordance with the approved details.

19

Notwithstanding the approved plans, prior to the commencement of any works to create a new opening within the north boundary wall of the residential development site, final details of the opening to be created shall be submitted to and approved in writing by the Local Planning Authority.

20

The opening in the north boundary wall of the residential development site shall be implemented in accordance with the details approved under condition 19.

21

Notwithstanding the approved plans, prior to first installation of any air source heat pumps, final details of the specification and number of pumps to be installed and measures for the mitigation of noise (including boundary fencing) shall be submitted to and approved in writing by the Local Planning Authority.

22

The equipment and mitigation measures approved under condition 21 shall be installed and operated in accordance with the approved details and shall be retained as such thereafter.

23

Works shall not progress above damp proof course until a noise mitigation strategy for the residential development has been submitted to and approved in writing by the Local Planning Authority.

The strategy shall include final details of façade design and ventilation for the proposed development and any mitigation measures necessary to achieve appropriate noise levels.

24

The noise mitigation strategy approved under condition 23 shall be implemented in full accordance with the approved details prior to first occupation of the residential development hereby approved and shall be retained for the lifetime of the development.

25

Notwithstanding the approved plans, prior to the commencement of any landscaping works, a hard and soft landscaping scheme for the residential development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) areas of habitat creation, planting species with a focus on locally native species, sizes, layout, densities, numbers, planting procedures or specification and the establishment and maintenance regime
- b) the specification, appearance and siting of all new hard surfacing materials
- c) retaining walls/structures
- d) steps and the proposed ramp
- e) street furniture
- f) a timetable for implementation

26

The hard and soft landscaping works shall be implemented in accordance with the details and timetable approved under condition 25.

27

Prior to first occupation of any part of the residential development hereby approved the brick utility structure to the south east corner of the site adjacent to the junction with Herbert Street shall be removed.

28

No dwelling hereby approved shall 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.

29

Digital infrastructure shall be implemented as part of the development in complete accordance with the details approved under condition 28.

30

Prior to first occupation of the residential development hereby approved, details of a scheme for the provision of on and off site public open space (to deliver public open space to the equivalent of 1.99ha per 0.48ha), and timescales for delivery, shall be submitted to and approved in writing by the Local Planning Authority.

31

The scheme for the provision of public open space approved under condition 30 shall be implemented in accordance with the approved details and maintained as such for the lifetime of the development.

32

Prior to first occupation of any part of the residential development hereby approved a scheme of highway works including the following shall be submitted to and approved in writing:

- a) Removal of existing parking bays on Herbert Street and replacement with no waiting at any time (double yellow line) restrictions, including a new/amended Traffic Regulation Order (TRO).
- b) Upgraded waiting restrictions on Sunderland Road to introduce a loading ban along the site frontage.

33

The highway works shall be implemented in complete accordance with the details approved under condition 32 prior to first occupation of any part of the residential development.

34

Notwithstanding the submitted details, prior to first occupation of any part of the residential development hereby approved precise details of the location and specification of secure and weather resistant cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

35

Cycle parking facilities shall be implemented in complete accordance with the details approved under condition 34, made available for use prior to first occupation of any part of the residential development and retained thereafter for the lifetime of the development.

36

The residential development hereby approved shall not be occupied until a Travel Plan has been submitted to the Local Planning Authority for consideration. The Travel Plan shall include:

- (a) An assessment of the site, including the transport links to the site, on-site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- (b) Appointment of a travel plan co-ordinator and identification of associated budget
- (c) Clearly defined objectives, targets and indicators
- (d) Details of proposed measures
- (e) Detailed timetable for implementing measures
- (f) Proposals for maintaining momentum and publicising success
- (g) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.
- (h) Commitment to the use of the councils preferred monitoring database

(i) Consideration of provision of introductory travel tickets for residents

37

Within 24 months of the date of approval of condition 36, evidence of the implementation of the Travel Plan approved under condition 36 over a minimum period of 12 months following final completion, and any revisions, shall be submitted to the Local Planning Authority for consideration.

38

The Travel Plan and any revisions approved under conditions 36 and 37 shall be wholly implemented in accordance with the approved details for the lifetime of the development.

39

Prior to their installation precise details of the number, location and specification of bin stores serving the bungalows hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

40

The bin stores approved under condition 39 shall be implemented in accordance with the approved details prior to first occupation of the bungalows to which they relate.

41

The communal bin store detailed on drawing no. 21009-EArch-PL-XX-DR-A-0022-Rev P01 (Bin Store) shall be installed in the location shown on drawing no. 21009-EArch-FE-XX-DR-A-001129 Rev 29 (Proposed Site Plan) prior to first occupation of any of the apartments hereby approved.

42

Prior to first occupation of any part of the residential development hereby approved a Drainage Maintenance Plan (DMP) shall be submitted to and agreed by the Local Planning Authority. The DMP should include a site plan identifying ownership and responsibility for plot level, shared and site wide drainage components together with a maintenance schedule and inspection checklist. The DMP should identify any drainage components that may require replacement within the lifetime of development and a strategy for their renewal.

43

The DMP approved under condition 42 shall be adhered to in full for the lifetime of the development hereby approved.

44

Prior to first occupation of any part of the residential development, a lighting design strategy for biodiversity (prepared in consultation with a suitably qualified ecologist) for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- (a) Identify those areas/features on site or adjacent to site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places (including any bat roost features installed as part of the proposals) or along important routes used to access key areas of their territory, for example, for foraging; and
- (b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

45

All external lighting shall be installed in accordance with the specifications and locations set out in the lighting design strategy approved under condition 44, and shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

46

Works shall not progress above damp proof course until full details including the specification and precise location (as identified on a plan and elevation drawing) of proposed bat roost features (minimum 1no.) and bird nesting features (minimum 2no., including provision for species such as house sparrow and starling) have been submitted to and approved in writing by the Local Planning Authority.

47

The bat roost and bird nesting features shall be installed in complete accordance with the details approved under condition 46. Thereafter the approved Bat Roost Features and Bird Nesting Features shall be retained for the life of the development.

48

Notwithstanding the approved plans, prior to the commencement of any landscaping works on the residential site, details of a biodiversity net gain compensation scheme, including the mechanism(s) for delivery of on and 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.

49

The biodiversity net gain compensation scheme approved under condition 48 shall be implemented in full accordance with the approved measures and timescales, and maintained thereafter for a minimum of 30 years.

50

No part of the residential development hereby approved shall be occupied until a detailed Habitat Management and Monitoring Plan, to include an annual maintenance plan, monitoring protocol and arrangements to address any defects/issues adversely impacting the value and function of the soft landscaping



and/or habitats provided on site have been submitted to and approved in writing by the Local Planning Authority.

51

The approved biodiversity net gain compensation scheme, including both on and off-site measures, shall be implemented in full accordance with the measures and timetables approved under conditions 48-50 and maintained thereafter for a minimum of 30 years.

52

The remediation measures set out in the Phase 1: Desk Top Study & Coal Mining Risk Assessment (Arc Environmental, ref: 21-767, 4 November 2021) and Remediation Statement & Validation Proposal Sheets (Arc Environmental, ref: 21-767, 14 March 2022) shall be implemented in full as part of the residential development hereby approved and maintained for the lifetime of the residential development.

53

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.

54

Where remediation is required (under conditions 52 and 53) following completion of the approved remediation and monitoring measures, occupation of the residential 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.

55

Prior to their installation precise details of the locations, numbers and specification of Electric Vehicle (EV) charging points to be provided shall be submitted to and approved in writing by the Local Planning Authority.

56

The EV charging points shall be installed in complete accordance with the details approved under condition 55 prior to the first occupation of any part of the residential development hereby approved.

57

The dwellings hereby approved shall only be occupied by persons aged 55 and over and on the basis of independent supported living, as defined in paras. 110 and 111 of the Specialist and Supported Housing Supplementary Planning Document 2022.

**Any additional comments on application/decision:**

Minded granting planning permission at the end of the publicity period (9 August 2023).

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/22/01336/FUL  
Land At Highfield Road  
Rowlands Gill

**Applicant:**

DAMF (NE) Ltd

**Proposal:**

Variation of Condition 1 of application DC/20/00069/REM to introduce amended plans as approved plans and documents, resulting in changes to layout and housetypes (additional information received 17/01/23, 19/01/23, 22/02/23 and 12/04/23 and amended plans received 18/01/23, 22/02/23 and 12/04/23).

**Declarations of Interest:**

**Name**

**Nature of Interest**

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

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 -

- 25830 5100 P01 - HT01 - Proposed Elevations
- 25830 5200 P01 - HT02 - Proposed Elevations
- 25830 3315 P01 - HT02 - Proposed Floor Plans
- 25830 3215 P01 - HT02 - Proposed Ground Floor Plan
- 25830 3300 P01 - Proposed House Type 3
- 25830 3105 P09 - Proposed Landscape & Roof Plan
- 25830 3100 P10 - Proposed Site & Location Plan
- Pre-Development BS5837 Arboricultural Implications Assessment Former Highfields School - Woodsman Arboricultrual Consultancy - 05 April 2022
- Highfield Road, Rowlands Gill Drainage Strategy (JCC19-225-C-02 Rev 14) - James Christopher Consulting - April 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 hereby permitted shall be constructed entirely of the materials detailed and approved as part of 20/00069/DOC1 (Approved 12 September 2022).

3

Prior to the occupation of any unit hereby approved a SuDS information and communication plan, including an information pack for residents shall be submitted to and approved in writing by the LPA.

4

At the point of occupation of any unit hereby approved, the SuDS information and communication plan approved under condition 3, shall be provided to the occupants of each dwelling.

5

No dwellinghouse hereby approved shall be occupied until a Drainage Verification Report (DVR) for the installed surface water drainage system based upon the approved Drainage Strategy (Highfield Road, Rowlands Gill Drainage Strategy (JCC19-225-C-02 Rev 14) - James Christopher Consulting - April 2023) has been submitted in writing by a suitably qualified independent drainage engineer and approved in writing by the Local Planning Authority (LPA). The DVR shall include:

- i. Demonstration that any minor departure from the approved design complies with the approved principles and that the modelled volumetric capacity has been achieved;
- ii. Appropriate evidence to demonstrate the preferential exceedance flow path between plots 9 and 10 has been created and that the crated tank has been formed in accordance with manufacturer's literature;
- iii. Results of any performance testing undertaken; and
- iv. Copies of any Statutory Approvals e.g. Land Drainage Consent for Discharges.

6

No boundary treatment(s) shall be provided until final details of all boundary treatments and a timetable for implementation have been submitted to and subsequently approved in writing by the LPA.

7

All boundary treatments shall be installed in accordance with approved details and timetable for implementation approved under Condition 6.

8

Notwithstanding the approved Drainage Assessment, within one month of the approval of planning permission, the details and specification of temporary measures to be employed during each construction phase for the management of runoff from site areas that have not yet received final soft landscaping or have not yet been connected to the new development drainage system shall be submitted to and subsequently approved in writing by the Local Planning Authority.

9

Construction shall take place in full accordance with the temporary drainage measures approved at condition 8 prior to any of the houses hereby approved being occupied.

**Any additional comments on application/decision:**

That planning permission be granted.

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

<b>Application Number and Address:</b>  DC/22/01393/FUL Jack And Jo's Nursery Garden Middle Hedgefield Farm Stella Road Ryton NE21 4NN	<b>Applicant:</b>  Ms Jo Stanton
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**Proposal:**  
  
Provision of car park to north west of site (retrospective application).

**Declarations of Interest:**

Name	Nature of Interest

**List of speakers and details of any additional information submitted:**  
  
None

**Decision(s) and any conditions attached:**

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 proposal would represent inappropriate development in the Green Belt, which is, by definition, harmful to the Green Belt and also contrary to one of the purposes of including land within the Green Belt. No very special circumstances have been demonstrated. The development is therefore contrary to the NPPF and policy CS19 of the Local Plan for Gateshead.

2  
The development would fail to maintain or enhance the character of the Stella, Crookhill and Hedgefield Area of Special Character and would fail to contribute to good place-making and the local character of the area. The proposed development is therefore contrary to the NPPF and policies CS15, MSGP23 and MSGP24 of the Local Plan for Gateshead and the Placemaking SPD.

3  
The proposed development facilitates an intensification of the existing substandard vehicular access into the site which has the potential to create conflicts between highway

users as a result of the poor visibility and single width of the access point. The proposed development also increased the potential for conflict between vehicles and pedestrians using the Public Right of Way. The proposed development would therefore have an unacceptable impact on highway safety and is contrary to the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

4

Insufficient ecology information has been submitted to enable the Local Planning Authority to fully assess and consider the ecology impact of the proposed development and whether an appropriate level of Biodiversity Net Gain can be provided within the site, in accordance with the ecology aims and objectives of the NPPF and Local Plan policies CS18 and MSGP37.

**Any additional comments on application/decision:**

That planning permission be refused.

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/23/00094/FUL  
Oakfield House  
Gateshead Road  
Sunniside  
Newcastle Upon Tyne  
NE16 5LQ

**Applicant:**

Mr John Plummer

**Proposal:**

Erection of a single two-storey dwelling-house (Use Class C3) with associated access, and surrounding gardens and curtilage areas across remaining parts of site with detached garage block (resubmission with revised highways work and ecology assessments). (Additional information received on 20/04/23 and 09/05/2023. Amended site location plan received 04/07/2023).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

1.1 Granted subject to the completion of a Section 106 Legal Agreement to secure an obligation towards off site biodiversity net gain improvements (£1,680); and the following condition(s); and that the Strategic 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 (04/07/2022)
- Drawing Number 2B/10 House Elevations
- Drawing Number 2B/11 Floor Plans
- Drawing Number 1B/12 Garage Elevations, Site Plan/ Roof Plan
- Drawing Number JG01 Visibility Splays
- Drawing Number JG02 Access Swept Path Analysis

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 external facing materials of the development shall be completed in accordance with the approved plans and documents as detailed below-

-Application Form

-Drawing Number 2B/10 House Elevations

-Drawing Number 1B/12 Garage Elevations, Site Plan/ Roof Plan

4

The width of the access road, inclusive of pedestrian visibility splays, to serve the application site shall be retained in accordance with the details/ dimensions as shown on the approved plans 'Drawing Number JG01 Visibility Splays' and 'Drawing Number JG02 Access Swept Path Analysis' and shall be kept clear of any obstructions including vegetation at all times.

5

Prior to their installation on site, full details of any new vehicular gates to be installed along the private driveway serving the development shall be submitted to and approved in writing by the Local Planning Authority. The gates shall be installed wholly in accordance with the approved details and maintained as such thereafter.

6

No works shall commence on site unless in accordance with the Method Statement for Contractors as submitted within Appendix 1 of the Preliminary Ecological Appraisal, Biodiversity Metric and Mitigation Strategy (RH Ecological Services, 2023 (Version 2)) submitted and hereby approved in writing by the Council.

7

No exterior lighting shall be installed on site without a Lighting Design Strategy for Biodiversity (prepared in consultation with a SQE) for the site being submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site or adjacent to site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places (including any bat roost features installed as part of the proposals) or along important routes used to access key areas of their territory, for example, for foraging; and
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

8

Notwithstanding the submitted information, the development hereby approved shall not progress above ground floor level until full details including the specification and precise location (as identified on a plan and elevation drawing of the property) of the proposed integrated bat roost features (minimum 1no) and integrated bird nesting features (minimum 1no), suitable for priority species such as house sparrow, starling and swift, have been submitted to and approved in writing by the LPA Ecologist.

All integrated bat roosting/bird nesting features shall be installed in accordance with the specifications and locations set out in the approved plan and elevation drawings, as confirmed by a statement prepared by a suitably qualified ecologist including photographs of the features in situ, submitted and approved by the LPA Ecologist prior to first occupation.

Thereafter, the features shall be maintained thereafter in accordance with the approved plans.

9

Where it is intended to create semi-natural habitats, all species used in the planting proposals shall be locally native species of local provenance unless otherwise agreed in writing with the local planning authority.

10

Prior to the commencement of development, gas monitoring of the site shall be carried out to provide monitoring data sufficient to allow prediction of worse case conditions and so enable the full assessment of risk and characterisation of pollutant linkages and subsequent design of appropriate gas protection schemes. The findings of the gas monitoring shall be submitted to and approved in writing by the Local Planning Authority.

#### Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the gas monitoring after development has commenced and the result of the monitoring works will influence the subsequent design of appropriate gas protection measures for the development.

11

If required by the findings of the gas monitoring required under condition 10, the construction of the proposed development shall take account of the results of site investigations for gas emissions from underground. The detailed design and method of construction shall incorporate the gas protection measures required, the details of which shall first be submitted to and be approved in writing by the Local Planning Authority. All approved gas protection measures shall be fully implemented in accordance with the approved details before the development is first occupied or brought into use.

12

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odours, 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 an amended Risk Assessment and, if required, amended remediation and monitoring measures have been submitted to and approved in writing by the Local Planning Authority.

13

No development shall commence until;

- a) a scheme of intrusive site 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.

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

Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations works after development has commenced.

14

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.

15

The detached garage hereby approved and as shown on the approved plan 'Drawing Number 1B/12 Garage Elevations, Site Plan/ Roof Plan' shall only be used for a purpose ancillary to the dwellinghouse hereby approved and shall not be occupied or used independently at any time.

16

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 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

**Any additional comments on application/decision:**

That planning permission be granted with S106 agreement.

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/23/00349/FUL  
Land to the West of Sainsburys  
Supermarket, Eleventh Avenue, Team  
Valley, Gateshead

**Applicant:**

Location 3 Properties Limited

**Proposal:**

Construction of builders' merchant with associated yard, car parking and landscaping (revised application) (additional information received).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None.

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

The applicant must make a financial contribution £102,858 in full to the Council. This contribution will be used on land designated by the Council to create and/or improve and habitats. The contribution also covers management of the delivered habitat units for a minimum of 30 years.

2) That the Service Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

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

PL(0)101 (Location Plan)

PL(0)103 (Proposed site plan)  
PL(0)104 (External works details)  
PL(0)105 (Proposed ground floor plan)  
PL(0)106 (Proposed first floor plan)  
PL(0)107(Proposed roof plan)  
PL(0)108 (Typical section A-A)  
PL(0)109 (Proposed elevations – Sheet 1)  
PL(0)110 (Proposed elevations – Sheet 2)  
PL(0)111 (Existing and proposed site section 1-1)  
PL(0)112 (Existing and proposed site section 2-2)  
1356\_100 rev E (Landscape strategy)

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

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) A Construction Traffic Management Plan which includes further details of the management of vehicles arriving at and leaving the site during construction;
- (d) Storage of plant and materials used in constructing the development
- (e) The erection and maintenance of security hoarding
- (f) Wheel washing facilities
- (g) Measures to control the emission of dust and dirt during construction
- (h) Measures to control noise and vibration during construction
- (i) 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.

4

The development hereby approved shall be implemented wholly in accordance with the CMP measures approved under condition 3 at all times during construction.

5

All works and ancillary operations in connection with site preparation works and the construction of the new development, including deliveries to the site shall be carried out only between 0700 hours and 1900 hours Monday to Friday, between 0800 hours and 1700 hours Saturday and at no time on Sundays or Bank Holidays unless otherwise approved in writing by the Local Planning Authority.

6

The development hereby permitted shall be constructed entirely of the materials detailed in the submitted application as confirmed on the following approved plans:

PL(0)107(Proposed roof plan)

PL(0)109 (Proposed elevations – Sheet 1)

PL(0)110 (Proposed elevations – Sheet 2)

7

Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be implemented in full accordance with the submitted Arboricultural Impact Assessment Report (AIA) and Arboricultural Method Statement (AMS), Land adjacent to Eleventh Avenue, Team Valley, 16 March 2023 as confirmed under condition 1 of this approval, at all times during construction and until final completion of the development.

8

Prior to the opening of the development to the public, a Travel Plan (conforming to National Specification for Workplace Travel Plans) comprising immediate, continuing or long-term measures to promote and encourage alternatives to single occupancy car use shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include mechanisms for monitoring and review over the lifetime of the development and timescales for implementation. The approved travel plan shall thereafter be implemented, monitored and reviewed in accordance with the approved details.

9

Evidence of the implementation of the approved Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details, or any changes made under the review process.

10

Prior to opening the development to the public, the pedestrian visibility splay at the Eleventh Avenue site access and the 3m wide gated link into the site that physically joins the footpath on Chowdene Bank, shall be laid out in accordance with approved plan ref PL(01)103 and retained for the lifetime of the development. At no time shall this visibility

splay be obstructed nor shall the footpath link to Chowdene Bank be unavailable for staff use.

11

Prior to the opening of the development to the public, details of a yellow-hatched box junction (or direct equivalent) at the Eleventh Avenue site access shall be submitted to and approved in writing by the Local Planning Authority.

12

Prior to the opening of the development to the public, the yellow hatched box junction approved under condition 11 shall be implemented in accordance with the approved details and maintained for the lifetime of the development.

13

The vehicular access gates into the service yard as shown on approved plans shall remain open during all trading hours of the premises.

14

Prior to the opening of the development to the public, all on-site vehicular parking including customer, cycle/motorcycle, HGV and van parking shall be laid out and made available in accordance with the approved details shown on approved plan ref: PL(0)103, and maintained thereafter for the lifetime of the development.

15

The on-site showering and changing facilities for staff, detailed on the approved drawings shall be made available prior to the opening of the development to the public and thereafter retained for use for the lifetime of the development.

16

The service yard access and service turning area as shown hatched on approved plan ref: PL(0)103 (Proposed site plan) shall remain free of stock/storage or other obstructions at all times.

17

Prior to the opening of the development to the public, final details of signage directing customer HGVs to the service yard shall be submitted to and approved in writing by the Local Planning Authority. Signage must be placed in advance of the yard access gates indicating customer HGV access only to the yard (with customer cars directed to the main car park).

18

The signage approved under condition 17 shall be implemented in accordance with the approved details prior to the opening of the development to the public and thereafter maintained for the lifetime of the development.

19

Prior to the opening of the development to the public, details of on-site EV parking provision and associated charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority.



20

Details approved under condition 19 shall be implemented in full accordance with approved documentation prior to the opening of the development to the public and thereafter maintained for the lifetime of the development.

21

Prior to the opening of the development to the public, the proposed vehicular highway access arrangement to Eleventh Avenue shall be constructed and implemented in accordance with the approved plans.

22

Prior to the commencement of any works in relation to the widening of the footpath along the boundary with Chowdene Bank, as shown on approved plan ref PL(0)103, the specification of works, timetable and materials to be used shall be submitted to and approved in writing by the Local Planning Authority.

23

The works approved under condition 22 shall be implemented in accordance with the approved details.

24

Prior the opening of the development to the public, the proposed bin storage as shown on plan refs: PL(0)103 and PL(0)104 shall be made available in accordance with the approved details and maintained thereafter for the lifetime of the development.

25

Prior to the opening of the development to the public, flood resilience details shall be submitted to, and approved in writing by the Local Planning Authority, together with a flood response plan in consideration of a flood horizon of 600mm above finished floor level.

26

The flood resilience measures, and flood response plan approved under condition 25 shall be implemented in full and thereafter retained and maintained throughout the lifetime of the development.

27

Prior to commencement of the development hereby approved, a final detailed drainage scheme following the principles set out in the submitted "Flood Risk Statement and Drainage Strategy" shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include but not be limited to a final drainage plan and supporting drainage calculations (in pdf and MDX format), full construction details and specifications with site specific cross sections through all key drainage components (attenuation tank, flow control, downstream defender, permeable paving and raingarden). The effect of a submerged outfall shall be included in the drainage design.

Pre-commencement reason

To demonstrate that the proposed development will be appropriately flood resilient for its lifetime before construction works start.

28

The drainage details approved under condition 27 shall be implemented in full and thereafter retained and maintained throughout the lifetime of the development.

29

Prior to first occupation of the development hereby approved, a Drainage Maintenance Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP should include a site plan identifying ownership and responsibility for all drainage components together with a maintenance schedule and inspection checklist. The DMP should identify any drainage components that may require replacement within the lifetime of development and a strategy for their renewal.

30

The DMP details approved under condition 29 shall be implemented in full and thereafter retained and maintained throughout the lifetime of the development.

31

Prior to commencement of development a Drainage Construction Management Plan (DCMP) detailing how surface water runoff will be safely managed on site during all phases of construction is to be submitted for approval prior to commencement. The DCMP shall confirm the construction sequence for the proposed drainage system and all necessary measures needed to protect drainage assets during construction. The DCMP shall include the method of construction for foul water drainage pipes and chamber shown to be located in a tree root protection area.

Pre-commencement reason

To demonstrate that the proposed development will be appropriately flood resilient for its lifetime before construction works start.

32

The DCMP approved under condition 31 shall be implemented in full throughout the construction phase of the development.

33

Prior to commencement of the development hereby approved, the final surface water discharge rate shall be submitted to and approved in writing by the Local Planning Authority.

Pre-commencement reason

To demonstrate that the proposed development will be appropriately flood resilient for its lifetime before construction works start.

34

The Surface Water Discharge Rate approved under condition 33 shall be adhered to for the lifetime of the development.

35

Prior to the commencement of the development hereby approved, a remediation strategy to address the risk of asbestos, and a Asbestos Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Information to be submitted shall

include a timetable for implementation of any remedial measures, detailing the safety measures and controls to be implemented during the construction phase. The developer / main contractor should make an allowance for asbestos awareness training and reference should be made to the 2016 CL:AIRE guidance 'Control of Asbestos Regulations 2012; Interpretation for managing and working with asbestos in soil and construction and demolition. These precautions should include suitable PPE (typically dust masks, disposal overalls, etc.), the dampening down of the made ground during any excavations to prevent windblown particles / fibres from becoming airborne (especially during dry periods), and any excavations left open for long periods of time being suitably covered to prevent windblown particles / fibres escaping from open excavations, so as to provide protection for workers and adjacent site users.

#### Pre-commencement reason

To demonstrate that the proposed development will be appropriately mitigated against contaminated ground and asbestos before construction works start.

36

The remediation measures approved under condition 35 shall be implemented wholly in accordance with the approved remediation and validated by a suitably qualified Geo-Environmental engineer, and in accordance with the approved timetable and maintained for the life of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

37

Following completion of the remediation measures approved under conditions 35-36, if required, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to the opening of the development to the public. The report must demonstrate that the necessary remediation works have been carried out satisfactorily and remediation targets have been achieved. The Post Remediation Verification Report should provide a summary of remedial works carried out together with relevant documentary evidence and post remediation test results. The verification report should provide confirmation that all measures outlined in the approved remediation statement have been successfully completed, including where appropriate, validation testing.

38

Any undesirable material observed during excavation of the existing ground shall be screened and removed. 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. Following completion of measures identified in the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

39

No development shall take place (including ground works, vegetation/site clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- (a) Risk assessment of potentially damaging construction activities.
- (b) Identification of “biodiversity protection zones” e.g., tree protection zones.
- (c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements e.g., measures to protect wildlife from becoming trapped in any excavations/pipes during construction, retained trees to be protected in accordance with British Standard BS 5873 2012. Trees in Relation to Construction;
- (d) The location and timing of sensitive works to avoid harm to biodiversity features. e.g., no vegetation clearance to be undertaken between March and September (inclusive) unless immediately preceded by a nesting bird check undertaken by a suitably qualified ecologist.
- (e) Responsible persons and lines of communication.
- (f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- (g) Use of protective fences, exclusion barriers and warning signs where required.

Pre-commencement reason

To ensure an appropriate management plan is in place before construction works start.

40

The details approved under condition 39 shall be implemented at all times during construction.

41

No development shall take place (including ground works, vegetation/site clearance) until full details of the landscaping/habitats to be retained/enhanced and created on site (as detailed in the Landscape Strategy Plan, ref 1356\_100 Rev E), along with a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

Pre-commencement reason

To ensure an appropriate management plan is in place before construction works start.

42

The details approved under condition 41 shall be implemented in the first available planting season following the commencement of site works. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

43

No development shall take place (including ground works, vegetation/site clearance) until a Landscape and Ecological Management Plan for the areas of soft landscaping/ecological habitat to be maintained for a period of no less than 30 years following completion of the development where such areas contribute to the on-site post enhancement biodiversity value of the site identified in the updated BNG metric has been submitted to and approved in writing by the Local Planning Authority.

Pre-commencement reason

To ensure an appropriate management plan is in place before construction works start.

44

The landscaping and ecological areas approved under condition 43 shall be maintained in accordance with the approved details for a minimum 30 years.

45

Prior to the installation of any new external lighting associated with the development, a lighting design strategy, lighting contour plan(s) and full specifications, shall be submitted to and approved in writing by the Local Planning Authority.

46

The lighting design strategy approved under condition 45 shall be implemented and maintained in accordance with the approved details. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

**Any additional comments on application/decision:**

That planning permission be granted with S106 agreement.

**Date of Committee: Wednesday 9<sup>th</sup> August 2023**

**Application Number and Address:**

DC/23/00437/FUL  
Former Parkdale Press Premises  
Clavering Road  
Whickham  
NE16 3BX

**Applicant:**

Steven Carr

**Proposal:**

Erection of 4-storey apartment block comprising of 8no. 2 bed units in a single block (resubmission).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None.

**List of speakers and details of any additional information submitted:**

None.

**Decision(s) and any conditions attached:**

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

The applicant must make a financial contribution of £3,828.00 in full to the Council, before any work extends beyond the damp proof course. This contribution will be used on land designated by the Council to create and/or improve and habitats, resulting in an uplift of no less than 0.2552 habitat units. The contribution also covers management of the delivered habitat units for a minimum of 30 years.

2) That the Service Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

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

100-01 Location Plan Rev 1  
300-01 Ground Floor Plan Rev 3  
300-02 First Floor Plan Rev 3  
300-03 Second Floor Plan Rev 3  
300-04 Third Floor Plan Rev 3  
300-05 Roof Plan Rev 2  
300-06 Site Plan Rev 2  
400-01 Building Elevations Rev 2  
400-02 Building Sections Rev 1  
400-03 Building Section B Rev 1  
400-04 Building Section C Rev 1  
400-05 Building Section D Rev 1  
400-06 Site Section Rev 1

Phase 2 SI Report Appendix Clavering Road Swalwell  
Coal Mining Risk Assessment  
G23009 - Gas monitoring report Clavering Road Swalwell NE16 3BX  
20-760 Former Parkdale Press Premises Clavering Road BNG April 23 Rev B

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 approved shall not progress above damp proof course until an external materials schedule has been submitted to and approved in writing by the Local Planning Authority and where requested samples of the materials, colours and finishes to be used on the external surfaces have been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

4

The development hereby approved shall be undertaken in accordance with the materials schedule approved at Condition 3.

5

Notwithstanding the submitted plans, no unit hereby approved shall be occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a fully detailed landscaping scheme (ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting), proposed timings for implementation and a scheme and maintenance of the landscaping (for a period of 5 years following planting).

6

The landscaping scheme shall be undertaken and maintained in full accordance with the details and timetable approved under Condition 5.

7

No development shall commence until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority.

The DMP shall include:

- a. a dust management plan
- b. a noise management plan
- c. contractor parking

All external works and ancillary operations in connection with the demolition and/or 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, unless otherwise approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the demolition and construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition and construction works and the manner in which they are undertaken could affect adjacent occupiers.

8

The development shall be implemented in accordance with the Demolition and Construction Management Plan measures approved at condition 7.

9

Notwithstanding the submitted details, prior to the first occupation of any unit hereby approved detailed specifications of the electric vehicle charging units/points, spaces and a timetable for implementation shall be submitted for approval by the Local Planning Authority.

10

The electric vehicle charging facilities shall accordance with the details and timetable for implementation approved under Condition 9.

11

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

12

The cycle storage provision shall be installed in accordance with the details and timetable for implementation approved under Condition 11.



13

Notwithstanding the approved plans, none of the units hereby approved shall be occupied until final details of offsite highway works shown on approved plan 300-06 Rev 2 - Proposed Site Plan, including a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

14

The offsite highways works approved under Condition 13 shall be completed in full accordance with the approved details and timetable for implementation, and shall be maintained in accordance with the approved details.

15

Prior to any works pertaining to drainage a detailed drainage scheme for the development shall be submitted to and approved by the Local Planning Authority in consultation with the LLFA. The drainage scheme shall include a drainage plan and supporting drainage calculations together with site specific cross sections through all key drainage components (sewers, attenuation tank, flow control chamber, permeable paving). Information demonstrating how runoff from all areas will receive an appropriate level of treatment in line with the Simple Index Approach of The SuDS Manual is to be provided for approval.

16

The development shall be undertaken in full accordance with the detailed drainage scheme approved as part of Condition 15.

17

Prior to first occupation of any unit hereby approved a Drainage Maintenance Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP should include a site plan identifying ownership and responsibility for all drainage components together with a maintenance schedule and inspection checklist. The DMP should identify any drainage components that may require replacement within the lifetime of development and a strategy for their renewal.

18

The approved drainage scheme shall be maintained in full accordance with the DMP approved as part of condition 18.

19

No vegetation/site clearance works shall be undertaken unless outside the bird breeding season which extends from March to August inclusive, unless a nesting bird checking survey is undertaken no more than 48 hours prior to the commencement of works on site by a suitably qualified ecologist. Where active nests are confirmed, these must remain intact and undisturbed until the young have fledged and the nest(s) is no longer active, as confirmed by the suitably qualified ecologist.

20

No excavations/trenches or similar onsite will be left open overnight unless fitted with a suitable means of escape such as a scaffolding batten placed at no more than a 45-degree angle to allow any mammals, including hedgehog, to escape.

21

During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. A risk assessment of the development should then be undertaken, to determine whether remedial works are necessary. The risk assessment (including a remediation strategy and timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority.

22

Any remediation works deemed to necessary by the LPA following testing (as part of Condition 21) shall be carried out in accordance with the timescales approved under Condition 21.

23

Following the drilling and grouting exercise and prior to any works pertaining foundation construction, final details of the foundation design shall be submitted to an approved in writing by the Local Planning Authority.

24

The development shall be undertaken in full accordance with the foundation design approved under Condition 25.

**Any additional comments on application/decision:**

That planning permission be granted with S106 agreement.

# REPORT OF THE STRATEGIC DIRECTOR CLIMATE CHANGE.COMPLIANCE, PLANNING AND TRANSPORT

## TO THE PLANNING AND DEVELOPMENT COMMITTEE ON 6 SEPTEMBER 2023:

PART TWO: THE FOLLOWING APPLICATIONS, DETERMINED SINCE THE LAST COMMITTEE MEETING IN ACCORDANCE WITH THE POWERS DELEGATED UNDER PART 3, SCHEDULE 2 (DELEGATIONS TO MANAGERS) OF THE COUNCIL CONSTITUTION, ARE LISTED FOR INFORMATION ONLY.

DC/22/00072/FUL	Erection of a two storey, self-contained ancillary dwelling within the grounds of Orchard House (additional information received).	Orchard House , Saltwell Road South,	Refused;	Low Fell
DC/22/01367/FUL	Erection of single-storey timber framed structure within the gardens of 231 Kells Lane and new sliding wrought iron gates on the Church Road (Amended Plans received 02.05.2023).	Elizabeth House, 231 Kells Lane,	Granted;	Low Fell
DC/23/00087/HHA	Installation of a new 1.8M high boundary fence to front/side (reducing to 1m within 2m of front boundary) and Installtion of new modular metal mesh access ramp to front driveway and associated works to path	32 Gilliland Crescent, Birtley,	Granted;	Lamesley

DC/23/00141/FUL	Re-configuration and extension to the existing Crawcrook DIY and Trade building with associated car park re-configuration (resubmission) (amended plans received 31.05.2023, 28.06.2023, 07.07.2023, 25.07.2023)	Crawcrook DIY And Trade, 12 Main Street,	Granted;	Crawcrook And Greenside
DC/23/00171/FUL	Demolition of number 1-88 Crowhall Towers, Greyhound Pub and Community Centre.	Crowhall Towers, Crowhall Lane,	Granted;	Felling
DC/23/00201/CPL	Garage conversion to include new wall and window in place of garage door. New doors to rear.	77 Broadway, Newcastle Upon Tyne,	Granted;	Whickham South And Sunnyside
DC/23/00221/FUL	Proposed creation of field access (revised application) (amended plans 27.03.2023 and additional information received 17.07.2023).	Land East Of Stampley Moss Farm, Thornley Lane,	Refused;	Winlaton And High Spen
DC/23/00315/HHA	Proposed single storey rear extension and associated works to access rear garden	52 Garden House Estate, Ryton,	Granted;	Crawcrook And Greenside
DC/23/00327/FUL	Proposed conversion of stable building to create a residential annex.	Herds House Cottages, Herd House Lane,	Granted;	Crawcrook And Greenside

DC/23/00335/FUL	Demolish existing timber stable block and build new masonry construction stable block on existing footprint and slab. (amended site address 12.07.2023)	Land To The Rear Of , The Stables,	Granted;	Lamesley
DC/23/00338/HHA	Installation of boundary treatment including inward opening gates at entrance to driveway at height up to 1.8m.	45 Broom Lane, Newcastle Upon Tyne,	Granted;	Dunston Hill And Whickham East
DC/23/00350/HHA	Proposed 2 storey side and rear extension	28 Cedar Crescent, Gateshead,	Granted;	Low Fell
DC/23/00352/HHA	Installation of PVCU conservatory and replacement windows to rear of property	14 St Cuthberts Park, Marley Hill,	Granted;	Whickham South And Sunniside
DC/23/00380/HHA	Erection of two-storey rear extension and single storey side and rear extensions (revision of Application DC/21/00785/HHA)	Highbury, Hexham Old Road,	Granted;	Ryton Crookhill And Stella
DC/23/00382/HHA	Proposed two-storey gable extension and single-storey front extension.	55 Hollinhill, Rowlands Gill,	Granted;	Winlaton And High Spen

DC/23/00390/NPA	DETERMINATION OF PRIOR APPROVAL: Installation of PV system comprising of up to 2564 x 420w solar panels with a total maximum output not exceeding 1MW.	Parker Hannifin Manufacturing , Dukesway,	Granted;	Lamesley
DC/23/00403/HHA	Single storey rear extension	Leven House, Hugar Road,	Granted;	Winlaton And High Spen
DC/23/00394/HHA	Single storey rear extension and partial garage conversion	23 Glamis Crescent, Rowlands Gill,	Granted;	Winlaton And High Spen
DC/23/00443/ADV	Display of 1no free standing pole-mounted sign	Former Bleach Green Site, (Maple, Sycamore, Hazel, Birch, Elm And Larch Roads),	Temporary permission granted;	Blaydon
DC/23/00452/HHA	Proposed single storey rear flat roof extension	20 The Brambles, Birtley,	Granted;	Lamesley
DC/23/00459/FUL	Converting existing window into fire escape with concrete ramp and paving external.	Community Lounge, Boltons Bungalows,	Granted;	Chopwell And Rowlands Gill
DC/23/00473/HHA	Proposed single storey rear extension and associated access	36 Whitehall Road, Gateshead,	Granted;	Bridges
DC/23/00464/FUL	Installation of external air conditioning unit to market place cafe with the retention of external storage area (part retrospective).	National Trust, Souvenir Shop Cafe And Offices,	Granted;	Whickham South And Sunniside

DC/23/00470/TPO	T1 - Sycamore. Crown reduction 30% (2-3m depending on limb structure). Crown lift to 8m (remove the lowest branches on south side of the tree)	10 Elm Court, Newcastle Upon Tyne,	Granted;	Whickham South And Sunnyside
DC/23/00481/TPO	Ash tree located to the rear of 37 Heathfield Place fell to ground level as considered to be in a hazardous condition.	37 Heathfield Place, Gateshead,	Granted;	Saltwell
DC/23/00482/HHA	Proposed Minor enlargement of existing side window in the North Elevation  To be enlarged by 38 cm vertically to: 76 cm vertically by 142 cm horizontally.	20 Tynemouth Pass, Gateshead,	Granted;	Dunston And Teams
DC/23/00484/HHA	Single storey side extension	23 Aston Way, Newcastle Upon Tyne,	Granted;	Whickham South And Sunnyside
DC/23/00485/HCPL	Hip to gable loft conversion with rear dormer.	3 Bideford Gardens, Gateshead,	Granted;	Chowdene
DC/23/00556/HCPL	Single storey rear extension	4 Enfield Gardens, Whickham,	Granted;	Whickham North

DC/23/00492/HHA	Proposed single storey extension to front and single storey extension to the rear	102 Hopedene, Felling,	Granted;	Wardley And Leam Lane
DC/23/00501/CPL	CERTIFICATE OF LAWFULNESS: Change of use of residential maisonette to HMO.	61 Deckham Terrace, Gateshead,	Granted;	Deckham
DC/23/00506/ADV	Proposed fascia signage to front and side elevations. (amended 30.06.23)	Unit 26, Team Valley Retail Park,	Temporary permission granted;	Lamesley
DC/23/00509/HHA	Single storey side extension and alterations to existing dormer.	10 Grange Drive, Ryton,	Granted;	Ryton Crookhill And Stella
DC/23/00514/COU	Proposed change of use of ground and first floors to a place of worship (Use Class F1).	15 West Street, Gateshead,	Granted;	Bridges
DC/23/00515/HHA	Proposed ground floor side extension	2 Greenwood Gardens, Gateshead,	Granted;	Lobley Hill And Bensham



DC/23/00548/HHA	Proposed internal and external adaptations including access ramp to the rear associated works	16 Tribune Place, Gateshead,	Granted;	Deckham
DC/23/00581/HHA	Single storey extension to Side and Rear of existing bungalow	51 Western Way, Ryton,	Granted;	Ryton Crookhill And Stella
DC/23/00601/FUL	Installation of portable office structure (amended plan received 04.08.23).	UNION ELECTRIC STEEL, Close Works,	Granted;	Bridges

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**TITLE OF REPORT:** Planning Obligations

**REPORT OF:** Anneliese Hutchinson, Service Director, Climate Change, Compliance, Planning and Transport

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### **Purpose of the Report**

1. To advise the Committee of the completion of Planning Obligations which have previously been authorised.

### **Background**

2. To comply with the report of the District Auditor "Probity in Planning" it was agreed that a progress report should be put before the Committee to enable the provision of planning obligations to be monitored more closely.
3. Since the last Committee there have been **no** new planning obligations.
4. Details of all the planning obligations with outstanding covenants on behalf of developers and those currently being monitored can be found at Appendix 2.

Members will note the format of the information segregated into those agreements that are signed but awaiting the trigger for works for payment, agreements which have triggered the need for works or for an invoice to be sent and finally agreements where payment has been received and the works and spend are being monitored.

### **Recommendation**

5. It is recommended that the Committee note the report.

**Contact: Emma Lucas Ext 3747**

**1. FINANCIAL IMPLICATIONS**

Some Section 106 Agreements require a financial payment when a certain trigger is reached and there is a duty on the Council to utilise the financial payments for the purposes stated and within the timescale stated in the agreement.

**2. RISK MANAGEMENT IMPLICATIONS**

Nil

**3. HUMAN RESOURCES IMPLICATIONS**

Nil

**4. EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**5. CRIME AND DISORDER IMPLICATIONS**

Nil

**6. SUSTAINABILITY IMPLICATIONS**

Nil

**7. HUMAN RIGHTS IMPLICATIONS**

Nil

**8. WARD IMPLICATIONS**

Monitoring: various wards

**9. BACKGROUND INFORMATION**

The completed Planning Obligations

## APPENDIX 2

Date Agreement Signed	Planning application number	Ward	Site Location	Proposal	Obligation	Update
17/08/2023	DC/20/01095/FUL	PELHEW - Pelaw and Heworth	Reay Street, Bill Quay	Construction of 3no dwellinghouses	To pay the off-site biodiversity contribution on or before the commencement of the development - £14,700.00	
04/04/2023	DC/21/01494/FUL	BLAYD - Blaydon	Land South of Chainbridge Road, Blaydon NE21 5SS	Erection of a building for employment uses (Use Classes E(g) (ii) and E(g) (iii), B2 and B8), together with associated car parking and landscaping works (amended plans/additional information received 03/03/22, 12/04/22, 30/05/22 and 29/06/22).	To pay the single tern raft contribution on or before commencement of development (£18,742.00)	Not Startes - Expires 04/04/2026
23/11/2022	DC/21/01470/FUL	RYCHS - Ryton Crookhill And Stella	Land To The North Of Cushy Cow Lane At Ryton, Gateshead	Construction of 3no. residential dwellings (use class C3), extension to curtilage of existing bungalow (Willtobie), and associated amendments to existing access and hard and soft landscaping (Plans amended 28.02.22, 06.04.22, 13.04.22 and 14.04.2022. Supporting information amended 06.04.22. Ownership certificate amended 13.04.2022. Description amended 13.04.2022).	Off-site Biodiversity Contribution - the sum of £9,321.00 plus indexation to be paid on or before first occupation of the development	Not started - Expires 23/11/2025
27/09/2022	DC/19/01252/OUT	WARDLL - Wardley And Leam Lane	Land North Of Follingsby Lane Follingsby Park Gateshead	OUTLINE application with all matters reserved except for access for the erection of business/industrial development (use classes E g iii light industry and / or B2 general industry and / or B8 storage and distribution) with associated car parking, hard landscaping and access.	Off-site Biodiversity Contribution - the sum of £120,750.00 plus indexation Off-site Highway contribution sum of £25,774.00 both to be paid on or before commencement of development	Not started - EXPIRES 28/09/2025
31/03/2022	DC/21/00922/FUL	RYCHS - Ryton Crookhill And Stella	Land Off Newburn Bridge Road, Between Flogas And Blaydon Caravan, Blaydon, NE21 4NT	Development of a Battery Storage Facility, associated infrastructure and grid connection (amended plans/additional information received 15.10.2021, 21.10.2021, 15.11.2021, 22.12.2021)	Off-site Biodiversity Contribution - the sum of £66,900.00 except where a different sum (whether higher or lower) is determined by the updated biodiversity net gain post enhancement calculation (using the Multiplier) (The Multiplier means the sum of £15,000.00 per biodiversity unit pro rata) to be paid on or before commencement	Not started - EXPIRES 31/03/2025

23/11/2021	DC/21/00994/FUL	WHINOR - Whickham North	Land West Of Gibside Way Metro Retail West Gateshead Metro Centre Retail Park NE11 9XS	Demolition and alteration of existing retail units and erection of Bulky Goods Retail Store (Class Ea) with alterations to access, and associated parking and landscaping (additional information received 06/10/21 and 11/10/21 and amended plans received 06/10/21 and 12/10/21).	To pay £87,000 for Sustainable Transport four weeks after commencement date	Paid 04/07/2022
30/07/2021	DC/18/00574/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossing along Follingsby Lane (Submitted with a Supplementary Environmental Statement).	The sum of £84,500 to be used by the Council for the purpose of implementing the bus lane scheme on the A195 included in a transport bid to the levelling up fund or such alternative works as the Council may determine to improve transport condition at the junction of Leam Lane and Lingey Lane	Paid 02/08/2021
10/06/2021	DC/20/01061/FUL	DUNWHI - Dunston Hill And Whickham East	Dunston Hill Hospital Whickham Highway Whickham NE11 9DL	The demolition of the walled garden and former Woodside Centre Day Care, and proposed development of 11 residential dwellings (C3), with associated new walled garden, parking and landscaping (amended and additional information received 09/02/21 and 04/03/	Delivery of Affordable Housing in Accordance with the S106 Agreement -	NO CONTRIBUTION DUE
24/03/2021	DC/19/01211/FUL	LOBBEN - Lobley Hill And Bensham	ALLIED BAKERIES GATESHEAD F28 Kingsway North Gateshead NE11 0LT	Erection of commercial vehicle centre (mixed B1, B2 and B8 use) (amended 20/02/20).	Premises only to be used by Bell Truck Sales Limited	NO CONTRIBUTION DUE

29/01/2021	DC/16/00320/FUL	RYCHS - Ryton Crookhill And Stella	Land To The South Of Cushy Cow Lane Ryton Tyne & Wear	Proposed erection of 283 dwellings including associated access, infrastructure and open space including diversion of public rights of way (amended 22/12/17 and 17/10/18 and additional information and amended plans received 24/01/19).	To provide off site bus infrastructure and bus turning circle prior to 50 dwellings being occupied. Provide on site bus service prior to occupation of first dwelling in Phase 3. Ecology contribution - £75,000 prior to commencement, £25,000 prior to occupation of 100th dwelling, £28,636.36 prior to occupation of 200th dwelling. Either pay the Local Workforce Contribution of £63,000 or provide training and employment management plan prior to commencement. Provide 43 Affordable dwellings - 28 Affordable rent, 15 Intermediate.	Invoiced - £75,000 - 25/10/2021 Paid 15/11/21 Invoiced - £63,000 - 15/11/21 Paid 15/11/21
29/01/2021	DC/17/01376/FUL	RYCHS - Ryton Crookhill And Stella	Land East Of Woodside Lane And North Of A695	Proposed erection of 267 dwellings including associated access, infrastructure and open space (amended 22/10/18 and 24/01/19).	To provide off site bus infrastructure and bus turning circle prior to 30 dwellings being occupied. To pay Off Site Ecological Contribution of £75,000.00 prior to commencement. To pay £25,000.00 prior to 100th dwelling. To pay £21,364.00 prior to 200th dwelling. Either pay Local Workforce Contribution of £56,000.00 or submit Training and Employment Management Plan prior to commencement. Provide 40 Affordable dwellings. (27 Affordable Rent. 13 Intermediate Dwellings)	Invoiced - £75,000 - 30/09/2021 Paid 1/11/21
27/01/2021	DC/20/00197/FUL	WHISS - Whickham South and Sunnside	Land Rear Of 'The Cottage' Gateshead Road Sunnside Newcastle Upon Tyne NE16 5LQ	Demolition of 'The Cottage', followed by construction of 17 houses (C3) with associated landscaping, amenity space, SuDS, access and works affecting a public right of way (amended 08/07/20 & 17/09/20).	The Sum of £182,367.32 plus Indexation for off-site affordable housing. The sum of £51,698.39 plus indexation for Biodiversity	Not Commenced <b>EXPIRES 28/01/2024</b>
09/09/2020	DC/18/00859/FUL	WINHS - Winlaton And High Spen	Land on the east side of Collingdon Road, High Spen, Rowlands Gill	Residential development of 185 detached, semi-detached and terraced dwellings, including affordable homes, along with associated access, services, infrastructure and landscaping.	The sum of £40,000 for off-site ecology works at The Folly, South of Lead Road, Greenside. The sum of £62,000 for highways to use for nre footway on east side of B6315. The sum of £42,000 for local workforce contribution. Ecology - paid on commencement Highways - 4 weeks after commencement Local workforce -4 weeks after commencement or provide 6 apprenticeships	Paid 07/12/20, confirmed workforce contribution will be met by apprenticeships, waiting for confirmation on this
20/02/2020	DC/19/00279/OUT	CHORG - Chopwell And Rowlands Gill	Land At Highfield Road Rowlands Gill	Proposed erection of thirteen dwellings.	The sum of £36,000 to be paid to the Council to enable it to carry out offsite ecological compensatory measures £10,000 on commencement £10,000 on completion of the installation of the drainage for the whole of the development £16,000 on occupation of the first dwelling	Invoiced £10,000.00 for commencement 27/06/2023
18/12/2019	DC/18/00443/FUL	CHORG - Chopwell And Rowlands Gill	Land To The West Of Moorland View/Valley Dene Chopwell NE17 7EX	Erection of 205 no. 2, 3 and 4 bedroom semi and detached two-storey dwellings with associated works (additional information/amended 21/12/18, 17/05/19, 29/05/19, 19/08/19 and 13/09/19).	The sum of £139,958 for ecological management contribution to be paid prior to the occupation of the first dwelling. The sum of £84,350 for upgrading of traffic signals to be paid prior to the occupation of the first dwelling.	Invoiced 14/06/2021 Paid 01/07/2021

10/10/2019	DC/18/00863/FUL	BLAYD - Blaydon	Land at Blaydon, Gateshead	Demolition of all existing buildings (excluding Blaydon House), followed by erection of 25 dwellings and associated works (amended 19/12/18 and 09/04/19).	The sum of £31021.00 for off site affordable housing provision	Paid 19/10/2020
19/08/2019	DC/18/00860/OUT	WARDLL - Wardley And Leam Lane	Land West Of Follingsby Way Follingsby Park Gateshead	Erection of business/industrial development (within Use Classes B1(c) and/or B2 and/or B8) with associated car parking and hard landscaping, with access to be considered and all other detailed matters reserved (description amended 18.09.2018)	The sum of £27,600.00 for Ecological Mitigation Contribution to be paid to the Council prior to commencement of Development	Not Commenced <b>EXPIRES</b> 12.09.2022
24/06/2019	DC/16/00698/OUT	WARDLL - Wardley And Leam Lane	Former Wardley Colliery Wardley Lane Felling Gateshead NE10 8AA	Outline application for no more than 144 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works. All matters reserved (additional information and amended 07/02/18, additional information 29/05/18 and amended 10/09/18).	Prior to commencement to pay the ecological contribution of £30,000.00. Nexus Travel passes given to each new owner upon occupation. Archaeological Interpretation Boards Contribution of £1500.00 to be paid prior to first occupation. Affordable housing plan to be submitted prior to commencement. Training and employment management plan - to provide 4 apprenticeships directly related to development	Commenced - Invoiced 28/03/2023
22/05/2019	DC/18/00715/FUL	BRIDG - Bridges	Former Stadium Service Station Park Road Gateshead NE10 0XF	Erection of two storey building for Motorbike Sales (Sui Generis Use) and two ground floor units with uses to include A1 (retail), A3 (food and drink) and/or a mixed A1/A3 drive-thru facility, with associated car parking, access and landscaping (amended and additional information received 12/11/18).	On Commencement to pay the sum of £7944.00 for the creation of 260m of native hedgerow on land east of Wardley Lane, to compensate for the loss of an onsite area of priority habitat.	Not Commenced <b>EXPIRES 23.05.2022</b>



03/04/2019	DC/18/00574/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossing along Follingsby Lane (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	No Monies Due
03/04/2019	DC/18/00575/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00111/REM to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	No Monies due
07/02/2019	DC/18/00804/FUL	DUNTEA - Dunston And Teams	Go North East Mandela Way Whickham NE11 9DH	Formation of new bus parking area (amended 07/12/18).	On Commencement to pay the sum of £12,148.66 towards the cost of provision of offsite ecological mitigation	Commenced - Invoiced 27/02/2020 Paid
25/01/2019	DC/18/00764/FUL	HIFELL - High Fell	Land At Church Road Gateshead	Erection of twelve dwellinghouses with associated accesses, parking and landscaping (amended and additional information received 09/10/18).	The sum of £15,600.00 towards the cost of provision of offsite ecological mitigation comprising mechanical cutting removal and disposal off site of the arisings within 025 ha of Council owned land south of Whitehill drive Gateshead that is in compliance with Regulations 122 and 123 of the CIL Regulations; to compensate for the loss of an onsite area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development.	Commenced - Contribution of £15,600.00 paid 24/01/2019
15/01/2019	DC/18/00508/FUL	FELL - Felling	MH Southern And Co Ltd Green Lane Sawmills Felling NE10 0JS	Extension of sawmill yard including demolition of existing buildings and erection of new buildings (as amended 09.11.2018 and 15.11.2018).	The sum of £18,100.00 towards the cost of the restoration and enhancement of a minimum of 0.5 hectares of species rich semi-improved grassland and the maintenance of the offsite measures for a period of no less than 20 years	Commenced Paid 06/08/2019

31/10/2018	DC/18/00704/FUL	WHISS - Whickham South And Sunnside	Land West Of Pennyfine Road Sunnside Newcastle Upon Tyne NE16 5EP	Construction of 89 residential dwellings, including access to Pennyfine Road and associated infrastructure and landscaping (amended 18/07/18, 28/08/18, 04/09/18, 25/09/18 and 24/10/18 and additional information received 31/07/18, 04/09/18, 14/09/18, 08/10/18, 19/10/18 and 23/10/18).	The sum of £61,400 plus indexation to be used by the Council to offset the biodiversity effects of the development. The sum of £3,600 plus indexation to be used by the Council towards the upgrading of the Tanfield Railway Path. The sum of £20,000 plus indexation to be used by the Council towards the lighting of the Tanfield Railway Path	Commenced invoiced all payments now received total: £85,912.00
28/09/2018	DC/18/00573/COU	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Demolition of farmhouse / barn buildings and change of use of land to provide extended green infrastructure and built development zones for the adjacent Follingsby International Enterprise Park including the closure of the existing vehicle access and the formation of a new vehicle access off Follingsby Lane to replace access 1 one of the 6 accesses approved under planning permission DC/18/00237/OUT (Submitted with a Supplementary Environmental Statement).	The Owner covenants with the Council to complete the Development within 12 months of first Occupation.	No Monies due
19/07/2018	DC/17/01267/FUL	PELHEW - Pelaw and Heworth	Land North of Gullane Close Bill Quay Gateshead	Erection of 30 dwellings (Use Class C3) and associated access, landscaping and associated engineering works (resubmission) (amended 04/04/18).	The sum of £33,000.00 to be paid by the Owner to the Council to facilitate the undertaking of off-site ecological compensatory works comprising of the restoration/enhancement of semi improved neutral grassland at Wardley Manor Local Wildlife Site and the maintenance thereafter of the ecological compensatory works for a period of no less than 20 years	Commenced - Invoiced 27/02/2020 Paid
09/05/2018	DC/18/00237/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline planning application for use class B8 (storage and distribution) and B2 (general industry) along with associated offices, internal roads, car parks, infrastructure and landscaping with all matters reserved except access and landscaping of the green infrastructure zone.	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead. The sum of £75,000.00 towards the cost of upgrading traffic signal equipment at the Leam Lane/Lingey Lane Junction	Commenced Invoiced for £75,000.00 22/10/2018 Paid 13/11/2018
12/04/2018	DC/17/01168/FUL	FELL - Felling	Land To The East Of Marigold Avenue, Gateshead	Proposed erection of 41 dwellings with associated open space, landscaping and infrastructure	The sum of £22,000 to be paid to the Council to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat in a part of the Councils administrative area that the Council considers will provide the most appropriate replacement habitat	Commenced Invoiced 11/09/2018 Paid 27/11/2018

02/01/2018	DC/17/01117/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline application for Use Class B8 and B2, along with associated offices, internal roads, car parks, infrastructure and landscaping, with all matters reserved except access	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead to compensate for the loss of an on site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development	Commenced Invoiced for £58,750.00 on 22/10/2018 Paid 13/11/2018
19/10/2017	DC/17/00636/FUL	WARDLL - Wardley and Leam Lane	Land North of Follingsby Lane and East of White Rose Way, Follingsby	Erection of industrial facility (Use Class B1(c) and/or B2 and/or B8) with associated parking, landscaping and access arrangements	The sum of £21,450.00 to be used by the Council for the provision of offsite ecological mitigation within the Councils administrative boundary to compensate for the loss of an on-site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the development	Invoiced 15/11/2017 PAID 19/12/2017
13/10/2017	DC/17/00036/FUL	BIRTLE - Birtley	Former Queens Head Hotel, Birtley Lane, Birtley, DH3 2PR	Variation of cond 1 (app plans) of application DC/16/00523/FUL to allow changes to the layout and elevations and the provision of six staff car parking spaces at The Grove	Mark out staff parking spaces and erect staff parking signs, issue staff parking permits. As long as the First Property is used as a Childrens Nursery	Partly retrospective - Ongoing monitoring NO MONIES DUE
06/07/2017	DC/16/01177/FUL	BRIDG - Bridges	Saltmeadows Industrial Estate Land South Of Saltmeadows Road Gateshead NE8 3DA	Erection of 11 no. industrial units (Use Class B2 and/or B8) with associated access, car parking, landscaping and infrastructure/engineering works including erection of sub-station.	The sum of £9,684 for two bus stops with shelters. The sum of £22,335 to facilitate off-site ecological works at Friars Goose	Commenced Paid 09/01/2018
08/06/2017	DC/16/01288/FUL	LAMES - Lamesley	4 High Street, Gateshead, NE9 7JR	Erection of foodstore (1,254sqm net) landscaping, parking and associated works following demolition of existing foodstore.	The sum of £60,000 to be used by the Council towards the upgrade of the signals at the junction of Old Durham Road, Springwell Road and the High Street. To pay the Contribution prior to the Occupation of the Food Store	Invoiced 08/08/18 Paid 20/09/18
24/03/2017	DC/16/00924/FUL	BIRTLE - Birtley	Land At Portobello Road Birtley	Erection of 60 no. 2, 3 and 4 bedroom two-storey dwellings with associated works (resubmission)	The sum of £36,400.00 to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat (wet marshy grassland) at the Shibdon Meadow Local Wildlife Site	Invoice sent 06.11.2017 PAID 14/12/2017

24/03/2017	DC/16/00722/COU	LOBBEN - Lobley Hill And Bensham	Skills Academy For Construction Kingsway South Team Valley Gateshead NE11 0JL	Change of use from education and training facility (D1) to office, workshop and research facility (sui generis) including additional car parking and other associated external works and facilities.	Sustainable Transport Contribution - The sum of £24,576.00 to provide the South of Team Valley Cycle Improvements on commencement	Paid 27/02/2017
21/12/2016	DC/15/01206/FUL	PELHEW - Pelaw And Heworth	Former Shirt Factory Shields Road Felling Gateshead	Erection of a foodstore (use class A1) and associated works including parking and landscaping	Total of £65,834.00 £14,000 Highways £51,834 Ecology	Paid 22/12/2016
20/12/2016	DC/15/01098/FUL	CCG - Crawcrook And Greenside	Land East Of Crawcrook Lane, Crawcrook	Erection of 187 dwellings with associated estate roads, external infrastructure and landscaping and re-alignment of a section of Crawcrook Lane and the provision of a parking layby to the front of Kingsley Terrace (additional information/amended 15/04/16, 23/06/16 and 27/06/16).	18 Dwellings to be socially rented and 10 dwellings to be discounted private units The sum of £50,000 for off site ecological works, The sum of £367,696.23 for education at Emmaville Primary School The sum of £587,201 (index linked) for junction improvements. Education = 4 installments £91,924.10 on occupation of 47th dwelling, £91,924.10 on occupation of 94th Dwelling, £91,924.10 on occupation of 141st Dwelling and £91,923.93 on occupation of 187th Dwelling Ecology contribution (£50,000) on commencement, Junction improvements in 2 installments = £372,455 on 1st Jan 2018 and £214,746 on 1st Jan 2021	Commenced - Invoice for £50,000 ecological works sent 09.10.2017 PAID 07/12/2017 Junction Contribution 1st Instalment due 01/01/2018 - invoiced for £390,379.90 on 23/01/2018 - Paid 02/03/2018. Invoiced for 1st Education instalment - £91,924.10 on 21/01/19 Paid - 27/02/19 Invoiced for 2nd Junction Contribution £233,450.37 on 26/01/21
20/12/2016	DC/15/01041/OUT	CHORG - Chopwell And Rowlands Gill	Land East Of Collingdon Road Rowlands Gill	Outline planning permission (all matters reserved) for residential development of up to 142 houses	Affordable Housing and Pupil Place Contribution. Pre-commencement must submit a scheme for affordable housing. Pupil Place contribution to be paid on the occupation of 25% of the Open Market Units	Not Commenced <b>EXPIRES 20.12.2019</b>

20/12/2016	DC/16/01151/OUT	BLAYD - Blaydon	UK Land Investments, Land at Chainbridge Industrial Estate, Blaydon, NE21 5ST	Outline application (all matters reserved excluding access) for mixed use retail/leisure development - discount foodstore (1936 sqm), DIY store (4755 sqm), bulky goods unit (632 sqm), pub/restaurant (600 sqm) and a drive-thru restaurant (230 sqm)	The discount foodstore shall not be occupied other than by Aldi Stores Limited unless with the written consent of the Council	Not Commenced EXPIRES 20.12.2019 NO MONIES DUE
20/12/2016	DC/15/01098/FUL	CCG - Crawcrook And Greenside	Land East Of Crawcrook Lane, Crawcrook	Erection of 187 dwellings with associated estate roads, external infrastructure and landscaping and re-alignment of a section of Crawcrook Lane and the provision of a parking layby to the front of Kingsley Terrace	18 Dwellings to be socially rented and 10 dwellings to be discounted private units The sum of £50,000 for off site ecological works, The sum of £367,696.23 for education at Emmaville Primary School The sum of £587,201 (index linked) for junction improvements Junction improvements in 2 installments = £372,455 on 1st Jan 2018 and £214,746 on 1st Jan 2021	Commenced - Invoice for £50,000 ecological works sent 09.10.2017 PAID 07/12/2017 Invoice for £196,623.89 (Highways Improvement) paid 07/03/18
08/12/2016	DC/15/01004/FUL	CCG - Crawcrook And Greenside	Story Homes Ltd Land North of A695, Crawcrook	Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695 (additional and amended documents received 26/10/15 and additional information and amended plans received 28/01/16, 29/01/16, 10/02/16, 16/02/16 and 15/03/16).	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution. Education instalments - £68,820.15 prior to occupation of 35th dwelling £137,640.30 prior to occupation of 105th dwelling £90,449.34 prior to occupation of 151st dwelling £35,393.22 prior to occupation of final dwelling Within 9 months of commencement owners shall complete the Hill 60 works and within 6 months of completion of the Hill 60 works the maintenance contribution shall be paid in 6 installments. Junction improvements - £187,601.00 due on 01.01.2018 and £77,400.00 due on 01.01.2021. £10,000.00 Biodiversity due on commencement	£10,000.00 received on 14.02.2017. Cheque for Biodiversity £10,000.00 received 14.02.2017 Hill 60 works must be complete by October 2017 then by April 2018 payments should start to be made Invoiced for junction improvement contribution due on 01.01.2018 for £196,623.89 on 23/01/2018 - Paid 07/03/2018. Education instalment of £68,820.15 invoiced on 19/07/2019 Paid 30/09/2019 Junction Improvement contribution - invoiced for £84,141.54 on 26/02/21
08/12/2016	DC/15/01004/FUL	CCG - Crawcrook And Greenside	Story Homes Ltd Land North of A695, Crawcrook	Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution Within 9 months of commencement owners shall complete the Hill 60 works	£10,000.00 received on 14.02.2017 Cheque for Biodiversity £10,000.00 received 14.02.2017 Invoice for £390,379.90 (Highways Improvement) paid 02/03/18

04/11/2016	DC/13/00195/OUT	DUNWHI - Dunston Hill And Whickham East	Dunston Hill Hospital Gateshead Tyne And Wear NE11 9QT	Outline application for demolition of the existing Dunston Hill Hospital and redevelopment of 35 dwellings (use class C3) with associated access, parking and landscaping .	Affordable Housing, Access to Employment and Management plan for Wildlife. Within 14 days of commencement to pay the sum of £189,148.00 for affordable housing. Prior to commencement to submit a detailed management plan for the maintenance of the Dunston Hill Pond Local Wildlife Site	Not Commenced <b>EXPIRES 04.11.2019</b>
22/06/2016	DC/14/00899/FUL	BIRTLE - Birtley	Ibstock Bricks, Land at Birtley Quarry, Station Lane, Birtley	Continued stockpiling and works to enhance the adjacent local wildlife site	Maintain Local Wildlife Site in accordance with Local Wildlife Site approval until 1st June 2056. Carry out restoration scheme by 1st June 2046 or such other date as would comply with condition 22 of PP. Once restoration scheme completed to maintain the scheme for a period of 10 years in accordance with restoration scheme approval	Ongoing Monitoring
26/04/2016	Northumberland County Council Ref: 14/04160/FUL	Northumberland	Gentoo Homes Limited, Land relating to the Former Prudhoe Hospital, Prudhoe, Northumberland	The demolition of non-listed buildings, erection of 392 dwellings, conversion of Prudhoe Hall and associated buildings to provide 12 dwellings, improvement works to walled garden and associated access, landscape and infrastructure	The sum of £150,000.00 towards the improvement of the Blaydon Roundabout or towards the ancillary roundabouts shown on plan 2. To enter into the Highways Agreement securing the commencement of the A695/B6395 Roundabout works no later than 6 months prior to the occupation of the 59th dwelling. Gateshead Council to commence the A695/B6395 roundabout works no later that occupation of 59th dwelling and to complete works within 12 months of occupation of 59th dwelling	Commenced - 03/01/2017 Paid 18/11/2019
05/05/2015	DC/14/00447/FUL	BLAYD - Blaydon	J & J Stanley Recycling Ltd 1 Cowen Road Blaydon	Re-development of the site to a waste sorting, recycling and scrap metal facility with the construction of a new boiler house, the installation of a biomass boiler, the recycling of waste oil and metal, the erection of new buildings and extensions to existing buildings	The sum of £6570.00 required to Mitigate the loss of vegetation on site as a result of development Contribution seven days after the removal of the vegetation in the creation of the turning head to be used by the council	Not commenced <b>EXPIRES 06.05.2018</b>
30/04/2015	DC/11/00419/OUT DC/13/00002/REM DC/14/00506/FUL DC/16/00400/NMA	LOBBEN - Lobley Hill And Bensham	Land East Of Dukesway Team Valley Gateshead NE11 0PZ	Erection of industrial/warehouse development (use classes B2 and B8) (outline application).	The sum of £3.75 per square metre of gross internal floorspace for Sustainable transport contribution. REM Received 02/01/13- Rem DC/13/00002/REM Granted on 20/02/13.	Commenced - New permission DC/14/00506/FUL Unit 1 Occupied (26,921 sqft) - invoice sent for £9,378.90 on 07/09/17 PAID. Unit 2 - Occupied (1860m2) invoice sent for £6,975.00 on 11/01/19 Paid - 12/03/19. Unit 3 - Mann Trucks 2,546sqm invoiced for £9,547.50 13/02/2020

30/04/2015	DC/11/00419/OUT DC/13/00002/REM DC/14/00506/FUL DC/16/00400/NMA	LOBBEN - Lobley Hill And Bensham	Land East Of Dukesway Team Valley Gateshead NE11 0PZ	Erection of industrial/warehouse development (use classes B2 and B8) (outline application).	The sum of £3.75 per square metre of gross internal floorspace for Sustainable transport contribution REM Received 02/01/13- Rem DC/13/00002/REM Granted on 20/02/13 Commenced - New permission DC/14/00506/FUL	Unit 1 Occupied (26,921 sqft) - invoice sent for £9,378.90 on 07/09/17 PAID
01/04/2015	DC/14/01042/FUL	LOBBEN - Lobley Hill And Bensham	Earls Park North Earlsway Team Valley Trading Estate Gateshead NE11 0RQ	Demolition of 6 No. employment units and erection of 9 employment units (B1, B2 and B8 Use Classes) and associated car parking, landscaping, access, engineering works and erection of a substation (amended 19/11/14, 12/01/15 and 06/03/15).	The sum of £3.75 per square metre of gross external floor space for those parts of the development built on B2 and B8 and £7.50 per square metre of gross external floor space for those development builtfor a b1 use	Invoiced - Paid
01/04/2015	DC/14/01042/FUL	LOBBEN - Lobley Hill And Bensham	Earls Park North Earlsway Team Valley Trading Estate Gateshead NE11 0RQ	Demolition of 6 No. employment units and erection of 9 employment units (B1, B2 and B8 Use Classes) and associated car parking, landscaping, access, engineering works and erection of a substation	The sum of £3.75 per square metre of gross external floor space for those parts of the development built on B2 and B8 and £7.50 per square metre of gross external floor space for those development built for a b1 use	4 Units Occupied paid total £4,038.93 so far
11/03/2015	DC/14/00346/FUL	BRIDG - Bridges	Land At Sunderland Road (Aldi)	Erection of a foodstore with associated access, car parking and landscaping	The Sum of £100000 to improve pedestrain Links from site to Gateshead Town Centre	Paid 19/01/2017
08/01/2015	DC/13/01548/FUL	RYCHS - Ryton Crookhill and Stella	Land At Site Of The Lonnen Ryton	Construction of twenty houses with associated gardens, parking and roads (amended and additional information received 13/03/14).	Off-site junior play - £8797.00 Off-site teen play - £6598.00 Off-site open space £9164.00	Invoiced 14/06/2018 Paid 26/06/2018
07/01/2015	DC/14/01163/FUL	DUNTEA - Dunston And Teams	Land Between A1 And Federation Way Gateshead	Proposed change of use of land to provide self storage facility including hardstanding area, portable storage units, new access, security fencing and gates and CCTV cameras.	The sum of £2500 for sustainable transport	PAID £2,500.00 07/09/16
04/11/2014	DC/13/01028/FUL	DECKHA - Deckham	Mount Pleasant Social Club 69 - 71 Cromwell Street Gateshead	Demolition of existing social club and erection of 12 new affordable family houses for registered social landlord (6 semi-detached and 6 terraced)	The Sum of £3886 for off site Junior Play, The sum of £2920 for off site teenage play and the sum of £12653 for toddler play	Paid 05/03/2015
23/10/2014	DC/13/00393/FUL	DECKHA - Deckham	Avon Street Gateshead	Erection of 16 dwellinghouses (2 x semi-detached and 14 x terraced) (use class C3).	£6110 - Junior Play £4582 - Off Site Teen Play £19857 - Off Site Toddler Play	Paid £30549.00 15/10/2014
30/07/2014	DC/14/00448/FUL	WHINOR - Whickham North	Oak Furniture Land, Unit 5, Cameron Retail Park	Installation of a mezzanine floor to existing retail unit (839m2).	the Sum of £18990 for sustainable transport contribution	12/08/2014 Paid

07/04/2014	DC/14/00183/FUL	WHISS - Whickham South And Sunnside	10 Woodmans Way Whickham Newcastle Upon Tyne	Two storey split level dwelling with access.	the sum of £485.10 for off site junior Play, The sum of £505.44 for off site open space and the sum off £363.83 for off site teenage play	Paid in full 28/06/17
03/04/2014	DC/13/01217/COU	FELL - Felling	Pear Tree Inn Sunderland Road Gateshead	Conversion of public house to restaurant including erection of rear extension	The sum of £2183 for parking contribution	Paid 27/08/15
29/03/2014	DC/13/01333/OUT	WINHS - Winlaton And High Spen	Former Winlaton Care Village Garesfield Lane Winlaton	Redevelopment to provide up to 33 dwellings (Use Class C3) with associated landscaping, access and infrastructure	the sum of £105000 to be paid to the council by the land owner in Lieu of Landowner providing affordable housing,	Paid £105,000.00 on 01.02.2017
06/03/2014	DC/14/00002/COU	LOBBEN - Lobley Hill And Bensham	Unit BT.1Y.145 Riverdale Paper Plc Earlsway Gateshead NE11 0SB	Change of use of unit from storage and manufacturing (B2) to storage of dry mixed recyclables (B8) and demolition of single storey offices on south elevation.	The Sum of £8012 for sustainable transport	Paid 24/03/14
05/03/2014	DC/13/01515/FUL	DECKHA - Deckham	Site of Our Lady of Annunciation Church, Millway, Gateshead, NE9 5PQ	Construction of 15 affordable two and three bedroom houses for rent.	The sum of £4760.63 for off site junior play, The sum of £3570.47 for off site teenage play and the sum of £4957.29 for off site open space	Paid 01/07/14
28/02/2014	DC/13/01354/FUL	LOFELL - Low Fell	Whinney House Durham Road Gateshead	Variation of condition 2 of DC/10/00886/FUL to vary internal layouts to reduce unit numbers from 15 apartments to 9 apartments, 1 three bedroom dwellinghouse and 1 four bedroom dwellinghouse and omit the basement conversion and lightwells and erection of associated enabling development of 16 residential units with associated car parking, access, landscaping arrangements and repairs to fountain and seating alcoves	To submit to the council for approval and once approved implement the management plan, to ensure the right of inspection for the purposes of Monitoring the management plan is included in any transfer lease or tenancy of any of the residential units created in whinney house	Ongoing Monitoring
17/01/2014	DC/13/01149/FUL	RYCHS - Ryton Crookhill And Stella	Former Lawn Yard Store Ryton Village East Ryton NE40 3QN	Conversion of store (Sui Generis) into a dwelling (C3) including installation of roof lights, changes to doors and windows, raising of decked area and installation of Juliet balcony on North elevation	The Sum of £616.76 for off site junior play and £462.57 for off site Teen Play	PAID - £1,079.33 07/09/16



10/12/2013	DC/13/00835/COU	LOBBEN - Lobley Hill And Bensham	Unit 256C And 256D Kingsway North Gateshead	Change of use of units 256C and 256D from light industrial (use class B1) to gym (use class D2).	the sum of £8800 for sustainable transport	Paid 11/01/2017
13/11/2013	DC/13/00941/FUL- ----- DC/14/00011/FUL	LOBBEN - Lobley Hill And Bensham	1 Oakfield Road, Gateshead, NE11 0AA	Construction of three bedroom dwelling adjacent to 1 Oakfield Road (revised application).	The Sum of £502 for off site junior play and £376.00 for off site teenage play	Paid 03/11/2017
07/11/2013	DC/13/00337/FUL	LOBBEN - Lobley Hill And Bensham	Queens Court, Third Avenue, Team Valley	Erection of unit for B2 and/or B8 uses, with associated car parking.	The sum of £3832.50 for sustainable transport contribution	Paid
14/08/2013	DC/13/00564/FUL	LOFELL - Low Fell	Lyndholme, Beacon Lough Road	Conversion of six internal rooms within building to form three duplex apartments with parking spaces	Affordable £60,000 Play and Open Space £5117.85 - Os, £3686.11 Teen, £15973.16 Toddler play, £4914.84 Junior	Play Paid 17/01/2014 Affordable housing Paid on 16/09/14
22/07/2013	DC/13/00717/FUL	DUNWHI - Dunston Hill And Whickham East	36A Cornmoor Road Whickham Tyneside NE16 4PU	Revised full application for permission for the erection of a single unrestricted dwelling-house.	the sum of £216.83 off site Teenage Play, £939.59 off site Toddler Play	Paid 01/01/2017
05/07/2013	DC/13/00018/COU	WINHS - Winlaton And High Spen	3 Strothers Road, High Spen	Conversion of office, workshop and storage to dwellinghouse (use class C3) including fenestration changes.	the sum of £485.10 off site Junior Play, £363.83 off site Teenage Play	Paid in full 15.03.2017
01/07/2013	DC/13/00146/FUL	WNOOKW - Windy Nook And Whitehills	Land to rear of 3 Church Row, Windy Nook	Erection of three bedroom detached dwellinghouse.	the sum of £501.12 off site Junior play, £373.84 off site Teenage play, £1628.64 off site Toddler Play	PAID
11/06/2013	DC/13/00068/FUL	CCG - Crawcrook And Greenside	Mission Hall Rockwood Hill Road Greenside Ryton	Demolition of former Mission Hall (retrospective) and erection of new bungalow and shared accommodation	The Sum of £1233.52 for off site junior play, £1284.48 for open space and £925.14 for off site teen play	PAID 19/06/2013
03/04/2013	DC/12/01193/FUL	BRIDG - Bridges	327-329 High Street, Gateshead	Two-storey rear extension and change of use to 2 no. flats in each property on the first and second floor (one on each floor)	The sum of £840.00 for off site Teenage play, £1120.00 of site Junior Play, £1166.00 open space	Paid in Full 15/06/2016
27/03/2013	DC/13/00131/FUL	CHORG - Chopwell And Rowlands Gill	Allonby House Dene Road Rowlands Gill NE39 1DU	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse (C3).	The Sum of £597.05 for junior play and £447.79 for Off site Teenage Play	PAID 27.03.13
27/03/2013	DC/13/00052/FUL	WHINOR - Whickham North	Tindale Drive Whickham Newcastle Upon Tyne	Erection of five bungalows with associated parking and accessibility improvements to Castle Close and Tindale Drive.	The Sum Of £1485.00 for off site open space provision	PAID 04/06/13

14/03/2013	DC/12/00800/COU	BLAYD - Blaydon	Blaydon Magistrates Court, Larch Road, Blaydon, NE21 5AJ	Change of use from former magistrates court (D1) to dance school (D2) and owners accommodation (C3a).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid 07/05/14
26/02/2013	DC/12/01166/FUL	BRIDG - Bridges	Parmley Graham Ltd South Shore Road Gateshead NE8 3AE	Partial demolition of existing office space and erection of first floor extension to existing ground floor office accommodation, refurbishment of existing warehouse roof and reorganisation of existing car parking facilities.	The Sum of £2055 for Sustainable transport	PAID in full 14/06/2016
14/01/2013	DC/12/01133/FUL	Crawcrook And Greenside	Land To The Rear 6 Landscape Terrace Greenside	Erection of detached 4/5 bedroom dwelling with attached double garage to east elevation	The Sum of £597.05 for off site junior play contribution . The sum off £447.79 for off site Teen Play and the sum of £622.08 for open space	Paid £1666.92 on 26/07/17
04/01/2013	DC/12/00785/FUL	HIFELL - High Fell	Queen Elizabeth Hospital Queen Elizabeth Avenue Gateshead NE9 6SX	Erection of new Emergency Care Centre with 35 supporting short stay inpatient bedrooms, hospital central stores with delivery point, ancillary support services for building and wider hospital, new hospital arrival space with reception, cafe and retail outlets and associated parking and landscaping.	£25,000 for residents parking scheme	£25000 Paid 15/01/13
26/12/2012	DC/11/01260/FUL	WINHS - Winlaton And High Spen	Land To Rear Spen and District Social Club, Cooperative Tce, High Spen	Erection of two detached dwellinghouses (use class C3)	Off Site Teenage play £895.97	£895.97 paid 22/07/2013
04/12/2012	DC/11/01156/COU	LAMES - Lamesley	3 Kings Court Kingsway South Gateshead	Change of use from use class B2 to use class D1 non-residential institution with ancillary office space	£5278.00 for Sustainable Transport	£5278.00 Paid 19/12/2012
28/11/2012	DC/12/00776/FUL	BLAYD - Blaydon	1 - 3 Tyne Street Winlaton NE21 5DH	Erection of two-storey side extension with retail at round floor and flat above and single-storey extension to rear.	The Sum of £213.24 towards open space and £205.24 towards Junior Play	Paid 29/11/12
22/11/2012	DC/12/01116/COU	WARDLL - Wardley And Leam Lane	2A Fewster Square Felling NE10 8XQ	Change of use from office (dental practice) to residential first floor flat (use class C3) (resubmission).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid £489.77 - 07/09/16
15/11/2012	DC/12/00759/FUL	BLAYD - Blaydon	NHS Gateshead Primary Care Trust, Blaydon Clinic, NE21 5NW	Erection of detached dwellinghouse (use class C3) with associated amenity space and parking.	The Sum of £597.05 for off site junior play contribution and £447.79 for off site teenage play	Paid 9/4/13

13/11/2012	DC/11/00498/FUL	DUNTEA - Dunston And Teams	Cemex Concrete St Omers Road Gateshead NE11 9EJ	Erection of concrete batching plant with associated structures and areas of hardstanding for access manoeuvring and car parking.	The sum of £5077.50 for sustainable transport contribution	Invoiced 05.11.2018 Paid 19/03/2018
05/11/2012	DC/12/00888/COU	LAMES - Lamesley	Unit 11A, Station Approach, Gateshead, NE11 0ZF	Change of use from warehousing (B8) to training establishment (D1)	The sum of £2541.00, for sustainable transport contribution	£2,541.00 Paid 18/12/12
04/10/2012	DC/11/01450/FUL	LOBBEN - Lobley Hill And Bensham	(Valley Farm) I 66 First Avenue Gateshead NE11 0NU	Erection of two-storey building to provide amenity restaurant (A3) with ancillary residential accommodation and associated access, car parking, landscaping and servicing	The sum of £7000 for sustainable transport This permission was varied by DC/12/01346/FUL	£7,000.00 Paid
02/10/2012	DC/12/00690/FUL	CCG - Crawcrook And Greenside	Former St Agnes RC School And Social Club Crawcrook Lane Ryton NE40 4NF	Demolition of existing school and social club building and erection of 19 no. three bedroom houses and one no. two bedroom apartment including associated landscape and infrastructure works	Affordable housing 2 affordable rented units and 1 intermediate housing unit ---- The Sum of £9497.00 for Off site junior play and £7123.00 for off site teen play	Paid 20/05/15
21/09/2012	DC/11/00714/FUL	WARDLL - Wardley And Leam Lane	Plot 2, British Legion Club, Sunderland Road, Felling	Erection of detached dwellinghouse (use class C3)	The sum of £430.99 for junior and £574.65 for junior play	Paid 20/09/2012
20/08/2012	DC/12/00745/FUL	LOBBEN - Lobley Hill And Bensham	441 Lobley Hill Road Gateshead NE11 0BT	Erection of one detached dwellinghouse in side garden of 441 Lobley Hill Road	the Sum of £597.05 for off site junior play, The sum of £447.79 for off site teenage play	07/07/14 PAID
25/07/2012	DC/12/00276/FUL	FELL - Felling	46, 48 and 48a High Street Felling	Conversion of two ground floor commercial units from use class A1 (46 High Street) and B1 (48 High Street ) to a proposed combined use class of C3, with further change of use to the first floor unit (48a High Street) from B1 to C3.	The Sum of £559.73 for off site Junior Play and The Sum of £419.80 for off site Teenage Play	Paid 24/04/13
17/07/2012	DC/12/00244/COU	LAMES - Lamesley	3 Tenth Ave Trade Park, Team Valley, NE11 0GU	Change of use from B8 (Storage and Distribution) use to Sui Generis (mixed A1 Retail and B8 Storage and Distribution) use	The Sum of £2650 for Sustainable Transport	Paid 19/07/2012

13/07/2012	DC/12/00007/FUL	WINHS - Winlaton And High Spen	Former Answer Transport Depot Strothers Road High Spen Rowlands Gill NE39 2HR	Erection of 29 residential dwellings (use class C3) (amended 26/03/12, 30/03/12 and 17/04/12 and additional noise information/sustainability statement provided).	Prior to Occupation of 1st dwelling the affordable housing land should be transferred to the registered provider, within 18 months of the transfer the affordable housing units should be constructed and practically completed. From the date of practical completion of affordable housing units they shall not be used other than affordable housing	No Monies Due
05/07/2012	DC/12/00268/FUL DC/12/01270/FUL	WHINOR - Whickham North	34 St Marys Green Whickham NE16 4DN	Conversion of first floor office space into 4 residential apartments.	The Sum of £1077.00 for off site Junior play, The Sum of £1123.00 for open space and £808 for off site teen Play	PAID 26/06/14
04/05/2012	DC/12/00069/COU	BRIDG - Bridges	The Arches St Mary's Square Gateshead Quay	Conversion of the disused railway arches to accommodate the expansion of The Sage Music Education Centre.	£7560.00 for sustainable transport	Paid 21/06/12
26/03/2012	DC/11/01356/FUL	SALTW - Saltwell	Former Gateshead College Durham Road	Redevelopment of former Gateshead College site to provide 175 dwellings, including 16 live/work units, and associated access, open space and landscaping.	Play and Open Space £44820.80, The Sum Of £33000 towards pedestrain routes highway improvement and £11772.89 toward highways (Road), £234000 for Affordable housing	Paid 20/06/14
08/03/2012	DC/11/01270/FUL	FELL - Felling	56 The Avenue, Felling, Gateshead	Variation of condition 1 of DC/09/01212/COU to allow changes to roof (slate covered hipped end attached roof instead of flat roof).	The Sum of £269.37 for Off site Junior play and The Sum off £202.03 for off site teen play.	Paid 21/08/12
22/02/2012	DC/11/01089/FUL	DECKHA - Deckham	Land Adj 56 Cobden Terrace, Gateshead	Erection of pair of semi-detached dwellinghouses (use class C3) with associated parking	The Sum Of £1149.00 for off Site Junior Play £1149.00, the Sum Of £861.00 for off site teen play and £3735.00 for toddler Play	Paid 13/07/12
15/02/2012	DC/03/01528/FUL DC/08/1356/REM DC/11/00063/FUL (Cell B superseeds 08/1356) DC/11/01135/REM (Cell A Superseeds 08/1356)	LAMES - Lamesley	Northside Birtley	Variation of conditions 2, 3, 4, 6 and 7 attached to permission dated 05/10/98 (ref:400/97) to allow the submission of the reserved matters applications over an extended time period.-----Deed of variation received 16/02/12	(a) £219,449 towards the maintenance of open space (b) £114,985 towards the maintenance of toddler play areas(c) £39,432 for on and off site junior and teenage play provision(d) £241,332 towards the maintenance of junior and teenage play provision (e) to implement a travel plan to serve the development (f) £250,000 towards community facilities for the development (g) £72,000 towards the future management and maintenance of an SNCC on the development land	Paid 25/11/15
16/01/2012	DC/11/01180/COU	BIRTLE - Birtley	8-9A Arndale House, Durham Road	Conversion of first floor warehouse to 5 flats	The Sum of £1131.34 for off site junior play, the sum of £848.51 for Teen Play	Paid 01/02/13

11/01/2012	DC/11/01028/FUL	CHORG - Chopwell And Rowlands Gill	21 Stewartfield, Rowlands Gill	Erection of pair of semi-detached dwellinghouses (use class C3).	The Sum Of £538.73 for Off site junior play, £404.05 for Off site Teen Play	Paid in full 12/02/2018
08/12/2011	DC/11/01088/FUL	LAMES - Lamesley	Whinfield House - 28 Northside, Birtley	Conversion of existing detached triple garage to residential unit (C3) with associated access and erection of new double garage on east side of existing dwellinghouse.	The Sum Off £466.90 for off site junior play and £350.17 for off site toddler contribution	£817.07 paid 12/07/13
28/11/2011	DC/11/01107/FUL	LAMES - Lamesley	Land adjacent Fell View Rockcliffe Way Gateshead	Erection of detached dwellinghouse with integral garage (use class C3)	Junior (£574.65) and teen (£430.99) and open space (£599.04)	Paid
22/11/2011	DC/09/00027/FUL- ----- DC/11/01092/FUL	CDENE - Chowdene	2 Lyndhurst Grove Gateshead NE9 6AU	Erection of detached bungalow with garage (use class C3) in garden area at front of existing dwellinghouse	The Sum off £269.36 off site Junior play, £280.80 off site open space and £202.02 for teen play	Paid 10/01/2013
11/11/2011	DC/11/01007/FUL	WHISS - Whickham South And Sunnside	59 Grange Lane Whickham	Erection of detached dwellinghouse with garage (use class C3) in garden area to east side of existing dwellinghouse	junior (£574.65) and teen (£430.99)	cheque received
21/10/2011	DC/11/01064/FUL	CCG - Crawcrook and Greenside	Sealburn Farm, Lead Road, Greenside	Conversion of two former agricultural Cottages into single dwellinghouse (C3) with associated parking	The Sum of £269.36 for off site Junior Play, the sum of £280.80 for Open Space Contrubution and the sum of £202.00 for off site teen play	Paid 21/09/2016
19/10/2011	DC/11/00378/OUT	BRIDG - Bridges	Land Between Ochre Yards And Askew Road Gateshead	Development of 2.22ha of land - hybrid application comprising full permission for erection of 2-storey office building (B1) and 2 single-storey storage buildings (B8) with associated car parking and outline permission for 6-storey hotel	Blue Land Movement junction contribution and The Yellow Land Movement Junction contribution Total Contribution AxB/C Where A = £70000 B = Retail price index at the date on which the contirbution is paid C= The Retail Price Index at the date	Paid £76,471.00 10/08/2016
30/09/2011	DC/11/00872/FUL	DUNWHI - Dunston Hill And Whickham East	Railway Cottage, Whickham	Variation of condition 1 of DC/07/01935/FUL to allow amendment to design and position of proposed dwellinghouse, including provision of garage.	The sum of £574.64 Towards off site junior play, The Sum of £599.04 for Off site open space contribution, The Sum of £430.98 for Off site Teen play and the sum of £1867.61 for toddler play	Paid 01/03/2017
19/08/2011	DC/11/00488/FUL	LAMES - Lamesley	Unit 7 Team Valley Retail Park, Tenth Avenue West, Gateshead, NE11 0BD	Erection of 1,754 sqm mezzanine level within existing retail warehouse for non-food retail use (A1) and ancillary cafe together with minor alterations to elevations and new electricity sub-station.	Sustainable Transport Contribution £28125	Paid 06/09/12

26/07/2011	DC/11/00090/FUL	WHINOR - Whickham North	Land To Rear Of 13 and 15 West Street Whickham	Erection of detached split-level dwellinghouse (use class C3) with associated car parking	The Sum of £574.65 towards Junior Play, The Sum of £430.99 towards teen play and The sum of £599.04 for open space	Paid 18/09/12
19/07/2011	DC/11/00311/FUL	HIFELL - High Fell	Land Adjacent To 10-12 Rugby Gardens Gateshead	Erection of detached bungalow (use class C3)	The Sum of £269.00for Junior Play and The sum of £202.00 for teen Play contribution	Paid 26/09/12
31/05/2011	DC/10/01331/FUL	RYCHS - Ryton Crookhill And Stella	Vacant Land Stella Road, Stella, Blaydon	Erection of detached bungalow (use class C3) With detached garage	The of sum of £538.74 off site junior play and £404.05 for off site teenage paly	Paid 10/09/12
18/05/2011	DC/10/00832/FUL	LAMES - Lamesley	Land East Of Longshank Lane Birtley	Erection of 49 det, 18 semi-det and 3 terr dwellinghouses (C3) with associated parking, toddler play space, electricity substation, access and works	The Sum of £25822.72 for Off site Teen Play and £9860.40 for Off Site Open Space	Paid £11894.37 4/01/2013
14/04/2011	DC/10/01303/FUL	BLAYD - Blaydon	Land Adj. to Axwell Hall, Axwell Park, Blaydon	Variation of condition 1 of DC/05/00301/COU to allow revision to approved scheme involving reduction of number of units to 27 and alterations to elevations and roofscape with creation of additional courtyard car parking (amended 28/01/11, 11/03/11, 30/03)	To Carry out the intial work within the argees time or the performance bond would come into effect, No dwellings are to be sold or disposed of before the site is finished	Needs Monitoring,
12/04/2011	DC/10/01264/HHA	DUNWHI - Dunston Hill And Whickham East	Orchard Cottage, Washingwell Lane, Whickham	Erection of single-storey extensions on south side of dwellinghouse (revised application) (amended plans received 19.01.11).	The prevent previous approved planning application being implemented	No Monies Due.
18/03/2011	DC/11/00006/COU	DECKHA - Deckham	The Old Brown Jug, Carr Hill Road	Conversion of public house (A4) to 1 dwellinghouse and 2 flats with associated parking and landscaping.	The Sum of £956.00 for the provision of off site junior play contribution	Paid 24/01/2012
17/03/2011	DC/10/01009/FUL	LAMES - Lamesley	Fell Edge, 21 North Side, Birtley, DH3 1RD	Erection of four detached dwellinghouses with associated parking and landscaping following demolition of existing dwellinghouse	The Sum off £2187.13 for off site junior play. The sum off £1640.35 for off site teen play	PAID - 07/09/16
16/03/2011	DC/10/00733/COU	LAMES - Lamesley	11 Octavian Way, Team Valley, Gateshead, NE11 0HZ	Change of use from retail (use class A1) to use classes B1, B2 and B8.	The Sum of £7410 for Sustainable transport	Paid 03/10/11
16/03/2011	DC/10/00186/COU	SALTW - Saltwell	Saltwell View Care Home, 25-26 Saltwell View,	Conversion of Care Home to two dwellinghouses including erection of single-storey extensions at rear.	The sum of £1093.00 for Off Site Junior Play and the sum of £820 for off site teen play	Still pending planning decision

14/03/2011	DC/09/00831/FUL	DUNWHI - Dunston Hill And Whickham East	23a Bracken Drive Gateshead NE11 9QP	Erection of 2.5 storey dwellinghouse (use class C3) with associated car parking and landscaping.	The Sum of £527.00 for of site Junior Play, £395.00 for off site teen play and £550.00 for open space contribution	Paid 26/06/12
10/03/2011	DC/10/01026/FUL	WHINOR - Whickham North	Unit 2a, Cameron Retail Park, Metro Centre,	Installation and alteration of mezzanine level (as approved DC/04/01799/CPL) and external alterations including new shop front.	To pay the Council a Sustainable Transport Contribution of £42,000	Paid 28.03.2011
12/01/2011	DC/10/01184/FUL	BLAYD - Blaydon	18 Crowley Gardens, Blaydon, NE21 5EJ	Erection of detached bungalow (use class C3) in rear garden of existing dwellinghouse.	The sum of £267.00 for off site open space and £192.22 for off site teen play	Paid £459.22 04/11/2013
30/12/2010	DC/10/01187/FUL	LAMES - Lamesley	Land East of Brienfel, 7 Northside , Birtley, DH3 1RD	Erection of two detached dwellinghouses (use class C3) with detached garage (Plot 1) and integrated garage (Plot 2)	The sum of £1093.57 for off site junior play and the sum of £820.18 for off site teen play	Paid 08/08/12
16/12/2010	DC/10/00937/FUL	LOBBEN - Lobley Hill And Bensham	Lindisfarne House, Earlsway, Gateshead, NE11 0YY	Erection of two-storey extension on the southwest side of building to provide 4 additional raised loading bays and new flat dock area beneath a full width canopy	The sum of £6716.25 towards the provision of or improvement to access to the Team Valley by the provision of inter alia pedestrian cycle routes and improvements for the benefit of public transport	Paid 10/07/12
14/12/2010	DC/10/01097/FUL	CCG - Crawcrook And Greenside	46-48 Main Street, Ryton, NE40 4NB	Conversion of storage area at rear of shops, including internal alterations, to provide 2 flats (use class C3)	The sum of £512.61 for off site junior play, the sum of £384.46 for off site teen and the sum of £534.60 for open space contribution	Paid £1431.67 15/03/2011 Money Spent on Ferndene Park by LES
07/12/2010	DC/10/00405/COU	DUNTEA - Dunston And Teams	Land North of Marble Works, Cross Lane, Gateshead	Change of use from substation (sui generis) to open air storage (use class B8).	The sum of £10,843.68 as a contribution towards the provision of sustainable transport in the vicinity of the application site and which shall be payable in accordance with the provisions set out in schedule 2.	Paid
01/12/2010	DC/10/01075/HHA	DUNWHI - Dunston Hill And Whickham East	19A Cornmoor Road, Whickham, Newcastle Upon Tyne, NE16 4PU	Erection of single-storey extension at rear of dwellinghouse.	Unilateral Undertaking - prevent new extension to be used as separate annex	Needs to be monitored by Enforcement AJH 18th may 2012
18/11/2010	DC/10/00732/COU	LOBBEN - Lobley Hill And Bensham	Ethical Superstore 16 Princes Park Gateshead NE11 0JZ	Change of use from sui generis to use classes B1 (c)/B2 or B8 (retrospective application).	The Sum of £4353.25 towards sustainable transport	Paid 11/08/2012
30/10/2010	DC/07/01799/FUL	BRIDG - Bridges	Former Allotment Gardens Adjacent 2 Meredith Gardens, Gateshead	Erection of 6 apartments in a single two and a half-storey block with associated car parking and amenity space	£2,118.00 For the provision of off site teen play.	Money spent at Bridges skate park

27/10/2010	DC/10/00912/FUL	CCG - Crawcrook And Greenside	ARKLE HOUSE Old Main Street Ryton Tyne And Wear NE40 4EU	Conversion of dwellinghouse to two single units, installation of new front and rear entrances and new windows in s/w and n/e gable elevations, and erection of two- storey extension at rear.	the sum of £888.52 for off site junior play, the sum off £666.39 for off site teen play, the sum off £449.54 for off site toddler play and £926.64 for open space contribution	Paid in full 21.03.17
15/10/2010	DC/10/00812/FUL	DUNTEA - Dunston And Teams	Site Of Former St Johns Ambulance Hall Adj 28 Renforth Street, Gateshead	Erection of 4 terraced dwellinghouses (use class C3).	The sums of £1777.05 (junior play), £1332.79 (teen play)	Paid 9/4/13
01/10/2010	DC/10/00798/FUL	LAMES - Lamesley	Unit 14, Team Valley Retail Park, Gateshead, NE11 0BD	Refurbishment and alterations of existing building and installation of mezzanine floor, relocation of seven disabled parking bays.	£16,033.00 for Sustainable Transport	Paid 04.10.10
06/09/2010	DC/10/00574/FUL	CHORG - Chopwell And Rowlands Gill	Plot 1 Red Kite Way Highfield Rowlands Gill	Erection of detached dwellinghouse (use class C3).	Off Site Junior Play - £444.00 and Off Site Teen Play - £333.00	Paid £773.00 11/10/13
03/09/2010	DC/10/00618/FUL	CHORG - Chopwell And Rowlands Gill	Land At Rear Of 12 Ramsey Road Chopwell NE17 7AG	Erection of detached dwellinghouse (use class C3) with associated garage, parking and landscaping	On or before commencement date for off site junior play (£546.78) and on commencement date for off site teen play (£410.08)	Paid 12/09/11
14/07/2010	DC/08/01912/COU	LOBBEN - Lobley Hill And Bensham	Land Between Plots 84 And 85, (45 Village Heights And 28 Windmill Way), Gateshead	Change of use from play area to private garden areas including erection of boundary fence	£25,000 for toddler play	Paid 19.07.10
07/07/2010	DC/10/00290/FUL	LAMES - Lamesley	Land At Junction Of Eighth Avenue And Princesway Gateshead	Extension (1,790sqm) to existing learning centre (Gateshead College Construction and Vocational Learning Centre) and erection of 2- storey teaching and training facility (2,832 sqm) (D1) with associated car parking and ancillary outdoor recreation space	£30,744.00 for Sustainable Transport	Paid
30/06/2010	DC/08/01048/FUL	LOBBEN - Lobley Hill And Bensham	Five Wand Mill PH, 201-203 Bensham Road, Gateshead, NE8 1UR	Erection of 10 terraced town houses in 2 blocks with associated car parking and landscaping	£25861.15 - £13,909.71 for toddler provision; £4,279.91 for junior provision; and £3,209.93 for teenage provision £4,461.60.-open space	Paid
21/06/2010	DC/10/00434/FUL	LAMES - Lamesley	Former Lucas Services Building Station Approach Team Valley Gateshead	Variation of conditions 2,3,4 and 5 of planning permission DC/09/01299/COU repositioning of proposed cycle shelter and submission of revised travel plan.	The payment of a £6,020 Sustainable Transport Contribution and the provision of new footway link to link the site to Eastern Avenue.	Paid 29/04/14



24/05/2010	DC/10/00319/FUL	LAMES - Lamesley	Unit 12 (Former UJB Unit) Team Valley Retail Park Tenth Avenue West	Proposed Mezzanine Floor (476 sq.m).	To pay the Council a Sustainable Transport Contribution of £1,750.	Paid
24/04/2010	DC/09/00357/FUL	WINHS - Winlaton And High Spen	Land To Rear Of Spen And District Social Club, Cooperative Terrace, High Spen	Erection of 1 detached dwellinghouse south of club and 2 semi-detached dwellinghouses east of club with associated parking and landscaping.	The sum of £766.00 for off site teen play	Paid
22/04/2010	DC/10/00201/FUL	BLAYD - Blaydon	Land To Rear Of 1A And 1B Florence Street Winlaton Blaydon On Tyne	Erection of detached dwelling house (use class C3) with integral garage.	The Sum of £444.00 for Off site Junior Play. The Sum of £333.00 for off site teen play and £224.00 for off site toddler play and £463.00 for open space	Money Spent at Axwell Skate Park by LES
12/04/2010	DC/09/01640/FUL	WHINOR - Whickham North	ASDA Gibside Way Whickham NE11 9YA	Installation of mezzanine floor to new warehouse extension and erection of extension comprising store and corridor with fire exit door.	To improve the provision of sustainable travel, the payment of a £2,250 Sustainable Transport Contribution Draft only been done - SB 13.01.2011	Paid
31/03/2010	DC/09/00596/FUL	LAMES - Lamesley	27 North Dene Birtley Chester Le Street DH3 1PZ	Erection of detached dwelling house (use class C3) with integral garage and erection of garage at side of existing dwelling house	£922 - To be used by the Council for the provision of off site play	Paid £922.00 - 14/03/12
31/03/2010	DC/09/01367/FUL	LAMES - Lamesley	Land Adj Meadowfield (between 5-7 Woodlands Court) Front Street	Erection of detached dwellinghouse (use class C3)	£2634 - The Sum of £527.00 for off site junior play, The Sum off £395.00 for off sidte teen play and £1712.00 for off site toddler play	Paid 29/02/2012
25/03/2010	DC/09/01440/FUL	LAMES - Lamesley	North Of Silvadale 1 North Side Birtley	Erection of detached dwelling house (use class C3) with integral garage	Off Site Junior Play - £237 and Off Site Teen Play - £177	Paid 25/03/2010 spent at Kibblesworth park
17/03/2010	DC/09/01288/FUL DC/12/01128/FUL	BLAYD - Blaydon	Vacant Land Corner of Blaydon Bank and Widdrington Road	Erection of 7 terraced dwellinghouses (use class C3) with associated car parking and landscaping	Off Site Teenage Play - £2246 - Revised figure £3134.00 based on additional bedrooms for 22012 permission	£3134.00 paid 16/07/2013
04/03/2010	DC/09/01754/FUL	DUNWHI - Dunston Hill And Whickham East	Bucks Hill View, Whickham, Tyne and Wear	Erection of a detached dwellinghouse (use class C3)	The sum of £527.30 towards off site junior play and £395.47 towards off site teenage play provision	paid 26.03.10
10/02/2010	DC/10/00712/FUL	BRIDG - Bridges	Trinity Square/Tesco, West Street Gateshead	Mixed use development comprising retail (A1), (A2), (A3), (A4), (A5), (sui generis), (A1), (B1),(C1), car parking and access, public square, landscaping and associated works	£50,000 - Traffic Regulation Order £50,000 - Traffic Signals Optimisation Package	Paid 06/06/13
10/02/2010	DC/09/01718/FUL	LAMES - Lamesley	1A Ravensworth Villas, Gateshead, NE9 7JP	Change of use of ground floor retail unit (use class A1) to 2 bedroomed apartment (use class C3).	The Sum of £247.00 for off site junior play and £185.00 for off site teen play	Paid 14.01.2011 Money spent at Birtley East by LES

08/02/2010	DC/09/00044/OUT and DC/12/00258/REM	CCG - Crawcrook And Greenside	Site Of Pattinsons Auction Rooms And Doctors Surgery Kepier Chare Ryton	Reserved matters application pursuant to outline application DC/09/00044/OUT relating to layout of buildings, appearance of buildings, landscaping of site and scale of development for proposed residential development of 35 units on Phase 2 of the outline approval	Please see agreement and case officer Off site junior Play and off site junior play, Road Traffic Regulation, affordable housing, social rented units	£9500 Paid 26/04/2012 in regards to traffic Regulation Order.
08/02/2010	DC/09/00044/OUT	CCG - Crawcrook And Greenside	Site Of Pattinsons Auction Rooms And Doctors Surgery Kepier Chare Ryton	Mixed use, to include full details of site access, medical centre and pharmacy, and car park (Phase 1) in north-east corner of site, with outline for residential development and open space (Phase 2), and childrens nursery (Phase 3) on remainder of site.	The Landowner will pay off site junior play, off site teenage play and Road traffic regulation order to be calculated at the time pase 2 commences	£15419.04 for Junior and £11564.28 for Teen play, Invoice issued on 16/08/13 £26983.32 - paid
14/01/2010	DC/08/00136/FUL	LOFELL - Low Fell	Site Of 14 Wilsons Lane Low Fell	Erection of 1 x 3 storey block of 10 apartments with associated car parking	To pay Council the sum of £12510.00 for off site play areas.	Paid 04/07/2013
12/01/2010	DC/09/01430/FUL	PELHEW - Pelaw And Heworth	International Paint Ltd Stoneygate Lane Felling NE10 0JY	Erection of new building to house fire protection research and testing facilities with associated laboratories, offices and staff amenities; construction of external hardstanding and access and extension to existing car park	£320,000 to provide a replacement playing field and/or improved sports provision for community use of pitches within the Felling/East Gateshead area	Paid 29/06/10
16/12/2009	DC/07/00699/COU and DC/09/00380/FUL	WHINOR - Whickham North	Blue Quadrant, Metrocentre, St Michaels Way, Whickham	Change of use of cinema (use class D2) and mall area (part) to retail floorspace (use class A1) and external alterations to form loading area.	£50000 for shuttle bus	£25000 for shuttle bus susidy paid and £50000 for transport initiatives transport strategy need to confirm
10/12/2009	DC/09/00056/OUT	WARDLL - Wardley And Leam Lane	Land Adjacent To British Legion Club, Wardley Hall, Sunderland Road	Erection of 4 dwelling houses (use class C3) (full details submitted for 1 det house with det garage (Plot 4) and outline details for 3 det houses (Plots 1, 2 and 3))	Junior (£527.29) and teenage provision (£395.47).	Paid 14.04.10
18/09/2009	DC/09/00632/FUL	WREK - Wrekendyke	Hadrian House Front Street Kibblesworth Gateshead	Extend existing garage and convert to A1 retail use and extension above new retail unit to form maisonette (C3).	Off Site Junior Play - £237 and Off Site Teen Play - £177	Paid 07/02/2011

09/09/2009	DC/08/00214/FUL	DECKHA - Deckham	Site Of British Queen Hotel Split Crow Road Deckham	Erection of 9 terraced dwellinghouses (1 block of 3 and 1 block of 6) (use class C3) with associated parking, road layout and landscaping.	To pay the council the sum of £16832.00p for off site play. To be paid in nine equal installments of £1870 on the sale of each unit	Implemented but the site units have been rented not sold - monitor situation
25/08/2009	DC/09/00084/FUL	CDENE - Chowdene	Vacant Site Ivy Lane Gateshead	Erection of detached dwellinghouse (use class C3) with associated car parking	£446.94 Open Space	Money spent at Calderwood by LES
21/08/2009	DC/09/00833/COU	CHORG - Chopwell And Rowlands Gill	West Thornley Farm, Lockhaugh Road, Rowlands Gill	Conversion of engine shed to dwellinghouse	£185.38 Fixed play	Paid 27/08/09
06/08/2009	DC/09/00345/COU	LOFELL - Low Fell	140 Sheriffs Highway Gateshead NE9 5SD	Conversion of vacant church (D1) to four apartments (C3) including dormer windows in roofspace at front and rear and rooflights in roofspace at front, rear and sides with associated car parking	£988 - Off site junior and £741 - Off site teen provision	Paid £1,729.00
05/08/2009	DC/08/00310/FUL	BIRTLE - Birtley	Rose And Shamrock Hotel, Fell Bank, Birtley DH3 1AE	Erection of 1 block of 10 terraced townhouses with associated car parking and landscaping.	£3950.68 - Off site Teen play £17,119.64 - Off site toddler play = £21070.32	Paid 21/06/2012
05/08/2009	DC/08/01413/COU	DUNTEA - Dunston And Teams	Vacant Office Unit 6, Metro Riverside Park Delta Bank Road Swalwell	Change of use of part of ground floor and all first floor from office (use class B1) to out patient outreach facility (use class D1) to include improvement works (temporary permission)	£10,000.00 - improvement of measures to promote sustainable transport in the wider area serving the development sustainable transport	Paid 06.08.09
17/07/2009	DC/08/01819/FUL	CCG - Crawcrook And Greenside	Land Rear Of, Prospect House, Lead Road, Greenside, NE40 4RU	Erection of 2.5 storey detached dwellinghouse (use class C3) with detached double garage, alterations to existing detached garage/store including construction of new pitched roof.	£526.76 (Junior), £395.07 (Teen) and £549.12 (Open space)	Paid 18/08/16 £1575.95
17/07/2009	DC/09/00192/FUL	LAMES - Lamesley	Holly Cottage Banesley Lane Birtley Gateshead	Erection of detached family annexe in garden area including single garage (revised application).	Agreement restricts the use of the annex to an ancillary use for the main dwelling and restricts the ability of the owner to deal with the legal estate - use to be monitored on annual basis	NO MONIES TO BE COLLECTED. B.Reggs not started Lu 22/03/12. Being monitored
14/07/2009	DC/09/00067/COU	BIRTLE - Birtley	19-20 Durham Road Birtley Chester Le Street DH3 2QG	Conversion of first-floor from offices to two flats (use class C3) including erection of first-floor extension at rear	£641.99 (Teen), £432.98 (Toddler), £892.32 (Open space) = 2467.29	£1074.97 ZBLES 95045 £892.32 ZBLES 95040 £500 Legal fee (ALOO1 71419)

11/06/2009	DC/08/01777/FUL	DUNWHI - Dunston Hill And Whickham East	Land Adj, 130 Market Lane, Dunston, NE11 9NY	Erection of 4 terraced townhouses (use class C3) to include timber balcony on rear elevations	£1784.00 (open space provision)	paid 26.04.10
27/05/2009	DC/08/01922/FUL (supersedes DC/6/00682/OUT)	BRIDG - Bridges	Site Of Sterling House South Shore Road Gateshead	Development of a hotel (Use Class C1) and Office (Use Class B1) complex, car parking for 83 cars, and associated hard and soft landscaping (including a riverside walkway)	£30,000.00 (Paid) Hotel Sustainable Transport. £90.425 Office sustainable transport £20,000.00 (Paid) Wildlife Contribution	£20,000 and £30,000 Paid 24/01/12 The office Element is still outstanding
08/05/2009	DC/08/01761/FUL	WHINOR - Whickham North	Aldi Stores Ltd, Gibside Way, Dunston, Gateshead	Erection of extension on west side of store and alterations to the existing palette of materials used on the store building (resubmission).	£4050.00 as a contribution towards sustainable transport initiatives in the vicinity of the Metro Centre	Paid 14.01.2011
23/04/2009	DC/07/01322/FUL	CCG - Crawcrook And Greenside	Rear of 21 Beech Grove Terrace, Ryton	Erection of detached dwellinghouse.	£490.98 - Off site junior play, £360.14 - Off Site Teen Play, £1678.96 - off site Toddler play, £527.05 - Open space Contribution	£3057.13 Money Spent at Ferndene Park by LES
22/04/2009	DC/07/01844/FUL	WHISS - Whickham South And Sunnyside	28 Thistledon Avenue, Whickham Tyne And Wear	Erection of detached bungalow and garage in garden area.	Provision of off site Junior and Teenage Play contribution £237.20(JUNIOR) £177.89 (teen)	Paid 02.11.09
22/04/2009	DC/08/01001/FUL	CCG - Crawcrook And Greenside	Land Adjacent to Deneholme, Crawcrook	Erection of detached dwellinghouse incorporating dormer windows in roofspace on east side and window in roofspace on south gable with detached garage	Off site junior (£526.75) and teenage play provision (£395.06) and open space (£549.12)	Money spent at Crawcrook Park by LES
22/04/2009	DC/08/01430/FUL	WNOOKW - Windy Nook And Whitehills	Land between 44 & 45 Celendine Way Hewirth	Erection of detached dwellinghouse (use class C3).	£1711.96 for Off site toddler, £526.76 for junior and £395.07 for teenage play provision	Money Spent at Stoneygate by LES
08/04/2009	DC/08/00259/FUL	CHORG - Chopwell And Rowlands Gill	Plot 3 Highfield South Of Smailes Lane Rowlands Gill	Erection of detached dwellinghouse (use class C3)	£379.51 Off site teenage and £1644.55 off site toddler play provision	PAID 25/06/14
08/04/2009	DC/08/01479/FUL	CHORG - Chopwell And Rowlands Gill	Land south of Kimberley, Smailes Lane, Highfield, Rowlands Gill	Erection of detached dwellinghouse incorporating basement garage and associated car parking and landscaping (revised application).	Off site toddler and teenage play provision £395.07 (teen), £1711.96 (toddler)	21/1/11 Paid

31/03/2009	DC/08/01827/FUL	LOBBEN - Lobley Hill And Bensham	Unit 398A Princesway Team Valley Trading Est. Gateshead	Change of use from use class B8 to use class B2, recladding of front elevation, erection of electricity sub station, construction of ramped vehicular access at rear, erection of retaining wall and 2.4m high fence with associated car parking and landscaping/hardscaping	£7878.75 for Sustainable Transport Contribution	24.06.09 PAID
31/03/2009	DC/09/00128/FUL	CHORG - Chopwell And Rowlands Gill	54 South Sherburn Rowlands Gill NE39 1JX	Erection of two semi-detached dwellinghouses (use class C3) with associated car parking and landscaping (revised application).	£2781.94 - Toddler Play, £855.98 - Junior Play, £641.98 - Teen Play	Paid
31/03/2009	DC/08/01288/FUL	BRIDG - Bridges	Land at Hawks Road, Gateshead	Erection of 6-7 storey high hotel (202 bedrooms) (use class C1) with ancillary use at ground floor, 4-5 storey high office building (use class B1), construction of new vehicular access to Hawks Road, construction of 67 car parking spaces and provision of	£30,300.00 Sustainable transport contribution and pedestrian access provision for Hotel £74,400 for Sustainable Transport prior to first occupation of offices	Paid £30,300.00 for Hotel Offices are not built yet
25/03/2009	DC/08/01256/FUL	RYCHS - Ryton Crookhill And Stella	Land south of Beechwood Avenue, Ryton	Erection of 3 x 5 bedroomed 2.5 storey detached houses with associated detached double garages.	Provision of off site junior and teenage play and open space provision. £1580.28 (Junior), £1185.21 (Teenage), £1647.36 (Open Space)	Money Spent at Ferndene Park by LES
19/03/2009	DC/08/00628/FUL	WNOOKW - Windy Nook And Whitehills	Musgrove House Albion Street Windy Nook Gateshead NE10 9SJ	Erection of detached dormer bungalow (use class C3), also incorporating rooflights in garden area at west side of existing	£922.00 Childrens play	PAID 04.08.11
19/03/2009	DC/08/01456/FUL	WINHS - Winlaton And High Spen	East Farm Barlow Road Barlow Blaydon On Tyne	Construction of new vehicular access to highway, erection of 4 car ports and access road and associated external works (revised application). Retrospective	£1500 for Implementation of a Traffic Regulation Order.	£1500 Paid 28/09/2016
25/02/2009	DC/08/01894/FUL	WHISS - Whickham South And Sunnside	Land adjacent of The Bungalow, Streetgate Farm, Gateshead Rd, Wickham NE16 5LE	Erection of detached dwellinghouse with detached garage in garden area	£549.12 (Off site Junior Play contribution). £526.7 6 for open Space contribution	Money Spent at Beggarswood by LES

10/02/2009	DC/08/01348/FUL	PELHEW - Pelaw And Heworth	International Paint Ltd Stoneygate Lane Felling Gateshead	Erection of new building to house fire protection test facilities, with associated laboratories, storage, offices and staff amenities; external hardstanding and access; extension to existing car park.	£320,000 to provide a replacement playing field and/or improved sports provision for community use of pitches within the Felling/East Gateshead area	Superseeded by DC/09/01430/FUL
09/02/2009	DC/08/01276/FUL	RYCHS - Ryton Crookhill And Stella	Land adjacent to 2 South Close, Ryton, Tyne and Wear NE40 3LW	Erection of detached dwellinghouse with integral garage	Contribution to the provision and maintainance of off site play facilities and open space. £526.76 off site junior, £395.07 off site teenage play provision, £549.12 open space	Money Spent at Ferndene Park by LES
03/02/2009	DC/08/01130/FUL	FELL - Felling	92 High Street Felling Gateshead Tyne And Wear	Change of use of ground floor to cafe, conversion of upper floors into four flats (use class C3) and alterations to roof (retrospective application)	The Sum of £987.67 for Off site Junior Play, The Sum of £740.75 for off site teenage play	Paid 12/04/2017
22/01/2009	DC/08/01442/COU	CHORG - Chopwell And Rowlands Gill	West Thornley Farm Lockhaugh Road Rowlands Gill Tyne And Wear NE39 1QN	Conversion of former steelworks railway generator building to dwelling house with associated aged persons annex, and construction of decked patio on north-east side, construction of balconies, installation of rooflights, formation of car parking, alterations to existing site access and demolition of existing coal bunker	Sum of £320.99 for Contribution to the provision and maintainance of play provision to serve the development and surrounding area	Paid 28/11/2008 Money spent at Thornley Lane by LES
08/01/2009	DC/08/00444/COU	FELL - Felling	Naughty Nibbles, 54 High Street, Felling	Conversion of shop (use class A1) to flat (use class C3).	Play area contribution £316.88	Money spent at Stoneygate by LES
18/12/2008	DC/07/01166/FUL	WHISS - Whickham South And Sunnyside	Land Adjacent To 38 Silverdale Way Whickham	Erection of detached dwellinghouse	Play area contribution £2,055.69	15.02.10 Paid
02/12/2008	DC/07/01631/FUL	WHINOR - Whickham North	Land Adj, 28 Milton Road, Whickham, Tyne And Wear, NE16 3JD	Erection of detached dwellinghouse and erection of 1.8m high timber fence/wall on the east and south boundary.	£2483.91 Commuted sum for open space and play provisions	Paid 09/02/09
15/09/2008	DC/07/01354/FUL DC/10/00580/FUL Variation of Conditions	BRIDG - Bridges	Former Half Moon Hotel, Half Moon Lane, Gateshead,	Erection of 3/4 storey building with proposed A3 use (cafe / restaurant) to ground floor & 8 x 1 & 2 bed flats to upper floors with separate access from rear of development.	The Sum of £3500 for public transport	Paid 14/07/2016

08/09/2008	DC/08/00669/FUL	BRIDG - Bridges	18 Villa Place Gateshead	Conversion of single dwellinghouse into two dwellinghouses (use class C3) and two storey extension	Play provision - £553.46	Monies paid 10.09.08 Money spent at Argyle Street by LES
04/07/2008	DC/07/01836/FUL	BLAYD - Blaydon	Land Adj 9 California Winlaton	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse	To pay the Council the sum of £3,800.29 by way of contribution to the expenses of the Council in laying out and equipping an equipped offsite childrens play area	Paid
19/06/2008	DC/07/01833/COU	BIRTLE - Birtley	36 Durham Road,Birtley	Change of use from storage (use class B8) to residential at first floor (use class C3) (retrospective).	Play and Open Space provision to be provided off site(£308.35 play and £428.22 open space)	Paid 15/08/2008
02/06/2008	DC/08/00190/COU	SALTW - Saltwell	Dr R Harris 170 Whitehall Road Tyne And Wear	Change of use from doctors surgery (use class D1) to dwellinghouse (use classC3).(resubmission)	Off site childrens' play provision £1,470.95	Paid 02.06.08 Money Spent at Avondale Park by LES
20/05/2008	DC/08/00306/FUL	WINHS - Winlaton And High Spen	Stanley House, 36 Front Street, High Spen, Rowlands Gill, Tyne and Wear	Erection of detached dwellinghouse with garage and car parking facilities.	£2107 towards the provision and maintanance of play provision	Money spent at High Spen Park by LES
04/04/2008	DC/07/01394/FUL	LOFELL - Low Fell	Dene Cottage, Selborne Avenue, Low Fell, Gateshead	Erection of two semi-detached dwellinghouses	Provision of off site childrens play provision £6,800.00	Money spent at Engine Lane by LES
31/03/2008	DC/06/00889/FUL	BIRTLE - Birtley	Former British Legion Club, Ravensworth Road, Birtley	Erection of 6 dwellinghouses and 6 apartments	The Sum of £19459.65 Off site Play	Paid

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