

# PLANNING AND DEVELOPMENT COMMITTEE AGENDA

Wednesday, 13 September 2017 at 10.00 am in the Bridges Room - Civic Centre

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From the Chief Executive, Sheena Ramsey

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Item	Business
<b>1</b>	<b>Apologies for Absence</b>
<b>2</b>	<b>Minutes</b>  The Committee is asked to approve as a correct record the minutes of the meeting held 23 August 2017 (copy previously circulated).
<b>3</b>	<b>Declarations of Interest</b>  Members to declare interests in any agenda items
<b>4</b>	<b>Planning Applications (Pages 3 - 10)</b>
4i	<b>No. 1 - Shibdon House, Shibdon Road, Blaydon on Tyne, NE21 5AE (Pages 11 - 26)</b>
4ii	<b>No. 2 - Derwentside APH, Woodhouse Lane, Swalwell, Whickham NE16 3JL (Pages 27 - 40)</b>
4iii	<b>No. 3 - Contex Office Supplies Ltd, Hopper Street, Gateshead NE8 3JJ (Pages 41 - 44)</b>
4iv	<b>No. 4 - 26, Hollinhill, Rowlands Gill, NE39 1AZ (Pages 45 - 52)</b>
4v	<b>No. 5 - Nursery Lane, Gateshead (Pages 53 - 60)</b>
4vi	<b>No. 6 - Site of the former Vigo PH, Hartside, Vigo, Birtley DH3 2EW (Pages 61 - 78)</b>
<b>5</b>	<b>Delegated Decisions (Pages 79 - 86)</b>
<b>6</b>	<b>Enforcement Action (Pages 87 - 98)</b>  Report of the Strategic Director, Communities and Environment
<b>7</b>	<b>Planning Appeals (Pages 99 - 102)</b>  Report of the Strategic Director, Communities and Environment

**8 Planning Obligations (Pages 103 - 246)**

Report of the Strategic Director, Communities and Environment



PLANNING AND DEVELOPMENT  
COMMITTEE  
**13 September 2017**

**TITLE OF REPORT:** Planning applications for consideration

**REPORT OF:** Paul Dowling, Strategic Director Communities  
and Environment

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### **Purpose of the Report**

1. The Committee is requested to consider the attached schedule of miscellaneous planning applications, which are presented as follows:-

#### **PART ONE:**

Planning Applications  
Applications for Express Consent under the Advertisement  
Regulations  
Proposals for the Council's own development  
Proposals for the development of land vested in the Council  
Proposals upon which the Council's observations are sought  
Any other items of planning control

#### **PART TWO: FOR INFORMATION ONLY**

Applications determined in accordance with the powers  
delegated under Part 3, Schedule 2 (delegations to managers),  
of the Council Constitution.

### **Recommendations**

2. Recommendations are specified in the schedule.

The Human Rights Implications of the recommendations have been considered. Unless specified there are no implications that outweigh the material planning considerations.

## Contents

<b>Application Number</b>	<b>Site Location</b>	<b>Ward</b>
1. DC/16/01346/FUL	Shibdon House Shibdon Road	Blaydon
2. DC/17/00095/FUL	Derwentside Woodhouse Lane	Whickham North
3. DC/17/00536/FUL	Contex Office Services Ltd Hopper Street	Bridges
4. DC/17/00610/HHA	26 Hollinhill Lockhaugh	Winlaton And High Spen
5. DC/17/00673/FUL	Nursery Lane Gateshead	Deckham
6. DC/17/00742/FUL	The Vigo Hartside	Birtley

## **DEVELOPMENT PLAN**

Section 38(6) of the Planning & Compulsory Purchase Act 2004 specifies that: 'If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise.' In the case of Gateshead the development plan is currently the Core Strategy and Urban Core Plan 2010 – 2030 and the saved policies of the Unitary Development Plan for Gateshead (2007), where they are in conformity with the National Planning Policy Framework.

## **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

The NPPF was published on 27 March 2012 by Communities and Local Government (CLG). The National Planning Policy Framework is a material planning consideration, the previous Planning Policy Statements (PPS's), Guidance notes (PPG's) and some Circulars are revoked. Some of the guidance notes that supported the PPS's and PPG's are still extant.

## **REGIONAL SPATIAL STRATEGY (RSS)**

The RSS was revoked on 15<sup>th</sup> April 2013 and is no longer part of the development plan.

## **LOCAL PLAN (Formerly known as Local Development Framework)**

The Council has adopted the Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne 2010-2030 (CSUCP) jointly with Newcastle City Council. This sets all the Strategic Planning Policies for Gateshead and Newcastle and more detailed policies for the urban core of Gateshead and Newcastle.

In accordance with Planning and Compulsory Purchase Act 2004 (as amended) the CSUCP now forms part of the statutory development plan for Gateshead. The CSUCP also supersedes and deletes some of the saved policies in the Unitary Development Plan (UDP). These are set out in Appendix 1 of the CSUCP.

The Unitary Development Plan for Gateshead was adopted on 17<sup>th</sup> July 2007 and the remaining saved policies together with the CSUCP represent a current up to date development plan. In the report for each application, specific reference will be made to those policies and proposals which are particularly relevant to the application site and proposed development. Where the saved UDP policies are in general conformity with the NPPF due weight should be given to them. The closer the consistency with the NPPF the greater the weight can be given.

The Gateshead Place Making Supplementary Planning Document and the Householder Alterations and Extensions Supplementary Planning Document, are now adopted and have weight in decision making, supplementing and providing detail to the development plan policies.

The Council is currently working on new draft detailed policies and land allocations for the new Local Plan. The Development Plan Document will be called Making Spaces for Growing Places (MSGP).

## **UPDATES**

The agenda is formed and printed approximately a week prior to the Planning and Development Committee meeting. Information, correspondence and representations can sometimes be received in the intervening period. In such cases a written update report will be circulated to Members at the beginning of the meeting and on occasion there may be further verbal updates to Members from officers, so that Members are aware of all material planning considerations when making their decision on applications.

## **SPEAKING AT COMMITTEE**

Gateshead Council seeks to be inclusive in its decision making process and therefore allows applicants, agents and interested parties to make verbal representation to Members at Committee in accordance with the Council's agreed speaking rights protocol where persons have indicated their intention to speak in writing, in advance of the meeting, and subsequently confirmed their intention to speak to the Development Information Officer.

For further details of speaking rights at committee contact the Development Information Officer on (0191) 4333150 or please view the leaflet 'Having Your Say' available from the second floor reception at the Civic Centre. You can also view this information on the Planning pages of the Council website under 'Having your Say'

### **SITE PLANS**

The site plans included in each report are for illustrative purposes only. Scale plans are available to view from the file. Key plans and photographs of the site and surroundings are also displayed at committee for information purposes as are other images where necessary including consultation response plans.

### **PUBLICITY/CONSULTATIONS**

The reports identify the responses to site notices, press notices, consultations and/or neighbour notifications which have been undertaken. The reports include a précis of the comments received, full copies of letters are available to view from the application file. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (Development Management Procedure) Order 2010.

### **SITE VISITS**

On occasion the Committee will defer making a decision until they have viewed the application site themselves as a group. Normally these visits take place on the Thursday morning prior to the following Wednesday committee meeting. The visits are fact finding visits only and no debate or decision making will take place on the visit and no representations will be heard at these visits and therefore the Local Planning Authority no longer invite applicants or third parties to attend unless for the sole purpose of arranging access to land and or/ buildings.

### **LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION (AS AMENDED)**

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These papers are held on the relevant application file and are available for inspection during normal office hours at the Communities and Environment reception, Civic Centre, Regent Street, Gateshead NE8 1HH.

Generalised Guide to Use Classes Order 1987 (as amended)

<b>A1 Shops</b>	Shops, retail warehouses, hairdressers, undertakers/funeral directors, travel and ticket agencies, post offices, pet shops, sandwich shop, showrooms, domestic hire shops.	<b>C1 Hotels</b>	Hotels, boarding and guest houses
<b>A2 Financial and Professional Services</b>	Banks, building societies, estate and employment agencies, professional and financial services.	<b>C2 Residential Institutions</b>	Residential schools and colleges convalescent homes/nursing homes
<b>A3 Restaurants and Cafes</b>	Restaurants, snack bars, cafes.	<b>C2A Secure Residential Institutions</b>	Secure residential accommodation including detention centres, young offenders institutions, prisons and custody centres.
<b>A4 Drinking Establishments</b>	Public Houses and Wine bars etc	<b>C3</b>	Dwellings, small business at home, communal housing of the elderly and handicapped
<b>A5 Hot food Take-Aways</b>	Hot Food Take-away shops	<b>C4 Houses in Multiple Occupation</b>	Small shared dwellings occupied by between 3 and 6 unrelated individuals who share basic amenities such as kitchen or bathroom.
<b>B1 Business</b>	Offices not within A2, research and development studios, laboratories, high tech., light industry appropriate in a residential area.	<b>D1 Non-residential Institutions</b>	Places of worship, church halls, clinics, health centres, crèches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, non-residential education and training centres.
<b>B2 General Industry</b>	General industry.	<b>D2 Assembly &amp; Leisure</b>	Cinemas, music and concert halls, baths, skating rinks, gymnasiums. Other indoor and outdoor sports and leisure uses, bingo halls.
<b>B3 Storage and Distribution</b>	Wholesale warehouses repositories, including open air storage	<b>Sui generis</b>	Any use not included within any of the above use classes, such as theatres, nightclubs, taxi businesses, motor vehicle sales, betting shops.

In many cases involving similar types of use, a change of use of a building or land does not need planning permission. Planning permission is not needed when both the present and proposed uses fall within the same 'class', or if the Town and Country Planning (Use Classes) Order 1987 says that a change of class is permitted to another specified class.

Changes allowed without planning permission

From	To
A2 (professional and financial services) when premises have a display window at ground level	A1 (shop)
A3 (restaurants and cafes)	A1 or A2
A4 (drinking establishments)	A1 or A2 or A3
A5 (hot food takeaways)	A1 or A2 or A3
B1 (business) (permission limited to change of use relating to not more than 500 square metres of floor space)	B8 (storage and distribution)
B2 (general industrial)	B1 (business)
B2 (general industrial) (permission limited to change of use relating to not more than 500 square metres of floor space)	B8 (storage and distribution)
B8 (storage and distribution) (permission limited to change of use relating to not more than 500 square metres of floor space)	B1 (business)
C3 (dwellinghouses)	C4 (houses in multiple occupation)
C4 (houses in multiple occupation)	C3 (dwellinghouses)
Casinos (sui generis)	D2 (assembly and leisure)

Additional change of use permitted development rights applying from 30 May 2013



Buildings in use class:	Can change to:
Agricultural buildings under 500 square metres	(A1, A2, A3, B1, B8, C1 and D2).
Agricultural buildings between 150 square metres and 500 square metres	(A1, A2, A3, B1, B8, C1 and D2) but prior approval (covering flooding, highways and transport impacts, and noise) is required
B1, C1, C2, C2A and D2 use classes	State-funded school, subject to prior approval covering highways and transport impacts and noise
B1(a) office use	C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination.
A1, A2, A3, A4, A5, B1, D1 and D2 uses	change use to A1, A2, A3 and B1 uses for a single period of up to two years

Additional change of use permitted development rights applying in England from 6 April 2014

These new permitted development rights will not apply in sites of special scientific interest, safety hazard areas or military explosives storage areas; nor do they apply to scheduled monuments. With the exception of new Class CA the rights will also not apply to listed buildings.



- **retail to residential** - new class 1A allows change of use and some associated physical works from a small shop or provider of professional/financial services (A1 and A2 uses) to residential use (C3). This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change. Up to 150 square metres of retail space will be able to change to residential use. This new right does not apply to land protected by article 1(5) of the General Permitted Development Order.\*
- **agricultural to residential** - new class MB allows change of use and some associated physical works from buildings used for agricultural purposes to residential use (C3). This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change. Up to 450 square metres of retail space will be able to change to up to three dwellings. This new right does not apply to land protected by article 1(5) of the General Permitted Development Order.\*
- **commercial to childcare nurseries** - change of use from offices (B1), hotels (C1), residential (C2 and C2A), non-residential institutions (D1), and leisure and assembly (D2) to nurseries providing childcare. This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change.
- **agricultural to new schools and nurseries** - new class MA allows change of use from buildings used for agricultural purposes to a state funded school or nursery providing childcare. This involves a 'prior approval' process and the local planning authority can consider impacts of the proposed change.

#### Explanation of Abbreviated Terms used in Reports

EVA	Economic Viability Assessment	UDP	Unitary Development Plan
DPD	Development Plan Document	SPD	Supplementary Planning Document
EIA	Environmental Impact Assessment	NPPF	National Planning Policy Framework
TA	Transport Assessment	RIA	Retail Impact Assessment
SHLAA	Strategic Housing Land Availability Assessment	SHMA	Strategic Housing Market Assessment
CSUCP	Core Strategy and Urban Core Plan		

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched a planning practice guidance web-based resource. This was accompanied by the cancellation of previous planning practice guidance documents. Now planning practice guidance is now available entirely online in a usable and accessible way with links between the National Planning Policy Framework and relevant planning practice guidance, as well as between different categories of guidance. The guidance can be accessed through this link <http://planningguidance.planningportal.gov.uk/>

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**Committee Report**

<b>Application No:</b>	<b>DC/16/01346/FUL</b>
<b>Case Officer</b>	<b>Joanne Munton</b>
<b>Date Application Valid</b>	<b>17 May 2017</b>
<b>Applicant</b>	<b>Mr Tim Shearing</b>
<b>Site:</b>	<b>Shibdon House Shibdon Road Blaydon On Tyne NE21 5AE</b>
<b>Ward:</b>	<b>Blaydon</b>
<b>Proposal:</b>	<b>Change of use from office (use class B1) to ten flats (use class C3) including demolition of existing porch and creation of lightwell, Erection of four storey rear extension and provision of roof lights, replacement windows, bin store, smoking shelter, cycle store and associated parking (amended 10/07/17).</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

**1.0 The Application:**

**1.1 DESCRIPTION OF THE SITE**

The application property comprises of a three storey semi-detached building of Georgian proportions, being brick built with stone window heads and cills, and feature bay windows. It is set back (to the north east) from Shibdon Road, and lies adjacent (to the east of), St Cuthbert's Church (which is Grade II Listed) and its Rectory. The Rectory, which is of a modern design, is accessed through the car park which forms part of the application site.

1.2 The land slopes down from Shibdon Road to the north, and further north of the site lies the Blaydon Precinct at a much lower level than the application site.

1.3 The adjoining property to the east is a mix commercial uses, with beauty salon uses, retail units including hairdressers and barbers, and a vets. The site faces St Joseph's Church, Presbytery (both Grade II listed) and church hall on the opposite side of Shibdon Road, and next to this, a residential apartment block (Shibdon Court).

1.4 The site is within the Blaydon Bank Conservation Area and within the District Retail Centre.

1.5 Permission DC/15/00998/COU (detailed below) for the change of use from office to 6 flats and associated external works appears to have been commenced.

**1.6 DESCRIPTION OF THE APPLICATION**

The application proposes the change of use from Office (B1) to residential (C3) and the formation of 10 flats (6 with two bedrooms and 4 flats with 1 bedroom each). The following works are also proposed to accommodate this change of use:

- demolition of the existing porch;
- formation of a lightwell on the south west elevation;
- erection of a four storey rear extension on the south east elevation;
- provision of roof lights;
- replacement windows;
- formation of associated parking;
- formation of bin store, smoking shelter and cycle store.

#### 1.7 RELEVANT PLANNING HISTORY

44/91 - Change of use from dwellinghouse (use class C3) (St Cuthbert's Rectory) to offices (use class B1) - Granted 05.03.1991

DC/12/00726/FUL - Change of use from Use Class B1 (Business) to C3 (Dwellinghouses) involving conversion of office to three no. flats with associated parking and bin storage (amended 24.09.12) - Granted 01.10.2012

DC/15/00998/COU - Proposed conversion from office space (Use Class B1) use to six flats (Use Class C3) including demolition of existing porch, erection of first floor extension, alteration to fenestration detailing, associated parking and bin storage. (Amended plan recd 6.1.16) - Granted 26.01.2016

#### 2.0 Consultation Responses:

Northumbria Water      No comments

Coal Authority          Conditions recommended

#### 3.0 Representations:

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

No representations were received.

#### 4.0 Policies:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

H4 Windfall and Small Housing Sites

H5 Housing Choice

RCL5 District and Local Centres

ENV3 The Built Environment - Character/Design

ENV7 Development within Conservation Areas

DC1D Protected Species

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

ENV21 Sites of Archaeological Imp - Known

ENV22 Sites of Archaeological Imp - Potential

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

CFR20 Local Open Space

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

CS7 Retail and Centres

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

## **5.0 Assessment of the Proposal:**

- 5.1 The key considerations to be taken into account when assessing this planning application are the principle of the proposal, visual amenity and the impact on the heritage assets, residential amenity, highway safety and parking, ground conditions, archaeology, ecology, flood risk and open space/play.
- 5.2 PRINCIPLE
- 5.3 Retail Policy  
The proposal site is located within Blaydon District Retail Centre, as defined by saved policy RCL5 of the UDP and policy CS7 of the CSUCP. However, the property is on the periphery of the centre and not within the Precinct area. It is considered that given this location, a change of use to residential would not impact on the vitality and viability of the retail centre and would not conflict with the aims and requirements set out in the above policies.
- 5.4 Housing Policy  
Paragraph 14 of the NPPF states that:  
  
'At the heart of the NPPF is a presumption in favour of sustainable development. For decision making this means:  
-approving development proposals that accord with the development plan without delay, and  
-where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:  
-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or  
-specific policies in this Framework indicate development should be restricted.'
- 5.5 Policy CS10 of the CSUCP states that 11,000 new homes (excluding purpose built student accommodation) will be built in Gateshead over the period April 2010 to March 2030.
- 5.6 The site would be considered as a housing windfall site under policy H4 of the UDP. Given the choice of nearby local amenities and that the site is not in an isolated location, it is considered that the location of the proposal is sustainable.
- 5.7 Saved policy H5 of the UDP requires a range of housing choice and policy CS11(1) of the CSUCP requires that 60% of new private housing across the plan area being suitable for and attractive to families, with a minimum target of 16,000 new homes to have three or more bedrooms.
- 5.8 The scheme proposes 6 flats with 2 bedrooms and 4 flats with 1 bedroom each. The proposal is therefore not in accordance with the aims of CSUCP policy CS11(1) and saved UDP policy H5.
- 5.9 Given that this proposal is for the conversion of an existing building it is understood that the building does not lend itself to the sub-division of mainly 3 bed apartments. Whilst Council officers accept that the proposal would not

contribute to the policy requirement for the totality of development across Gateshead to provide 60% family housing (i.e. homes with three or more bedrooms), it does however contribute to the provision of housing in the Borough on a smaller site (a site less than 1 hectare in size).

- 5.10 Weight is also given to the previous permissions DC/12/00726/FUL (which found 3 flats with 2 bedrooms each acceptable at this location) and DC/15/00998/COU (which found 6 flats with 2 bedrooms each acceptable at this location).
- 5.11 Policy CS11(4) of the CSUCP requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents." With regard to this requirement, specific policy regarding this issue is expected to be contained within the emerging 'Making Spaces for Growing Places' document. However, notwithstanding this policy position, it is considered that the proposal provides appropriate space internally and externally.
- 5.12 Therefore, it is considered that the principle of the development is acceptable and the proposal does not conflict with saved policies H4 and H5 of the UDP, policy CS10 of the CSUCP and the NPPF. Although policy CS11 is not fully satisfied, it is considered that the building does not lend itself to the sub-division of mainly 3 bed apartments and the proposal would contribute to the provision of housing in the Borough on a smaller site (a site less than 1 hectare in size).
- 5.13 Therefore, it is considered that the proposal is acceptable in principle.

5.14 HERITAGE ASSETS/DESIGN

The proposal site is within the Blaydon Bank Conservation Area and within the setting of both Grade II listed St Cuthbert's Church (to the north west) and Grade II listed St Joseph's Church and Presbytery (to the south west). NPPF paragraph 131 states:

'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.'

5.15 Paragraph 132 of the NPPF continues:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are

irreplaceable, any harm or loss should require clear and convincing justification.'

- 5.16 Saved policies ENV7 and ENV9 of the UDP require that the development preserves or enhances the area's special architectural or historic character and protects or enhances the setting of a Conservation Area.
- 5.17 Policy CS15 of the CSUCP states that officers should take a proactive approach to sustaining the historic environment in a manner appropriate to the significance of the relevant heritage asset and requiring development to support and safeguard the historic environment.
- 5.18 IPA17 sets out the Character Statement for Blaydon Conservation Area, which has a fairly long and thin boundary and is primarily located on the steep hill rising south from Blaydon centre. Shibdon House is located on the north eastern periphery of the Conservation Area and IPA17 states that the central area of terraced housing to the south of the proposal site is the Conservation Area's dominant feature. The Statement goes on to note the segregation of the northern part, where the host property is located:
- "With the exception of some of the buildings at the north end of the Conservation Area the area displays an outstanding coherence of form and feel."
- 5.19 It is considered that Shibdon House makes less of a contribution to the significance of the Conservation Area than the central, uniform terraces to the south.
- 5.20 Paragraph 134 of the NPPF states:
- 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'
- 5.21 The proposal would not cause harm to the significance of the heritage assets.
- 5.22 The materials are proposed to match those existing, which is considered to be acceptable and Condition 3 is recommended to ensure this. This condition is also recommended to ensure that the proposed rooflights are flush fitting conservation style.
- 5.23 Further, it is considered that the proposed extension to the rear, demolition of the porch, fenestration alterations and the creation of a lightwell would be appropriate provided that materials used match those existing. Additionally, the change of use itself would not impact on the heritage assets, given the primarily residential uses within the Conservation Area boundary.
- 5.24 Therefore, the proposal would preserve the special character of the Conservation Area and does not conflict with the aims and requirements of



saved policies ENV7 and ENV9 of the UDP, policy CS15 of the CSUCP or the NPPF.

#### 5.25 RESIDENTIAL AMENITY

The property faces north west onto the associated car park, with St Cuthbert's Church and the Rectory beyond. Attached neighbours to the south east at 20 Shibdon Road do not appear to be in residential use.

5.26 With Blaydon Shopping Centre to the north and St Joseph's RC Church to the south west, the nearest residential properties are the Rectory to the north west and accommodation at Shibdon Court to the south, across Shibdon Road. These are 27m and 20m away from the host property, respectively. It is considered that the proposal would not result in an unacceptable loss of outlook, loss of privacy, loss of light or overshadowing at these properties.

5.27 In terms of future occupiers of the proposed flats, it is considered that the proposal would generally provide an appropriate living environment. Although the popularity of Blaydon Shopping Centre to the north and Shibdon Road to the south/south west may result in noise generation, the applicant has stated that windows will be retained where possible. The retention of these windows in the Conservation Area is considered to outweigh the alleviation of potential noise, which could result in the replacement of all windows.

5.28 Additionally, should future residents wish to install new windows to reduce noise, provided they do not materially affect the external appearance of the building, this would not require planning permission. Therefore, it is considered that a condition requiring noise mitigation measures would be neither reasonable nor necessary in this instance.

5.29 The proposal would meet the aims and requirements set out in policy DC2 of the UDP and policy CS14 of the CSUCP and the NPPF.

#### 5.30 HIGHWAY SAFETY AND PARKING

The site is within a highly sustainable location, with Blaydon Shopping Centre (including a supermarket) and the bus station both within 160m.

5.31 The scheme proposes one additional car parking space, resulting in 8 spaces serving 10 flats. It is considered that sufficient car parking is proposed and that the residential use would not result in a significant change in the impact on parking demand or on the adopted highway than the office use.

5.32 Additionally, there whilst an area for cycle parking is shown on the layout plan, Conditions 5 and 6 are recommended to be imposed requiring final details of secure and weatherproof cycle parking to be submitted for LPA consideration and the implementation of the approved details.

5.33 Finally, it is considered that there is ample storage space for wheeled bins and there would not be an issue wheeling them out for collection. Condition 7 is recommended requiring the gates to the bin store to open inwardly to avoid potential obstruction to vehicular movements on site.

- 5.34 Therefore it is considered that the proposal would comply with the aims and requirements of policy CS13 of the CSUCP.
- 5.35 **GROUND CONDITIONS**  
The site is within the Coal Authority defined Development High Risk Area. The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment Report, and it is recommended that Conditions 8, 9 and 12 be imposed requiring site investigation and remediation where required.
- 5.36 Whilst the applicant has not submitted a recognised Phase 1 Contaminated Land Assessment, it is considered that the risk of contamination impacting on end users is very low. It is recommended that conditions 10, 11 and 12 be imposed requiring remediation where necessary.
- 5.37 Therefore, it is considered that the proposal would comply with the aims and requirements of saved policies DC1(p) and ENV54 of the UDP.
- 5.38 **ARCHAEOLOGY**  
The host property sits within the Blaydon Conservation Area within the post-medieval village of Blaydon, and Shibdon House is a non-designated heritage asset. In terms of below ground archaeology, it is considered that it would not be necessary to require any information to be submitted. However, it is recommended that Condition 13 is imposed requiring the submission of a report of building recording to the LPA for consideration.
- 5.39 The proposal would comply with the aims and requirements of saved policies ENV21 and ENV22 of the UDP and policy CS15 of the CSUCP.
- 5.40 **ECOLOGY**  
Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981, (as amended).
- 5.41 As a result of the ongoing works to the roof of the host property (i.e. the removal and replacement of the roof tiles, ridge tiles, rainwater tables and lead flashing) it is considered likely that the building poses a negligible risk for roosting bats. It is recommended that an informative be attached to the permission providing advice on the protection of bats.
- 5.42 The proposal would comply with the aims and requirement of saved policies DC1(d), ENV46 and ENV47 of the UDP and policy CS18 of the CSUCP.
- 5.43 **FLOOD RISK**  
The site is within a critical drainage area and drainage detail would normally be required to be submitted given the application proposes the creation of 10 dwellings. No drainage assessment has been submitted with the application.
- 5.44 The change of use is likely to increase water usage/demand on drainage. New planting is proposed at the south eastern part of the site and it is considered that this could be used as rainwater gardens.

- 5.45 It is recommended that Conditions 14-17 are imposed requiring the submission of a drainage assessment exploring the potential for sustainable drainage components, particularly rainwater gardens, on site and a maintenance plan to the LPA for consideration and the implementation of the approved details.
- 5.46 Additionally, it is recommended that Conditions 19 and 20 are imposed requiring the submission of details for the disposal of foul and surface water to the LPA for consideration and implementation of the approved details.
- 5.47 The proposal would comply with the aims and requirements of policy CS17 of the CSUCP.
- 5.48 **OPEN SPACE/PLAY**  
The NPPG (Paragraph: 031 Reference ID: 23b-031-20160519) is clear that tariff style contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.
- 5.49 While it cannot be concluded that the proposed development would comply with saved Policies CFR20, CFR28, CFR29 and CFR30 of the UDP it is considered that it is not possible to require any contribution for either play or open space provision in this case, based on the above assessment.
- 5.50 **COMMUNITY INFRASTRUCTURE LEVY**  
On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development as it is for qualifying housing related development. The site is within residential zone C, which has a charge of £0 per sqm. As such no CIL charge is liable.

## **6.0 CONCLUSION**

- 6.1 Taking all the relevant issues into account, it is considered that the proposed development is acceptable in principle, visual amenity and the impact on the heritage assets, residential amenity, highway safety and parking, ground conditions, archaeology, ecology, flood risk and open space/play, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP.
- 6.2 Therefore, it is recommended that planning permission be granted, subject to the conditions.

## **7.0 Recommendation:**

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

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

Location Plan 16042-S100  
1642-S101  
16042-P101 rev A  
16042-S102  
R4182-P102 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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

The development hereby permitted shall be constructed entirely of the materials detailed in the application form received 22.12.2016.

For the avoidance of doubt rooflights shall be flush fitting conservation style.

Reason

To ensure that the external appearance of the development is of an appropriate design and quality in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

4

The development hereby approved shall not commence until the Local Planning Authority has been notified by the applicant of the date of commencement, which shall be two weeks prior to the commencement of the development.

Reason

To clarify the commencement of the development approved under this permission.

5

The dwellings hereby approved shall not be occupied until final details of secure and weatherproof cycle storage within the site have been submitted for written approval of the Local Planning Authority.

Reason

In order to ensure adequate provision for cyclists and in accordance with policy CS13 of the Core Strategy and Urban Core Plan.

6

The details approved under Condition 5 shall be implemented in full accordance with the approved details before the dwellings hereby approved are occupied and retained as such for the lifetime of the development.

Reason

In order to ensure adequate provision for cyclists and in accordance with policy CS13 of the Core Strategy and Urban Core Plan.

7

Notwithstanding the approved plans, the gates to the bin store shall not open out into the car parking area.

Reason

To avoid potential obstruction to vehicular movements on site in accordance with policy CS13 of the Core Strategy and Urban Core Plan.

8

The development hereby approved shall not commence until a report of intrusive site investigations in relation to coal mining legacy including the results of any gas monitoring and where required, measures and timescales for remediation, monitoring, and verification reports has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure there is adequate land stability in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

9

The remediation and monitoring measures approved under condition 8 shall be implemented in full accordance with the approved timescales and the approved details.

Reason

To ensure there is adequate land stability in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

10

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 an amended Risk Assessment and, if required, amended remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

11

The remediation and monitoring measures approved under condition 10 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) 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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

12

Where remediation is required (under conditions 8-11), following completion of the approved remediation and monitoring measures, the development hereby approved shall not be occupied 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.

Reason

To ensure adequate land stability and that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

13

No development/alterations hereby approved shall take place until a report of the results of a programme of archaeological building recording has been submitted to and approved in writing by the Local Planning Authority.

Reason

To provide an archive record of the historic building or structure and to accord with paragraph 141 of the NPPF and saved Unitary Development Plan Policy ENV23

14

The development hereby approved shall not commence until a drainage assessment, exploring the potential for sustainable drainage components and with particular reference to the potential for rainwater gardens within the new planted areas on site, has been submitted to and approved in writing by the Local Planning Authority.

Reason

To manage flood risk in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

15

The details approved under Condition 14 shall be implemented in accordance with the approved details before the new dwellings are occupied and retained as such for the lifetime of the development.

Reason

To manage flood risk in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

16

Where sustainable drainage components are installed, the dwellings hereby approved shall not be occupied until a management plan

(including measures for maintenance and timescales) has been submitted to and approved in writing by the Local Planning Authority.

Reason

To manage flood risk in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

17

Where required, the details approved under Condition 16 shall be implemented in accordance with the approved details and timescales, and retained as such for the lifetime of the development.

Reason

To manage flood risk in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

18

The development hereby approved shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

Reason

To manage flood risk in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

19

The details approved under Condition 18 shall be implemented in accordance with the approved details before the new dwellings are occupied and retained as such for the lifetime of the development.

Reason

To manage flood risk in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

20

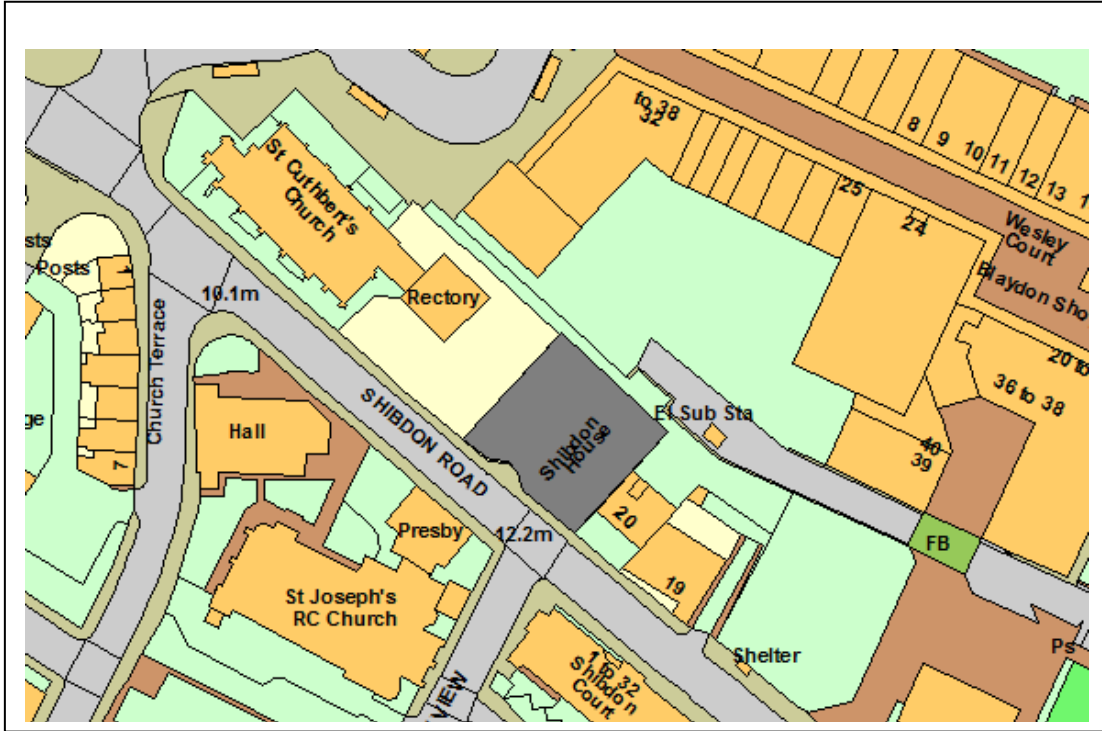
Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason

To safeguard the amenities of nearby residents and in accordance with the NPPF, saved Policies DC1, DC2 and ENV61 of the Unitary



Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne



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**Committee Report**

<b>Application No:</b>	<b>DC/17/00095/FUL</b>
<b>Case Officer</b>	<b>Tracy Long</b>
<b>Date Application Valid</b>	<b>16 March 2017</b>
<b>Applicant</b>	<b>Gateshead Council</b>
<b>Site:</b>	<b>Derwentside Woodhouse Lane Swalwell Whickham NE16 3JL</b>
<b>Ward:</b>	<b>Whickham North</b>
<b>Proposal:</b>	<b>Conversion of Former Aged Persons Unit into 22 no. residential apartments (amended 13/07/2017 and 04/08/2017).</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

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

The application site is the former Derwentside Aged Person Unit (APU) on Swalwell Bank in Whickham. The site measures around 0.47 hectares. The APU is a part two, part three storey building, built of buff brick and brown tiles and is currently vacant and boarded up. Vehicle access to the site is off Woodhouse Lane, which leads to an area of hardstanding used for car parking in front of the building. Land levels fall from South to North along Swalwell Bank. The site is situated within a mainly residential area.

**1.2 DESCRIPTION OF APPLICATION**

This planning application proposes to refurbish the existing building and convert it into 22 residential apartments (comprising of 5 x 1 bed, 14 x 2 bed and 3 x 3 bed apartments). The application also includes the following elements

- increasing the width of the vehicle access to 5.0 metres to allow two way traffic
- an extension to the hardstanding area to provide increased car parking provision within the site.
- improving the external facades of the building with render, cedar weatherboarding, coloured PVCu windows and french doors and a new roof covering

**1.3** The plans originally submitted included 25 car parking spaces within the site (22 for the apartments, 2 visitor spaces and 1 disabled space). Amended plans have been submitted in August 2017 which increase the car parking provision at the site to 28 spaces (22 for the apartments, 5 visitor spaces and 1 disabled space).

- 1.4 This planning application has been submitted with the following supporting documents
- Bat survey
  - Flood risk assessment
  - Land contamination report
  - Design and access statement (incorporating an Affordable housing statement and Transport statement).

- 1.5 PLANNING HISTORY  
No relevant planning history

## **2.0 Consultation Responses:**

Tyne And Wear Archaeology Officer      There are no archaeological implications.

## **3.0 Representations:**

- 3.1 The Council sent out neighbour notification letters to properties surrounding the site and also displayed two notices at the site. In addition a notice appeared in the Newcastle Journal on 5 April 2017.
- 3.2 Two representations have been received from local residents in response to the plans originally submitted.
- 3.3 One letter from 47 Whickham Bank supports the development but raises the following concerns :
- noise, mess and disturbance from the construction works
  - the construction works may cause problems with the electricity, gas and water in the area
  - construction workers may park outside residents homes
- 3.4 One letter has been received from a planning consultant on behalf of South West Farm on Woodhouse Lane, which is located to the North West of the application site. This letter states that they do not oppose the redevelopment of the site but have concerns about the level of parking to be provided. They consider the level of visitor parking to be inadequate.
- 3.5 Following these comments amended plans have been received which increased the parking provision at the site

## **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

DC1D Protected Species

DC1H Pollution

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV44 Wood/Tree/Hedge Protection/Enhancement

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

ENV21 Sites of Archaeological Imp - Known

ENV22 Sites of Archaeological Imp - Potential

ENV54 Dev on Land Affected by Contamination

H5 Housing Choice

H4 Windfall and Small Housing Sites

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

CFR20 Local Open Space

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

## **5.0 Assessment of the Proposal:**

- 5.1 The main planning issues are considered to be the principle of housing development, design, residential amenity, highway safety and ecology.
- 5.2 **NPPF**  
The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Paragraph 14 states that there is a presumption in favour of sustainable development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against NPPF policies as a whole. Paragraph 49 of the NPPF also states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 5.3 **WINDFALL HOUSING**  
The application site is not allocated for any specific purpose on the Council's Local Plan Policies Map 2015. As such it is considered that the principle of developing this site for housing should be assessed against saved policy H4 in the Council's Unitary Development Plan (UDP), which relates to windfall housing sites. Given that this site is situated within an existing residential area, and is well located in terms of access to public transport, shops and services, Council officers consider that the principle of developing this site for housing is acceptable, subject to all other material planning considerations being satisfied.
- 5.4 **TYPE OF HOUSING**  
Saved policy H5 of the UDP seeks to improve the choice of housing in Gateshead, and states that a "limited range of dwelling sizes and types may be acceptable on smaller sites [sites that are less than one hectare in size] but development containing small flats or apartments only will not generally be accepted unless there is a local shortfall in such accommodation, and it is in keeping with the character of the area". Policy CS11(1) of the CSUCP requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms).
- 5.5 This proposal is for the conversion of a vacant Aged Persons Unit into 22 residential apartments including 5 x 1 bed flats , 14 x 2 bed flats, and 3 x 3 bed flats. The proposal is therefore not in accordance with the aims of CSUCP policy CS11(1) and saved UDP policy H5.
- 5.6 Given that this proposal is for the conversion of an existing building it is understood that the building does not lend itself to the sub-division of mainly 3 bed apartments. Whilst Council officers accept that the proposal would not contribute to the policy requirement for the totality of development across Gateshead to provide 60% family housing (i.e. homes with three or more bedrooms), it does however contribute to the provision of housing in the Borough on a smaller site ( a site less than 1 hectare in size).
- 5.7 **AFFORDABLE HOUSING**  
Policy CS11 (5) of the CSUCP states that there should be a provision of 15% affordable homes on developments of 15 or more houses, subject to viability.

The submitted Design and Access Statement explains that 3 of the 22 units (15%) are to be retained as affordable in accordance with policy CS11. A condition (condition 3) has been recommended to approve the final details of the 3 affordable housing units in terms of their location and tenure. Subject to this planning condition the development is considered to accord with the NPPF and policy CS11 of the CSUCP.

#### 5.8 DESIGN ISSUES

The refurbishment of the existing building will improve the appearance of the site and surrounding area. Two planning conditions (4 and 5) have been recommended to approve the external materials of the building in the interests of good design. Subject to these planning conditions the development is considered to be acceptable from a design point of view and accords with the aims and objectives of the NPPF, saved policy ENV3 of the UDP and policy CS15 of the CSUCP.

#### 5.9 RESIDENTIAL AMENITY

Given the distances between the existing adjacent houses and the proposed development it is considered that the development would not cause any significant harm to the living conditions of adjacent residents or the future residents of the apartments through loss of light / overshadowing, visual intrusion or overlooking.

5.10 Council officers consider that the construction works associated with the development could impact on the living conditions of adjacent neighbours. It is however considered that this could be controlled by a planning (condition 6) which restricts the days and hours of the construction works. A local resident has raised concerns that construction works may cause problems with the electricity, gas and water in the area and that construction workers may park outside resident's homes. These are not planning considerations.

5.11 Subject to the planning condition which controls the times of the construction works, the development is considered to be acceptable from a residential amenity point of view and accords with the aims and objectives of the NPPF, saved policy DC2 of the Council's UDP and policy CS14 of the Council's CSUCP.

#### 5.12 HIGHWAY ISSUES

In terms of traffic movements, it is considered that there would be a small increase in the number of vehicles going to and from the site, given the number of units proposed. However it is considered that this small increase in vehicle movements would not have an unacceptable impact on the local road network.

5.13 The existing vehicle access to the site from Woodhouse Lane is to be widened to 5 metres to allow two way flow of traffic into and out of the site, which is considered to be an improvement. Two conditions (conditions 7 and 8) have been recommended to approve the details/provide dropped kerbs at the vehicle access and into the bin storage area. The existing hardstanding area within the site is to be extended towards Woodhouse Lane to the North to provide additional car parking space. The development will provide a total of 28 car

parking spaces within the site. This is based on 22 spaces for residents (1 space per apartment), 5 spaces for visitors and 1 disabled parking space. The proposed car parking provision is considered to be appropriate for the development, given that the Council's minimum car parking guidelines set out in the Council's Transport Technical Appendices recommends 1 space per dwelling and 1 space per 4 dwellings for visitors.

- 5.14 Secure, weatherproof cycling parking (22 spaces) are to be provided for residents in the lower ground floor area of the building. Cycle parking (4 spaces) is also to be provided for visitors to the north of the building. Two conditions (conditions 9 and 10) have been recommended to approve the final detail/provide the cycle parking provision.
- 5.15 Subject to the above planning conditions the proposed development is considered to be acceptable from a highway point of view and accords with the aims and objectives of the NPPF and policy CS13 of the Core Strategy and Urban Core Plan.
- 5.16 **ECOLOGY**  
The building was assessed as posing a moderate risk for roosting bats. A Bat Survey has therefore been submitted as part of this application. No bats were recorded entering or exiting the building although bats were seen foraging and commuting on the site. It is therefore considered that the proposed development is unlikely to impact on roosting bats. However given the risk of bats taking up occupancy in the building prior to the development starting on site a condition (condition 11) has been recommended which requires that the development is undertaken in accordance with the bat method statement in the bat survey. Two planning conditions (conditions 12 and 13) have also been recommended requiring bat boxes to be incorporated into the development. Subject to these planning conditions the development is considered to be acceptable from an ecology point of view and accords with the aims and objectives of the NPPF, saved policies DC1(d), ENV46 and ENV47 of the UDP and policy CS18 of the CSUCP.
- 5.17 **TREES/LANSCAPING**  
There are a number of existing trees on the site. Three trees along Woodhouse Lane are to be removed to allow the hardstanding area to be extended to provide an increased parking provision within the site. Replacement tree planting is proposed along Swalwell Bank. A number of planning conditions (conditions 14-18) have been recommended relating to the protection of the trees that are to be retained during construction, approving details of the proposed landscaping scheme including the replacement tree planting and the provision and maintenance of the landscaping scheme. Subject to these planning conditions, the development is considered to be acceptable from a tree/landscaping point of view and accords with the NPPF, saved policy ENV44 of the UDP and policy CS18 of the CSUCP.
- 5.18 **CONTAMINATED LAND**  
A Land Contamination Phase 1 Preliminary Risk Assessment (PRA) has been submitted as part of this planning application. Based on the findings of the PRA



and the limited excavation works proposed at the site, Council officers do not consider that it is necessary to undertake any further contamination assessment or site investigations for the site. A condition (condition 19) has been recommended which sets out the procedure for dealing with any unidentified contamination during the development. Subject to this planning condition the development is considered to be acceptable from a contaminated land point of view and accords with the aims and objectives of the NPPF, saved policies DC1(p) and ENV54 of the UDP and policy CS14 of the CSUCP.

#### 5.19 FLOOD RISK /DRAINAGE

A Flood Risk Assessment (FRA) has been submitted as part of the application. The FRA reviews all sources of flooding and the risk of flooding at the site is considered to be low. The FRA identifies that storm water should be managed in order that the sewers can accommodate the 1:100 year event plus 20% climate change year storm event without flooding.

5.20 Due to the ground conditions at the site the use of infiltration techniques will not be suitable for disposal of surface water from the development. There are no recorded watercourses in the area of the site to which surface water flows could be discharged to. It is therefore proposed to discharge the surface water flows to the existing public combined sewers using the existing outfalls from the site. Surface water from the site will be restricted to provide a greater than 50% reduction in existing flows rates to the existing public sewer network.

5.21 Surface water attenuation is required within the site. SuDS techniques have been reviewed. Landscape rain gardens are to be provided to the rear of the building to provide treatment of the existing roof water. Perma Channel units are to be provided within the car park to provide treatment of the run off from the existing/new car park area. Attenuation will be provided in the form of cellular storage to reduce the peak flows from the site.

5.22 The FRA explains that the building is to be maintained by Gateshead Council and all drainage features within the site will therefore be maintained by the Council as part of the development. All off site public sewers will be maintained by Northumbrian Water.

5.23 The proposed development is therefore not considered to be at risk of flooding and would not increase flooding elsewhere. The proposed drainage for the development is considered to be appropriate for the site. The development is therefore considered to be acceptable from a flood risk and drainage point of view and accords with the aims and objectives of the NPPF and policy CS17 of the CSUCP.

#### 5.24 ARCHAEOLOGY

The site is identified as a site of archaeological importance on the Council's Local Plan Policies Map 2015. The County archaeologist has however stated that there are no archaeological implications with regards to this development. The development is therefore considered to be acceptable from an archaeological point of view and accord with the aims and objectives of the

NPPF, saved polices ENV21 and ENV22 of the UDP and policy CS15 of the CSUCP.

#### 5.25 OPEN SPACE/PLAY PROVISION

Saved UDP Policies H13, H15, CFR20, CFR28, CFR29 and CFR30, relating to the provision of play facilities and open space in housing developments are considered to apply to this application. However pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which means that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project. The Council has already exceeded the five obligation maximum in respect of all three types of play and for open space. The LPA therefore cannot seek any further obligations in respect of these matters.

5.26 While it cannot be concluded that the proposed development would comply with saved policies H13, H15, CFR20, CFR28, CFR29 and CFR30 of the Council's UDP, it is considered that it would be unreasonable to require any contribution for either play or open space provision in this case, based on the above assessment.

#### 5.27 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is located within Residential CIL zone C where there is a levy of £0 for housing. As such no CIL charge is liable.

### 6.0 CONCLUSION

6.1 Taking all the relevant planning issues into account, including the comments made by local residents, it is considered that the development is acceptable and accords with both national and local planning policies. It is therefore recommended that planning permission be granted subject to the conditions below.

### 7.0 Recommendation:

7.1 That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment 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) and documents as detailed below -

AL(90)001 C	Site location plan
AL(00)001 E	Lower ground floor plan
AL(00)002 F	Ground floor plan
AL(00)003 F	First floor plan
AL(00)004 D	Elevations

Flood Risk Assessment by 3E (dated June 2017)

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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

Prior to any of the residential units hereby approved being occupied details of an affordable scheme for the development which identifies

- which 3 units in the development will be affordable
- what type of subsidised home ownership they will be, and
- the selection criteria to live in the units

shall be submitted to and approved in writing by the Local Planning Authority. The approved affordable housing units shall be provided on site in accordance with the approved scheme and retained in perpetuity.

Reason

To ensure affordable housing provision in accordance with the NPPF and policy CS11 of the Core Strategy and Urban Core Plan.

4

No external facing materials shall be installed on the existing building until details of those materials including the material, colour and finish has been submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, saved

policy ENV3 of the Unitary Development Plan and Policy CS15 of the Core Strategy and Urban Core Plan.

5

The existing building shall be refurbished in accordance with the external facing building materials approved under condition 4

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, saved policy ENV3 of the Unitary Development Plan and Policy CS15 of the Core Strategy and Urban Core Plan.

6

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.

Reason

To safeguard the amenities of nearby residents and in accordance with the NPPF, saved policy DC2 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne

7

No apartments hereby approved shall be occupied until details of dropped kerbs to be provided over the vehicle access to the site and into the bin store have been submitted to and approved in writing by the Local Planning Authority.

Reason

To improve the safety of the access in accordance with the NPPF and policy CS13 of the Core Strategy and Urban Core Plan.

8

The dropped kerbs over the vehicle access and into the bin store approved under condition 7 shall be provided prior to any of the apartments hereby approved being occupied.

Reason

To improve the safety of the access in accordance with the NPPF and policy CS13 of the Core Strategy and Urban Core Plan.

9

Notwithstanding the details on the submitted drawings no apartments hereby approved shall be occupied until details for the provision of secure and weatherproof cycle parking facilities for each dwelling and

visitor cycle parking has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure adequate provision for cyclists in accordance with the NPPF and policy CS13 of the Council's Core Strategy and Urban Core Plan and the Council's Cycling Strategy.

10

The cycle parking provision approved under condition 9 shall be provided in accordance with the approved details prior to any of the apartments being occupied.

Reason

To ensure adequate provision for cyclists in accordance with the NPPF and policy CS13 of the Council's Core Strategy and Urban Core Plan and the Council's Cycling Strategy.

11

The development hereby approved shall be undertaken in accordance with the measures set out in Section E3 of the Bat Risk Assessment dated July 2017 by Dendra.

Reason

To protect bats in accordance with the NPPF, saved policies DC1(d), ENV46 and ENV47 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

12

Prior to the occupation of the building a detailed scheme for the provision of a bat boxes (2no. Schwegler 1QW Summer and Winter Bat Roost to be fitted at an appropriate location/height with one installed to each of the southwest and southeast elevations of the building) shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To provide replacement potential bat roost features in accordance with the NPPF, saved policies DC1(d), ENV46 and ENV47 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

13

The bat boxes approved under condition 12 shall be fully provided in accordance with the approved details prior to the development being occupied and retained thereafter.

Reason

To provide replacement potential bat roost features in accordance with the NPPF, saved policies DC1(d), ENV46 and ENV47 of the Unitary

Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

14

No development or any other operations shall commence on site until a scheme for the protection of the existing trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with the NPPF, saved policy ENV44 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

15

The tree protective fencing approved under condition 14 must be installed prior to the commencement of the development and thereafter retained intact for the full duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with the NPPF, saved policy ENV44 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

16

The apartments hereby approved shall not 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 details and proposed timing of hard landscaping, all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

Reason

To ensure that a well laid out planting scheme is achieved in the interest of visual amenity in accordance with the NPPF, saved policy ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan.

17

The landscaping scheme approved under condition 16 shall be provided in full accordance with the approved plans during the first planting season (October to March) following occupation of the development.

Reason

To ensure that the approved landscaping scheme is completed within a reasonable time scale in the interest of visual amenity in accordance with the NPPF, saved policy ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan.

18

The landscaping scheme approved under condition 16 shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

Reason

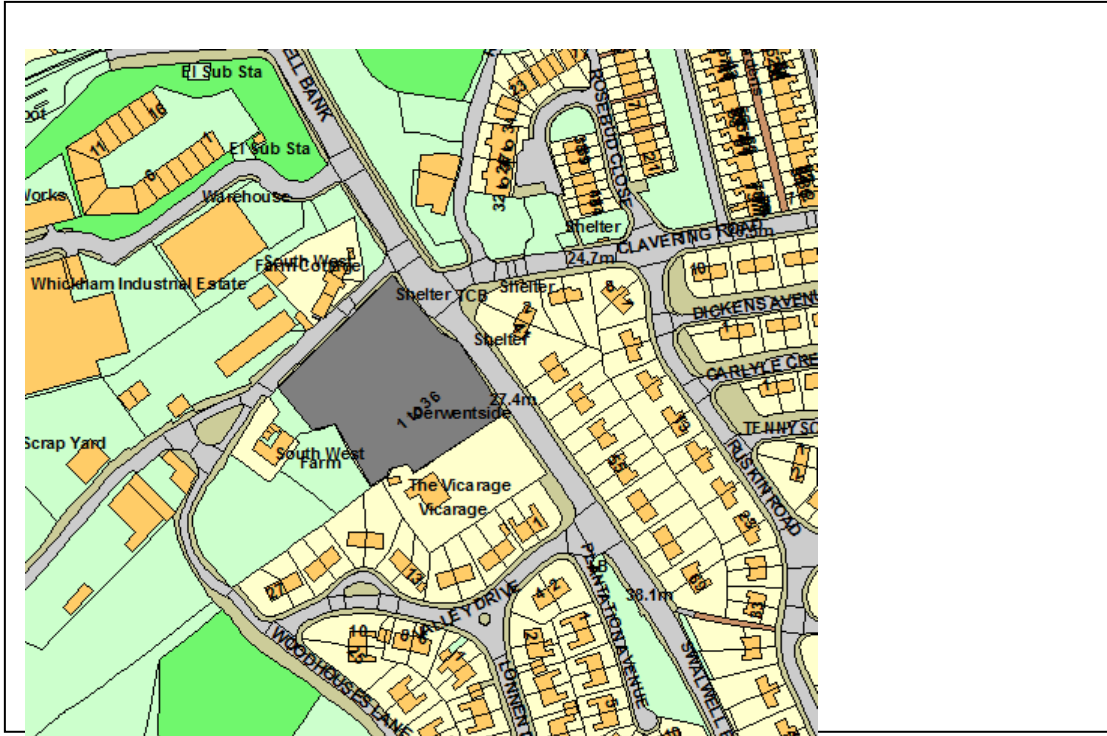
To ensure that the landscaping scheme becomes well established and is satisfactorily maintained in the interests of the visual amenity of the area and in accordance with the NPPF, saved policy ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan.

19

During development works, any 'undesirable' material / made ground observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground, that had not previously been identified, are encountered during development works, then operations should cease, and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be 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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF, saved policies DC1(p), and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan.



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# UPDATE

**REPORT OF THE  
STRATEGIC DIRECTOR, COMMUNITIES AND ENVIRONMENT**

**TO THE PLANNING AND DEVELOPMENT COMMITTEE ON  
13 September 2017**

Please note this document should be read in conjunction with the main report of the Strategic Director, Communities and Environment.

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/17/00536/FUL</b>
<b>Site:</b>	<b>Contex Office Services Ltd Hopper Street Gateshead NE8 3JJ</b>
<b>Proposal:</b>	<b>Demolition of existing warehouse and construction of part 8, part 7 storey residential development including 82no. residential studios and ancillary facilities. (Amended 23.08.2017 Relocation of loading bay onto Hopper Street)</b>
<b>Ward:</b>	<b>Bridges</b>
<b>Recommendation:</b>	<b>Grant subject to S106</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update****Further representations made**

Following amendments made to the proposal, neighbouring residents were re-notified on the amendments, which included the re-location of the loading bay onto Hopper Street.

A further 12 letters of objection have been received. In addition to the issues previously raised and set out in the officer's report, new issues that have been raised are summarised below:

- The building is too high and is contrary to the recommendations provided by the Urban Design Officer.
- The daylight and sunlight assessment does not take into account kitchens.
- The development will limit access to fresh air and people's allergies would be exasperated by dust and debris from demolition and construction work.
- Erection of scaffolding and the use of machinery in this location would pose a health and safety risk.
- The works will disrupt vermin and overnight the site if left unattended would could be used for fly tipping. Alternatively the site will have security and a generator running to provide services for the security people, which would cause disruption to neighbours.

In response to the issues raised above, whilst the urban design officer had some concerns about the height of the building at pre-application stage, he considered that the building as submitted, has been well designed to minimise its visual prominence to give the perception of a lower building and the carefully considered choice of façade materials, finishes and colours assists in breaking up the building mass even further. As a result and taking into account the height of surrounding

**buildings and for the reasons set out in the officers report, it is considered the height of the proposed building is acceptable.**

**With regards to the impact on daylight and sunlight it is considered the submitted report provides an accurate assessment and for the purpose of assessing daylight and sunlight the size of the kitchens in Priory, Park and Peareth Courts are not large enough to constitute habitable rooms.**

**The concern over dust and debris has been addressed through condition 4 and although it cannot be guaranteed there will be no dust in the air, it is considered dust and debris can be kept to an acceptable level.**

**Issues such as the safety of scaffolding etc. would be dealt with through separate legislation as would the safety of the site, amenity issues caused by the security and any vermin issues.**

**SEE MAIN AGENDA FOR OFFICERS REPORT.**

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**Committee Report**

<b>Application No:</b>	<b>DC/17/00610/HHA</b>
<b>Case Officer</b>	<b>Joanne Munton</b>
<b>Date Application Valid</b>	<b>6 June 2017</b>
<b>Applicant</b>	<b>Mr Russell Urwin</b>
<b>Site:</b>	<b>26 Hollinhill Lockhaugh Rowlands Gill NE39 1AZ</b>
<b>Ward:</b>	<b>Winlaton And High Spen</b>
<b>Proposal:</b>	<b>Two storey side extension and dormer window to rear (amended plans received 03.08.2017)</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Householder Application</b>

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

The application relates to a 2 storey brick built semi-detached property with pitched tiled roof. The dwelling faces south east and is attached to neighbours at no.28 to the south west. There is a single storey garage attached and a walkway between this and the garage serving no.24 to the north east.

1.2 Existing additions to the property comprise a single storey rear extension spanning the width of the main dwelling (excluding the garage) and a first floor element above this on the north eastern side of the rear elevation.

1.3 Land levels slope gently downwards from the northeast to the southwest.

1.4 The application site lies in the Green belt within the Lockhaugh Settlement Envelope as designated in the UDP.

**1.5 DESCRIPTION OF APPLICATION**

The application proposes a first floor extension above the garage and a two storey extension to the rear of the garage as a continuation of this element. The proposal is also for a dormer on the rear roof slope.

**1.6 RELEVANT PLANNING HISTORY**

DC/06/00294/FUL - Erection of part single-storey/part two-storey extension at rear of dwellinghouse - granted 26.04.2006

**2.0 Consultation Responses:**

None

**3.0 Representations:**

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

An objection has been received from Councillor Charlton:

The proposed extension is large and will affect the light coming into the neighbouring property;  
The proposed extension would affect the privacy of the neighbouring property.

Councillor Charlton has requested to speak at Planning Committee.

Three objections have been received from residents regarding the scheme initially submitted:

Inaccurate description of proposal as it includes a loft conversion;  
Proposal is out of character with the area;  
Loss of light at neighbouring properties and gardens;  
Loss of privacy in neighbouring gardens;  
Overdevelopment and proposal out of scale with the surrounding properties.

Three further objections have been received from residents regarding the amended plans that have been submitted:

Inaccurate description of proposal as it includes a loft conversion;  
The site plan cannot be scaled in the absence of a scale line or dimensions and the west elevation drawing does not provide all dimensions;  
The site plan does not show property boundaries correctly;  
The site plan does not show the footprint of adjacent properties correctly;  
The 3D image does not show the adjacent properties or boundary fence correctly;  
The proposal would be out of keeping with the character of the street scene, would be visually intrusive and would reduce light/result in overshadowing at neighbouring properties;  
Impact on the Green Belt;  
The proposal would have an overbearing and oppressive effect;  
Loss of privacy at neighbouring properties;  
Impact on access to the rear of neighbouring properties;  
Previous reasons for objection have not been addressed in amended plans.

#### **4.0 Policies:**

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS19 Green Belt

ENV38 Washed-Over Settlements in Green Belt

HAESPD Householder Alterations- Extensions SPD

## **5.0 Assessment of the Proposal:**

- 5.1 The key considerations to be taken into account when assessing this planning application are Green Belt, visual amenity and residential amenity.
- 5.2 **GREEN BELT**  
The site is in the Green Belt and part 9 of the NPPF sets out the national policy for development within the Green Belt. Policy CS19 of the CSUCP reflects the NPPF.
- 5.3 The site is also within the Lockhaugh Green Belt settlement envelope as defined by saved policy ENV38 of the UDP, which states that providing that it does not have an adverse effect on the character of the settlement concerned and satisfies other detailed planning considerations, infilling development within the envelopes will be allowed.
- 5.4 The development is not considered to have a detrimental impact on the openness of the Green Belt, nor would it have an adverse effect on the character of Lockhaugh as a settlement; in addition, as the proposed dormer could be provided in isolation under permitted development rights, the applicant would have this fall back position.
- 5.5 It is therefore considered that the development accords with policy CS19 of the Core Strategy and Urban Core Plan, policy ENV38 of the UDP and the National Planning Policy Framework.
- 5.6 **VISUAL AMENITY**  
The first floor extension above the garage would be widely visible. There are examples of extensions over garages along the street and it is considered that the proposal would not have an unacceptable impact on the streetscene.
- 5.7 The proposed dormer and projection from the rear of the garage are elements typical of a rear elevation in the area. For example, there are rear dormers at properties along Hollinhill and Deneway (to the south) and there are rear extensions on Hollinhill, with some joined to first floor extensions over garages, for example at no.22.

- 5.8 The first floor extension over the garage would not result in a terracing effect as the existing space between the host property's garage and the garage to no.24 would be retained. It is considered that the proposal would not be out of character with the street scene and would not result in overdevelopment of the property. In any event, the dormer in isolation could be installed under permitted development rights.
- 5.9 The proposal would respect local distinctiveness and character and it would comply with the aims and requirements of saved policy ENV3 of the UDP and policy CS15 of the CSUCP and The Householder Alterations and Extensions SPD.
- 5.10 RESIDENTIAL AMENITY  
The host property is attached to neighbours at no.28 to the south west and there are detached neighbours to the north east at no.24.
- 5.11 The projection of the proposed extension to the rear of the garage would reflect that of the single storey extension to the garage of neighbours at no.24. The proposed first floor extension over the garage would bring the two storey part of the host dwelling closer to the boundary with neighbours with no.24. However, given the retention of the walkway between the two properties and the limited projection to the rear, it is considered that the proposed two storey element would not have an unacceptable overbearing impact on neighbouring properties.
- 5.12 Additionally, given the orientation of the properties, the proposed two storey element would result in additional overshadowing in the afternoon at neighbouring properties to the north east. However, consideration is given to the existing situation as a result of the orientation of properties on the street and it is considered that the proposed first floor/two storey extension would not result in an unacceptable loss of light at neighbouring properties.
- 5.13 The window in the side elevation of the proposed first floor extension (which would serve a bedroom) would be high level. It is understood that the window on the side elevation of the neighbouring property at no.24 serves a stairwell (which is not a habitable room), as a result it is considered the first floor/two storey extension would not result in an unacceptable loss of privacy at neighbouring properties.
- 5.14 Furthermore, as above, the dormer in isolation could be installed under permitted development rights without planning permission. Notwithstanding this, it is considered that the proposed dormer would not result in an unacceptable loss of light or privacy, or an overbearing impact at neighbouring properties.
- 5.15 The proposal would not conflict with the aims and requirements of saved policy DC2 of the UDP and policy CS14 of the CSUCP and The Householder Alterations and Extensions SPD.
- 5.16 OTHER MATTERS



Internal works to a property to create a loft conversion are not within the definition of development. External works such as dormers and rooflights are development and those features that exceed the limitations of the permitted development require planning permission. Therefore, the proposal description is considered to be accurate.

- 5.17 The application plans are at a correct scale and can be measured accurately.
- 5.18 A site visit has been made and officers are aware of the features of neighbouring properties and the relationships with the application site.

## **6.0 CONCLUSION**

- 6.1 Taking all the relevant issues into account, it is considered that the proposed development is acceptable in terms of Green Belt, visual and residential amenity, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP and The Householder Alterations and Extensions SPD.
- 6.2 It is recommended that planning permission be granted, subject to the below conditions.

## **7.0 Recommendation:**

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment 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 -

Location Plan 1518/AG(00)01  
1518/AG(02)02 revB  
1518/AG(02)06  
1518/AG(03)03 revA  
1518/AG(03)04 revD  
1518/AG(03)05 revC  
1518/AG(03)07 revC  
1518/AG(03)08 revD

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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

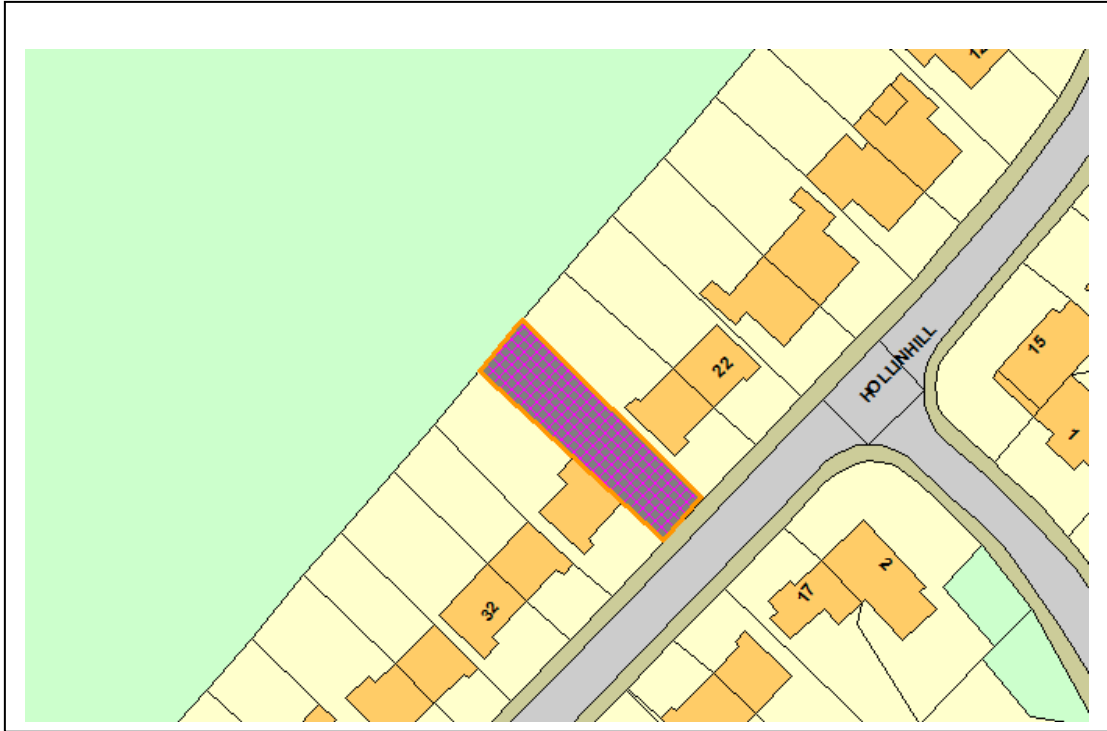
To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

All external surfaces shall be completed in materials to match those of the existing building. Where new materials would differ in any way from those of the existing building, no development shall commence until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne



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**Committee Report**

<b>Application No:</b>	<b>DC/17/00673/FUL</b>
<b>Case Officer</b>	<b>Graham Stephenson</b>
<b>Date Application Valid</b>	<b>11 July 2017</b>
<b>Applicant</b>	<b>Mr Andrew Brough</b>
<b>Site:</b>	<b>Nursery Lane Gateshead</b>
<b>Ward:</b>	<b>Deckham</b>
<b>Proposal:</b>	<b>Erection of two flats on vacant land (Amended 23.08.2017)</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

**1.0 The Application:**

**1.1 DESCRIPTION OF THE APPLICATION SITE**

The application site is an irregular shaped parcel of land at the southern end of an existing row of terraced houses on Nursery Lane. The site is currently a vacant area of wasteland which measures approx. 177m<sup>2</sup>. The site, with a narrow frontage onto Nursery Lane, gradually increases in width towards the rear lane.

1.2 The site is roughly grassed and bound to the south by the rear lane of properties along Carr Hill Road and west by rear lane of properties along Iona Road. The land has a frontage onto Nursery Lane to its east and is bound by the gable of the two storey end of terrace property at 3 Nursery Lane.

1.3 Although there is no history for the site on the planning records it is understood that the site historically comprised of a residential property that has since been demolished. It is thought that the now demolished building may have been two Tyneside flats which completed the existing terrace of properties although this has not been confirmed.

**1.4 DESCRIPTION OF THE APPLICATION**

The application proposes the construction of two flats in a Tyneside Flat arrangement which will form an end of terrace property. The ground floor flat is proposed to be 2 bedrooms with the upstairs flat 3 bedrooms. To the rear there is proposed to be a two-storey off shot providing kitchens and bathrooms for the flats and a shared yard.

1.5 Due to the shape of the land, the south facing gable elevation is angled in line with the back lane, however the boundary wall of the rear yard has been chamfered to provided better visibility for pedestrians and vehicles. The chamfering of the wall is an amendment but it wasn't considered necessary to re-notify neighbours.

1.6 Materials are proposed to match the existing terrace.

1.7 **PLANNING HISTORY**

There is no planning history available for the site but it is understood there has previously been a dwelling on the site.

**2.0 Consultation Responses:**

Northumbria Water

No Objections but advise to follow drainage hierarchy

**3.0 Representations:**

Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) (England) Order 2015. A 119 name petition has been received objecting to the application but no reasons have been given. Councillor Gannon has also requested the application is referred to the Planning and Development Committee.

**4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV54 Dev on Land Affected by Contamination

ENV61 New Noise-Generating Developments

DC1P Contamination, derelict land, stability

H2 Five Year Supply Figures

H4 Windfall and Small Housing Sites

H5 Housing Choice

## **5.0 Assessment of the Proposal:**

- 5.1 The main planning issues in this case are the principle of development and the impact on amenity and highway safety.
- 5.2 **PRINCIPLE OF DEVELOPMENT**  
CSUCP policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms). The proposal is for the development of one ground floor, 2 bedroom (3 person) flat, and one first floor, 3 bedroom (4 person) flat, which contributes to this policy objective. The proposal also provides windfall housing which will help towards achieving housing targets for the area.
- 5.3 As a result it is considered the proposed development is in accordance with the aims and objectives of the relevant paragraphs in the National Planning Policy Framework (NPPF) as well as policy CS11 of the Core Strategy and Urban Core Action Plan (CSUCP) and policies H2, H4 and H5 of the Unitary Development Plan (UDP).
- 5.4 **AMENITY**  
The scale and design of the proposed development, all be it for two flats rather than a single terrace dwelling, is considered to be in keeping with the scale and appearance of surrounding properties and subject to matching materials (CONDITION 3) would not detract from the visual amenity of the area. It is accepted that the development would result in an area of green space being lost but the space does not add any value to the area and there are a number of examples in the area where properties are built right up to the edge of the lane. In addition it is understood that the land was previously built on.
- 5.5 Taking this into account it is considered the proposed development would not conflict with the aims and objectives of the NPPF, policy CS15 of the CSUCP or policy ENV3 of the UDP.
- 5.6 With regards to the amenity of neighbouring residents, where the arrangement is terrace streets with tight back lanes a level of close quarter living and mutual overlooking is to be expected. This development would have the same relationship with the properties on Iona Road as the existing properties along Nursery Lane do and this is considered acceptable.
- 5.7 In terms of more specific impacts, the property on Iona Road, immediately to the rear of the application has a two storey off shot which projects to the rear lane but there are no windows in the rear elevation of that off shot. The next property down which appears to be two flats, has a smaller off shot but with a bathroom window and which then obscures the main windows at first floor. The ground floor windows are already obscured by the high boundary treatment. It is acknowledged the back door of the first floor flat would be at the end of the proposed two-storey off shot but there are other examples of this arrangement on the street and is not considered to be unacceptable.

- 5.8 As the neighbouring property to the north on Nursery Lane has already been extended and has no windows serving habitable rooms to the rear, it is considered the projection of the proposed off shot is acceptable. Two storey off shots along the back of Nursery Lane are also common place.
- 5.9 The same applies to the rear of Carr Hill Road where windows serving habitable rooms are already obscured by off shots and are set sufficiently far enough away from the blank gable end of the proposed development for the impact on residential amenity to be considered acceptable.
- 5.10 Hours of construction can be controlled through a condition (CONDITION 6).
- 5.11 Therefore on balance, taking into account the established relationship between properties in the area and the benefit of bringing this vacant piece of land back into use, the proposed development is not considered to conflict with the aims and objectives of the NPPF, policy CS14 of the CSUCP and policy DC2 of the UDP.
- 5.12 **HIGHWAY SAFETY**  
The absence of dedicated off-street parking is undesirable however on-street space is available and it is typical of other terraced properties in this street not to have private parking facilities.
- 5.13 As no footpath is proposed the line of the wall around the rear yard has been amended to allow better visibility for vehicles and pedestrians egressing from the back line.
- 5.14 Secure cycle storage should be provided within the back yard and this can be conditioned (CONDITION 4).
- 5.15 In light of the above it is considered the proposed development does not conflict with the aims and objectives of the NPPF or policy CS13 of the CSUCP.
- 5.16 **CONTAMINATED LAND**  
In accordance with policy CS14 of the CSUCP and policy ENV54 of the UDP, the risk of contamination is considered to be low and no further investigations are required. However should any new contamination be discovered appropriate investigations would be required and this can be conditioned (CONDITION 5).
- 5.17 **OPEN SPACE AND PLAY**  
Saved UDP Policies CFR20, CFR28, CFR29 and CFR30, relating to the provision of play facilities and open space are considered to apply to the current application.
- 5.18 There are no toddler play areas located within the maximum distance of this site as specified in saved UDP policy CFR28. However it is unlikely there will be the opportunity to provide any on the basis of pooled contributions from this and other developments, and contributions towards these elements are not required.



- 5.19 There are junior and teenage recreation facilities on Carr Hill Road but pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which means that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project.
- 5.20 The Council has already exceeded the five obligation maximum in respect of all three types of play and for open space in this area and the contribution generated by this development would not be sufficient to fund the improvements required at the site referred to above or provide new facilities. Therefore the Council cannot seek any further obligations in respect of these matters.
- 5.21 Consequently while it cannot be concluded that the proposed development would comply with saved Policies CFR20, CFR28, CFR29 and CFR30 of the UDP it is considered that it is not possible to require any contribution for either play or open space provision in this case, based on the above assessment.
- 5.22 **COMMUNITY INFRASTRUCTURE LEVY**  
Gateshead Council is a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development as it housing related. However the development is located within a Charging Zone with a levy of £0 per square metre for this type of development.

## **6.0 CONCLUSION**

- 6.1 Taking all relevant issues into account it is recommended that planning permission is granted, subject to conditions as the principle of development and the impact on amenity and highway safety is considered to be acceptable and in accordance with national and local planning policy.

## **7.0 Recommendation:**

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment 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 -

NL-02-p Rev A, 03-p

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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

All external surfaces shall be completed in materials to match those of the existing terrace. Where new materials would differ in any way from those of the existing building, no development shall commence until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne

4

Prior to the first occupation of each property, secure cycle parking facilities shall be provided for that property within the site and thereafter permanently retained.

Reason

In order to ensure adequate provision for cyclists and in compliance with policy CS13 of the Core Strategy.

5

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

**Reason**

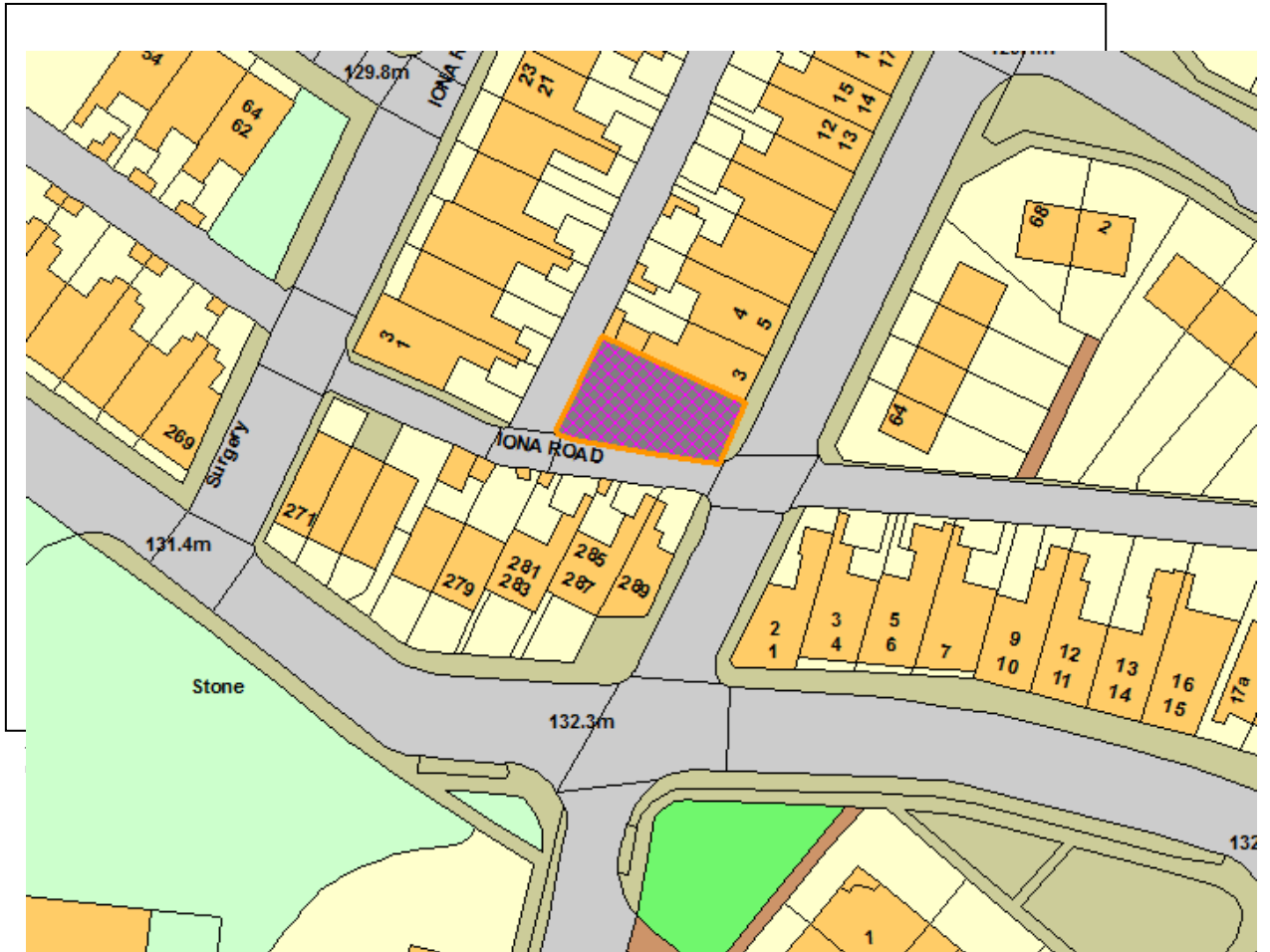
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS14 of the Core Strategy and policies DC1, and ENV54 of the Unitary Development Plan.

6

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.

**Reason**

To safeguard the amenities of nearby residents and in accordance with the NPPF, saved Policies DC1, DC2 and ENV61 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne



**Committee Report**

<b>Application No:</b>	<b>DC/17/00742/FUL</b>
<b>Case Officer</b>	<b>Lois Lovely</b>
<b>Date Application Valid</b>	<b>7 July 2017</b>
<b>Applicant</b>	<b>North East Prestige Homes</b>
<b>Site:</b>	<b>The Vigo Hartside Vigo Birtley DH3 2EW</b>
<b>Ward:</b>	<b>Birtley</b>
<b>Proposal:</b>	<b>Erection of 10 dwellinghouses including 4 pairs of semi-detached houses and 2 detached houses (amended plans and additional information received 01/08/17, 09/08/17 and 22/08/17).</b>
<b>Recommendation:</b>	<b>GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

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

The application site is the vacant site of the former Vigo Public House located on the junction of Langdale and Eskdale in Birtley. The pub was vacant for some time and the building and site became untidy and a target for flytipping. It was demolished some years ago to address numerous complaints about the condition of the building and site.

1.2 A parade of 4 shops with residential accommodation above continues the former building frontage to Eskdale to the north and is separated from the application site by a footway running along the gable end of the southern most shop. To the south, east and western boundaries of the site is existing two storey residential development. To the northern boundary to the rear of the parade of shops is a large car park accessed from Hartside which forms the western boundary of the site. The car park is bounded to north and west by two blocks of eleven lock up garages in each block. Servicing of the shop units occurs from the car park. A footway links the north eastern corner of the car park to the front of the properties on Hartside and the open space beyond.

1.3 There is a strip of land, approximately 2.5m wide, running along the western boundary of the development site. At present there is a low level wall with poor quality shrubbery within this area. The land is not registered therefore the applicant has publicised the application in the press and provided evidence that the appropriate procedure for when a planning application includes land where the owner is not known has been followed.

1.4 A sewer crosses the site along the eastern and southern boundaries which is a constraint on the layout of this scheme. There is an easement over the sewer

such that there can be no fixed buildings or structures over or close to it, and any landscaping or parking areas must comply with this easement.

1.5 DESCRIPTION OF THE PROPOSAL

The proposal is to erect 10 dwellinghouses, as four pairs of semi detached two storey three bedroomed dwellings and two detached two storey three bedroomed dwellings all with off street parking on drives and one with an integral single garage.

1.6 Three pairs of the semi detached dwellings face onto Langdale and they all have a drive onto Langdale. A detached dwelling faces Hartside with a garage and a drive. A detached dwelling on the corner of Langdale and Eskdale has a drive onto Langdale and a pair of semi detached dwellings faces Eskdale with drives.

1.7 The following documents have been submitted with the application:  
A Preliminary Risk Assessment,  
A Design and Access Statement.

1.8 PLANNING HISTORY

DC/11/00758/FUL Erection of 2 semi detached, 1 detached, a terrace of 4 and a terrace of 3 dwellinghouses (use class C3) and associated work (amended 21/10/11). Granted subject to a S106 re play areas 23 May 2012.

**Consultation Responses:**

Northumbria Water

Northumbrian Water received a pre application enquiry from the applicant to ascertain suitable connection points and discharge rates to the public sewer network. The response to this enquiry, was submitted with the planning application, and stated that a restricted surface water discharge rate of 10l/sec would be permitted to discharge to the existing 225mm diameter surface water sewer at manhole 9202.

NWL notes that the proposed drainage plan submitted with the application includes the discharge of surface water to the combined sewer within the site. As the planning application does not include a drainage strategy that has been agreed with Northumbrian Water, NWL have requested imposition of a condition.

Tyne And Wear  
Archaeology Officer

The application site is not considered to be an area of archaeological interest. Therefore, no archaeological conditions are required for this scheme.

Tyne And Wear Fire And Rescue Service      No objections

### **3.0 Representations:**

No representations have been received.

### **4.0 Policies:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CFR20 Local Open Space

CFR21 Neighbourhood Open Spaces

CFR22 Area Parks

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

DC1C Landform, landscape and after-use

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV54 Dev on Land Affected by Contamination

ENV61 New Noise-Generating Developments

H4 Windfall and Small Housing Sites

H9 Lifetime Homes

H10 Wheelchair Housing

MWR35 Micro-Renewables, Energy Efficiency

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS16 Climate Change

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

## **5.0 Assessment of the Proposal:**

5.1 The main planning considerations are the principle of residential development, play provision and open space, land contamination, flood risk, layout and design and impact on the appearance of the area, renewable energy, residential amenity, and highway safety.

### **5.2 PRINCIPLE**

Residential development on this site was granted through the previous planning permission DC/11/00758/FUL in 2011 although this consent was not implemented. Since that time the NPPF and the Core Strategy have become adopted policy and therefore the principle of residential development must be considered in the new policy context.

### **5.3 NPPF**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Paragraph 14 states that there is a presumption in favour of sustainable development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against NPPF policies as a whole. Paragraph 49 of the NPPF also states that housing applications should be considered in the context of the presumption in favour of sustainable development.

5.4 As the application site is not specifically allocated for housing in the UDP, proposals for housing need to be considered in terms of windfall housing, under Saved policy H4 of the UDP. Policy H4 gives a number of criteria that need to be assessed.

5.5 It is considered that the proposed development would comply with the requirements of (a) and (b) of the policy; it is considered that the proposal would not lead to a significant impact on housing numbers. In regard to criterion (c) the application site has access to regular bus services to shops and services.

5.6 In regard to criterion (d), there is no known problem with the capacity of infrastructure for utilities. In regard to criterion (e) it is considered that the size of the development would have the ability to sustain or build the local community.

5.7 In regard to criterion (f), it is not considered that there would be significant other potential planning benefits of the development.



- 5.8 The proposal therefore complies with the criteria in Saved UDP policy H4.
- 5.9 Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. However, in Gateshead this is demonstrated and therefore our policies are considered up to date.
- 5.10 NPPF paragraph 50 states to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
  - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- 5.11 Range and choice of housing  
The Local Plan seeks to increase the range and choice of housing across Gateshead by improving the balance of the Borough's housing stock in terms of dwelling size, type and tenure. Accordingly:
- 5.12 Family Homes  
CSUCP policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms). The proposal is for the development of eight, 3 bedroom semi-detached houses, and two, 3 bedroom detached houses, which satisfies this policy objective.
- 5.13 Affordable Homes  
This proposal falls below the policy threshold within CSUCP CS11 (5).
- 5.14 Lifetime Homes and Wheelchair accessible homes  
This proposal falls below the policy threshold within CSUCP CS11 (2) and saved UDP policies H9 and H10.
- 5.15 Suitable accommodation for the elderly  
Policy CS11(3) relates to increasing the choice of suitable accommodation for the elderly population. No specific provision has been made in relation to this policy on this proposed development, it would therefore be desirable to request that some of the proposed dwellings are designed to Lifetime Homes Standard in lieu of the policy requirement however it is not a requirement of the policy.
- 5.16 Residential space standards  
CSUCP Policy CS11(4) requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents". In March 2015 DCLG published nationally described space standards (NDSS) for new housing whilst the total floorspace of the proposed dwellings does not satisfy NDSS. However, without an evidence base for local floorspaces the national space standards cannot be insisted upon.

- 5.17 Given the above, the principle of the development would be acceptable in terms of windfall housing Saved UDP policy H4 and CSUCP policy CS11.
- 5.18 **PUBLIC OPEN SPACE/PLAY**  
In accordance with policy H13, an area of public recreational open space, and a financial contribution for its maintenance, or equivalent alternative arrangement, proportionate to the anticipated population of the development, should be secured within the site, as the standard set by saved policy CFR20 of the UDP is not met in this neighbourhood.
- 5.19 The proposed dwellings would amount to a projected population of 26 people. This would result in the need for 118sq m of toddler play space. No play area has been indicated onsite in accordance with saved policy H15 of the UDP.
- 5.20 There are no toddler or junior play areas within the maximum distances from the site set by policies CFR28 and CFR29. There is a teenage recreational facility at the Lydford Way five-a-side area but it is insufficient to serve the catchment population. In accordance with saved policy H15 of the UDP, a toddler play area, which may be unequipped, should be provided within the site and a financial contribution, or alternative acceptable arrangement, proportionate to the anticipated population of the development, should be secured towards its maintenance. A financial contribution, or alternative acceptable arrangement, proportionate to the anticipated population of the development, should also be secured towards the provision and maintenance of junior play and teenage recreation facilities to be provided off-site on the basis of this and other pooled contributions.
- 5.21 Pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which means that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project, unless specific projects can be identified.
- 5.22 The Council has already exceeded the five obligation maximum in respect of all three types of play and for open space in this area and therefore cannot seek any further obligations in respect of these matters. Therefore, whilst the proposal is considered to be unacceptable in terms of on-site open space and play space provision and does not accord with saved UDP policies CFR 20, CFR21, CFR22, CFR28, CFR29 and CFR30, it is also not possible to require any contribution for either play or open space provision in this case, based on the above assessment.
- 5.23 Given the above the proposal does not accord with the requirements of the play space policies however due to the pooling restrictions this is considered to be acceptable.
- 5.24 **LAND CONTAMINATION**  
The site was undeveloped until 1974 when it was developed as a public house with surrounding car parks. The Public House has been demolished but foundations and relic hardstanding remain. There is a potential for contamination to exist in any imported made ground used as a development

platform and from any contamination present in the ground (eg asbestos) from building materials / demolition arisings.

- 5.25 The site is not located in a Coal Authority Development High Risk area. The application is supported by a Preliminary Risk Assessment report that recommends a Phase II site investigation and risk assessment be undertaken comprising hand dug trial pits, a series of small percussive boreholes, a series of machine excavated trial pits, gas/groundwater monitoring wells, chemical testing and geotechnical testing.
- 5.26 The conclusions and recommendations of the submitted PRA are considered to be acceptable and a number of conditions are required to ensure an intrusive site investigation with a Phase II Detailed Risk Assessment, including gas monitoring and gas risk assessment, are undertaken where required and requiring a Remediation Strategy, Remediation and Remediation Verification Reports (CONDITIONS 3 - 7).
- 5.27 Given the above, the proposal would be acceptable in terms of contaminated land and could, subject to the recommended conditions, be in accordance with Saved policy ENV54, CSUCP policy CS14 and the NPPF.
- 5.28 **FLOOD RISK AND DRAINAGE**  
Flood Risk  
The application site is located within Flood Zone 1 and therefore has a low probability of flooding. The site is located within the Birtley Critical Drainage Area however the site area is less than 0.5ha so a flood risk assessment is not required.
- 5.29 **SuDS**  
In accordance with the December 2014 Ministerial Statement, Sustainable Drainage Systems should be considered for all developments of 10 dwellings or more unless demonstrated to be inappropriate. Although above ground vegetated SuDS systems are preferred given their benefits to water quality, amenity and biodiversity, given the confined nature of the site and the agreed number of dwellings, an underground surface water attenuation system such as the proposed oversized pipes is considered acceptable.
- 5.30 The developer has not submitted a drainage impact assessment. This is required to demonstrate that the drainage design controls surface water runoff in accordance with the NPPF, Core Strategy Policy CS17, and the DEFRA Non-Statutory Technical Standards for SuDS and can be secured by condition (CONDITIONS 14 and 15). The latter requires that for brownfield sites, the peak runoff rate for the 1:1 year and 1:100 year (plus 30% climate change) rainfall event should be as close as reasonably possible to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. The drainage impact assessment is also required to demonstrate that exceedance is managed in safe routes that pose no risk to people or property in events exceeding the 1:100 year plus 40% climate change event.

- 5.31 The site lies within a Critical Drainage Area (CDA) as identified by the Gateshead Strategic Flood Risk Assessment. Within a CDA, an increase in the rate of surface water runoff and/ or volume from a new development may exacerbate the degree of flood risk to areas downstream or to the surrounding community. Within a CDA, developers should look to reduce to greenfield runoff for a brownfield site. This would also be in accordance with the DEFRA Standards.
- 5.32 Northumbrian Water has requested a condition be imposed to secure a drainage strategy (CONDITIONS 14 and 15).
- 5.33 Notwithstanding the above, subject to the recommended conditions, the proposal is considered to be acceptable and completely in accordance with CSUCP Policy CS17 and the NPPF.
- 5.34 DESIGN AND LAYOUT  
The proposed layout responds to the established building lines determined by adjacent perimeter blocks and the need for a sewer easement parallel to Eskdale and a part of Langdale. The dwellings are outward facing onto Eskdale, Langdale and Hartside and have the rear gardens of properties back to back creating private amenity space for the occupants.
- 5.35 The orientation of the dwelling at the junction of Eskdale and Langdale creates a landmark at the corner of the scheme with a planting strip between the back of footpath and the boundary treatment to soften the impact and a detailed gable creating interest to the elevation.
- 5.36 The house types proposed include detached and semi detached dwellings providing 3 bedroomed properties. The proposed house types would provide family housing with private gardens to the rear.
- 5.37 The proposed materials include brick, render and roof tiles. These are all traditional materials found within the near vicinity however it is considered that the final materials should be subject to a condition requiring submission of materials (CONDITIONS 8 and 9).
- 5.38 Given the above and subject to the recommended conditions, it is considered the proposal accords with saved UDP policy ENV3 and CSUCP policy CS15.
- 5.39 A variety of boundary treatments are proposed for public and private areas. The curtilages of the proposed dwellings are not proposed to be defined by boundary treatments to the front of properties and as they will be open plan will allow natural surveillance from properties of the activity on the street.
- 5.40 A 1.8m high close boarded fence is proposed to the east side of plot 3 and to the northern edge of the site running alongside the footpath link from Eskdale to the car park. A 1.1m high fence is proposed between rear gardens of properties which would not provide privacy but clearly shows boundaries to properties.

- 5.41 Given the above, it is considered that subject to conditions, the proposed boundary treatments for the development are considered to be acceptable and comply with Policy CS15 of the CSUCP, saved UDP Policy ENV3 and the NPPF.
- 5.42 **RESIDENTIAL AMENITY**  
**Existing Dwellings**  
There are surrounding properties to the development, located at Eskdale, Langdale and Hartside. It is not considered that the proposed use of the development would result in any disturbance to surrounding properties. The construction of development would inevitably have some disturbance to surrounding properties due to the very nature of construction. However, such impact would be for only a temporary period and various measures to limit the impact, such as hours of construction could ensure that it would not have an unacceptable impact on amenity (CONDITION 10).
- 5.43 The built form of the development in relation to surrounding properties has also been considered. The layout now being considered reflects the approved 2011 layout (DC/11/00758/FUL).
- 5.44 In regard to surrounding properties the proposed dwellings on the southern boundary of the proposed development facing onto Langdale would have a clear minimum separation of 21m. The proposed plot 9 on the corner on the southern and western boundaries of the proposed development would have a clear minimum separation of 14m gable to front elevation of the existing property on Hartside and would have a clear minimum separation of 21.7m from the front elevation to the existing property 22 Langdale.
- 5.45 The proposed dwelling facing onto Hartside is located facing the existing garages therefore offset from 30 Hartside and as such there are no directly opposing windows which might result in any overlooking or loss of privacy.
- 5.46 Given the distances involved it is not considered that the proposed development would appear overbearing or visually intrusive when viewed from these facing properties. It is also not considered that the proposal would reduce the privacy to these properties. It is not considered that the proposal would lead to a detrimental impact on the amenity of surrounding properties.
- 5.47 Given all of the above the proposal is considered to be acceptable in terms of residential amenity, health and well-being and it is not contrary to the NPPF, Saved UDP policy DC2 and policy CS14 of the CSUCP.
- 5.48 **Future Occupants**  
The built form of the development has been considered in terms of the potential future occupants.
- 5.49 The layout of the dwellings accommodates acceptable separation distances and does not give rise to concerns of overlooking or loss of privacy for future occupants. The scale and massing of the house types and their juxtaposition

would not give rise to concerns of overshadowing or of any overbearing impact of one dwelling upon another.

- 5.50 The dwellings are all outward facing embracing the public domain enhancing the sense of community. The scheme is well located for pedestrian links to the local services.
- 5.51 Each dwelling has a private rear garden and a small garden area to the front. All dwellings have a drive and one also has a single integral garage. The properties have an on balance adequate and acceptable separation distance from each other. The proposed layout is considered to be acceptable in terms of access for moving wheelie bins to the street on bin collection day, useable external amenity space, quality of materials and landscaping.
- 5.52 Although the properties are modest they provide an acceptable level of residential amenity for potential occupants.
- 5.53 Given the above, subject to imposition of a condition restricting the hours of construction (CONDITION 10), it is not considered that the proposal would lead to detrimental impact on the amenity of the future occupants of the proposed properties and is therefore in accordance with CSUCP policy CS14 and Saved UDP policy DC2.
- 5.54 **RENEWABLE ENERGY EFFICIENCY MEASURES**  
The planning system has an important part to play in tackling climate change through the requirement for the incorporation of energy efficiency and renewable energy measures in new development.
- 5.55 The proposals include provision of eight solar panels per dwelling on the south facing roof plane of six of the eight semi detached properties and on the west roof plane of two of the semi detached properties in line with Saved UDP policy MWR35.
- 5.56 Given the above it is considered that the proposal complies with Policy MWR35 of the UDP and CSUCP policy CS18.
- 5.57 **HIGHWAYS AND PARKING**  
The final site layout plan approved for the planning permission DC/11/00758/FUL was acceptable in highway terms. The layout as amended now under consideration maintains the 2.4m x 43m visibility splay at the junction of Langdale and Eskdale, the main estate road that has a speed cushion/road narrowing by setting back the boundary treatments associated with plot 3.
- 5.58 The 2.4m x 43m visibility splay at the junction of Hartside with Langdale is protected by the location of the parking for the corner unit on plot 9 to the rear of the property and accessed via Hartside, as with the previously approved plans.

- 5.59 The drives for plots 1 and 2 are individual driveway spaces accessed directly from the public road at 90 degrees.
- 5.60 As part of the 2011 approval it was agreed that most visitor parking could take place to the north of unit 10 (the large asphalt area to the rear of the shops). The provision of some double driveways was also considered appropriate to offset the lack of visitor parking available along Langdale and Eskdale. It was agreed that accommodating visitor parking along Langdale and Eskdale would be extremely difficult due to the proximity of both existing and proposed driveways, the nearby junctions and the traffic calming pinch point. It has been considered acceptable for a similar approach to be taken with the current application.
- 5.61 The parking provision is acceptable. All of the properties are to be provided with at least a single parking space. One property is to have a single drive plus a single garage. Visitor parking for the houses will primarily be available in the area of public highway to the north of plot 10. Indiscriminate visitor parking is unlikely to occur on Eskdale as the traffic calming pinch point and shared driveway access should deter this. The properties that are accessed from Langdale are proposed to have a double length driveway to accommodate visitor parking. The latter was deemed an acceptable compromise on this occasion in the absence of appropriate on-street visitor space due to existing junctions and existing/proposed driveways.
- 5.62 Secure and weatherproof cycle storage is proposed for each dwelling in the form a wooden shed secured with a latch and padlock. A condition is recommended to ensure that the cycle sheds are installed (CONDITION 13).
- 5.63 Given the above, and subject to the recommended condition, it is considered the proposal is in accordance with CSUCP policy CS13.
- 5.64 **LANDSCAPE**  
The proposed layout is open plan with grassed lawns and drives to the front of the properties. The exception to this is plot 3 on the corner of Langdale and Eskdale that has a strip of planting in front of a 1.8m boundary fence to soften the impact of the fence. It is considered that the details of the planting, to ensure it does not impinge on driver visibility, should be secured and maintained for the life of the development by condition (CONDITIONS 11 and 12).
- 5.65 Given the above subject to the recommended condition, the proposal is considered to be acceptable and in accordance with Saved UDP policy ENV3 and CSUCP policy CS15.
- 5.66 **COMMUNITY INFRASTRUCTURE LEVY**  
On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development as it is housing related however the charge is zero as it lies within CIL Zone C.

## 6.0 CONCLUSION

- 6.1 The proposal to locate housing on this site is acceptable in principle. The proposal as submitted is acceptable, and subject to relevant conditions it complies with the requirements of the NPPF and policies in both the UDP and the CSUCP and can be recommended for approval.

## 7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment 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 -

8454/03C proposed site plan

8454/04A Type A proposed floor plans and elevations

8454c/05B Type B Proposed Floor plans and elevations

8454c/06A Type C Proposed Floor Plans and elevations

8454c/07A Proposed Cycle Store details

17N1140-100 rev P1 Proposed Drainage Layout

17N1140-101 rev P1 Private Drainage Details

17N1140-102 rev P1 Adoptable Drainage Details

17N1140-103 rev P1 Sewer Diversion

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.

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

No development approved by this Planning Permission shall be commenced until an intrusive site investigation, (as recommended in the Solmek Desk study report S170403 dated April 2017), is undertaken,



and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, insitu testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design. The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide, where applicable, recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

Ground gas monitoring shall be undertaken at the site and a Gas Risk assessment report produced and submitted to the Local Authority with recommendations for ground gas mitigation measures.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

4

The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 3 shall be implemented in full prior to commencement of the development hereby permitted.

Reason

In order to ensure the land is suitable for its sensitive end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

5

Following completion of the remediation measures approved under condition 3 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 first occupation of the development hereby permitted and maintained for the life of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

6

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1, and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

7

Any remediation measures approved under condition 6 shall be implemented prior to commencement of the development hereby permitted and maintained for the life of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

8

Development shall not commence until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

9

The development shall be completed using the materials approved under Condition 8, and retained as such in accordance with the approved details thereafter.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

10

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment on the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0900 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason

To safeguard the amenities of nearby residents and in accordance with Policies DC1, DC2 and ENV61 of the Unitary Development Plan and CS14 of the CSUCP.

11

No development shall commence on site 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 details and proposed timing of hard and soft landscaping, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

N.B. Height of planting within the visibility splay adjacent to Plot 3 shall not exceed 600mm in height.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with Saved Policies DC1(c) and ENV3 of the Unitary Development Plan and CSUCP policy CS18.

12

The landscaping scheme approved under condition 11 shall be implemented in accordance with the approved timescales and retained thereafter

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with Saved Policies DC1(c) and ENV3 of the Unitary Development Plan and CSUCP policy CS18.

13

The lockable cycle sheds indicated on drawing 8454c 07A shall be installed prior to first occupation of each relevant dwelling

Reason

In the interests of promoting sustainable modes of travel and in accordance with CSUCP policy CS13 and Gateshead Cycling Strategy.

14

Development shall not commence until a drainage impact assessment (DIA) has been submitted that demonstrates that the surface water drainage scheme controls runoff in accordance with the NPPF, the DEFRA Non-Statutory Technical standards for SuDS, and Policy CS17, and poses no increased flood risk to people or property on or off site. The DIA should demonstrate that surface water discharge is controlled in accordance with DEFRA Standards S3 and S5, and shall avoid flood risk in accordance with Standards S7, S8 and S9.

The drainage system shall incorporate components that will remove urban diffuse pollutants and vehicular pollutants from all surface water runoff in accordance with the Simple Index Approach. SuDS components should be prioritised but proprietary systems will also be considered.

The DIA and drainage design shall demonstrate that the site layout will not be contributing increased surface water flows onto the surrounding adopted highway areas. This is to mitigate against the loss of the existing perimeter wall and raised shrub border that helps to retain surface water within the site.

The DIA shall include confirmation of who will be responsible for maintenance and upkeep of any surface water attenuation components, flow controls and water treatment devices. In addition, a management and maintenance plan shall be submitted to demonstrate that any water attenuation or treatment component will be maintained for the lifetime of the development

Reason

To prevent the increased risk of flooding from any sources in accordance with the NPPF and CSUCP policy CS17.

15

The mitigation measures included in the DIA approved under condition 14 shall be implemented in full prior to occupation of the development hereby permitted and maintained for the lifetime of the development

Reason

To prevent the increased risk of flooding from any sources in accordance with the NPPF and CSUCP policy CS17.



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## REPORT OF THE STRATEGIC DIRECTOR COMMUNITIES AND ENVIRONMENT

### TO THE PLANNING AND DEVELOPMENT COMMITTEE ON 13 SEPTEMBER 2017:

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.

<b>Application ref.</b>	<b>Nature of proposed development</b>	<b>Location of proposed development</b>	<b>Decision</b>	<b>Ward</b>
DC/16/00983/HHA	Two storey side extension	The Cottage, Shibdon Bank,	Granted;	Blaydon
DC/16/01022/HHA	Two storey side extension, single storey rear extension, front porch, detached garage and creation of driveway and new access.	16 Cowen Gardens, Allerdene,	Granted;	Lamesley
DC/17/00524/FUL	Reduction of rear garden level and associated boundary retaining wall to Plot 112 and construction of 10 x 5m external deck with timber steps down to reduced level	Former Gateshead College Site, Durham Road,	Granted;	Saltwell
DC/17/00568/HHA	Replacement porch to front of property	8 Walmer Terrace, Eighton Banks,	Granted;	Lamesley
DC/17/00569/HHA	Single Storey Rear Extension	Firdene , High Heworth Lane,	Granted;	Pelaw And Heworth

DC/17/00584/ADV	Display of three internally illuminated box signs on front and side elevations	Unit 3, Metro Riverside Park,	Temporary permission granted;	Dunston And Teams
DC/17/00765/HHA	Two dormers, sun terrace with balustrading and stepped access to front, first floor side extension, two windows in east elevation to first and one new window to second floor, two dormers and single storey extension to rear (Amended Plans received 10.08.2017)	1 Woodbine Place, Gateshead,	Granted;	Bridges
DC/17/00575/HHA	Erection of single storey rear extension, insertion of dormer window to rear and 2 velux windows to front of property	18 Keswick Street, Gateshead,	Granted;	Saltwell
DC/17/00577/FUL	Variation of Condition 1 of DC/15/00951/FUL to create a steeper pitched hipped roof and amended valley plus omission of a bedroom in the roof space of unit 33 to be replaced with storage and allow alterations to elevations (amended 11/08/17).	33 - 37 Deckham Terrace, Gateshead,	Granted;	Deckham
DC/17/00710/HHA	Erection of fence to rear	8 Percy Gardens, Gateshead,	Granted;	Dunston Hill And Whickham East



DC/17/00622/HHA	Creation of vehicular hardstanding area to front	10 Trimdon Grove, Springwell Estate,	Granted;	High Fell
DC/17/00624/FUL	Single storey flat roofed rear extension and removal/re-positioning of existing first floor external fire escape (amended 10.08.2017 and 16.08.2017).	Pelaw Inn , Shields Road,	Granted;	Pelaw And Heworth
DC/17/00632/FUL	Proposed siting of storage container (amended 09/08/17).	Felling Magpies FC, Wardley Park,	Granted;	Wardley And Leam Lane
DC/17/00650/FUL	VARIATION OF CONDITION 1 to approved plans of application DC/15/00964/FUL to create a single storey kitchen extension to the rear.	121 Kingston Road, Deckham,	Granted;	Deckham
DC/17/00649/FUL	Installation of extraction flue on rear elevation.	Lambs Arms Buildings, Crawcrook,	Granted;	Crawcrook And Greenside
DC/17/00657/COU	Change of use from preparation and delivery (Use Class B2) to storage of motor vehicles associated with undertaking business (Use Class B8).	Unit 3, Lloyd Court,	Granted;	Dunston And Teams
DC/17/00656/HHA	Erection of two storey side extension (as amended 16.08.2017)	24 Greenford, Kibblesworth,	Granted;	Lamesley
DC/17/00663/HHA	Two storey side and rear extension	40 Grayling Road, Festival Park,	Granted;	Lobley Hill And Bensham

DC/17/00672/FUL	Erection of single storey rear extension, first floor side extension and window modifications to front elevation	21 Hunstanton Court, Chowdene,	Granted;	Low Fell
DC/17/00702/COU	Change of use to mixed use for Brewery (including tours and tasting), retail shop, drinking establishment and events space, including live music and food sales (description amended 26.06.2017)	Contract House, Wellington Road,	Granted;	Dunston And Teams
DC/17/00684/COU	Change of use from art studio and gallery into Micro Pub, removal of two existing front doors and creation of one single door.	Art Studio Of Glass, Abel House,	Granted;	Chopwell And Rowlands Gill
DC/17/00721/FUL	Proposed demolition of outbuilding at rear of premises	Duke Of Cumberland Hotel, Sunderland Road,	Granted;	Felling
DC/17/00694/HHA	Single storey rear/side extension	12 Laurel Way, Meadowfield Park,	Granted;	Crawcrook And Greenside
DC/17/00697/ADV	Display of four externally illuminated and non illuminated signs on front and side elevations, all advertising 'Railway Tavern'	Abel House , Station Road,	Temporary permission granted;	Chopwell And Rowlands Gill
DC/17/00701/HHA	Two storey side extension	50 Briarsyde Close, Fellside Park,	Granted;	Whickham South And Sunnyside

DC/17/00795/HHA	Proposed single storey side and rear extension.	86 Valley Dene, Chopwell,	Granted;	Chopwell And Rowlands Gill
DC/17/00711/HHA	Demolition of outbuildings and single storey side extension	74 Valley Dene, Chopwell,	Granted;	Chopwell And Rowlands Gill
DC/17/00737/TPO	Work to fell trees in garden of 18 Cornmoor Road.	18 Cornmoor Road, Whickham,	Granted;	Dunston Hill And Whickham East
DC/17/00719/HHA	Proposed deconstruction of structurally unsound gable wall (currently masonry stonework) and construction of new masonry brickwork gable wall to replace. (Retrospective)	108 Kells Lane, Low Fell,	Granted;	Low Fell
DC/17/00720/HHA	Two storey side extension	40 Salkeld Gardens, Gateshead,	Granted;	Deckham
DC/17/00723/HHA	Single storey side and rear extension	96 Gosforth Terrace, Pelaw,	Granted;	Pelaw And Heworth
DC/17/00726/HHA	Single storey side and rear extension	20 Sunderland Road Villas, Heworth,	Granted;	Pelaw And Heworth
DC/17/00747/FUL	Siting of storage container	Clara Vale Village Hall, South View,	Granted;	Crawcrook And Greenside
DC/17/00727/HHA	First floor side extension above garage and single storey rear extension	Beechdale, Strathmore Road,	Granted;	Chopwell And Rowlands Gill

DC/17/00728/FUL	Construction of one x one bedroom house (revised application)	15 Holyoake Gardens, Gateshead,	Refused;	Deckham
DC/17/00732/HHA	Two storey and single storey rear extension	37 Hardwick Court, Sunderland Road,	Granted;	Bridges
DC/17/00743/COU	Change of use from hairdressers (use class A1) to coffee shop (use class A3) (amended 25/07/17).	64 Derwent Street, Chopwell,	Granted;	Chopwell And Rowlands Gill
DC/17/00733/HHA	Fence to front of property	86 Barkwood Road, Rowlands Gill,	Granted;	Chopwell And Rowlands Gill
DC/17/00739/HHA	Modular metal mesh and paved access ramp to allow disabled access to and from rear door to public footpath to the front of house	49 Pensher Street East, Nest Estate,	Granted;	Felling
DC/17/00741/FUL	Erection of 1 new substation measuring 3m x 3m located to the west of Follingsby Way and 1 new substation measuring 3m x 3m to the south of White Rose Way.	Follingsby Business Park , Follingsby Avenue,	Granted;	Wardley And Leam Lane
DC/17/00745/HHA	Single storey rear extension	2 Crossfield Park, Felling,	Granted;	Windy Nook And Whitehills

DC/17/00749/ADV	Display of two illuminated fascia signs, two illuminated gable boards, one transom panel, a lantern, with nine floodlights, also refurbishment of existing name board, all on front and side elevations	Three Tuns Hotel , Sheriffs Highway,	Temporary permission granted;	Low Fell
DC/17/00750/HHA	Dormer window to front and rear	20 Cromwell Terrace, Bill Quay,	Granted;	Pelaw And Heworth
DC/17/00758/COU	Change of use from two bedroomed ground floor flat (Use Class C3) to office use (Use Class B1(a))	3A Elvaston Road, Ryton Central,	Granted;	Ryton Crookhill And Stella
DC/17/00760/COU	Change of use from Retail/Shop (A1) to Non-Residential Institutional (D1)use and replacement shopfront	614 - 620 Durham Road, Gateshead,	Refused;	Low Fell
DC/17/00762/TPO	Works to fell tree in garden of 8 Whickham Lodge Rise.	8 Whickham Lodge Rise, Whickham,	Granted;	Dunston Hill And Whickham East
DC/17/00763/TPO	Works to tree in garden of 55 Grange Estate.	55 Grange Estate, Kibblesworth,	Granted;	Lamesley
DC/17/00764/HHA	Modular metal mesh access ramp and new low access front door to allow disabled access to and from front of property	30 Millbrook, High Heworth,	Granted;	Windy Nook And Whitehills

DC/17/00767/TPO	Works to tree in garden of 6 Ivy Lane.	6 Ivy Lane, Gateshead,	Granted;	Chowdene
DC/17/00775/FUL	Refurbishment of shopfront to include new automated sliding doors, the redecoration of the window frames and the installation of 1 no. LCD promotional screen sited behind the shopfront glazing	Mcdonalds Restaurant, Units 51 _52 72-74 Cameron Walk,	Granted;	Whickham North
DC/17/00781/HHA	Replacement of window to doorway at rear, excavation of existing grassed area and new paved pathway, installation of a modular metal mesh access ramp to allow disabled access to and from property.	52 Moorfoot Gardens, Lobley Hill,	Granted;	Lobley Hill And Bensham
DC/17/00791/COU	Change of use from A1 retail use to C3 residential	60 Front Street, Winlaton,	Granted;	
DC/17/00822/ADV	Display of non-illuminated fascia sign on west elevation	Kingsway , Kingsway North,	Temporary permission granted;	Lobley Hill And Bensham
DC/17/00877/ADV	Display of two internally illuminated light boxes within bus shelter	Advertising Hoarding ADSHEL LTD 0501 0047 CORNER , Opposite 117 Durham Road, Gateshead,	Temporary permission granted;	Deckham



**REPORT TO PLANNING AND  
DEVELOPMENT COMMITTEE  
13 September 2017**

**TITLE OF REPORT: Enforcement Action**

**REPORT OF: Paul Dowling, Strategic Director, Communities and  
Environment**

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**Purpose of the Report**

1. To advise the Committee of the progress of enforcement action previously authorised by the Committee.

**Background**

2. The properties, which are the subject of enforcement action and their current status, are set out in Appendix 2.

**Recommendations**

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

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Contact: John Bradley extension 3905

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**1. FINANCIAL IMPLICATIONS**

Nil.

**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**

The Human Rights Act states a person is entitled to the peaceful enjoyment of his possessions. However this does not impair the right of the state to enforce such laws, as it deems necessary to control the use of property and land in accordance with the general interest.

**8. WARD IMPLICATIONS**

Birtley, Bridges, Blaydon, Pelaw & Heworth, Chowdene, Crawcrook & Greenside, Ryton, Crookhill and Stella, Chopwell and Rowlands Gill, Wardley & Leam Lane, Winlaton and High Spen, Whickham North, Whickham South and Sunnyside, Lobley Hill and Bensham. Lamesley, Dunston Hill and Whickham East and Low Fell.

**9. BACKGROUND INFORMATION**

Nil.



## APPENDIX 2

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
1.	Land adjacent Ricklees Farm, Spen Lane, High Spen, Gateshead	Winlaton and High Spen	Change of use from agricultural to mixed use for keeping of horses, breaking, dismantling of vehicles, storage and burning of waste and the storage of caravans and vehicle bodies.	25 March 2013	25 March 2013	N	N	29 April 2013	29 June 2013	Complaints have been received over a considerable period regarding the inappropriate use of an area of green belt adjacent to B6315. During investigation it was established that the land was being used for a range of inappropriate uses. Despite attempts to negotiate with the land owner to reach a satisfactory conclusion no sustained improvement was secured. Therefore an enforcement notice has been issued requiring the removal of the inappropriate material from the site together with the cessation of the unauthorised use. No appeal has been received and the notice has taken effect. A visit to obtain quotes is being arranged in order to look at the costs of carrying out work in default.	
2.	Land adjacent Ricklees Farm, Spen Lane, High Spen, Gateshead	Winlaton and High Spen	Erection of a breeze block building	25 March 2013	25 March 2013	N	N	29 April 2013	29 June 2013	Complaints have been received over a considerable period regarding the inappropriate use of an area of green belt adjacent to B6315. During the course of investigations it was established that a building had been erected without	

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
										<p>consent.</p> <p>The building is considered to be unacceptable and therefore the council have issued an enforcement notice requiring the removal of the unauthorised building. No appeal has been received and the notice has taken effect.</p> <p>The new owner of the site has been contacted and works are well underway to tidy the site with the demolition of the breeze block structure taking place in the near future</p>	
3.	Land at Litchfield Lane, Winlaton Gateshead	Winlaton and High Spen	Unsightly Land	25 September 2013	25 September 2013	N	N	31 October 2013	31 December 2013	Complaints have been received regarding the condition of the land which has planning permission for a residential development that has not yet commenced. Despite attempts to resolve the matter amicably a notice has now been issued requiring a scheme of remedial works within a specified timescale. The majority of the steps required by notice were complied with following the issue of Summons'.	
			Unsightly Land	21 <sup>st</sup> September	21 <sup>st</sup> September	N	N	21 <sup>st</sup> October 2015	16 <sup>th</sup> December	A planning application is expected to be submitted soon.	

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
				2015          3 January 2017	2015          4 January 2017			          8 February 2017	2015          8 April 2017, 8 May 2017 and 8 June 2017	<p>However, a further Section 215 notice has been served requiring a hoarding to be erected around the site.</p> <p>Planning permission has now been granted for the site and discussions regarding the compliance with the notice are ongoing.</p> <p>A further notice has now been issued requiring the site to be tidied and a hoarding erected.</p> <p><b>Work to erect the hoarding is now complete.</b></p>	
4.	40 Whitemere Gardens Wardley	Wardley and Leam Lane	Unauthorised Change of Use of residential land	4 <sup>th</sup> April 2014	4 <sup>th</sup> April 2014	N	N	10 <sup>th</sup> May 2014	10 <sup>th</sup> July 2014	<p>The notice has been served as the land in question is being used as a mixed use of dwelling house and vehicle repair and servicing, storage of vehicles and vehicle repair parts and equipment and vehicle recovery.</p> <p>A file has been prepared and the matter is being progressed with PACE interviews with those suspected of breaching the Notice</p>	
5.	21 Saltwell View	Saltwell	Unauthorised alteration to property	16 July 2014	16 July 2014	N		20 August 2014	13 September 2016	<p>The unauthorised installation of UPVC windows without consent, -fronting the highway in an area subject to a Direction under Article 4 of the</p>	

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
										<p>Town and Country Planning (General Permitted Development) Order 1995. Contrary to contrary to Policy ENV7 of the Unitary Development Plan.</p> <p>Enforcement Notice has been served which requires the replacement of the windows with white painted timber sliding sash windows identical to the windows which were in place when the Article 4 Direction was applied</p> <p>Decision issued, notice upheld as varied. Notice to be complied with by the 13<sup>th</sup> September 2016</p> <p>A planning application has been approved to retain an amended version of the windows.</p>	
6.	Land at Woodhouse Lane, Swalwell (Known as South West Farm Site One)	Swalwell	Without planning permission the change of use of the land from agriculture to a mixed use for agriculture, storage of vehicles, agricultural equipment and scrap metal and vehicle dismantling and repair	11 January 2016	12 January 2016	N	N	15 February 2016	14 March and 4 July 2016	Notices were issued in September 2015 in respect of an unauthorised scrap being stored. Due to the scale of the breach of planning control an additional Notice was required in relation to the potential Environmental Impact of the Development.	
	(Known as South West Farm Site Two)	Swalwell	Without planning permission the change of use of the land from	11 January 2016	12 January 2016	N	N	15 February 2016	14 March and 4 July 2016	As such the original Notices (which were	

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
	(Known as South West Farm Site Three)	Swalwell	<p>agriculture and reception, composting and transfer of green waste to a mixed use for agriculture and the storage of vehicles, agricultural equipment and parts, repair and restoration of vehicles and machinery and the reception, composting and transfer of green waste.</p> <p>Without planning permission the change of use of the land from agriculture to a mixed use for agriculture and the storage of vehicles, agricultural equipment and scrap metal and vehicle dismantling and repair</p>	11 January 2016	12 January 2016	N	N	15 February 2016	14 March and 4 July 2016	<p>all being appealed) were withdrawn and further Notices have now been issued including those in respect of the requirement to carry out an Environmental Impact Assessment and provide an Environmental Statement with an subsequent appeals.</p> <p>The Notices requires firstly, the cessation of the unauthorised use and secondly, the removal from the land of the scrap.</p> <p>The site is to be visited following the expiration of the compliance period the visit is to be carried out imminently in conjunction with the Environment Agency.</p> <p>The associated legal action at Newcastle Crown Court has been adjourned.</p>	
7.	Site of former Stella South Power Station, Stella Riverside	Ryton, Crookhill and Stella	Failure to comply with a condition attached to the planning permission in relation to play areas	18 January 2016	18 January 2016	Y	N	18 January 2016	14 March 2016 (stage 1) 9 May 2016 (stage 2)	Complaints have been received that a condition attached to the planning application for the site has not been complied with in respect of the provision of play equipment. Despite protracted negotiation the work to comply with the condition had not commenced on site. As such a notice was served requiring compliance within a specified timescale.	

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
										Work on site is complete on 3 of the 4 play areas and approaching completion on the one remaining area.	
8.	Tynedale House, Main Street, Crawcrook	Crawcrook and Greenside	Unsightly Building	13 <sup>th</sup> January 2017	14 <sup>th</sup> February 2017	Y	N	20 <sup>th</sup> March 2017	15 <sup>th</sup> May 2017	<p>Complaints have been received regarding the appearance of the front elevation of the property which is a former butchers shop.</p> <p>Whilst the site is noted to be under renovation the works have not substantially progress and the matter has become protracted.</p> <p>Therefore the Notice has been issued to ensure the façade is brought up to an acceptable standard within a specified period.</p> <p><b>Work is well underway on site.</b></p>	
9.	Site of Station House, Green Lane, Gateshead	Pelaw and Heworth	Breach of Planning Condition	16 <sup>th</sup> March 2017	16 <sup>th</sup> March 2017	Y	N	16 <sup>th</sup> March 2017	10 <sup>th</sup> April 2017	<p>Complaints have been received regarding the use of the site which has planning permission to change to a scaffolding yard. The permission was granted subjected to a number of conditions many of which related to highway safety and which required discharge prior to the new use being commenced.</p> <p>The use has commenced without the conditions being discharged. Adjacent</p>	

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
			Breach of Planning Conditions	19 <sup>th</sup> April 2017	20 <sup>th</sup> April 2017	Y	N	20 <sup>th</sup> April 2017	18 <sup>th</sup> May 2017	<p>to the site a new supermarket is under construction as a result Officers have significant concerns regarding highway safety. Therefore a Temporary Stop Notice was issued requiring the use to stop until the conditions are discharged.</p> <p>A Breach of Condition Notice was issued and the required information has been submitted.</p> <p><b>Whilst the information is being considered complaints have been received regarding activity on site and the owners have been warned that further, formal, action is being considered.</b></p>	
10.	Lidl, Hexham Road, Swalwell, NE16 3AF	Whickham North	Breach of Condition	4 <sup>th</sup> May 2017	5 <sup>th</sup> May 2015	Y	N	5 <sup>th</sup> May 2017	2 <sup>nd</sup> June 2017	<p>The development of the Lidl Supermarket was subject to planning permission including a range of planning conditions. One of these conditions restricts the hours that deliveries and servicing can be carried out. Complaints have been received that this has been breached including multiple breaches on Easter Sunday. As such a notice has been issued requiring compliance with the</p>	

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
										delivery and servicing condition (no. 15)h	
11.	Land to the rear of 17 Flexbury Gardens, Gateshead, NE9 7TH	Chowdene	Unightly Land	19 May 2017	19 May 2017	N	N	23 June 2017	4 August 2017	<p>The land which is not attached to any property has been overgrown for a long period and is unsightly.</p> <p>Officers have made enquiries as to the owner of the site and have now issued a Notice requiring it to be tidied within a specific timescale.</p> <p><b>The specified time period has elapsed and while some work has been carried out it is not satisfactory. The owner now has until 17 August to complete the work otherwise further action will be taken.</b></p>	
12.	Land adjacent to Wilson's Auctions, Shadon Way, Birtley, DH3 2SA	Birtley	Unauthorised Change of Use	27 July 2017	28 July 2017	Y	N	4 September 2017	27 November 2017	<p>The land has been covered with a hard standing and is being used for the storage of cars connected to the adjacent car auction use.</p> <p>The planning application to retain the development ref. DC/17/00156/COU was refused by Planning and Development Committee on</p> <p>An Enforcement Notice has been issued to resolve the</p>	



Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Plan App Rec'd Y/N	Appeal Rec'd Y/N	Date Notice comes into Force	End of Compliance Period	Current Status	Compliance Y/N
										issues identified which resulted in the refusal of the application	
13.	8 Thirlmere, Birtley, DH3 2JY	Birtley	Unauthorised Change of Use	27 July 2017	28 July 2017	Y	N	4 September 2017	2 October 2017	<p>The property is been used as a mixed use involving residential, dog grooming and dog boarding.</p> <p>The planning application to retain the development ref. DC/17/00428/FUL was refused by Planning and Development Committee on</p> <p>An Enforcement Notice has been issued to resolve the issues identified which resulted in the refusal of the application</p>	
14.	Site of Former Collinson Brothers Garage, Derwent Street, Chopwell	Rowlands Gill and Chopwell	Unsightly Land	31 August 2017	1 September 2017	N	N	4 October 2017	29 November 2017	<p><b>The land is derelict and complaints have been received regarding its condition on what is a prominent site.</b></p> <p><b>A notice has been issued to require improvements, particularly relating to the boundary treatment.</b></p> <p><b>However, the site owners appear to have gone into liquidation which may cause problems is securing compliance with the notice</b></p>	

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**REPORT TO PLANNING AND  
DEVELOPMENT COMMITTEE  
13 September 2017**

**TITLE OF REPORT:** Planning Appeals

**REPORT OF:** Paul Dowling, Strategic Director, Communities and Environment

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**Purpose of the Report**

1. To advise the Committee of new appeals received and to report the decisions of the Secretary of State received during the report period.

**New Appeals**

2. There have been no new appeals lodged since the last committee.

**Appeal Decisions**

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

**Appeal Costs**

4. There have been no appeal cost decisions.

**Outstanding Appeals**

5. Details of outstanding appeals can be found in **Appendix 2**.

**Recommendation**

6. It is recommended that the Committee note the report

**Contact: Emma Lucas Ext: 3747**

**FINANCIAL IMPLICATIONS**

Nil

**RISK MANAGEMENT IMPLICATIONS**

Nil

**HUMAN RESOURCES IMPLICATIONS**

Nil

**EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**CRIME AND DISORDER IMPLICATIONS**

Nil

**SUSTAINABILITY IMPLICATIONS**

Nil

**HUMAN RIGHTS IMPLICATIONS**

The subject matter of the report touches upon two human rights issues:

The right of an individual to a fair trial; and  
The right to peaceful enjoyment of property

As far as the first issue is concerned the planning appeal regime is outside of the Council's control being administered by the First Secretary of State. The Committee will have addressed the second issue as part of the development control process.

**WARD IMPLICATIONS**

Various wards have decisions affecting them in Appendix 3

**BACKGROUND INFORMATION**

Start letters and decision letters from the Planning Inspectorate

**APPENDIX 2**

**OUTSTANDING APPEALS**

<b>Planning Application No</b>	<b>Appeal Site (Ward)</b>	<b>Subject</b>	<b>Appeal Type</b>	<b>Appeal Status</b>
DC/14/01160/FUL	Land At Wellington Road Cross Lane Gateshead	Erection of a car supermarket consisting of a concourse building with an adjoining workshop and associated vehicle storage, vehicle display and car parking areas (additional info received 07/01/15 and 30/05/16 and amended plans received 15/01/15, 30/05/16 and 01/08/16).	Written	Appeal In Progress
DC/16/01162/FUL	30A Broom Lane Whickham NE16 4QP	Erection of three bedroom house with associated off street parking.	Written	Appeal In Progress
DC/17/00001/COU	3/5 Beaconsfield Avenue Gateshead NE9 5XT	Change of use of ground floor from residential to Use Class A1 (as expansion of existing adjoining shop); relocation of dwelling entrance to rear; and residential loft conversion with hip to gable extension and new velux windows	Written	Appeal Allowed

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## REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

13 September 2017

**TITLE OF REPORT:** Planning Obligations

**REPORT OF:** Paul Dowling, Strategic Director, Communities and Environment

### **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 meeting there have been no new planning obligations.
4. Since the last Committee there has been one new payment received in respect of planning obligations:

DC/12/01133/FUL - £1666.92 – full payment received in respect of off-site junior play, off-site teen play and open space  
Land To The Rear, 6 Landscape Terrace, Greenside  
Erection of detached 4/5 bedroom dwelling with attached double garage to east elevation (amended 03/12/12).

5. Details of all the planning obligations with outstanding covenants on behalf of developers and those currently being monitored, can be found at Appendix 2 on the Planning Obligations report on the online papers for Planning and Development Committee for 13 September 2017.

### **Recommendations**

6. 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



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**REPORT OF:** Paul Dowling, Strategic Director, Communities and Environment

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### **Purpose of the Report**

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Land To The Rear, 6 Landscape Terrace, Greenside  
Erection of detached 4/5 bedroom dwelling with attached double garage to east elevation (amended 03/12/12).

5. 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**

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

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**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**

Planning Application Number	Site Location	Proposal	Parties to Agreement and Ward	Date Agreement signed	Amount due	Obligation	Present Position	Trigger Event	Payments made/ Balance
SECTION 106 AGREEMENT SIGNED AWAITING TRIGGER POINT									
1309/01  Page 107	Vacant Site Site Of Former CWS Printing, Shields Road Heworth	Erection of 123 dwellings comprising of flats, terraced, semi-detached and detached dwellinghouses	Miller Group (1) The Council (2)  Pelaw	05.02.02 JJ16(B)	£8,850.00	£8,850.00 toward off site children's play	TBC	18 months from the date of agreement	TBC
176/98	Burnhills Quarry Burnhills Lane	The superseding of previous minerals and waste permissions including further excavation and/or storage amended site access extension of waste tipping timescales and reclamation to meadow/woodland/amenity	Sita North East Ltd (1) The Council (2)  Ryton	15.03.06 JJ23(B)	£8,000 per annum	The sum of £8,000 per annum for a period of 10 years to fund the provision of a warden to manage Nature Conservati	1 <sup>st</sup> payment requested, system set up to automatically send out letter each yr	Annual payment every January	Annual payment/invoice

						on interests in the East Barlow area.			
532/02	Maingate Team Valley	Mixed use development incorporating 7 storey office block, restaurant/cafes, retail units, leisure club and 8 storey hotel		JJ16( C)	£120.000.00	£10,000 to be paid to operator of a trial minibusservice for a maximum period of 6 months. ii) Art to a value of least £110,000 to be provided on site	Art provided to the value of 110,000. 13.11.08 £10,000 requested for alternative transport usage	The occupation of 75% of the floorspace of the development	Art provided to value of £110,000.
DC/03/00252/FUL	Mount Farm The Mount Eighton Banks Gateshead	Extension to existing two storey house and conversion of farm buildings to provide additional living accommodation	Lamesley	17.09.03	TBC	TBC	TBC	TBC	
DC/03/00254	North East Of Leadgate Farm Lead Road	Change of use from agricultural land to motor practice track with associated car parking	Crawcrook And Greenside	30.11.2006	JJ25A	No monies s106 relates to maintance	TBC	TBC	

	Folly Ryton					of site			
DC/03/00362/F UL	Harry Ramsden's (land South-west Of) Gibside Way Metrocentre Dunston	Erection of two retail units	The Council (1) Harry Ramsden Restaurants LTD (2)  Whickham North	08.07.03 JJ17(A)	£15,647,00	£15,647,00 towards a traffic contribution	TBC	On opening of the store	
DC/03/00830/F UL Page 109	Former Station Hotel Station Lane Birtley	Demolition of existing building and erection of 10 four bedroom dwellinghouses in one terrace	The Council (1) John Linney and Joan Alison Linney (2)  Birtley	08.12.03 JJ17(D)	£20.000.00	Contribution of £20,000 towards a children's play area	The development has commenced. 2 applications currently on site. Only one of the permissions will be implemented and the applicant required to pay	Payment will be in instalments depending on the sale of the individual properties	

							only 1 contribution.		
DC/03/01251	Derwent House 78 Derwentwater Road Bensham Gateshead	Erection of 3-5 storey residential block comprising 24 apartments with associated parking	The Council (1) Hyperion Homes (2)  Dunston And Teams	13.07.04 JJ18(C )	£29,613,00	£29,613,00 For the provision of off site children's play	TBC	On signing of the agreement	
DC/03/01312	Site Of 40-60 Durham Road Gateshead Tyne And Wear	Erection of 12 no. two bedroom apartment flats in a single three-storey block	The Council (1) Northumberland and Durham Property Trust	29.04.04 JJ18(A)	£15,627	Off site play provision	TBC	On signing of the agreement	
DC/03/01363/FUL	Hedley Hall, Marley Hill, Gateshead	Conversion of livery stables to 4 holiday cottages	The Council (1) Tracy Harrison (2) Barclays bank (3)	03/06/05	£0	To let properties for maximum of 30 days to same customer may to Oct and 90 days Nov. to April	No payment required restrictive section 106 clause	On commencement of development	

<p>DC/03/01528/F UL</p> <p>See also DC/08/0376/RE M below regarding condition 12 and the need for an obligation to secure affordable housing</p> <p>Page 111</p>	<p>Northside Birtley</p>	<p>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.</p>	<p>The Council (1) Persimmon Homes (2) Birtley</p>	<p>JJ23(E)</p>	<p>£937.198.00</p>	<p>(a) £219,449 towards the maintenan ce of open space (b) £114,985 towards the maintenan ce of toddler play areas(c) £39,432 for on and off site junior and teenage play provision(d) ) £241,332 towards the maintenan ce of junior and teenage play provision (e) to</p>	<p>The matter has been called in by the Secretary of State and a public inquiry heard in May 2006. Allowed 16<sup>th</sup> October 2006</p>	<p>Commenceme nt of development and (g) paid at the expiry of each 5yr maintenance period.</p>	
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						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			
DC/03/01627	Tyne & Wear Pallets Lamesley Sawmill Smithy Lane Lamesley	Demolition of existing building (929 square metres) and construction of new building (899 square metres) with associated ancillary buildings	Lamesley	JJ13 B 29.10.07	No monies s106 relates to maintenance of site	Deed of variation - storage of timber and pallets to be increased to a	TBC	TBC	



						maximum height of 6m.			
DC/03/01719/F UL	Pockerley Stables and Riding School, Pockerley buildings farm, Lamesley	Conversion of stable to two holiday let cottages	The Council(1) Mr and Mrs Frazer (2) Halifax Plc (3)  Lamesley	13.06.05 JJ21B	£0	To let properties for maximum of 30 days to same customer may to Oct and 90 days Nov. to April	TBC	On commencement of development	
DC/03/01882	Broadpark (land South Of) Wardley Gateshead Tyne And Wear	Erection of 20 terraced and 2 semi-detached dwellinghouses	TBC	TBC	TBC	TBC	TBC	TBC	
DC/04/00055	Former B.P. Oil Uk Ltd Hayden Service Station 111 Durham Road Gateshead	Erection of 3 storey block of 18 flats	The Council (1) Hyperion residential developments ltd Deckham	26.08.04	£24.00.00	Off site play provision	TBC	TBC	

DC/04/00124

Baltic Place  
South Shore  
Road  
Gateshead  
Tyne And  
Wear

Erection of hotel/office  
block on land to east of  
former Kelvin Works  
site.

The  
Council(1)  
City and  
Northern  
Projects  
Ltd(2)  
Svenska  
Handelsba  
nken(3)  
Bridges

JJ20(B)  
11.01.05

To pay the  
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On  
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development

DC/04/00284//F UL	Rosedale (site of) Northside, Birtley	Erection of two detached dwelling houses (plots 1 and 5) and one detached garage (amended 13.05.2004)	The Council (1) K Golzar (2) Alborz ltd (3)				Maintain existing hedge and leylandi at 3m high for length of 500m in place of dead hedge		On commenceme nt of development	
					£0					
DC/04/00624	Former Garden Area, South Of Winlaton House Half Fields Road Winlaton	Erection of six dwellinghouses and four apartments	The Council (1) Ian James Forsyth (2) Elvet Homes Ltd (3)  Winlaton And High Spen	JJ19(B) 10.09.04	£6,437.75		Providing and maintainin g the off site play provision.		On commenceme nt of development	
DC/04/00684/F UL	Land To Rear Of PDS Belle Vue Eastern Avenue	Erection of 8 x townhouses in 3 x three- storey blocks.	The Borough Council of Gateshead (1) and Keith Hovells (2)  Low Fell	17.10.05 JJ22(D)	£14,950.00		(i) To pay a contributio n of £14,950 to the expense of the Council laying out and	Currently doesn't look like planning permissio n will be implemen ted	The commenceme nt of development	

						equipping and maintaining a children's play area on land owned by the Council.(ii) To procure the agreement of the owner of the adjoining land to develop and construct a highway(iii) ) To supply written details of the agreement with the owner of the land.(iv) Not to		
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						implement the planning permission until the developer has constructed a highway over the adjacent land to the standard approved by the Council.			
DC/04/01133/F UL	Vacant Building Adjacent To Wine Warehouse	Erection of six storey (above basement level) development comprising ©/bar (use class A3), office accommodation (use class B1) and 16 flats (use class C3) with associated parking	The Council (1) IKON Properties Ltd (2) Bridges	JJ22(E)	£18,100,00	£18,100 towards sustainable transport	Currently doesn't look like planning permission will be implemented	The commencement of development	
DC/05/00301/C OU, DC/05/00302/L BC new app DC/07/00407/F UL	Axwell Hall Axwell Park Blaydon On Tyne	Conversion of hall to 23 apartments and erection of new-build enabling development comprising 1 Coach apartment and terraced blocks of 18 dwellinghouses and 9	The Trustees of the Axwell Park School Foundation (1) dre	09.09.05 JJ22 (A)		The obligation contains covenants to enable the restoration	Works progressing on site.		

		apartments	(Northern) Limited (2) The Borough Council of Gateshead (3)  Blaydon			of the Axwell Hall and enabling developments to provide the necessary funding. Varied on 22 January 2009.			
DC/05/00596/F UL Page 118	Former Kelvin Works Site South Shore Road Gateshead	Erection of two nine-storey office blocks with two-storey car park	The Council (1) City & Northern Projects Ltd (2) Svenska Handelsbanken (3)  Bridges	08.07.05 JJ21 ( C)	£233.655.	£233,665.00 contribution to sustainable transport in the area in which the land is situated		Payable on the implementation of the planning permission, Payment of £26700 received 14 <sup>th</sup> May 2013	
DC/05/01476/F UL. And DC/07/00686/F UL and DC/07/01561/F UL and DC/08/01135/F UL and DC/08/01136/F	The Point, Ochre Yards, Gateshead	Office blocks and Hotel	The Borough Council of Gateshead (1) UK Land Estates (Partnership) Limited	JJ25(E) 02.03.07		£40k – Off site parking provision  £175k – Public Art	S106 signed on 2 March 2007	£17,500 for public art prior to commencement date of the second unit  £87,500 for public art on	

			(2) Bank of Scotland Plc (3)  Bridges					completion of the second unit  £70,000 for public art on the occupation of the third unit.  £40,000 for off site parking control on or before the occupation of the second unit.	
DC/05/01523/F UL	Former Top Club Hall Road Chopwell	Erection of 4 semi-detached dwellinghouses and 8 terraced dwellinghouses in 2 blocks	The Borough Council of Gateshead (1) K A Construction Limited (2)  Chopwell And Rowlands Gill	19.06.06 JJ23 (D)	£8,201.00	To pay to the Council £8,201 as a contribution towards provision and maintenance of off site play provision	Appears to be building regulations application submitted for site but differs slightly from approval.	On occupation of 1 <sup>st</sup> house	

DC/05/01955	Phase 6 Staiths South Bank, Tyne Park Team Street Dunston	Phase 6 residential development comprising of erection of 65 x dwellings and 2 x retail units	Dunston And Teams						
DC/06/00345	Finning Uk Ltd Durham Road Birtley	Erection of a car showroom with associated workshop and office facilities	Birtley						
DC/06/00682/0 UT Page 120	Sterling House South Shore Road	Outline application for the erection of hotel with bedrooms and serviced apartments	The Council (1)Opus Land (Gateshead Quayside) Limited (2)PCPF Nominees 9 Limited (3)The Bank of Scotland (4)  Bridges	31.01.07 JJ26 (A)		(i) To limit the number of serviced apartments to a maximum of thirty or 15% of the overall number of bedrooms and serviced apartments (whichever is the greater)(ii) To limit occupancy	S106 signed on 31 January 2007.	On the commencement of the development	



of the  
Serviced  
Apartment  
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living  
together to  
a  
maximum  
of six  
months(iii)  
To  
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way for  
pedestrian  
and  
cyclists(iv)  
To pay a  
Sustainable  
Transport  
contribution  
of £150  
per  
bedroom  
and £500  
per  
serviced  
apartment

DC/06/01573	The Swan PH Windy Nook Road Sheriff Hill Gateshead	Amendments to previously approved permission ref DC/05/01813/FUL	High Fell					
DC/06/01728	Underfloor Tipping Gears Spenn Lane Greenside Ryton	Erection of 16 x dwellings consisting of 9 x two-storey houses, 6 x apartments and 1 x maisonette with associated car parking and landscaping, following demolition of existing industrial unit	Crawcrook And Greenside					
DC/07/00331/F UL	Land Adjacent To West Farm Hall Road Chopwell	9 two storey dwellings and detached garages	The Borough Council of Gateshead (1) Kim Moore and Colleen Cairns (2) Barclays Bank PLC (3)  Chopwell And Rowlands Gill	03.05.07		£19,924.3 8 – Off site play	The payments will be made to the Council £6000 3 <sup>rd</sup> November 07. £6000 on the 3 <sup>rd</sup> May 08 and £7,924.38 3 Nov 08	Paym ent Receiv ed

DC/07/00407	Clavering House Axwell Park Blaydon On Tyne	Variation of condition 1 of permission DC/05/00303/FUL to alter the layout of the 18 dwellings within the site and the re-siting of the access into the rear of the dwellings	The Borough Council of Gateshead (1) DARE (Northern Limited) (2)	09.09.05 JJ22A	No monies	The obligation contains covenants to enable the restoration of the Axwell Hall and enabling developments to provide the necessary funding. Varied on 22 January 2009			
DC/07/00686	Land Adjacent To Ochre Yards And Railway Track Gateshead	Erection of 9-storey office development (Point Phase 2), involving alterations and modifications to previously approved scheme.	Bridges						
DC/07/00690/C OU and DC/07/00699 and DC/09/00380/F UL	Yellow Quadrant Metrocentre Gateshead Tyne And Wear	Change of use of Metroland indoor theme park (sui generis), and mall area to cinema (use class D2) with ancillary	The Borough Council of Gateshead (1) MetroCentr	25.07.07		To secure⊗i) A shuttle bus subsidy of 50,000			

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)(v) Public Art of £50,000 for the Yellow Quadrant The agreement relates to the Blue and Yellow Quadrants of the MetroCentre and is dependant on the implementation of each of the separate planning permissions which relate to each of the Quadrants

DC/07/01179/F UL  and DC/08/00113/F UL	Vacant Factory/War ehouse Former Dunlop Hydraulic, J209 Earlsway	Variation of condition 1 (to vary site layout) and condition 9 (to vary finished floor levels) to approved Planning Application Ref: DC/06/00237/FUL to erect 15 units for B1, B2, and B8 purposes with associated car parking.	The Borough of Gateshead and North East Property Partnership Limited.  Lobley Hill And Bensham			Sustainabl e Transport contributio n. Each unit at a rate of £7.50 per m2 for units 2-11 and £3.75 per m2 for units 1 and 12-15.	Payment made for units 1, 9 and 11 only to date so item to stay in this section of report.	On or before the occupation of each unit	Payme nt Made of £2,077 .50 each for Units 9 and 11 on 18.03. 2009  Payme nt for Unit 1 (£6075 ) banke d 05/05/ 09
DC/07/01322/F UL	Land to rear of 21 Beech Grove Terrace, Crawcrook	Erection of detached dwellinghouse	The Borough of Gateshead and Mrs C Hawley and Mr S Hawley, Mr P Ridley and Ms	23.04.09	£3057.13	£2530.08 for off site children's play and £527.05 for open space provision		Commenceme nt of development	

			Gateshead L Cameron and Mr Ian Graham.						
			Crawcrook And Greenside						
DC/07/01781	Northumbria n Environmental Management Burnhills Quarry Burnhills Lane	Variation of Burnhills Quarry planning permission 176/98 to extend time scales by 2 years under condition 5 to complete soils restoration by 30 September 2009 and also under condition 6 to complete general surface reclamation by 31 March 2011(amended 20.12.2007 and 09.01.2008)	Crawcrook And Greenside						
DC/07/01938	Red Quadrant Metrocentre Gateshead Tyne And Wear	Change of use of existing internal service corridors/areas to retail floor space	The Council (1) Metrocentr e Ltd (2) The Metrocentr e Partnership (3)	20.03.08	£25.000.00	Sustainabl e transport contributio n	Awaiting Payment	Prior to new store opening (NEXT)	

Whickham  
North

DC/06/01094/F  
UL

White Rose  
Way  
Follingsby  
Park  
Wardley

Erection of warehouse  
(use class B8) with  
ancillary offices

The  
Borough  
Council of  
Gateshead  
(1) White  
Rose Dev  
Ent Ltd (2)  
Nat West  
Bank PLC  
  
Wardley  
And Leam  
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30.10.06  
JJ24 (D)

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Highways  
Agency



DC/06/01089/F UL	White Rose Way Follingsby Lane Wardley	Erection of 5 x warehouse units.	The Borough Council of Gateshead (1) White Rose Dev Ent Ltd (2) Nat West Bank PLC Wardley And Leam Lane	30.10.06 JJ24 (D)		To restrict the development of part of the Follingsby Industrial Estate that has the benefit of a planning permission so no development takes place without the express consent of the Council after consultation with the Highways Agency		
DC/08/00306/F UL	Stanley House 36 Front Street High Spen Rowlands	Erection of detached dwellinghouse with garage and car parking facilities.	Winlaton And High Spen	07.05.08	£2.108.00	Unilateral planning obligation towards off site toddler and		

	Gill					teenage play provision			
DC/08/00543/F UL	Land Between 14 And 15 Holburn Lane Ryton Tyne And Wear	Erection of detached bungalow (use class C3) (revised application).	Ryton Crookhill And Stella		£748.98	£748.98 towards off site play provision			
DC/08/01129/O UT	Old Odeon Site. High Street/Ann Street, Gateshead	Erection of 6 storey hotel, one block of 14 maisonettes, 49 bay underground car park plus public open space and toddler play area	Bridges	13.10.2008	Contribution to junior and teenage play off site (tbc at REM) and £11,300 toward parking meter scheme and physical works to Ann Street	Contribution to junior and teenage play off site (tbc at REM) and £11,300 toward parking meter scheme and physical works to Ann Street	Outline application	On commencement Of development	

DC/08/00553/F UL	Units 6 – 11 Earls Park North , X454 Earlsway Team Valley Gateshead	Erection of 11 commercial units in 2 terraced blocks of 6 single-storey and 5 two- storey units (mixed use classes B1, B2 and B8) with associated parking following demolition of units 6-11.	Lobley Hill and Bensham	18.11.20 08	To make a financial contribution toward sustainable transport in Team Valley dependant on the final use of the units at a rate of £3.75 per sq.m for ground floor units 1-11 and £7.50 per sq.m. for the upper floors of 7-11 with the overall cost not to exceed £14,090	To make a financial contribution toward sustainable transport in Team Valley dependant on the final use of the units at a rate of £3.75 per sq.m for ground floor units 1-11 and £7.50 per sq.m. for the upper floors of 7- 11 with the overall cost not to exceed £14,090	Recently signed 18.11.200 8	On or before occupation of the development.	
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DC/08/00164/F UL	Land adjacent to Winlaton Methodist Church	Erection of 4 – 5 storey block comprising 13 flats (use class C3) with associated car parking following demolition of existing bungalow	The Council (1) and RMM Developments (2) and Royal Bank of Scotland (3)	17.12.2008	To make a financial contribution toward off site junior children's play of £3,934 and £2,959 for teenage play.	To make a financial contribution toward off site junior children's play of £3,934 and £2,959 for teenage play.		Equal instalments upon the completion of each unit via completion certificate from building control	
DC/08/01830 Page 132	22 Berkley Avenue Axwell Park Blaydon On Tyne	Erection of detached dwellinghouse in garden area (amended 13/10/08).	The Council (1) Christopher Matthews (2)  Blaydon	23.12.2008	£216.49 Off site junior play, £427.99 off site teenage play, £320.99 for off site toddler play	To provide off site toddler, junior and teenage play facilities	Construction awaited	Commencement of development	
DC/08/00114/F UL	Land At Burney Villas, Gateshead	Erection of 3 x terraced dwelling-houses (Use Class C3) with associated car parking.	John Hutchinson (Unilateral)	12.01.2009	£3,917.77 toward toddler (£2,995.94) and junior play (£921.83) within 1 mile of the site.	To meet Council policy for the provision of appropriate play areas	Construction awaited	On or before six months following the occupation of the development	

DC/08/01130/F UL	92 High Street, Felling, Gateshead	Change of use of ground floor to ©, conversion of upper floors into four flats (use class C3) and alterations to roof (retrospective application).	Gateshead Council and Felling Developments Ltd.	03.02.2009	£987.67 toward off site junior play and £740.75 toward off site teenage play.	To meet Council policy for the provision of appropriate play areas	Construction awaited	Commencement of development.
DC/08/01765/F UL Page 133	The Beacon, Beacon Lough Road, Beacon Lough.	Erection of 14 apartments in 2-3 storey block with associated car parking and landscaping (revised application)	Gateshead Council and North East Premier Homes Ltd.	06.03.2009	£3,456.85 toward off site junior play and £2,592.69 toward off site teenage play.	To meet Council policy for the provision of appropriate play areas	Construction awaited	Commencement of development.
DC/08/00452/F UL	Asda, Gibside Way, Metrocentre, Dunston	Alterations to the layout of the service yard to the south of the store, erection of a new covered extension to replace the existing temporary marquee to include a new home shopping area with	Gateshead Council and Mclagan Investments Ltd. And Asda Stores Ltd.	25.02.2009	£6,345 toward sustainable transport measures around the Metro Centre	To meet Council policy for the provision of sustainable transport initiatives	Construction awaited	Within 14 days of occupation of the new extension

		loading/parking bay.				in areas of traffic congestion			
DC/08/00114/F UL	C.P.S. Haulage (Tyneside) Ltd, Hawks Road Saltmeadow s	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 2 new public access routes through site.	Gateshead council, CPS Haulage Tyneside Ltd., Starboard Hotels Three LLP, Priority Sites Ltd. And Lloyds TSB bank Plc	31.03.20 09	£30,300 (Starboard – hotel), £74,400 (Priority – offices) as a Sustainable Transport Contribution in the Quays area, The signing of a Section 278 and/or 38 agreement under the Highways Act prior to constructing the pedestrian route, No trading until the pedestrian route is open to the public, That the hotel shall not exceed 30 rooms or 15% of hotel bedrooms (whichever is greater) as serviced residential apartments	To meet Council policy for the provision of sustainable transport measures and to restrict the ability for the conversion of hotel bedrooms into residential style units as serviced accommodation	Construction awaited. The Council to return any unspent monies after 5 years.	Prior to trade for the hotel and prior to occupation for the offices.	

DC/08/01827/F UL	Vacant Warehouse, A398A, Princesway, Team Valley	Change of use from use class B8 to use class B2, recladding of front elevation of existing building, erection of new electricity sub station, construction of new ramped vehicular access at rear, erection of retaining wall and 2.4m high fence with associated car parking and landscaping/hardscaping.	Gateshead Council, North East Property Partnership LLP, Teltscher Industrial Ltd., Northern Property partnership LLP, and Express Engineering (Thompson) Ltd.	31.03.2009	£7,878.75 as a sustainable transport contribution in the Team Valley area.	To meet Council policy for the provision of sustainable transport measures in Team Valley.	Construction/occupation awaited	First occupation.	
DC/08/01479/F UL	Land To The Rear Of Kimberley, Smailes Lane, Rowlands Gill.	Erection of detached dwellinghouse incorporating basement garage and associated car parking and landscaping (revised application).	Gateshead Council and Mr Cs Nicholson and Mrs A J Nicholson	08.04.2009	£395.07 toward off site junior play and £1,711.96 toward off site toddler play.	To meet Council policy for the provision of appropriate play areas	Construction awaited	Prior to first occupation	

DC/08/01807FUL	Land To The West Of Croft View, Crawcrook, Ryton	Erection of two semi-detached dwellinghouses with associated car parking (amended 10/02/09)	Gateshead Council and Charles William Ingham and Margaret Ingham and John Derek Bell and Alma Bell	08.04.2009	£493.84 toward junior play, £370.38 toward teen play and £514.80 toward open space	To meet Council policy for the provision of play areas and open space	Construction awaited	On or before commencement.	
DC/07/01322/FUL	Land to rear of 21 Beech Grove Terrace, Crawcrook	Erection of detached dwellinghouse	Gateshead Council and Mrs C Hawley and Mr S Hawley, Mr P Ridley and Ms Gateshead L Cameron and Mr Ian Graham.  Crawcrook And Greenside	23.04.09	£490.98 toward junior play. £360.14 toward teenage play. £1678.96 toward toddler play. £527.05 toward open space.	To meet Council policy for the provision of play areas and open space	Construction awaited	On or before commencement of development	
DC/08/01001/FUL	Land Adjacent to Deneholme, Stoneylea Close, Crawcrook,	Erection of detached dwellinghouse incorporating dormer windows in roofspace on east side and window in roofspace on south	Gateshead Council and Barry Watson  Crawcrook	22.04.09	£526.75 toward junior play. £395.06 toward teenage play. £549.12 toward open space.	To meet Council policy for the provision of play	Construction awaited	On or before commencement of development	



	Ryton.	gable with detached garage (revised application).	And Greenside			areas and open space			
DC/07/01844/F UL	28 Thistledon Avenue, Whickham	Erection of detached bungalow and garage in garden area	Gateshead Council and M and L Associates Design and Build Ltd. And Carolyn Elizabeth Hindson	22.04.2009	£237.20 toward junior play. £177.89 toward teenage play.	To meet Council policy for the provision of appropriate play areas.		On or before commencement date.	
DC/08/01761/F UL	Aldi Stores Ltd, Gibside Way, Metro Park West, Metrocentre, Dunston	Erection of extension on west side of store and alterations to the existing palette of materials used on the store building	Gateshead Council and Aldi Stores Limited	08.05.2009	£4050.00 toward Sustainable Transport measures in the Metro Centre area.	To meet Council policy for the provision of sustainable transport in an area of identified congestion.		On or before commencement date.	

DC/08/01327/F UL	Land rear of existing dwellinghouse (revised application). Field View, Lead Road, Greenside, Ryton	Erection of detached dwellinghouse (use class C3) with integral garage.	Gateshead Council and Mrs Ethel May Cragie	08.05.2009	£526.76 toward junior play. £395.07 toward teenage play and £549.12 toward open space	To meet Council policy for the provision of appropriate play and open space areas		On or before commencement date.	
DC/09/00192/F UL	Holly Cottage Banesley Lane Birtley Gateshead	Erection of detached family annexe in garden area including single garage	Gateshead Council and JPH Beard and HL Beard and Bank of Scotland	17.07.09	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	In recognition of the green belt location of the site and to prevent inappropriate development		When built	

DC/09/00401/F UL	Land at Peth Lane Ryton NE40 3PD	Erection of detached residential annex including garage.	Gateshead Council, JE Batey and Chelsea Building Society	26.06.09	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	In recognition of the green belt location of the site and to prevent inappropri ate developme nt		When built	
DC/09/00433/F UL  Page 139	Garage Block Adjacent St Bedes House Millway Gateshead	Erection of 5 terraced houses (use class C3) in 1 block with associated car parking and landscaping on land south-east of St Bedes House.(Amended 19.06.09).	Three Riveres Housing Assiciation Ltd and Gateshead Council	08.07.09	£1,606.00 off site teenage play	To meet Council policy for the provision of play		On or before the commenceme nt date	
DC/08/00214/F UL	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.	GMBC and Cimex Services (uk) (2)	09.09.09	£16832 for play provision	To meet Council policy for the provision of play		On the sale of each dwelling	
DC/09/00629/F UL	Queens Head Hotel Birtley Lane Birtley	Conversion of public house to dwellinghouse (use class C3) and erection of 4 terraced dwellinghouses (use class C3) on land to	GMBC and MK Builders NE LTD	20.10.09	£8918 for play provision	To meet Council policy for the provision of play		Commenceme nt date	

		north east (amended 14/08/09).							
DC/09/00828/COU	Half Way House Holly Hill Centre High Street Felling	Change of use from public house (class A4) to 3 town houses (use class C3)	GMBC and Edward Smith and Lawrence McCaughey	10.11.09	£1285.00 for junior play and £963.00 for teenage play provision	To meet Council policy for the provision of play		Commencement date	
DC/09/00579/COU	Unit 1 Queens Court North Team Valley Gateshead	Change of use of existing building (use classes B1,B2 and B8) to Vocational Skills Learning Hub (use class D1) with associated external alterations to the building and parking layout. (amended 13/10/09).	GMBC and North East Property Partnership Limited	09.11.09	£7,868.42 sustainable transport contribution	To meet Council policy for the provision of sustainable transport measures in Team Valley.		Commencement Date	
DC/09/00149/COU	Land Adjacent Bute Arms Hookergate Lane Rowlands Gill	Erection of 2 x 3 bedroomed dwellinghouses with associated parking (amended 17/07/09 and 03/08/09).	GMBC and Andrew Eric Forster and Alastair Stanley Forster	21.10.09	£1,285 – junior play £963 –teenage play	To meet Council policy for the provision of play		Commencement Date	

DC/08/01219/C OU	1A Ravensworth Villas And Rear Of 1A Ravensworth Villas Wrekenton	Conversion of first-floor taxi booking office (sui generis) to flat (use class C3) and detached garage unit at rear to two-storey dwellinghouse with associated car parking (revised application).	GMBC and Steven Paul McGarvie and Nichala Jane McGarvie	17.09.09	£428 for junior play and £321 for teen play provision	To meet Council policy for the provision of play		Commenceme nt Date	
DC/09/00056/O UT	Land Adjacent To British Legion Club, Wardley Hall, Sunderland Road	Erection of 4 dwellinghouses (use class C3) (full details submitted for 1 detached three-storey dwellinghouse with detached garage (Plot 4) and outline details for 3 detached dwellinghouses (Plots 1, 2 and 3)) with associated access road, reconfiguration of existing British Legion Club car park and sound attenuation work to social club (amended 08/06/09, 02/11/09 and 24/11/09) (revised noise survey received 01/09/09).	GMBC and Gary Coote and Wardley Legion Club and Institute Union Limited.	03.12.09	£527 off site junior and £395 teen play contribution	To meet Council policy for the provision of play		Commenceme nt Date	

DC/08/00136/F UL	Site Of 14 Wilsons Lane Low Fell Gateshead Tyne And Wear NE9 5EQ	Erection of 1 x 3 storey block of 10 apartments with associated car parking (amended 21/04/08).	GMBC and MRS Developme nts and DUNBAR BANK PLC	14.01.10	£12510.00 play provision and £3260.00 open space provision	To meet Council policy for the provision of play and open space provision	Propertie s sold	Sale of each individual property Plot 2	Payme nts made Additio nal payme nt of £1577. 04 made 05/04/ 12
DC/09/00044/O UT Page 142	Site Of Pattinsons Auction Rooms And Doctors Surgery Kepier Chare Ryton	Proposed mixed use development of site, to include full details of proposed site access, medical centre and pharmacy, and car park (Phase 1) in north-east corner of site, with outline permission being sought for residential development and open space (Phase 2), and childrens nursery (Phase 3) on remainder of site.	GMBC and Andrew Kirk Walker and Alan Gordon Dawson	08.02.10	£9,500.00 towards a Road Traffic Regulation Order. A sum of money to be agreed for the provision off site play. 25% of the total number of Housing Units constructed on the site shall be available for Affordable Housing.	To ensure highway safety		Commenceme nt Date	
DC/09/01718/F UL	1A Ravensworth Villas Gateshead NE9 7JP	Change of use of ground floor retail unit (use class A1) to 2 bedroomed apartment (use class C3).	GMBC and S McGarvie and Nichala McGarvie	10.02.10	£247.00 junior play £185.00 Teen Play	To meet Council policy for the provision of play		Commenceme nt Date	

						provision		
DC/09/01724/F UL	Highdale Villa Front Street Kibblesworth	: Erection of 2 detached dormer bungalows (use class C3) on land to north of existing dwellinghouse (amended 01/02/10 and 23/02/10).	The Borough Council of Gateshead and Kenneth Young and Michelle Mooney	25.02.02	The sum of £675.00 towards off site junior play and £506.00 towards off site teenage play provision	To be used by the Council for the provision of off site play.		Commenceme nt Date
DC/09/00894/F UL	Land Adjacent To British Lion Carlisle Street Felling	: Erection of building to provide shop with ancillary storage (use class A1) and 2 self- contained flats above (amended plans received 19.02.10.).	The Borough Council of Gateshead and Mahmud Alam Mian	25.02.20 10	The sum of £494.00 towards off site junior play and £370.00 towards off site teenage play provision, and £515.00 towards open space.	To be used by the Council for the provision of off site play and open space.		Commenceme nt Date

DC/08/01278/OUT	Bank Top Cottage, Bank Top, Crawcrook, Tyne and Wear NE40 4EF	Erection of a detached dwellinghouse (use class C3) in the front garden of the existing dwellinhouse	Gateshead Council and James Bolton and Sarah Bolton	03.03.2010	£1711.97 toddler play £526.76 off site junior play, £395.07 teenage play provision and £549.12 towards the provision of open space	To provide off site junior and teenage play facilities and open space		Commencement of development	
DC/08/00066/FUL	Land south east of the Maiden Over Public House, Low Heworth Lane, Pelaw, Tyne and Wear	Erection of a detached dwellinghouse (use class C3) with associated parking	The Borough Council of Gateshead and Mrs Alicia Carol Maughan	08.02.2010	The sum of £427.99 towards off site junior play and £320.99 towards off site teenage play provision.	To provide off site junior and teenage play facilities		Commencement of development	
DC/09/01754/FUL	Dunston West Farm, Whickham Highway, Dunston, Tyne and Wear	Erection of a detached dwellinghouse (use class C3) with detached garage and associated access and landscaping	Gateshead Council and Mr and Mrs M R Tate	02.03.2010	The sum of £1713.00 towards off site toddler play and £550.00 towards the provision of open space	To provide off site teenage play facilities and open space		Commencement of development	
DC/09/01367/FUL	Land Adj Meadowfield (between 5-7 Woodlands Court) Front Street	Erection of detached dwellinghouse (use class C3) (revised application).	The Borough Council of Gateshead and Brett Morland Askew	31.03.10	The sum of £527.00 towards Junior, £395.00 Teen, £1712.00 Toddler play provision	To provide off site junior, toddler and teenage play facilities		Commencement of development	



						and open space		
DC/09/01724/F UL	Highdale Villa Front Street Kibblesworth Gateshead	Erection of 2 detached dormer bungalows (use class C3) on land to north of existing dwellinghouse (amended 01/02/10 and 23/02/10).	The Borough Council of Gateshead and Kenneth Young and Michelle Mooney	25.02.10	The sum of £675.00 towards junior play and £506.00 towards teenage play provision	To provide off site junior and teenage play facilities and open space		Commencement of development
DC/10/00046/F UL	Rear Of Allonby House Dene Road Rowlands Gill-	Erection of detached dwelling house (use class C3).	The Borough Council of Gateshead and Mr and Mrs N Turner	30.03.10	The sums of £527.00 towards off site Junior play and £395.00 towards off site teenage play.	To be used by the Council for the provision of off site play.		Commencement of development
DC/09/00596/F UL	27 North Dene Birtley Chester Le Street DH3 1PZ	Erection of detached dwelling house (use class C3) with integral garage in garden area to side of existing dwelling house and erection of garage at side of existing dwelling house (revised application)	The Borough Council of Gateshead and Douglas Coulthard and Maureen	31.03.10	The sum of £527.00 towards off site junior play and £395.00 towards off site teenage play provision	To be used by the Council for the provision of off site play.		Commencement of development

		(amended plans received 28.10.09	Patricia Coulthard						
DC/09/01299/F UL	Former Lucas Services Building Station Approach Earlsway Gateshead	Change of use from vehicle repair business (use class B2) to assessment/training centre (use class D1) with external works and including installation of new extract duct and erection of undercover cycle shelter and stand	The Borough Council of Gateshead and North East Property Partnership Limited.	01.04.10	The sum of £3371.00 for a sustainable transport contribution.	To improve the provision of sustainable travel		Commencement of development	
DC/10/00201/F UL	Land To Rear Of 1A And 1B Florence Street Winlaton Blaydon On Tyne	Erection of detached dwellinghouse (use class C3) with integral garage.	The Borough Council of Gateshead and Robert John Beverly and Andrea Margaret Beverly	22.04.10	The sum of £444 toward off site junior play, £333 towards off site teen play, £224 towards off site toddler play and £463 towards off site open space provision	To be used by the Council for the provision of off site play and open space.		Commencement of development	
DC/09/01055/O UT	Collingwood Buildings Quality Row Road Whickham	Erection of two-three storey block to provide 8 flats (use class C3) with associated car parking and landscaping	The Borough Council of Gateshead and	20.05.10	The sum of £1779 toward off site junior play, £1334 towards off site teen play, £5783 towards off	To be used by the Council for the		Commencement of development	

			Andrew Micheal Haw and Julie Patricia Haw		site toddler play and £1856 towards off site open space provision	provision of off site play and open space			
DC/09/1771/FUL	Albion Inn Reay Street Felling Gateshead NE10 0TY	Conversion of public house to dwellinghouse including erection of single-storey extension at side, installation of 3 rooflights in roof space at front and 2 dormer windows in roofspace at rear and erection of boundary wall and gates	The Borough Council of Gateshead and Gerard Hugh McConnell and Alison Mary Dawn McConnell	08.07.10	The sums of £546.00 towards off site junior play and £410.00 towards off site teenage play provision	To be used by the Council for the provision of off site play and public open space.		Commencement of development	
DC/10/00290/FUL	Land At Junction Of Eighth Avenue And Princesway Gateshead	Erection of extension (size 1,790sqm) to existing learning centre (Gateshead College Construction and Vocational Learning Centre) and erection of 2-storey teaching and training facility (size 2,832 sqm) (use class D1) with associated car parking and ancillary	The Borough Council of Gateshead and North East Property Partnership Ltd.	07.07.10	The sum of £30.744 towards a sustainable transport contribution	To be used by the Council for the provision of sustainable transport.		Commencement of development	

		outdoor recreation space (amended 22/06/10).						
DC/10/00393/OUT	Land At Junction Of Eighth Avenue And Princesway Gateshead	Proposed redevelopment of part of the former Rolls Royce site for the demolition of the existing buildings and erection of industrial units for either use class B2 (general industry) or use class B8 (storage and distribution) (maximum floor area of 4,645 square metres) and creation of new cycle/pedestrian access points (revised application) (amended 15/06/10)	The Borough Council of Gateshead and North East Property Partnership Ltd.	07.07.10	The sum of £3.75 per square metre to be used for the provision or improvement of access to the Team Valley by improving cycle routes.	To be used by the Council for the improvement of public transport		Commencement of development
DC/09/01212/COU	Vacant Shop 56 The Avenue Felling NE10 0JA	Conversion of former shop (use class A1) to residential flat (use class C3).	Unilateral Undertaking – Gordon Gellan Bruce	15.07.10	The sum of £427.99 towards off site junior play and £185.00 towards off site toddler play provision	To be used by the Council for the provision of off site play		

DC/10/00414/O UT--- DC/13/00016/O UT	Former Shirt Factory Shields Road Felling Gateshead	Development of 0.92ha of land for residential purposes (amended 26/05/10 and 28/05/10).	The Borough Council of Gateshead and Co- operative Group Limited	12.07.10	The Borough Council of Gateshead and Co-operative Group Limited	To be used by the Council for the provision of off site play, the provision of bus shelter to replace the existing bus stop on Shields Road and implemen- ting a traffic regulations order in respect of waiting restrictions on Shields Road Pelaw- Amended agreement £5000 for bus shelter	Commenceme nt of development
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DC/10/00434/F UL	Former Lucas Services Building Station Approach Team Valley Gateshead	Variation of conditions 2,3,4 and 5 of planning permission DC/09/01299/COU to allow for submission of revised plans, repositioning of proposed cycle shelter and submission of revised travel plan.	The Borough Council of Gateshead and North East Property Partnership Ltd.	21.06.10	Deed of Variation to application DC/09/01299/COU.	To be used by the Council to improve the provision of sustainable travel			
DC/10/00339/F UL Page 150	Former Pit Head Baths West Of Edington Gardens Ryton	Conversion of former Pit Head Baths to 8 apartments (revised application).	The Borough Council of Gateshead and Walter Christopher Zolnacz and Jeremy Paul Williamson	28.09.10	The sum of £2802.26 (junior) for the provision of providing and maintaining off site junior play provision.	To be used by the Council for the provision of off providing and maintaining off site play		Commencement of development	
DC/09/00327/F UL	Land East of 11 Westburn Mews, Crawcrook, Ryton	Erection of 2.5 storey detached dwellinghouse (use class C3) including balcony at first-floor level on south elevation, formation of new vehicular access and associated parking and landscaping.	The Borough Council of Gateshead and George Leonard Lisle and Michelle Louise	28.06.10	The sum of £527 (junior), £395 (teen) and £550 (open space)	To be used by the Council for the provision of off providing and		On or before commencement date	

			Taylor			maintainin g off site play			
DC/10/00323/F UL	98-104 High Street, Felling, Gateshead, NE10 9LU	Conversion of part of ground floor and first- floor of former shop (use class A1) to 6 two- bedroomed flats (use class C3).	The Borough of Gateshead and Paveh Limited	29/09/20 10	The sums of £1537 (Junior Play), £1153 (Teen Play)	To be used by the Council for the provision of off providing and maintainin g off site play		On or before commenceme nt date for junior play and on commenceme nt date for teenage play	
DC/10/00812/F UL	Site Of Former St Johns Ambulance Hall Adjacent 28, Renforth Street	Erection of 4 terraced dwellinghouses (use class C3).	The Borough of Gateshead and Carr- Ellison Farms	15/10/20 10	The sums of £1777.05 (junior play), £1332.79 (teen play)	To be used by the Council for the provision of off providing and maintainin g off site play		On or before commenceme nt date for junior play and on commenceme nt date for teenage play	

DC/10/00855/F UL	Pauls View 57 Barlow Road Barlow	Extension of time for implementation of planning application DC/07/01138/OUT for erection of detached bungalow in garden area at side of dwellinghouse.	The Borough of Gateshead and John Graham Watson and Sheila Watson	08/10/20 10	No monies (outline application)			On or before commenceme nt date for junior play and on commenceme nt date for teenage play	
DC/10/00433/F UL	Garden House, High Heworth Lane, Felling	Erection of detached dwellinghouse (use class C3) with associated garage in garden area at rear of dwellinghouse.	The Borough of Gateshead and Henry Kenneth Ruddick and Margaret Elizabeth Ruddick	14/10/20 10	The sum of £546.78 (junior play), £410.09 (teen play)	To be used by the Council for the provision of off providing and maintainin g off site play		On or before commenceme nt date for junior play, on commenceme nt date for teenage play and on the commenceme nt date for toddler play	
DC/07/01799/F UL	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 (revised application) (amended 14.12.07).	The Borough Council of Gateshead and Oakley Estates (North East) Limited	30.10.20 10	The sum of £2118 (teen play) for the provision of providing and maintaining off site teen play provision	To be used by the Council for the provision of off providing and maintainin g off site		Commenceme nt of development	£2118



						play			
DC/10/00912/F UL	Arkle House Old Main Street Ryton	Conversion of dwellinghouse to two single units, installation of new front and rear entrances and new windows in south west and north east gable elevations, and erection of two-storey extension at rear. (Part Retrospective)	The Borough of Council of Gateshead and Mr A Batey	27.10.2010	The sum of £888.52 (junior play), £666.39 (teen play), £449.54 (toddler play), £926.64 (open space)	To be used by the Council for the provision of off providing and maintainin g off site play		On or before commencement date	£2931.09
DC/09/01108/F UL	Daisy Cottage, Ivy Lane, Gateshead, NE9 6QD	Erection of 6 townhouses (use class C3) with associated accesses and landscaping (amended 24/05/10).	The Borough Council of Gateshead and Ashleigh Ann Phoenix	08/12/2010	The sum of £3280 equivalent to the cost to the Council of providing and maintaining off site junior play provision. The sum of £2460 equivalent to the cost to the Council of providing and maintaining off site teen play. The sum of £1659 equivalent to the cost the	To be used by the Council for the provision of providing and maintainin g off site play and open space		On or Before the commencement date for off site junior play. On the commencement date for off site teen play, toddler play and open space.	

					Council of providing and maintaining off site toddler play provision. The sum of £3421 equivalent to the cost to the Council of providing and maintaining off site open space.			
DC/10/00405/F UL  Page 154	Land North of Marble Works, Cross Lane, Gateshead	Change of use from substation (sui generis) to open air storage (use class B8). Amended 7.9.10	Development Partnership North East Limited and Storage 24 (Dunston) Limited and The Royal Bank of Scotland PLC and The Durham Diocesan Board of Finance to The Borough Council of Gateshead	07/12/2010	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.			£2710.92 on the Commencement of Development. The remainder to be paid by three equal payments made on the first, second and third anniversaries of the Commencement of Development. The payments made of the first, second and third anniversaries

								under paragraph 2 above shall be increased by an amount equivalent to the increase in the index from the date hereof until the date payment is made.	
DC/10/00937/F UL Page 155	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 (amended plans and additional information received 05.10.10).	Royal and Sun Alliance PLC and Royal Mail Group Limited To The Borough of Gateshead Council	16/12/2010	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	To be used by the Council for the improvement of public transport		Prior to the commencement date	
DC/10/00886/F UL	Whinney House Durham Road Gateshead	Change of use from residential Talmudic College to 15 residential units, incorporating conservation, restoration and minor demolition	Whinney House Limited to The Borough Council of	23/12/2010		to ensure that the public benefit (the restoration			

		works and erection of associated enabling development of 16 residential units with associated car parking, access, landscaping arrangements and repairs to fountain and seating alcoves (amended 26/10/10, 05/11/10, 22/11/10 and 25/11/10).	Gateshead			of Whinney House) is secured through the phased construction of the enabling development			
DC/10/01075/F UL Page 156	19A Cornmoor Road, Whickham, Newcastle Upon Tyne, NE16 4PU	Erection of single-storey extension at rear of dwellinghouse.	Garry Endean and The Borough Council of Gateshead	10.12.2010	Unilateral Undertaking				
DC/10/00698/F UL	The Bungalow 54 Hole Lane Sunnyside Newcastle Upon Tyne NE16 5NH	Erection of 2 detached dwellinghouses (use class C3) with associated parking following demolition of existing bungalow (amended plans received 01.09.10 and 28.09.10).	The Borough Council of Gateshead and Malcolm Barrass and Anthony Barrass	17.11.2010	The sum of £1093.56 for Off Site Junior Play and £820.17 for Off Site Teen Play	To be used by the Council for the provision of providing and maintaining off site play		To be paid in two equal instalments, first instalment to be paid on occupation of one of the dwellinghouses forming part of the Development and the	

								second instalment to be paid on occupation of the other dwellinghouse	
DC/10/00732/C OU	Ethical Superstore, 16 Princes Park, Gateshead, NE11 0JZ	Change of use from sui generis to use classes B1 ©/B2 or B8 (retrospective application).	The Borough Council of Gateshead and Shell Pensions Trust Limited	18.11.2010	To pay the Council a Sustainable Transport Contribution of £4353.25	To be used by the Council for the improvement of transport		To be paid within 14 days of completion of this Agreement	
DC/10/01104/F UL	14-15 River View, Blackhall Mill, NE17 7TL	Conversion of ground floor shop (use class A1) and first-floor flat (use class C3) to four flats (use class C3) with associated parking and access (amended plans and information received 13.12.10).	Mr R Woodward and The Borough Council of Gateshead	29.12.2010	The sum of £435.72 for off site teen play	To be used by the Council for the provision of providing and maintaining off site play		On or before commencement date for off site teen play	

DC/10/01097/F UL	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) (revised application).	The Borough Council of Gateshead and James Clive Clarkson and Pearl Vanessa Clarkson	14.12.2010	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	To be used by the Council for the provision of providing and maintaining off site play and open space		On or before commencement date for off site junior play and on commencement date for off site teen play and open space	PAID MONIES
DC/10/01187/F UL	Land East Of Brienfel 7 North Side Birtley DH3 1RD	Erection of two detached dwellinghouses (use class C3) with detached garage (Plot 1) and integrated garage (Plot 2) (amended plans received 10.12.10).	The Borough Council of Gateshead and Harry Wilson Associates Limited	30.12.2010	The sum of £1093.57 for off site junior play and the sum of £820.18 for off site teen play	To be used by the Council for the provision of providing and maintaining off site play		On or before commencement date for junior play and on commencement date for teenage play	
DC/11/00002/F UL	Bankside, Derwent Avenue, Rowlands Gill, NE39 1BZ	Erection of detached split level dwellinghouse (use class C3) with detached garage/store/workshop (revised application).	Ian Pattison and Pamela Dawn Pattison and The	28.02.2011	The sum of £256.31 for off site junior play and the sum of £192.23 for off site teen play	To be used by the Council for the provision		On or before commencement date for off site junior play and off site teen play	

			Borough of Gateshead Council			of providing and maintaining off site play			
DC/10/01111/FUL	Land adjacent to the Pastures, Leam Lane, Felling, NE10 8BN	Erection of detached dwellinghouse (use class C3) with double garage and associated parking and landscaping (amended 08/11/10 and 10/12/10).	Stephen Barrass to the Borough Council of Gateshead	16.12.10	The sum of £546.78 (junior play), £410.09 (teen play)	To be used by the Council for the provision of providing and maintaining off site play		On or before commencement date for off site junior play and off site teen play	
DC/09/00938/COU	Units 9 and 10 Jackson Street, Gateshead	Conversion of retail units (use class A1) to drinking establishment (use class A4) and external alterations at rear to create outdoor seating area.	Reed Estates (Gateshead) Ltd, Anglo Irish Asset Finance PLC and The Borough Council of Gateshead	3.03.2011		Forfeit an existing non A1 consent in order to satisfy policy RCL4, which seeks to prevent more than 30% non A1 ground			

						floor uses within Gateshead town centre primary shopping area.			
DC/10/01026/F UL	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.	The Borough Council of Gateshead and Eversheds LLP and Next Group PLC	10.03.2011	The sum of £42,000.00 for Sustainable Transport Contribution	To be used by the Council for the improvement of transport		On or before occupation of the development	
DC/09/00831/F UL	23a Bracken Drive, Gateshead, NE11 9QP	Erection of 2.5 storey dwellinghouse (use class C3) with associated car parking and landscaping.	The Borough Council of Gateshead and Michael Connor	14.03.2011	The sum of £527.00 (junior play), £395.00 (teen play) and £550.00 (open space)	To be used by the Council for the provision of providing and maintaining off site play and open space		On or before the commencement date for off site junior play and on the commencement date for off site teen play and open space	



DC/11/00006/COU	The Old Brown Jug, Carr Hill Road	Conversion of public house (use class A4) to 1 dwellinghouse and 2 flats with associated parking and landscaping.	Yorkshire Homes (Bradford) Limited and The Borough Council of Gateshead	18.03.2011	The sum of £956.00 for Off Site Junior Play	To be used by the Council for the provision of providing and maintainin g off site play		On or before commencement date for off site junior play	
DC/10/01264/HA Page 161	Orchard Cottage, Washingwell Lane, Whickham	Erection of single-storey extensions on south side of dwellinghouse (revised application) (amended plans received 19.01.11).	Murari Lal Aggarwal and Neena Rani Aggarwal to the Borough Council of Gateshead	12.04.2011	The prevent previous approved planning application being implemented				
DC/10/01303/FUL	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	The Borough Council of Gateshead and DARE (Northern) Limited	14.04.2011					

		car parking (amended 28/01/11, 11/03/11, 30/03/11 and 05/04/11).							
DC/10/00878/OUT	Site Of Former Bridon Works Derwentwater Road Gateshead	Development of 3.1ha for business (use class B1) and residential (use class C3) – hybrid application consisting of erection of 3 business units (use class B1) of 1368 sqm total and 26 residential units (phase 1) and outline consent for 65 residential units (phase 2) with associated car parking and access (resubmission) (amended noise assessment received 11/10/10) (amended 06/12/10 and 8/12/10).	The Borough Council of Gateshead and Olnato Limited and AIB Group (UK) plc	05.05.11	£40462.00 for off site junior play and 30346.00 for off site teen provision.	To be used by the Council for the provision of providing and maintaining off site play			
DC/10/00832/FUL	Land East Of Longshank Lane Birtley	Erection of 49 detached, 18 semi-detached and 3 terraced dwellinghouses (use class C3) with associated parking, toddler play space,	The Borough Council of Gateshead, David Morland Askew and		£25822.72 for teenage play provision, and £9860.40 for open space provision	To be used by the Council for the provision of			

		electricity substation, access and works (amended 14/10/10, 17/11/10, 25/11/10, 23/03/11 and 04/04/11 and additional info received 15/04/11).	John Graham Askew			providing and maintaining off site play and open space			
DC/11/00094/F UL	West Acres 59 Grange Lane Whickham Newcastle Upon Tyne	Erection of detached dwellinghouse with integral garage (use class C3) in garden area to east side of existing dwellinghouse.	Keith Granville Can-Evans and Janet Mary Can Evans to The Borough Council of Gateshead		£574.65 for junior play and £430.99 for teenage play	To be used by the Council for the provision of providing and maintaining off site play			
DC/08/00374/C OU	315 High Street Gateshead Tyne And Wear NE8 1EQ	Refurbishment of existing shop including installation of new shop front and conversion of first and second floors from shop and storage to maisonette including raising of roof height by 1m, erection of new rear extension and installation of rooflights in roofspace at front and rear (amended	The Borough Council of Gateshead and Javad Hakinbashi		£428 for junior play, £321 for teenage play, £1391 for toddler play and £446 for open space	To be used by the Council for the provision of providing and maintaining off site play and open			

		11.08.2009) (Retrospective Application).				space			
DC/11/00119/C OU	28 Saltwell Road Gateshead Tyne And Wear	Conversion of existing basement storage area to flat (use class C3).	Arlesville Estates Limited to The Borough Council of Gateshead		£269.36 for junior play, £202.02 for teenage play, and £280.80 for open space	To be used by the Council for the provision of providing and maintaining off site play and open space			
DC/10/01099/F UL	Fistral Smailes Lane Rowlands Gill NE39 2LS	Erection of split level two-storey dwellinghouse (use class C3) with associated parking and landscaping in garden	The Borough Council of Gateshead and Frederick Charles Ross and Gwendoline Ann Ross		£333.20 for teen play and £1443.85 for toddler play	To be used by the Council for the provision of providing and maintaining off site play			

DC/11/00417/F UL	Duke Of Cumberland Hotel Sunderland Road Felling NE10 0NS	Conversion of outbuilding at rear of public house to residential accomodation (use class C3) with decked area.	Gurinder Kaur Chockar to The Borough Council of Gateshead		£197.53 for junior play and 148.15 for teenage play	To be used by the Council for the provision of providing and maintainin g off site play			
DC/11/00595/F UL  Page 165	Beda Hill, Hookergate Lane	Extension of time for implementation of planning application DC/05/01970/OUT and reserved matters approval DC/08/01661/REM for development of approx. 0.86ha of land for residential purposes (seven detached dwellinghouses)	The Borough of Gateshead council and Jeffrey Cowen and Lloyds TSB						
DC/11/00370/F UL	Land between 28/29 Langdale, Vigo, Birtley	Erection of detached two-storey dwellinghouse (use class C3) with integral garage and associated car parking (amended 08/06/11).	The Borough of Gateshead Council and Placenumb er Property Manageme		The Sum Of £574.65 for junior play, The sum of £599.04 for off site open space and The sum off £430.99 for off site teen play	To be used by the Council for the provision of			

			nt Limited			providing and maintainin g off site play			
DC/11/01107/F UL	Fell View Rockcliffe Way, Gateshead	Erection of detached dwellinghouse with integral garage (use class C3) (amended 14/11/11).	Paul Justin Ian Goulbourn and The Borough of Gateshead Council		The Sum Of £574.65 for off site Junior Play, the Sum of £599.04 for Open Space Contribution, £430.99 for off site Teen Play Contribution				
DC/11/01092/F UL	2 Lyndhurst Grove, Gateshead	Erection of detached bungalow with garage (use class C3) in garden area at front of existing dwellinghouse (revision of previous application DC/09/00027/FUL) (amended 17/11/11).	William Wayne Delaney and Lynne Hope and The Borough of Gateshead Council		The Sum of £269.36 for Off site Junior Play, £280.80 off Site Open Space Contribution and £202.02 for Off Site Teen Play Contribution				
DC/11/01007/F UL	West Acres 59 Grange Lane	Erection of detached dwellinghouse with garage (use class C3) in garden area to east side of existing dwellinghouse (revised application).	Keith Granville Cann- Evans and janet Mary Cann- Evans and the borough of		The Sum Of £574.65 for off site Junior Play, the Sum of £599.04 for Open Space Contribution, £430.99 for off site Teen Play Contribution				Paid 23.02. 16  £1005. 64

			Gateshead Council						
DC/11/00730/F UL	1 White House Stella Road	Erection of 4 x 2 bedroom flats (use class C3) in 1 x two-storey block with associated parking, cycle and refuse stores, landscaping and new access road (revised application) (amended 26/07/11).	Derek Salkeld and The Borough Council Gateshead		The Sum Of £1077.47 for off Site junior Play and £808.10 for Off site teen play				
DC/11/01028/FU L	21 Stewartsfield , Rowlands Gill	Erection of pair of semi-detached dwellinghouse	Stephen James Dale and Catherine Jane Watson and The Borough of Gateshead Council		The Sum Of £538.73 for Off site junior play, £404.05 for Off site Teen Play				
DC/11/00497/F UL	Queens Head Hotel, Birtley Lane	Erection of pair of semi detached dwellinghouses (Use Class C3) and Conversion of existing	Yasser Khaliq and Imran Khaliq and The		The Sum Of £1292.96 for Off sight Teen Play, the sum off £5602.83 off site toddler play				

		public house to dwelling house 9 use class C3) including construction of new vehicular access	Borough of Gateshead Council						
DC/11/00934/OUT	Junction of Tenth Avenue west and Dukesway	Outline application for erection of two cafe/restaurant/coffee shop units with associated parking and drive-thru facilities (use classes A1/ A3/ A5).	Ravenside Investment s limited and the borough of Gateshead Council		£25.00 per Square Metre GEA of the Development as authorised by the reserved matters approval which shall be paid towards sustainable transport to and from the site				
DC/11/01135/FUL	Northside Birtley	Deed of Variation	The Council (1) Persimmon Homes (2)		(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				
DC/11/01089/F UL	Land Adj 56 Cobden Terrace, Gateshead	Erection of pair of semi-detached dwellinghouses (use class C3) with associated parking (amended 06/12/11 and 13/02/12).	Mr Clive Harding and Gateshead Council		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				
DC/11/01180/F UL	8-9A Arndale House, Durham Road	Conversion of first floor warehouse to 5 flats	Dean Rikey Ltd and Gateshead Council		The Sum of £1131.34 for off site junior play, the sum of £848.51 for Teen Play				
DC/11/00643/O UT	Site Of Former Heaton Paper Co Ltd Eldon Street	Outline application for erection of 14 dwellinghouses (use class C3) with associated access (revised application). Amended 13.09.11	Gateshead Council, Marks and Spencer and Metrocentre		Sustainable Transport Contribution (payment of £34,515)				

DC/11/00666/F UL	Site Of Former Bridon Works Derwentwater Road Gateshead	Development of 3.1ha for business (use class B1) and residential (use class C3) - hybrid application consisting of erection of 3 business units (use class B1) of 1368 sqm total and 26 residential units (phase 1) and outline consent for 65 residential units (phase 2) with associated car parking and access (resubmission of DC/10/00878/OUT) (amended 25/07/11).	Gateshead Council and Olnato Limited		off Site Junior Play £42524.00 and off site teen play £31893.00				
DC/10/01356/F UL	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.(amended 20.1.12 and 27.01.12)	Gateshead Council, Grainger Homes and Miller Homes		Play and Open Space £44820.80, The Sum Of £33000 towards pedestrain routes highway improvement and £11772.89 toward highways (Road)		£44772.85 received 23/11/12		
DC/11/00758/F UL	The Vigo Hartside Birtley DH3 2EW	Erection of 2 semi detached, 1 detached, a terrace of 4 and a terrace of 3 dwellinghouses (use class C3) and	The Borough of Gateshead Council and Colin Pearson		The Sum of £438.17 for Junior Play, the sum of £456.76 for Teenage play and £456.76 for open Space				

		associated work (amended 21/10/11).	and Symone Pearson					
DC/12/00069/C OU	St Mary's Square, Gateshead Quays, Gateshead	Conversion of the disused railway arches to accommodate the expansion of The Sage Music Education Centre	The Borough council of Gateshead and The North Music Trust		The Sum of £7560.00 for Sustainable transport.			Commencement of work
DC/12/00422/F UL Page 17	10 The Crescent, Sunniside, Gateshead	Erection of four bedroom detached dwelling in corner garden plot (amended 08/05/12)	The Borough of Gateshead Council and Anne Laskey		The Sum of £597.05 for off site junior play and £447.79 for off site teenage play			Commencement of Work
DC/12/00007/F UL	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).	The Borough council of Gateshead and Steven John Hands		Affordable Housing			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

							<p>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</p>	
<p>DC/21/00419/O UT</p>	<p>Land East Of Dukesway Team Valley Gateshead NE11 0PZ</p>	<p>Erection of industrial/warehouse development (use classes B2 and B8) (outline application).</p>	<p>the Borough council of Gateshead, North East Property Partnership Limited, Homes and Communities agency and UKLEP (2003) Limited</p>		<p>Sustainable transport contribution</p>		<p>On Occupation</p>	

DC/12/00839/FUL	2 Red Kite Way Rowlands Gill Tyne And Wear	Demolition of garage and erection of detached dwelling.	Kevin Best and Sharon Jane Best and The Borough Council of Gateshead		the Sum of £597.05 for off site junior play, The sum of £447.79 for off site teenage play			On Commencement of Work	
DC/12/00514/FUL	34 - 37 Deckham Terrace Gateshead NE8 3UY	Conversion of three existing shops and one flat to five self contained flats	The Borough council of gateshead and Steven James Parker and John Ramsey		The sum of £820.94 for off site junior play, The sum of £855.36 for open space, the sum of £615.70, The Sum of £2668.06 for off site toddler play			On Commencement of Work	
DC/11/00498/FUL	Cemex Concrete Products, St Omers Road	Erection of concrete batching plant with associated structures and areas of hardstanding for access manoeuvring and car parking.	The Borough Council of Gateshead and BAE Systems (Pro Perty Investment s) Limits		Affordable housing scheme to be submitted before commencement, 75% social rented housing units and 25% intermediate housing units ----- The Sum of £10000 Highways Work, £25000 to be used Traffic Calming Measures			On commencement of work	

DC/11/00546/OUT	B A E SYSTEMS RO DEFENCE Royal Ordnance Ammunition Business Unit Station Lane	Residential development of site including demolition of existing buildings, site remediation together with open space provision (including public realm, landscaping and play facilities), all related infrastructure (including roads, access, car and cycle parking, gas facilities, water supply, electricity, telecommunications, lighting and foul and surface water drainage systems) and all necessary engineering works (amended 22/06/11 and 09/03/12).	The Borough council of Gateshead and BAE Systems(Property Investments) Limited		Affordable housing scheme to be submitted before commencement, 75% social rented housing units and 25% intermediate housing units ----- The Sum of £10000 Highways Work, £25000 to be used Traffic Calming Measures				
DC/12/00759/FUL	NHS Gateshead Primary Care Trust, Blaydon Clinic Shibdon Road Blaydon-On-Tyne	Erection of detached dwellinghouse (use class C3) with associated amenity space and parking.	The Borough council of Gateshead and Steven Parker		The Sum of £597.05 for off site junior play contribution and £447.79 for off site teenage play				

	Tyne And Wear								
DC/12/00800/C OU	Blaydon Magistrates Court Larch Road Winlaton Blaydon On Tyne NE21 5AJ	Change of use from former magistrates court (use class D1) to dance school (use class D2) and owners accommodation (use class C3a).	V Richardson and Gateshead College		The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play				
DC/12/01166/F UL Page 175	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 Borough of Gateshead Council and Parmley Graham Limited		The Sum of £2055 for Sustainable transport				Payment received
DC/13/00055/F UL	Land At: Fountain Lane & Cochran Street Blaydon-On-Tyne	Full application for permission for the erection of a terrace of seven, three-storey, three-bedroom dwelling-houses with 1.8 metre high boundary fencing to	Kenneth William Lowes and Robert Graham Lowes and Gateshead		The Sum of £1959.08 for off site junior play Contribution , £1469.30 for off site Teenage Play				

	Tyneside NE21 4JN	rear curtilages and formation of associated accesses	Council						
DC/11/01075/C OU	1 Villa Place (First Floor) Gateshead Tyneside NE8 1RY	Change of use from existing empty office accommodation to single residential flat at first floor level.	Polgrade Co Limited and Gateshead Council		The Sum £280.80 for open space contribution, £269.37 for off site junior play, £202.03 for off site teenage play contribution.				
Page 176									
DC/12/00848/F UL	Vacant Land Adjacent 32 Thornley Lane Rowlands Gill	Construction of detached dwellinghouse with detached double garage on existing vacant plot, including vehicular access	the Borough of Gateshead Council and Barbara Ann Stark, Peter Geoffrey Walton and Mark Paul Walton		The sum of £485.10 for off site junior play contribution, The sum of £505.44 for Off site open space and The Sum of £363.83 for off site teenage play contribution			On Commenceme nt	



DC/13/00319/F UL	36A Cornmoor Road Whickham Tyneside NE16 4PU	Full application for permission for the erection of a single unrestricted dwelling-house (on a site with an existing approval for same structure as an annex)	Howard Matthews and Debra Margaret Matthews		The Sum of £216.83 for off site teenage play and The sum of £939.59			To pay the council three months after the date of occupation	
DC/13/00186/F UL Page 177	The Bungalow Hookergate Lane Rowlands Gill	Erection of detached dormer bungalow (use class C3) with integral garage on land adjacent existing bungalow.	Thomas Maxwell Mason and The Borough council of Gateshead		The sum of £616.76 for Junior play contribution and £462.57 for off site Teenage Play			On Commencement	
DC/12/01270/F UL	34 St Marys Green Whickham Newcastle Upon Tyne	Conversion of first floor office space into 3 residential apartments.	The borough council of Gateshead and Cousins Properties Limited		The Sum of £839.60 for off site junior play, the sum of £874.80 for open space and £629.70 for off site teen play			On Commencement	

DC/12/01193/F UL	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)	Makepeace Investments Ltd and The Borough Council of Gateshead	03/04/2013	The sum of £840.00 for off site Teenage play, £1120.00 of site Junior Play, £1166.00 open space				Payment received
DC/12/00785/F UL	Queen Elizabeth Hospital, Queen Elizabeth Avenue, Gateshead	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.	the Borough Council of Gateshead and The Gateshead Health NHS Foundation Trust	04/01/2013	1. Local Employment and Training Opportunities A min of 20% of construction workers from the Borough of Gateshead, targeted recruitment and a min of 6 trade apprenticeship opportunities during construction phase. 2. Travel Plan (TP) Approved TP to continue to be implemented inc the role of the TP Coordinator. 3. Residents' Parking Permit Scheme a) To pay £25,000, prior to commencement towards the enforcement and management of the existing residents' parking scheme surrounding the hospital site. This has				

been paid.  
b) If, following a review of parking within the existing residents' parking scheme area (to be undertaken three months after the closure of the temporary Park and Ride facility at Moss Heaps), there is a material worsening of on street parking, to pay £19,000 towards relevant Traffic Regulation Orders and a further £125,000 contribution (to be paid over five years) toward the ongoing maintenance and enforcement of the extended and/or reviewed residents' parking scheme.  
No payment is required under b) if the parking assessment demonstrates no need for an extension and/or review  
4. Commitment to Post-Construction Car Parking Provision Prior to the Emergency

					Care Centre opening, a Planning Application is to be submitted to show a min of 350 parking spaces within the QEH site. The car parking shall then be provided in accordance with phasing conditions on that approval and operated in accordance with a Car Park Management Plan.				
DC/13/00018/C	3 Strothers Road, High Spen	Conversion of office, workshop and storage to dwellinghouse (use class C3) including fenestration changes.	Eric Turner and the Borough Council of Gateshead		the sum of £485.10 off site Junior Play, £363.83 off site Teenage Play				
DC/13/00539/FUL	Old School Building School Lane, Whickham	Conversion of offices (use class B2) to a dwelling (use class C3), erection of single storey extension with balcony above to the rear, installation of two roof lights in roofspace to the rear and installation of two new doorways and window to rear elevation and one new doorway to first floor balcony access and new patio area to the rear, installation of new entrance and surround to front	Pacific Studios Ltd and the Borough Council of Gateshead	10.07.2013	The sum of £616.76 for Junior play contribution £462.57 for off site Teenage Play and £642.24 for off site open space				

DC/13/00734/FUL	Land Adj 118 South Sherburn, Rowlands Gill	Demolition of existing hut and construction of one pair of semi-detached bungalows.	Alexander Allan Mackenzie and Vanda Angela Mackenzie	14/09/13	The sum of £289.10 for off site junior play and £216.83 for off site teenage play.				
DC/13/00820/FUL	The Hall, Church Chare, Whickham	Conversion of commercial premises to create four dwellings with associated car parking (amended 09/08/13).	The borough council of Gateshead and Marie Stoddart	18/10/13	The Sum of £1908.1 for off site junior play, the sum of £1986.93 for off site open space and £1431.08 for off site teen play				
DC/13/00941/FUL	1 Oakfield Road Gateshead Tyne And Wear NE11 0AA	Construction of three bedroom dwelling adjacent to 1 Oakfield Road (revised application).	Jeffrey Dorans and The Borough Council of Gateshead	13/11/13	The Sum of £502 for off site junior play and £375.00 for off site teenage play				
DC/13/00621/OUT	Land to the rear of 10-11 Dodsworth Terrace, Greenside	Erection of detached dwellinghouse (use class C3).	Irene Robson and Margaret Healer and Gateshead Council	06/12/13	Agreed to pay on reserved matters application				
Dc/13/01515/FUL	Site of Our Lady of Annunciation Church and Presbytery Millway	Construction of 15 affordable two and three bedroom houses for rent.	The Borough Council of Gateshead council and Able Construction	05/03/2014		The sum of £4760.63 for off site junior play, The sum			

	Gateshead		(Northern) Limited			of £3570.47 for off site teenage play and the sum of £4957.29 for off site open space			
DC/13/01529/FUL Page 182	Former Tennis Courts Orchard Park Birtley	Erection of three dwellings (amended 19/12/13, 07/01/14 and 28/01/14 and additional info received 10/01/14).	The Borough Council and Clive Harding and Pauline Harding	03/03/2014		The sum of £2005 for off site junior play, The sum of £1504 for off site teen play			
DC/13/01354/FUL	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	the Borough Council and Saltwell	28/02/2014		To submit to the council for approval and once approved implement the management plan, to ensure the right of inspection for the			

		residential units with associated car parking, access, landscaping arrangements and repairs to fountain and seating alcoves (amended 01/11/13 and 05/12/13).				purposes of Monitoring the management plan is included in any transfer lease or tenancy of any of the residential units created in whinney house			
DC/03/01547/0 UT	Site of Former Heaton Paper Co Ltd, Eldon Street, Gateshead	Residential development for 9 dwellings (all matters reserved apart from access) (amended 24/01/14 and 07/02/14).	The Council (1) and Mark Leon Jacobson and Daniel Maurice Jacobson (2)	7.04.2014 JJ79A	£5,551.00 off-site Junior Play, £4,163 off-site Teenage Play £5,780.00 off-site Open Space	The Sum £5,551.00 for the provision of off-site Junior Play, £4,163.00 for the provision of off-site Teenage Play and £5,780.00			

						for the provision of off-site Open Space			
DC/14/00183/F UL	10 Woodmans Way, Whickham	Two storey split level dwelling with access	John Rundle and Anne Patricia Rundle and The Council	7.04.2014 JJ78E	£485. off-site Junior Play, £363.83 off-site Teenage Play £505.44 off-site Open Space.	The Sum £485.10 for the provision of off-site Junior Play, £363.83 for the provision of off-site Teenage Play and £505.44 for the provision of off-site Open Space.			
DC/14/00173/F UL	Clavering Road Whickham Newcastle Upon Tyne	Erection of 4-storey apartment block comprising 8 x 2 bed units (revised application) (amended 13/05/14).	The borough council of Gateshead and William Morgan	04/06/2014		The sum of £2312.85 for off site junior play and £1734.64			



						for off site teenage play			
DC/13/00633/F UL	Redlands Marley Hill Newcastle Upon Tyne	Erection of detached dwelling (use class C3).	the borough council of Gateshead and D A Proud and J M Proud	12/12/2013		the sum of £616.76 for off site junior play and £462.57 for off site teenage play			
DC/14/00491/F UL	Land Opposite Charlie Street Ryton	Proposed demolition of existing buildings and erection of a single dwelling (use class C3).	the borough council of Gateshead and D A Proud and J M Proud	19/06/2014		The Sum of £616.76 for off site junior play, the sum of £643.24 for off site open space and £462.57 for off site Teenage Play			

DC/14/00989/F UL	Bottle Bank Gateshead	Construction of a new split level residential development (2 x 2 bed flats and 2 x 2 bed duplex flats) on a raised plaza to the front (east) of Curzon Place (use class C3 and C4) (revised application).	The borough council of Gateshead and Addertone Property Developments Limited		The sum of £2000 for sustainable Transport and £1218 for off site teenage play			
DC/14/01042/F UL  Page 186	Earls Park North Earlsway Team Valley Trading Estate	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 borough council of Gateshead and Northumberland Estates Limited		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			
DC/14/00447/F UL	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 (additional info rec'd 25/11/14 and amended plans received 08/12/14).	The Borough Council of Gateshead and Gordon Stanley			The sum of £6570.00 required to Mitigate the loss of vegetation on site as a result of development			
DC/14/00506/F UL	Dukesway Team Valley Gateshead	Variation of condition 1 of planning permission DC/13/00002/REM to make alterations to elevations including raising height of eaves.	The Borough Council of Gateshead, North East Property Partnership, Homes and Communities agency and UKLEP			The Contribution of £3.75 per m2 of the gross external floor area of each of the buildings			

			Limited			to be built at the site for sustainable transport			
DC/13/01513/F UL	Cell 'A' Derwent View North Side Birtley	Substitution of house types (plots 93 - 102, 107 - 114, 118 - 119 and 149 - 152 in Cell A, permitted by DC/11/01135/REM) and erection of 3 additional dwellings at Derwent View, associated highway works and landscaping (amended 25/02/14, 06/10/14, 08/10/14, 12/11/14, 15/12/14, 16/12/14, 22/10/14, 09/01/15, 20/01/15 and 21/01/15 and additional info received 19/12/14, 05/01/15, 09/01/15 and 21/01/15).	The Borough Council of Gateshead and Persimmon Homes Limited			Varies the Section 106 agreement for play, open space and affordable housing.			
DC/15/00404/F UL	Northside Birtley	Erection of 147 dwellings with associated parking and landscaping (amended plans including increased site area and	The Borough Council Gateshead Regeneration Partnership	15.01.16		SuDS Management and Maintenance Two x 4		First occupation and annual ground rent	

		additional information received 12/06/15 and 22/07/15, amended plans and additional information received 14/08/15 and additional information received 18/08/15 and 07/09/15, amended document received 21/09/15).	NWL Lamesley			week travel passes per dwelling			
DC/13/00195/OUT	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 (amended 29/04/13 and 14/06/13 and additional info received 30/04/13 and 20/06/13).	The Borough Council of Gateshead And Gateshead Health NHS Foundation Trust and Trustees of the Carr-Ellison Family Charitable Trust and Carr-Ellison Farms	04.11.16	£189,148.00	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			
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DC/15/01041/OUT	Land East Of Collingdon Road Rowlands Gill	Outline planning permission (all matters reserved) for residential development of up to 142 houses (additional info recd 21/1/16, 03/03/16 and 19/05/16 and amended plans/documents received 19/05/16, 10/10/16 and 18/10/16).	The Borough Council of Gateshead And Jonathan William Stokoe and Nichola Jane Stokoe and Avant Estates Ltd	20.12.16		Pre-commencement must submit a cheme for affordable housing. Pupil Place contribution to be paid on the occupation of 25% of the Open Market Units			
DC/16/01151/OUT	Land at Chainbridge Industrial Estate, Blaydon, NE21 5ST	Outline application (all matters reserved excluding access) for mixed use retail/leisure development comprising of a discount foodstore (1936 sqm GFA), DIY bulky goods store (4755 sqm GFA), bulky goods unit (632 sqm GFA), pub/restaurant (600 sqm GFA) and a drive-thru restaurant (230 sqm GFA) (resubmission) (additional information received 15/11/16 and 30/11/16 and amended 30/11/16).	The Borough Council of Gateshead and UK Land Investments Limited and HSBC Bank PLC	20.12.16	No contribution due	<b>The discount foodstore shall not be occupied other than by Aldi Stores Limited unless with the written consent of the Council</b>			

14/04160/FUL	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	Northumberland and County Council and Homes and Communities Agency and Gentoo Group Limited and Gentoo Homes Limited and The Borough Council of Gateshead	26.04.16	£150,000.00	£150,000.00 to be paid no later than 30 months after commencement of the development	To be paid by 03/07/19		
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DC/15/01004/FUL	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 Borough Council of Gateshead and Neil Elliott Braithwaite and Richard Claude Boys-Stones as Trustees of the will of Sir John Cyril Finucane Simpson and Story Homes	08.12.16	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 £1 37,640.30 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 improvement			Part paid
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s -  
 £187,601.00  
 due on  
 01.01.2018  
 and  
 £77,400.00  
 due on  
 01.01.2021.  
 £10,000.00  
 Biodiversity  
 due on  
 commencement

**SECTION 106 TRIGGER MET AND PAYMENT AND/OR WORKS REQUESTED**

DC/05/00457/F UL	Ravensworth Golf Club House, Ravensworth Golf Course	Erection of 16 x flats and 6 x town houses	The Council (1) Prestigious Living (Ravensworth) Ltd (2) AEIB Group (UK) Plc (3) and Kenneth Anthony Malone & Others (4) High Fell	09.09.05 JJ21 (E)	£31.042.00	£31,042.00 contribution towards off site playing provision	As of the 17.03.08 3 Townhouses and 10 apartments have been sold Raise invoice.  Statutory demand served on director for non payment.	The sum is payable within one month of the occupation of the 10th residential unit	INVOICE SENT
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DC/06/01857/F UL	B.P. Express Shopping Ltd Fellside Road Whickham Newcastle Upon Tyne	Removal of existing filling station and erection of 18 x 2 bed flats with associated car parking.	The Borough Council of Gateshead (1) Pyeroy Limited (2)  Whickham South And Sunniside	15.10.07	£20,000.00	Off Site Play Contribution	Building regs notified of commenceme nt 03.05.07 - if 10th dwelling not sold before - raise invoice on 03.05.08 - 6 Sold to date (17.03.08)	Sale of eighth open market Dwelling or 12 months from the implementati on of planning permission (whichever is earlier)	INVOIC E SENT 09.02.10
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DC/08/01256/F UL	Land South Of Beechgrove, Beechwood Avenue, Ryton	Erection of 3 x 5 bedroomed 2.5 storey detached houses with associated detached double garages	Gateshead Council, John Moody and Son Ltd. and Lloyds TSB Bank PLC.	25.03.2009	£1,580.28 toward junior play. £1,185.21 toward teenage play. £1647.36 toward open space	To meet Council policy for the provision of appropriate play areas	Construction awaited	On or before commencement date.	INVOICE SENT 09.02.10
DC/08/01276/F UL  Page 196	Land Adjacent To 2 South Close, Ryton.	Erection of detached three-storey dwellinghouse with integral garage	GMBC and H2O Estates	09.02.2009	526.76 toward off site junior play provision. £395.07 for off site teenage play provision and £549.12 toward off site open space	To provide off site junior and teenage play facilities and open space	Construction awaited	On or before the commencement of the development	INVOICE SENT 09.02.10

DC/08/01430/F UL	Land Between 44 And 45 Celandine Way, Windy Nook	Erection of detached dwellinghouse	Gateshead Council, Thomas Daniel Charlton and North East Premier Homes Limited.  Windy Nook And Whitehills	22.04.09	£526.75 toward junior play. £395.07 toward teenage play. £1711.96 toward toddler play.	To meet Council policy for the provision of play areas.	Construction awaited	On or before commencem ent of development	INVOIC E SENT 09.02.10
DC/10/00712/F UL	Trinity Square/Te sco, West Street, Gateshead	Full planning application for mixed use development comprising retail (A1), financial and professional (A2), restaurants and cafes (A3), drinking establishments (A4), hot food take aways (A5), shopmobility unit (sui generis), supermarket (A1), offices (B1), student accommodation and ancillary facilities (C1), car parking and access, public square, landscaping and associated works with outline application for a	The Borough of Gateshead Council and Spennyhill Regenerati on Limited	10.02.10	The Sum Of £50000 for Transport	To Meet Council policy for the provision for Transport			Money paid 08/06/13

		range of uses to include A1/A2/A3/A4/B1/D1/C1 (AMENDED PLANS AND DOCUMENTS RECEIVED 29/10/10).							
DC/07/01836/F UL Page 198	Rear Of 9 California Winlaton Blaydon On Tyne	Erection of 1 terraced block comprising of 3 x dwellinghouses and 1 x duplex flat and associated parking.	Blaydon	04.06.08	£3,800.29	£3800.29 towards off site children's play areas			
DC/18/00052/F UL	Tindale Drive, Whickham,	Erection of five bungalows with associated parking and accessibility improvements to castle close and tindale Drive	Two Castle Housing Association and		The sum of £1485 for off site open space			On commencement of Work	
DC/14/00002/C OU	Unit BT.1Y.145 Riverdale Paper Plc Earlsway	Change of use of unit from storage and manufacturing (use class B2) to storage of dry mixed recyclables (use class B8) and demolition of single storey offices on south elevation.	Riverdale Paper PLC and the Borough Council of Gateshead		The Sum of £8012 for sustainable transport				

DC/13/01028/F UL	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) (amended 04/10/13).	The Borough Council of Gateshead and Three Rivers Housing Association Limited		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			On Commencement of work	
DC/14/00899/F UL  Page 199	Birtley Quarry Station Lane Birtley	Continued stockpiling and works to enhance the adjacent local wildlife site	The Borough Council of Gateshead and Ibstock Bricks (1996) Ltd  Lamesley	09.09.16	No monies	Owners to maintain local wildlife site until 1 <sup>st</sup> June 2056 and carry out restoration scheme by 1 <sup>st</sup> June 2046 and maintain for ten years			

PAYMENT RECEIVED/WORKS COMMENCED MONITORING SPEND AND WORK

<p>Tyne and Wear County Council Ref: 1780/78</p>	<p>B&amp;Q, Swalwell</p>	<p>B&amp;Q Store approved in 1978</p>	<p>Gateshead Council, Robert Hill and Simon Ragg (Trustees of the Hugh Mackay Retirement Benefits Scheme) and AIB Group (UK) PLC</p>	<p>14.05.20 09</p>	<p>Restriction on the sale of certain goods</p>	<p>To meet Council policy ensuring development is located in appropriate locations for certain types of retailing and to ensure this particular location is restricted as to the type of goods for sale which should be</p>		<p>On signing of the agreement</p>	
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						located in a sequentially preferable location.			
960/02	Land west of Gibside Way MetroCentre	Erection of non-food retail units (use class A1) with associated car parking and landscaping pursuant to outline application 52/98	The Council (1) CC Projects (2)	09.11.19 99 JJ14(D)	£32.250.00	£32,250 to pay once the improvements to the pedestrian and cycle access are undertaken by the Council	£32,250 to pay once the improvements to the pedestrian and cycle access are undertaken by the Council. Works have not been done to-date. Need to liase with Andy S in Transport Strategy to confirm when works have been done and therefore when we can		£32,250 received 24/05/07 banked to code ZBTRA 98965

							ask for money to be paid.		
DC/04/021 31/FUL  Page 202	Vacant Garage/Depot Part Former Fuse Works Elisabeth Avenue	Erection of 23 x three bedroom dwellinghouses, 10 x two bedroom apartments and 2 x one bedroom apartments	The Council (1) Turney Wylde Constructio n Ltd (2) and Barratt Newcastle Ltd (3) Lamesley	04.07.06 JJ23( C)	£24.994.00	£24,994 as a contribution towards off site play provision	Started on site. Building regs notified 13.04.2006	Commencem ent of development	Payment received 11.08.08
DC/07/01 833/COU	36 Durham Road Birtley Chester Le St Co Durham	Change of use from storage (use class B8) to residential at first floor (use class C3) (retrospective).	Birtley			External Play and Open Space provision	Paid on signature due to retrospective application	Commencem ent of development	Payment made w/c 10.03.08 £308.35 95045 ZBLES and 428.22 95040 ZBLES

DC/06/01 874/FUL	Fellside Road	Creation of 535 metre squared mezzanine floor to provide additional retail space.	The Borough Council of Gateshead (1) Comet Group PLC (2)  Lamesley	JJ25(D)		The sum of £8,717 as a sustainable transport contribution for the provision or improvement of access to the Team Valley by the provision of inter alia of pedestrian cycle routes and improvements for the benefit of public transport	£9,717.00 received 08/03/07 £8717.00 transport contribution (code: ZBTRA 98965) £1000.00 Legal Fees	
DC/06/00 889/FUL	Former British Legion Club Ravensworth Road Birtley Chester Le St	Erection of 6 link dwellinghouses and 6 apartments in 1 x two storey block incorporating 1 x apartment in roofspace and 1 x apartment above archway (revised application 04/08/06) (amended description 28/07/06).	Birtley					

<p>DC/06/00 329/FUL</p>	<p>Bleach Green Blaydon</p>	<p>Erection of 452 dwellings including 22 flats and 22 bungalows</p>	<p>The Borough Council of Gateshead(1) Haslam Homes Limited(2) Cecil M Yuill Limited(3)  Blaydon</p>	<p>28.06.06 JJ24 (A)</p>	<p>£480.016.00</p>	<p>£108,083 for the future maintenance of Open Space£75,5 86 for future maintenance of toddler play provision.£2 61,347 for the provision and future maintenance of off site junior and teenage play provision£35 000 for the provision of a puffin crossing The provision of an interim and then a full travel plan in accordance with the Councils guidance. To transfer the</p>	<p>Application currently in for extension to skate park - where money is to be spent.  Money received 31.10.2006</p>	<p>Open space mainten ance £108,08 3, toddler play provision £75,586 junior and teenage play £261,34 7 puffin crossing £35,000 total £480,01 6  Receive d 31.10.20 06</p>
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						freehold interest of all areas of open space to the Council			
DC/06/00 172/FUL	Ikea Pinetree Way, Metro Park West Metrocentre	Erection of extension on north side of retail unit to provide new entrance, toilets and children's play area and including associated works to car park layout.	Ikea Properties Investment Ltd and Ikea Limited and NYKredit A/S  Whickham North	18.05.06	£32,400.00	£32,400 towards sustainable transport at MetroCentre	Money has been paid, but not used as yet due to issues regarding the shuttle bus		
DC/05/01 950/FUL	Smiths Electric Vehicles Ltd R219 Marquisway Team Valley	Erection of 7 x industrial units	The Council (1) North East Property Partnership Ltd (2) Ringtons Holding Limited (3) Lamesley	15.09.06		Sustainable Transport Contribution to pay on or before the occupation of each individual unit. £3.75 per m2.	£8385.00 transport Contribution received 09/03/07	Before the occupation of each individual unit	£8385.00 transport Contribution received 09/03/07

DC/05/00 140/FUL	49A - 111B Cemetery Road Gateshead	Erection of 17 x two bedroom apartments, 1 x 3 bedroom apartment and 19 x three bedroom 2.5 storey dwellinghouses	The Council (1) Masters and Ancient Brethren of the Hospital of King James' Trust (2) Lancing Homes Ltd (3) Bridges	09.09.05 JJ21 (D)	£56,687.00	£56,687.00 contribution to offsite play provision	The contribution has been received and is partially spent		
DC/03/01 290/FUL	Vacant Bus Depot Evenwood House	Erection of two storey office and teaching centre	The Council (1) UK Land Estates (Partnershi p) Ltd (2)  Lamesley	JJ17(E)	£30,000	A contribution of £30,000.00 towards provision of Puffin crossing	The contribution has been received and the crossing was installed last financial yr 06/07		
DC/03/01 787/FUL	Land South Of The Dun Cow PH Ravensworth Terrace	8 no. 3-bed houses incorporating roof accommodation and 2 linked blocks comprising 51 no. 2 and 3-bed flats	The Council (1) Persimmon Homes Ltd (2) Dunston And Teams	JJ19(E)	£26,658.21	A contribution of £26,658.21 towards off site play equipment	Site being monitored. Built and occupied. DC to check	Payable on the occupation of the first dwelling Raise invoice.	Payment received 11.06.08

DC/07/01 516/FUL	Carpet Right Unit 6 Team Valley Retail Park Team Valley	Construction of 715 metre squared mezzanine floor to provide additional retail floorspace	The Council (1) Ravenside Investment s Ltd (2) Deutsche Trustee Company Ltd(3) Lamesley	31.03.08	£17.875.00	Unilateral Undertaking - sustainable transport contribution	The contribution has been received as of the 31.03.08		
DC/07/00 167/cou	Former Rolls Royce Factory Kingsway South Team Valley	Conversion of existing office and warehouse to college teaching/training facility.	Lamesley		£16.606.00				
DC/05/01 654/FUL	Land at former Jockey Factory Eastern Avenue Team Valley	Erection of 9 industrial units in 3 blocks (Plot 1) and 1 industrial unit (Plot 2)	The Council and North East Property Partnership Lamesley	19.07.06 JJ24 (B)	£15.203.00	£15,203 towards sustainable transport	On the first occupation of the development	2no. cheques received on 30.05.08 totalling £15,203. 00	
DC/08/00 190/COU	170 Whitehall Road Gateshead Tyne And Wear NE8 1TP	Change of use from doctors surgery (use class D1) to dwellinghouse (use classC3).	Saltwell	02.06.08	£1,470.95	£1.470.95 towards off site children's play and amenity space		Payment received 02.06.08	

DC/08/00 306/FUL	Stanley House 36 Front Street High Spen Rowlands Gill	Erection of detached dwellinghouse with garage and car parking facilities.	Winlaton And High Spen	07.05.08	£2.108.00	Unilateral planning obligation towards off site toddler and teenage play provision			£2107.0 0 banked 29.05.08
DC/08/00 699/FUL	18 Villa Place Gateshead	Conversion of dwelling into two dwellings including rear extension		08.09.08	08.09.08	Unilateral planning obligation towards off site toddler and teenage play provision			£553.46 banked 16.09.08
DC/08/00 227/FUL	F.H. Blacklock Fanny Pit Old Durham Road	Erection of two blocks of 29 apartments and 6 apartments	The Council (1) UK Listings (2) High Fell	12.04.05 JJ20 (E)	£18.272.00	A contribution towards off site play equipment of £18,272.00	All units have been sold -PAID	Payable on the occupation of the Tenth residential unit	PAYME NT RECEIV ED 13.08.20 08
DC/08/01 442/COU	West Thornley Farm Lockhaugh Road Rowlands Gill	Conversion of former steelworks railway generator building to dwelling house (use class C3) with associated aged persons annex, and construction of decked patio on north-east side, construction of balconies on north-east and south-	The Council (1) Mr and Mrs Howden (2)	12.11.20 08	£320.99	A contribution towards off site play provision	Payment made 28.11.2008	On signing of agreement	Receive d 28.11.20 08



		west side, installation of rooflights, formation of car parking, alterations to existing site access and demolition of existing coal bunker (Revised application).							
DC/08/01 259/FUL	Land Adj To Maiden Over PH Low Heworth Lane Pelaw	Erection of detached dwellinghouse (use class C3) with associated car parking (revised application) (amended 14/10/08 and 3/11/08).	The Council (1) Mr and Mrs Maughan (2)	06.11.2008	£427,912 and £320.934	A contribution to junior and teenage play off site	Payment made.	On signing of agreement	Payment made
DC/07/01 631/FUL	Land at Milton Road, Whickham	Erection of detached dwellinghouse and erection of 1.8m high timber fence/wall on the east and south boundary.	The Council (1) and Mr T. McDermott	02.12.2008	£2,483.91	To make a financial contribution toward off site children's play and amenity land	Payment made	On signing of agreement	Payment made
DC/04/02 139/FUL	Superior Northern Ltd Lead Road	Erection of 21 x two and three storey dwellings	The Borough Council of Gateshead (1) Hollystone Developments Ltd (2) Crawcrook And Greenside	25.10.05 JJ22(B)	£22,713	(i) To pay a contribution of £22,713 towards the offsite provision and maintenance of play space.(ii) To provide a	Payment made	Be paid prior to the occupation of the dwellings	Payment made

						bus shelter on Lead Road Greenside			
DC/08/00010	Pets At Home, Gibside Way, Metro Park West Metrocentre Dunston Gateshead	Construction of mezzanine floor (343m2) to provide additional retail floor space	The Council (1) Pets at Home ltd (2) Whickham North	31.03.08	£15.435.00	£15.435.00 Sustainable Transport Contribution	Payment made	Within one month of the agreement being signed.	Payment made
DC/08/00444/COU	54 High Street, Felling	Conversion of shop (use class A1) to flat (use class C3).	Fordinghall Ltd (1) Unilateral Felling	08.01.2009	£316.88	Off site play provision	Payment made	On signing the agreement	Payment made
DC/08/01894/PUL	Land Adj The Bungalow, Streetgate Farm, Gateshead Road, Whickham	Erection of detached dwellinghouse (use class C3) with detached garage in garden area (revised application) (partially retrospective).	GMBC and Mr R. Swan and Mrs I Swan	25.02.2009	£549.12 toward off site junior play provision and £526.76 toward off site open space provision.	To provide off site junior play facilities and open space	Payment made	On or before the commencement of the development	Payment made

DC/09/00 067/COU	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 (revised application).	Gateshead Council, Yasmine Ishaq and M Ishaq	14.07.09	£641.99 (Teen), £432.98 (Toddler), £892.32 (Open space)	To provide off site toddler, junior and teenage play provision and open space provision.	Payment received 14.07.09	On commencement of development	Payment Made
DC/09/00 393/FUL	The Poplars Dipton Road Rowlands Gill	Erection of semi-detached dwellinghouse (use class C3) (following demolition of existing two storey dental surgery wing).			£527.00 for play provision	To provide off site play provision	Payment Received 13.07.09		Payment Made
DC/09/00 833/COU	West Thornley Farm Lockhaugh Road Blaydon Rowlandsgill	Conversion of engine shed to dwellinghouse	GVA Grimley Ltd(1) Unilateral Chopwell And Rowlands Gill		£185.38 for play provision	To provide off site play provision	Payment Received 27.08.09		Payment Made
DC/09/00 084/FUL	Vacant Site Plot 8 Ivy Lane Gateshead	Erection of detached dwellinghouse (use class C3) with associated car parking (revised application).	Glenrose Developments(1) Unilateral Chowdene		£446.94 for open space provision	To provide off site open space provision	Payment received 27.08.09		Payment made

DC/08/00 136/FUL	Site Of 14 Wilsons Lane Low Fell Gateshead Tyne And Wear NE9 5EQ	Erection of 1 x 3 storey block of 10 apartments with associated car parking (amended 21/04/08).	GMBC and MRS Developme nts and DUNBAR BANK PLC		£1,251.00 play provision and £3260.00 open space provision	To provide off site play and open space provision	Payment received 23/03/2010 Payment received 22/03/12		Payment made
DC/07/00 988/FUL	Land Adjacent To 2 Conifer Court Lead Road Greenside	Erection of two-storey detached dwelling in garden area to side.			contribution for £2530.08 for play space and £527.04 for open space	To provide off site play and open space provision	Payment received 25/03/2010		Payment made
DC/08/01 922/FUL	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).	Gateshead Council and MRP Finance Ltd. and MRP Baltic Ltd and Bank of Scotland (Ireland) Ltd.	27.05 2009	£120, 425 Sustainable Transport Contribution (Quays) split as £30,000 hotel and £90,425 office and £20,000 Wildlife Corridor Contribution	To meet Council policy for sustainable transport in the Quays area and to mitigate the potential impact on Kittiwakes within the wildlife corridor	Payment received 01/04/2010	On or before commenceme nt date for the wildlife contribution and prior to occupation for the hotel and office sums.	Payment made

DC/09/01 754/FUL	Bucks Hill View, Whickham, Tyne and Wear	Erection of a detached dwellinghouse (use class C3)	Gateshead Council and Cameron Builders Ltd	04.03.20 10	The sum of £527.30 towards off site junior play and £395.47 towards off site teenage play provision	To provide off site junior and teenage play facilities	Payment received 26.03.10	Commencem ent of development	
DC/07/01 394/FUL	Dene Cottage Selborne Avenue Low Fell Gateshead	Erection of two semi- detached dwellinghouses (resubmission)	Low Fell	04.04.08	£6800	£6800 towards Off site children's play area	Payment received 05.05.10	Commencem ent date.	
DC/08/01 777/FUL 213	Land Adjacent To130 Market Lane, Dunston	Erection of 4 terraced townhouses (use class C3) to include timber balcony on rear elevations	Gateshead Council and Sacha Dover and Dawn Gallon	11 June 2009	£1784 toward open space	To meet Council policy for provision of open space	Payment received 26.04.10	Commencem ent date.	
DC/06/01 857/FUL	B.P. Express Shopping Ltd Fellside Road Whickham Newcastle Upon Tyne	Removal of existing filling station and erection of 18 x 2 bed flats with associated car parking.	The Borough Council of Gateshead (1) Pyeroy Limited (2)	15.10.07	£20,000.0	towards Off site children's play area	Payment received 09.03.10	Commencem ent date.	

DC/10/00 319/FUL	Unit 12 (Former UJB Unit) Team Valley Retail Park Tenth Avenue West	Proposed Mezzanine Floor (476 sq.m).	Ravenside Investments Limited to The Borough Council of Gateshead. (Unilateral Undertaking)	24.05.10	The sum of £1750 for a sustainable transport contribution	To improve the provision of sustainable travel	Payment received 26.05.10	Unilateral Undertaking	
DC/09/01 440/FUL	Land North Of Silvadale 1 North Side Birtley	Erection of detached dwellinghouse (use class C3) with integral garage (amended 01/12/09).	The Borough Council of Gateshead and Christopher Wilson and Marie Louise Wilson	25.03.10	The sums of £527.00 towards off site Junior play and £395.00 towards off site teenage play.	To be used by the Council for the provision of off site play	Payment received 11.05.10	Commencement of development	
DC/09/01 793/FUL	Plot 7 The Woodlands Ivy Lane Gateshead	Erection of three-storey detached dwellinghouse (use class C3) with decked area on west side and detached timber car port/store in garden area to south-east (revised application).			£446.94 toward open space	To meet Council policy for provision of open space	Payment received 10.06.10	Commencement of development	

DC/09/01 640/FUL	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.	The Borough Council of Gateshead and Asda stores Limited.	12.04.10	The sum of £2250 for a sustainable transport contribution.	to improve the provision of sustainable travel		Commencement of development	
DC/09/01 430/FUL	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 (revised application) (amended plans 04.11.09).	Gateshead Council and International Paint (Holdings) Limited		The sum of £320,000 for replacement playing field contribution	Replacement Playing Field Contribution	Payment received 29.06.10		
DC/07/01 572/FUL	Patina Lodge Cheshire Avenue Birtley Chester Le St	Erection of 4 terraced dwellinghouses and 1 detached bungalow (use class C3) in grounds of existing residential care home (revised application) (amended 31.10.07).	Unilateral undertaking	19.04.10	£8,222.76 toward off site play provision	To be used by the Council for the provision of off site play	Payment received 19.04.10		

DC/10/00 462/FUL	Land Adjacent British Lion Carlisle Street Felling	Erection of building to provide shop with ancillary storage (use class A1) and 2 self-contained flats above (revised application) (amended plan received 02.06.10).	The Borough Council of Gateshead and Mahmud Alan Mian	29.07.10	Variation Agreement to Application DC/09/00894/ FUL	To be used by the Council for the provision of off site play.	£864.00 received for off site play and £515 received for open space	02.08.10	
DC/08/00 376/REM	Northside, Birtley	Erection of 189 dwelling houses and 8 flats, including emergency access, with associated landscaping within Cells A and B (reserved matters pursuant to DC/03/01528/FUL). (Amended 18 June 2008)	The Council(1) and Persimmon Homes (2)  Birtley	18.12.20 08	£0	To provide affordable housing (Discount for sale dwellings) 20 in number	£150,000 received for off site play provision. Payment received 26.07.10	To construct 11 discounted dwellings prior to occupation of the 71 <sup>st</sup> dwelling, to provide 16 prior to occupation of the 105 <sup>th</sup> dwelling and provide the 20 <sup>th</sup> discounted unit prior to the occupation of the 155 <sup>th</sup> dwelling. Conditions on sale and eligibility of persons (see	



								agreement for details)	
DC/08/01 048/FUL	Five Wand Mill PH 201-203 Bensham Road Gateshead Tyne And Wear NE8 1UR	Erection of 10 terraced town houses in 2 blocks with associated car parking and landscaping (revised application) (amended 01/08/08).				£13,909.71 for toddler provision; £4,279.91 for junior provision; and £3,209.93 for teenage provision £4,461.60.- open space	10 payments received from plots 1,2,3,4,5,6,7 8, 9 and 10 for the sum of £2,586.11 per plot.		
DC/10/00 798/FUL	Unit 14 Team Valley Retail Park Tenth Avenue West Gateshead	Refurbishment and alterations of existing building and installation of mezzanine floor, relocation of seven disabled parking bays.			The sum of £16033.00 for a sustainable transport contribution.	to improve the provision of sustainable travel	signed and paid 04.10.10	Unilateral Undertaking	

DC/07/01 799/FUL	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 (revised application) (amended 14.12.07).	The Borough Council of Gateshead and Oakley Estates (North East) Limited	30.10.2010	The sum of £2118 (teen play) for the provision of providing and maintaining off site teen play provision	To be used by the Council for the provision of off providing and maintaining off site play	Payment made 22/10/2010	Commencement of development	£2118
DC/09/00 056/OUT	Land Adjacent To British Legion Club, Wardley Hall, Sunderland Road Gateshead	Erection of 4 dwellinghouses (use class C3) (full details submitted for 1 detached three-storey dwellinghouse with detached garage (Plot 4) and outline details for 3 detached dwellinghouses (Plots 1, 2 and 3)) with associated access road, reconfiguration of existing British Legion Club car park and sound attenuation work to social club (amended 08/06/09, 02/11/09 and 24/11/09) (revised noise survey received 01/09/09).	The Borough Council of Gateshead and Gary Coote and Wardley Legion Club and Institute Union Limited	03.12.09	The Section 106 provides for financial contribution towards junior play and teenage play	To be used by the Council for the provision of off providing and maintaining off site play	Payment made 18/11/2010	On commencement of development	£956.87

DC/10/01 097/FUL	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) (revised application).	The Borough Council of Gateshead and James Clive Clarkson and Pearl Vanessa Clarkson	14.12.2010	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	To provide off site play and open space provision	Payment received 15/03/2011		Payment made
DC/10/01 009/FUL	Fell Edge, 21 North Side, Birtley	Erection of four detached dwellinghouses with associated parking and landscaping following demolition of existing dwellinghouse (amended 03/02/11 and 24/02/11 and additional information received 01/03/11).	The Borough Council of Gateshead and Peter Charlton	17.03.2011	The sum of £2187.13 (junior play) and the sum of £1640.35 (teen play)	To be used by the Council for the provision of providing and maintaining off site play	Payment received 06/04/2011	On or before the commencement date for off site junior play and on the commencement date for off site teen play	Payment Made
DC/11/00 417/FUL	Duke Of Cumberland Hotel Sunderland Road Felling NE10 0NS	Conversion of outbuilding at rear of public house to residential accommodation (use class C3) with decked area.	Gurinder Kaur Chockar to The Borough Council of Gateshead		£197.53 for junior play and 148.15 for teenage play	To be used by the Council for the provision of providing and maintaining off site play			

DC/10/00 618/FUL	Land At Rear Of 12 Ramsey Road Chopwell NE17 7AG	Erection of detached dwellinghouse (use class C3) with associated garage, parking and landscaping	The Borough Council of Gateshead and Thomas Keogan	03.09.10	The sums of £546.78 (junior) and £410.08 (teenage) for the provision of providing and maintaining off site junior and teenage play provision.	To be used by the Council for the provision of off providing and maintaining off site play		Commencem ent of development	
DC/10/00 733/OU Page 220	11 Octavian Way, Team Valley Trading Estate	Change of use from retail (use class A1) to use classes B1, B2 and B8.	The Borough Council of Gateshead and The Redforrest Group Limited	16.03.20 11	The sum of £7410 for Sustainable Transport Contribution	To be used by the Council for the improvement of transport			
DC/10/00 393/OUT	Land At Junction Of Eighth Avenue And Princesway Gateshead	Proposed redevelopment of part of the former Rolls Royce site for the demolition of the existing buildings and erection of industrial units for either use class B2 (general industry) or use class B8 (storage and distribution) (maximum floor area of 4,645 square metres) and	The Borough Council of Gateshead and North East Property Partnership Ltd.	07.07.10	The sum of £3.75 per square metre to be used for the provision or improvement of access to the Team Valley by improving	To be used by the Council for the improvement of public transport		Commencem ent of development	DC/10/0 0393/OU T

		creation of new cycle/pedestrian access points (revised application) (amended 15/06/10)			cycle routes.				
DC/08/00 628/FUL	Musgrove House, Albion Street, Windy Nook	Erection of detached dormer bungalow (use class C3), also incorporating rooflights in garden area at west side of existing dwellinghouse.	Gateshead Council and John Ritchie and Catherine Ritchie	19.03.2009	£922.00 toward off site children's play area	To meet Council policy for the provision of appropriate play areas	Construction awaited	On commencement	
DC/09/00 128/FUL	54 South Sherburn, Rowlands Gill	Erection of two semi-detached dwellinghouses (use class C3) with associated car parking and landscaping (revised application).	Draft terms at present		Provision of off site junior play £855.98 toddler £2781.94 and teen £641.98			On commencement	
DC/11/01 092/FUL	2 Lyndhurst Grove, Gateshead	Erection of detached bungalow with garage (use class C3) in garden area at front of existing dwellinghouse (revision of previous application DC/09/00027/FUL)	William Wayne Delaney and Lynne Hope and The Borough of		The Sum of £269.36 for Off site Junior Play, £280.80 off Site Open Space Contribution				

		(amended 17/11/11).	Gateshead Council		and £202.02 for Off Site Teen Play Contribution				
DC/09/00 596/FUL	27 North Dene Birtley Chester Le Street DH3 1PZ	Erection of detached dwelling house (use class C3) with integral garage in garden area to side of existing dwelling house and erection of garage at side of existing dwelling house (revised application) (amended plans received 28.10.09	The Borough Council of Gateshead and Douglas Coulthard and Maureen Patricia Coulthard		The sum of £527.00 towards off site junior play and £395.00 towards off site teenage play provision				
DC/08/00 214/FUL	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.	GMBC and Cimex Services (uk) (2)		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				

DC/11/00 006/COU	The Old Brown Jug, Carr Hill Road	Conversion of public house (use class A4) to 1 dwellinghouse and 2 flats with associated parking and landscaping.	Yorkshire Homes (Bradford) Limited and The Borough Council of Gateshead		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				
DC/09/01 367/FUL	Land Adj Meadowfield (between 5-7 Woodlands Court) Front Street	Erection of detached dwellinghouse (use class C3) (revised application).	The Borough Council of Gateshead and Brett Morland Askew		Off Site Junior Play - £527.00, Off Site Teen Play - £395.00, Off Site Toddler Play - £1712.00				
DC/12/00 244/COU	3 Tenth Avenue Trade Park Tenth Avenue West Gateshead	Change of use from B8 (Storage and Distribution) use to Sui Generis (mixed A1 Retail and B8 Storage and Distribution) use (additional info received 19/06/12).	Greggs Plc and The Borough council of Gateshead		The Sum of £2650 for Sustainable Transport			On Commencement	

DC/12/00 268/FUL	34 St Marys Green Whickham Newcastle Upon Tyne NE16 4DN	Conversion of first floor office space into 4 residential apartments.	The Borough of Gateshead Council and Cousins Properties Limited		The Sum of £1077 for Off site Junior Play, The Sum of £1123 for Open Space Contribution and £808.00 for off site teen play contribution			On Commencem ent of Work	
Dc/11/00 311/FUL	Land Adjacent To 10-12 Rugby Gardens Gateshead	Erection of detached bungalow (use class C3) (revised application).	The Borough Council of Gateshead and Anita Schleider	19/07/20 11	The Sum of £269.00for Junior Play and The sum of £202.00 for teen Play contribution	To meet Council policy for the provision of appropriate play areas			
DC/10/01 187/FUL	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) (amended plans received 10.12.10).		30.12.20 10	The sum of £1093.57 for off site junior play and the sum of £820.18 for off site teen play	To be used by the Council for the provision of off site play			



DC/11/00 090/FUL	Land To Rear Of 13 and 15 West Street Whickham	Erection of detached split- level dwellinghouse (use class C3) with associated car parking (revised application).
DC/11/01 270/FUL	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).
DC/10/01 331/FUL	Vacant Land Stella Road, Stella, Blaydon	Erection of detached bungalow (use class C3) With detached garage
DC/12/00 776/FUL	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.

26/07/20 11	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	To be used by the Council for the provision of off site play
08/03/20 12	The Sum of £269.37 for Off site Junior play and The Sum off £202.03 for off site teen play.	
31/05/20 11	The of sum of £538.74 off site junior play and £404.05 for off site teenage paly	
28.11.12	The Sum of £213.24 towards open space and £205.24 towards Junior Play	

DC/11/01 156/COU	3 Kings Court Kingsway South Gateshead	Change of use from use class B2 to use class D1 non-residential institution with ancillary office space (resubmission).		The Sum of £5278.00 for Sustainable Transport		
DC/12/00 888/COU	Unit 11A Station Approach Gateshead	Change of use from warehousing (B8) to training establishment (D1)	05/11/12	The Sum of £2541.00 for Sustainable Transport		
DC/12/00 785/FUL	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.		The Sum of £25000 for car parking provisions		
DC/11/01 450/FUL	I 66 First Avenue Gateshead NE11 0NU	Erection of two-storey building to provide amenity restaurant (use class A3) with ancillary residential accommodation and associated access, car parking, landscaping and		The sum of £7000 for sustainable transport		

		servicing (amended 01/03/12 and 03/04/12) (additional information 04/07/2012).					
DC/10/00 812/FUL	Site Of Former St Johns Ambulance Hall Adjacent 28 Renforth Street Gateshead	Erection of 4 terraced dwellinghouses (use class C3).			The sums of £1777.05 (junior play), £1332.79 (teen play)		
DC/12/00 759/FUL	NHS Gateshead Primary Care Trust, Blaydon Clinic Shibdon Road Blaydon-On-Tyne Tyne And Wear 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		
DC/12/00 276/FUL	46, 48 and 48a High Street Felling	Conversion of two number 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. In total creating two number dwelling houses (amended 16/04/12).	Mr David Raymond Semmence and Diane Semmence and The Borough council of Gateshead		The Sum of £559.73 for off site Junior Play and The Sum of £419.80 for off site Teenage Play	on Occupation of any part of the development	

DC/13/00 068/FUL	Mission Hall Rockwood Hill Road Greenside Ryton	Demolition of former Mission Hall (retrospective) and erection of new bungalow and shared accommodation (amended 22/03/13, 01/05/13 and 15/05/13)	The Borough Council of Gateshead and John William Reay	The Sum of £1233.52 for off site junior play, £1284.48 for open space and £925.14 for off site teen play		Half of the Junior/Teen play and openspace contribution on first commenceme nt date and half the second commenceme nt date
DC/11/01 088/FUL	Whinfield House - 28 Northside, Birtley	Conversion of existing detached triple garage to residential unit (use class C3) with associated access and erection of new double garage on east side of existing dwellinghouse.	Bernadette Colton and Oliver Paul Colton and the borough of Gateshead Council	The Sum Off £466.90 for off site junior play and £350.17 for off site toddler contribution	£817.07 paid by cheque 12.07.13	
DC/13/00 13 Dene Road 1/ Rowlands Gill FUL L	Allonby House 13 Dene Road 1/ Rowlands Gill FUL L	Extension of time for implemental of planning application DC/10/00046/FUL for the erection of detached dwellinghouse (use class C3).	Corrin James and The Borough of Gateshead Council	The Sum of £597.05 for junior play and £447.79 for Off site Teenage Play		

DC/09/01 288/FUL DC/12/01 128/FUL	Vacant Land Corner of Blaydon Bank and Widdrington Road	Erection of 7 terraced dwellinghouses (use class C3) with associated car parking and landscaping (resubmission) (amended plan received 18.11.09)	The Borough Council of Gateshead and John William Reay	17.03.2010	Off Site Teenage Play - £2246 - Revised figure £3134.00 based on additional bedrooms for 22012 permission	£3134.00 paid 16/07/2013	
DC/11/01 260/FUL	Land To Rear Spen and District Social Club, Cooperative Tce, High Spen	Erection of two detached dwellinghouses (use class C3) (revised application) (Amended 31/01/12 and 23/03/12).	Springdale Homes Ltd and The Borough Council of Gateshead	26.12.12	Off Site Teenage play £895.97	£895.97 paid by BACS 22/07/2013	
DC/10/00574/F UL	Plot 1 Red Kite Way Highfield Rowlands Gill-	Erection of detached dwellinghouse (use class C3).	The Borough Council of Gateshead and Lee Taylor and Kevin Best	06.09.10	The sums of £444.00 (junior) and £333.00 (teenage) for the provision of providing and maintaining off site junior and teenage play provision.	To be used by the Council for the provision of off providing and maintaini ng off site play	Commence ment of development

DC/13/00393/F UL	Avon Street Gateshead	Erection of 16 dwellinghouses (2 x semi-detached and 14 x terraced) (use class C3).	The Borough Council of Gateshead and Gateshead Regeneratio n LLP	23/10/14	The sum of £6110 for off site junior play, £4582 for off site teen play and £19857 for off site toddler play			On commencem ent of work	
DC/14/00448/F UL	Oak Furniture Land Unit 5 Cameron Retail Park Metro Centre	Installation of a mezzanine floor to existing retail unit (839m2).	the borough council of Gateshead and J B Globe Limited	30/07/201 4		the Sum of £18990 for sustainabl e transport contributio n			
DC/14/02059/R EM and 920/00	The Watermark Metro Centre Gateshead	Erection of five x two- storey and three x three- storey office blocks	The Borough Council of Gateshead (1) and City and Northern (2) Northern Rock Plc (3) and J F Miller Properties Limited (4)  Dunston And Teams	11.10.05 JJ22(C )	TBC	(i) To provide a shuttle bus service from the Develop ment to the MetroCe ntre(ii) To pay a contributi on towards a bridge to be built at the	The shuttle bus has been provided. The highways and bus stop not complete.		

Pear Tree  
Inn  
Sunderland  
Road  
Gateshead

Conversion of public  
house to restaurant  
including erection of rear  
extension (amended  
27/01/14).

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Council of  
Gateshead  
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DC/11/01007/F UL	West Acres 59 Grange Lane	Erection of detached dwellinghouse with garage (use class C3) in garden area to east side of existing dwellinghouse (revised application).	Keith Granville Cann-Evans and Janet Mary Cann-Evans and the borough of Gateshead Council	The Sum Of £574.65 for off site Junior Play, the Sum of £599.04 for Open Space Contribution, £430.99 for off site Teen Play Contribution	Paid 23.02.16  £1005.64
DC/07/00331/F UL	Land Adjacent To West Farm Hall Road Chopwell	Erection of 5 detached and 4 semi-detached dwellinghouses (use class C3) together with new access road and detached double garage	Kim Moore and Colleen Cairns and Barclays Bank Plc and the Borough Council of Gateshead	The Sum Of £19,924.38 for off site play.	Paid 18.03.16
DC/11/00378/O UT	Land Between Ochre Yards and Askew Road	Development of 2.22ha of land - hybrid application comprising full permission for erection of 2-storey office building (use class B1) and 2 single-storey storage buildings (use class B8) with associated car parking	The Borough Of Gateshead Council, Network Rail Infrastructure limited and 3 R land and	Blue Land Movement junction contribution and The Yellow Land Movement Junction contribution Total Contribution $A \times B / C$ Where $A = £70000$ $B =$ Retail price index at the date on which the contribution is	£76,471 paid



and outline permission for 6-storey hotel (use class C1), 2-storey office building (use class B1), bar/bistro/restaurant building (use class A3/A4) with associated car parking, public piazza and access to site (amended 26/05/11 and 26/05/11 and additional info VNG images received 21/06/11).

property limited

paid C= The Retail Price Index at the date of Agreement

DC/10/01184/F UL	18 Crowley Gardens, Blaydon, NE21 5EJ	Erection of detached bungalow (use class C3) in rear garden of existing dwellinghouse.	Jackie Jennings and Valerie Rose Jennings and The Borough Council of Gateshead	12.01.2011	The sum of £267.00 for off site open space and £192.22 for off site teen play	To be used by the Council for the provision of providing and maintaining off site play and open space		On or before commencement date for off site open space and off site teen play	Paid £459.22
DC/08/00259/F UL	Plot 3 Highfield South Of Smailes Lane, Rowlands Gill	Erection of detached dwellinghouse (use class C3) as amended by plans received 29.04.08.	Gateshead Council and Mr Roger Grenfell and Mrs Kerry Leigh Grenfell	08.04.2009	£1,644.55 toward toddler play and £379.51 toward teenage play.	To meet Council policy for the provision of appropriate play areas	Construction awaited	On or before the commencement date	Paid £2,240.60
DC/12/00745/F UL	441 Lobley Hill Road Gateshead Tyne And Wear NE11 0BT	Erection of one detached dwellinghouse in side garden of 441 Lobley Hill Road (revised application).	The Borough council of Gateshead and Peter Charlton		the Sum of £597.05 for off site junior play, The sum of £447.79 for off site teenage play			On commencement of work	Paid £1,044.84

DC/13/00146/F UL	Land to rear of 3 Church Row, Windy Nook	Erection of three bedroom detached dwellinghouse.	Angela Dodgson and the Borough Council of Gateshead	01/07/2013	the sum of £501.12 off site Junior play, £373.84 off site Teenage play, £1628.64 off site Toddler Play				Paid £2,503.60
DC/13/01149/F UL	Former Lawn Yard Store Ryton Village East Ryton NE40 3QN	Conversion of store (Sui Generis) into a dwelling (use class C3) including installation of roof lights, changes to doors and windows, raising of decked area and installation of Juliet balcony on North elevation (amended 25/10/13 and 11/11/13).	Conversion of store (Sui Generis) into a dwelling (use class C3) including installation of roof lights, changes to doors and windows, raising of decked area and installation of Juliet balcony on North elevation (amended 25/10/13 and	17/01/14	The Sum of £616.76 for off site junior play and £462.57 for off site Teen Play				Paid £1,079.33

			11/11/13).					
DC/12/01116/C OU	2A Fewster Square Felling NE10 8XQ	Change of use from office (dental practice) to residential first floor flat (use class C3) (resubmission).	The Borough Council and David Lawrence Brown and Joanne Brown		The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play			Paid £489.77
DC/09/00345/C OU	140 Sheriffs Highway Gateshead NE9 5SD	Conversion of vacant church (use class D1) to four apartments (use class C3) including installation of dormer windows in roofspace at front and rear and rooflights in roofspace at front, rear and sides with associated car parking (revised application).			Off site junior and teen provision			Paid £1,729.00
DC/14/01163/F UL	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			Sustainable Transport			Paid £2,500.00

		CCTV cameras.						
DC/07/01354/F UL	Former Half Moon PH Gateshead	Erection of 3 and 4 storey building with proposed A3 use (© / restaurant) to ground floor with 8 x 1 & 2 bed flats to upper floors with separate access from rear of development.	Bridges	19.09.08	£3500 + £500 (legal costs)	£3500 towards public transport £500 legal costs		Paid £3,500.00
DC/07/00580/F UL	Half Moon Inn Half Moon Lane Gateshead	Erection of four-storey building to provide cafe/bar (use class A3) on ground floor with six flats for multi-occupancy (use class C4) above (revised application) (amended 30/06/10 and 13/07/10).						

DC/09/00357/F UL	Land To Rear Of Spen And District Social Club Cooperative Terrace	Erection of 1 detached dwellinghouse south of club and 2 semi-detached dwellinghouses east of club with associated parking and landscaping.	Eric Turner	24.04.2010	The sum of £766.00 for Off Site Teen Play	To be used by the Council for the provision of providing and maintaining off site play		On or before commencement date for off site teen play	Paid £766.00
DC/13/00337/F UL Page 238	Queens Court, Third Avenue, Team Valley	Erection of unit for B2 and/or B8 uses, with associated car parking.	North East Property Partnership and the Borough Council of Gateshead	7/11/13	The sum of £3832.50 for sustainable transport contribution				Paid £3,832.50
DC/10/00334/F UL	22 Berkley Avenue Blaydon On Tyne	Erection of detached dwellinghouse (use class C3) in garden area.	Mr Les Yare			Off site Junior and Teen Play			Paid £777.00
DC/08/01456/F UL	East Farm Barlow Road Barlow	Construction of new vehicular access to highway, erection of 4 car ports and access road and associated external works (revised application).	Gateshead Council and Hayton Developments Ltd. And Mr G. Hayton,	19.03.2009	£15,000 as a Traffic Regulation Order Contribution.	To extend the 30mph speed limit in Barlow	Construction awaited	On or before the commencement date	Paid £1,500.00

			Mrs S A Hayton and Mrs G J Hayton			Village		
DC/08/01819/F UL	Land Rear Of Prospect House Lead Road Greenside Ryton Tyne And Wear	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.	Garry Overs			Off site Open Space, Junior and Teen Play		Paid £1575.95
DC/01/01064/F UL	SEALBURN FARM Lead Road Greenside Ryton	Conversion of two former agricultural cottages into single dwellinghouse (use class C3) with associated parking (amended 06/10/11).	Barbara Robson			Off site Open Space, Junior and Teen Play		Paid £812.16

DC/13/00515/F UL	Derwent View North Side Birtley	Substitution of housetypes on plots 32 - 34, amendments to the approved layout, boundary treatments, levels, massing and adjacent footpath to plots 20, 20a - 23 and 32 - 35 on Cell B at Derwent View (previously permitted by DC/11/00063/FUL) and landscaping (amended 30/08/13, 10/09/13, 02/10/13, 16/10/13 and 27/11/13).	Persimmon Homes (NE)			Ecology contributions			Paid £36,000.00 (final payment)
DC/13/00835/C OU	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).	Mrs Joanne Bannatyne		£8,800.00	Sustainable transport contribution			Paid £8,800.00



DC/14/00346/F UL	Former Go Ahead Bus Station, Sunderland Road, GatesheadF	Erection of a foodstore with associated access, car parking and landscaping (amended 22/12/14).	Aldi Stores Ltd		£100,000.00	Improve pedestrian Links from site to Gateshead Town Centre			Paid £100,000.00
DC/15/01206/F UL	Shirt Factory Shields Road Felling Gateshead	Erection of a foodstore (use class A1) and associated works including parking and landscaping (revised plans and additional information received 13/06/16, 16/06/16, 05/08/16, 09/08/16 and 17/08/16).	Lidl UK		£65,834.00	Highways and Ecology			Paid £65,834.00
DC/15/01333/O UT	Former Winlaton Care Village, Garesfield Lane, Winlaton	Redevelopment to provide up to 33 dwellings (Use Class C3) with associated landscaping, access and infrastructure	The Borough Council of Gateshead and Winlaton 1373 limited	29.03.2014	The sum of £105000 to be paid to the council by the land owner in Lieu of Landowner providing affordable housing				<b>Paid £105,000.00</b>
DC/15/01004/F UL	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	The Borough Council of Gateshead and Winlaton 1373 limited	08.12.16	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The	Education instalments - £68,820.15 prior to			<b>Part Paid £10,000.00</b>

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).

sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution

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

						ement			
DC/11/00872/F UL	Railway Cottages, Whickham Highway	Variation of condition 1 of DC/07/01935/FUL to allow amendment to design and position of proposed dwellinghouse, including provision of garage.	The Borough of Gateshead Council and Mark Garry	30.09.11	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	To be used by the council for the provision of providing and maintaining off site play and open space			Paid in instalments – payment complete
DC/13/00717/F UL	36 Cornmoor Road, Whickham	Revised full application for permission for the erection of a single unrestricted dwelling-house.	Howard and Debra Matthews and the Borough Council of Gateshead	22.07.13	The sum of £216.83 off site Teenage Play, £939.59 off site Toddler Play				Paid in instalments – payment complete

DC/12/01133/FUL	Land To The Rear 6 Landscape Terrace Greenside	Erection of detached 4/5 bedroom dwelling with attached double garage to east elevation (amended 03/12/12).	TheBorough Council of Gateshead and Ian Graham and Jonathan Strutt	14.01.13	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 in full £1666.92 on 26/07/17
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