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Gateshead Council

PLANNING AND DEVELOPMENT COMMITTEE SUPPLEMENTARY INFORMATION

Wednesday, 9 December 2020 at 10.00 am

Item	Business
2.	**Minutes** (Pages 3 - 60) The Committee is asked to approve as a correct record the minutes of the meetings held on 11 and 18 November 2020 respectively (copies previously circulated).
3.	**Declarations of Interest** Members to declare interests in any agenda items
5.	**Delegated Decisions** (Pages 61 - 68) Report of the Strategic Director, Communities and Environment
6.	**Enforcement Team Activity** (Pages 69 - 70) Report of the Strategic Director, Communities and Environment
7.	**Enforcement Action** (Pages 71 - 80) Report of the Strategic Director, Communities and Environment
8.	**Planning Appeals** (Pages 81 - 90) Report of the Strategic Director, Communities and Environment
9.	**Planning Obligations** (Pages 91 - 118) Report of the Strategic Director, Communities and Environment

Contact: Helen Conway - Email: HelenConway@gateshead.gov.uk, Tel: 0191 433 3993,
Date: Tuesday, 1 December 2020

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GATESHEAD METROPOLITAN BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 11 November 2020

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, Anderson, D Burnett, L Caffrey, S Dickie, K Ferdinand, A Geddes, M Hall, L Kirton, J Lee, K McCartney, J McClurey, R Oxberry, I Patterson, J Turnbull, R Waugh, A Wheeler and K Wood

APOLOGIES: Councillor(s): S Craig, E McMaster and C Ord

PD551 MINUTES

The minutes of the meeting held on 28 October 2020 were approved as a correct record and signed by the Chair.

PD552 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD553 PLANNING APPLICATIONS

RESOLVED: i) That the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.

ii) That the applications granted in accordance with delegated powers be noted.

PD554 ENFORCEMENT TEAM ACTIVITY

The report was previously circulated to the Committee for information and noting.

PD555 ENFORCEMENT ACTION

The report was previously circuated to the Committee for information and noting.

PD556 PLANNING APPEALS

The report was previously circuated to the Committee for information and noting.

PD557 PLANNING OBLIGATIONS

The report was previously circulated to the Committee for information and noting.

PD558 DECISIONS MADE IN APPLICATION TO MODIFY CONDITIONS RELATING TO CONSTRUCTION OPERATIONAL HOURS

The report was previously circulated to Committee for information and noting.

Chair……..

Date of Committee: 11 November 2020	
Application Number and Address: DC/20/00323/FUL Site bounded by Mill Road, Hawks Road and South Shore Road Gateshead	**Applicant:** Ask Patrizia (GQ) Ltd

Proposal:

Erection of indoor events arena (use class D2), conference and exhibition centre including meeting rooms and associated facilities (use class D1 and D2), dual branded hotel with roof top bar (use class C1), provision of retail and leisure floorspace (use class A1, A3 and A4) and outside performance square with landscaping, public realm and infrastructure work as well as associated engineering operations, security measures and signalised crossing (additional information and amended plans received 15/09/20 and amended 12/10/20).

Declarations of Interest:

Name	**Nature of Interest**
None	**None**

List of speakers and details of any additional information submitted:

Mr Peter Bauckham spoke in objection to the application.

Mr Harvey Emms spoke in favour of the application.

Reason for Minor Update:

Clarification on provision of a Road Safety Audit, security measures, full wording of proposed conditions 1-66 referenced in the main agenda report and suggested additional conditions where considered appropriate.

Road Safety Audit

As outlined in paragraphs 5.107 and 5.123 of the main agenda report, an independent stage 1 road safety audit has been requested by officers and undertaken. Through detailed discussions between Council officers and the development (design) team an agreed response to each of the problems raised by the audit team has been identified. Where required these actions have been included in the wording of appropriate planning conditions.

Security measures

As outlined in paragraph 5.112 of the main agenda report, further discussions regarding turning manoeuvres for large vehicles at either end of proposed closure points on South Shore Road were planned between Council officers and the development (design) team. These discussions have taken place as part of the Road Safety Audit process set out above and an agreed

response to the issue has been identified. Therefore, an appropriately worded condition has been added to address this issue.

Main agenda condition wording

The full wording of the proposed conditions 1-66 is as follows:

1
The development shall be carried out in complete accordance with the approved plan(s) as detailed below -
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TO FOLLOW

Reason
In order to ensure that the development is carried out in accordance with the approved plans.

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 commencement of the development hereby approved (including vegetation clearance works and erection of site security hoardings but allowing for archaeological fieldwork), a Construction Environment Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:

i. the parking of vehicles of site operatives, contractors and visitors
ii. loading and unloading of plant and materials
iii. storage of plant and materials used in constructing the development
iv. the erection and maintenance of security hoarding
v. wheel washing facilities
vi. measures to control the emission of dust and dirt during construction
vii. a scheme for the recycling/disposing of waste arising from construction works.
viii. phasing?
ix. measures to minimise noise during the construction phase including:
    a. Selection of appropriate equipment and construction methods;
    b. Plant to be located as far away as is reasonably practicable from noise-sensitive receptors;
    c. Static plant/equipment fitted with suitable enclosures or screening where practicable;
    d. Temporary hoardings/screens around the site boundary or specific activities as appropriate;
    e. Site personnel instructed on BPM to reduce noise and vibration as part of their induction training and as required prior to specific work activities;

f. Appropriate management of working hours for noisier tasks; and
g. Liaison with residents in advance of works commencing to provide information regarding the programme.

x. protection and mitigation of river species such as otters etc.
xi. management of Invasive Non Native Species
xii. preventing pollution of sensitive receptors including the River Tyne
xiii. measures to control/minimise disruption to the highway network during peak periods
xiv. provision to ensure the construction of the new development would not undermine the structural integrity of the Coal Drops.

In addition, all works and ancillary operations in connection with the remediation of the site and the construction of the new development, including the use of any equipment or deliveries to the site shall be carried out only between 0700 hours and 1900 hours unless otherwise approved in writing by the Local Planning Authority.

Reason for prior to commencement condition
To safeguard the sensitive environmental features that have the potential to be affected by the construction of the proposed development in accordance with policy CS14 of the Core Strategy and Urban Core Plan and policy ENV61 of the Unitary Development Plan.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

4
The development shall be carried out in accordance with the Construction Environment Management Plan approved under condition 3 at all times during construction.

Reason
To safeguard the sensitive environmental features that have the potential to be affected by the construction of the proposed development in accordance with policy CS14 of the Core Strategy and Urban Core Plan and policy ENV61 of the Unitary Development Plan.

5
Prior to commencement of the development hereby approved (including vegetation clearance works and erection of site security hoardings) a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) must be completed. This shall be carried out in accordance with a specification provided by the Tyne and Wear Archaeologist.

Reason for prior to commencement condition
The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance the NPPF, Core Strategy Policies CS15 and UC14 and saved Unitary Development Plan Policies ENV21 and ENV22.

The Local Planning Authority is satisfied that this information is so fundamental to

the development permitted that it would have been otherwise necessary to refuse the whole permission.

6
The programme of archaeological fieldwork approved under condition 5 shall be implemented on site prior to the commencement of the development hereby approved.

Reason
The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance the NPPF, Core Strategy Policies CS15 and UC14 and saved Unitary Development Plan Policies ENV21 and ENV22.

7
The use of the development hereby approved shall not commence until the final report of the results of the archaeological fieldwork undertaken in pursuance of conditions 5 and 6 has been submitted to and approved in writing by the Local Planning Authority.

The report shall be produced in a form suitable for publication in a suitable and agreed journal.

Reason
The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded and publication of the results will enhance understanding of and allow public access to the work undertaken, in accordance the NPPF, Core Strategy Policies CS15 and UC14 and saved Unitary Development Plan Policies ENV21 and ENV22.

8
Prior to commencement of the development hereby approved (except for vegetation clearance works, erection of site security hoardings and ground preparation and enabling works), an intrusive land contamination assessment, to assess the nature and extent of contamination on the site and whether or not it originates on the site shall be undertaken and its findings shall be submitted to and approved in writing of the Local Planning Authority. The report of the findings must include-

(i) a survey of the extent, scale and nature of contamination.

(ii) an assessment of the potential risks to,
- land stability
- human health,
- property (existing or proposed) including buildings, service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,

(iii) an appraisal of remedial options, and proposal of the preferred option(s)

including a timeline and phasing for the implementation of the remediation scheme.

The survey shall be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason for prior to commencement condition
To ensure that risks from land contamination during construction and to the future users of the land and neighbouring land are minimised, together with those to controlled in accordance with policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and saved policies DC1 and ENV54 of the Unitary Development Plan.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9
The remediation and mitigation schemes must be carried out in accordance with the details approved under condition 8. The Local Planning Authority shall be given written notification at least two weeks in advance of commencement of the remediation scheme works.

Before any part of the development hereby approved is first occupied and following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason
To ensure that risks from land contamination and coal mining legacies to the future users of the land and neighbouring land are minimised, together with those to controlled in accordance with policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and saved policies DC1 and ENV54 of the Unitary Development Plan.

10
In the event that contamination is found at any time when carrying out the approved development that was not previously identified and/or anticipated in the remediation and mitigation schemes under Condition 9, it must be reported in writing immediately to the Local Planning Authority. An updated investigation and risk assessment shall be undertaken and where remediation is necessary a revised remediation scheme shall be submitted to and approved in writing by the LPA in accordance with the requirements of condition 8, prior to the additional remediation being commenced.

Following completion of the measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with condition 9 prior to first occupation of the development.

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 in accordance with policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and policies DC1 and ENV54 of the Unitary Development Plan.

11
Further intrusive site investigations shall be carried out on site to establish the exact situation in respect of coal mining legacy features and the findings of these site investigations shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any piling operations. The intrusive site investigations shall be carried out in accordance with the Construction Industry Research and Information Association (CIRIA) publication Special Publication 32 "Construction over Abandoned Mine Workings". authoritative UK guidance.

Reason
To ensure that risks from land instability to the future users of the land and neighbouring land are minimised 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.

12
Where the findings of intrusive site investigations required by condition 11 above identify that coal mining legacy on the site poses a risk to surface stability, a detailed remediation scheme to protect the development from the effects of such land instability shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any piling operations in those affected areas.

Reason
To ensure that risks from land instability to the future users of the land and neighbouring land are minimised 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.

13
The remediation details approved under condition 12 shall be implemented on site prior to commencement of any piling operations in the areas where such remediation works are required on the site.

Reason
To ensure that risks from land instability to the future users of the land and neighbouring land are minimised 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.

14
Prior to commencement of the development hereby approved (except for vegetation clearance works and erection of site security hoardings) a drainage construction

method statement (DCMS) relating to the proposed drainage system which will serve the completed development shall be submitted to and approved in writing by the Local Planning Authority. The content of the DCMS shall be in accordance with Appendix B6 of the CIRIA SuDS Manual, and Gateshead Interim SuDS Guidelines (Version 2 - March 2016) or as updated at the time of development commencing, for best practice.

Reason for prior to commencement condition
To ensure the works do not increase risk of flooding or pollution of watercourses in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

15
The drainage and construction method statement details approved under condition 14 shall be wholly implemented prior to first use of the development hereby approved in accordance with the approved details and retained for the full life of the development.

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

16
Prior to first use of the development hereby approved a SuDS and drainage maintenance plan, including maintenance details of all hard and soft SuDS features, shall be submitted to and approved in writing by the Local Planning Authority. The plan, which shall be in accordance with the principles set out in Gateshead Quays ES Addendum: Appendix 9 Water Resources – Flood Risk Assessment and Drainage Strategy (additional information)shall also set out details of the arrangements for the ongoing maintenance of the drainage system over the lifetime of the development and set out clearly where responsibility lies for the maintenance of all drainage features.

Reason
To ensure appropriate drainage so as to prevent the risk of flooding in accordance with the National Planning Policy Framework and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

17
The SuDS and drainage maintenance plan approved under condition 16 shall be implemented prior the first use of the development and maintained as such for the life of the development.

Reason
To ensure appropriate drainage and the exploration as to sustainable drainage systems so as to prevent the risk of flooding in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

18.
Final details of a traffic signal plan to best manage traffic movements at the beginning and end of events, involving the optimisation of traffic signals at the following junctions in consultation with appropriate stakeholders:

- Hawks Road/Link Road
- Hawks Road/Mill Road/Quarryfield Road
- East Gate / Oakwellgate
- Oakwellgate/A184
- East Street
- Albany Road/Link Road
- Albany Road/A184,

Changes to the Albany Road/Park Lane junction and traffic management measures to control the flow of traffic travelling eastbound, including a timetable for delivery shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To best manage demand and minimise delays on the local network in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

19
The details approved under condition 18 shall be implemented in accordance with the approved timetable and retained as such thereafter.

Reason
To best manage demand and minimise delays on the local network in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

20.
Final details of a coaching parking strategy that manages the demand for available bays in the area, and review of existing Coach Parking at the Sage Gateshead to maximise availability shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure adequate coach parking provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

21.
The details approved under condition 20 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

Reason
To ensure adequate coach parking provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and

policy CS13 of the Core Strategy and Urban Core Plan.

22.
Final details of taxi infrastructure provision for both Hackney carriages and private hire operatives to serve the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure adequate taxi infrastructure provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

23.
The details approved under condition 22 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

Reason
To ensure adequate taxi infrastructure provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

24
Final details of the preferred taxi supplier arrangement and an associated management strategy to serve the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure adequate taxi infrastructure provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

25
The details approved under condition 24 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

Reason
To ensure adequate taxi infrastructure provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

26.
Unless otherwise agreed in writing with the local planning authority, Full details of the following pedestrian improvement measures together with a timetable for their delivery to support the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development:

- Measures to prevent general traffic using areas adjacent to the development site on South Shore Road and Hawks Road immediately following the end of major events.

- Mill Road/Quarryfield Road/Hawks Road junction signal timings and layout changes.
- 'Super crossing' on Hawks Road.
- Increased footway widths on the north side of Hawks Road adjacent to the development.
- Measures to allow closure of Hawks Road and Quarryfield Road to traffic from the entrance of the proposed MSCP and Quarryfield Road car parks respectively to ensure a safe environment for pedestrian's post event travelling towards these car parks.
- Traffic signal timing requirements for A167 crossing from East Street towards High Street to meet pedestrian flow requirements.
- Introduction of signage/other measures to deter pedestrians crossing to Auto Trader site from Hawks Road.
- Review of signal timings and crossing layout at East Street to ensure timing and infrastructure are suitable for peak pedestrian demand.
- Review of the existing two stage pedestrian crossing at the south end of the Tyne Bridge and implementation of improvements to ensure peak pedestrian demand can be accommodated.
- Widening of footway on south side of Hawks Road between the Quarryfield Road junction and new multi storey car park.
- A way-marking strategy directing pedestrians between the development site and Gateshead interchange/town centre, as well as though the site and to and from car parks.

Reason
To ensure adequate pedestrian infrastructure provision is provided to safeguard highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

27.
The details approved under condition 26 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

Reason
To ensure adequate pedestrian infrastructure provision is provided to safeguard highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

28.
Unless otherwise agreed in writing with the local planning authority the internal lifts at the northern entrance of the CoEx off South Shore Road and at the entrance of the dual branded hotel shall be accessible 24 hours a day, every day and shall be retained as such for the life of the development (other than for maintenance reasons) unless alternative suitable provision has been provided.

Reason
To ensure that a fully accessible route through the site is maintained at all times in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

29

Final details of the external handrails and cycle channels shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure the safety of highway users in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

30
The details approved under condition 29 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure the safety of highway users in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

31.
A strategy to manage access to Maidens Walk as highway to and from 'Performance Square' in line with security proposals associated with large events shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure the safety of highway users in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

32.
The details approved under condition 31 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure the safety of highway users in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

33.
Final details of the cycle channels to allow cyclists to wheel their bikes through the stepped parts of the site shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure cycle provision through the site is provided in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

34.
The details approved under condition 33 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure cycle provision through the site is provided in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

35.
Notwithstanding the details on the submitted plans, final details of secure, weatherproof parking for at least 42 bicycles for use by visitors and 40 long stay staff bicycle parking together with locker and shower facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

Reason
In order to ensure adequate provision for cyclists and in compliance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Council Cycling Strategy.

36.
The secure, weatherproof cycle parking facilities approved under condition 35 shall be implemented before the first use of the development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason
In order to ensure adequate provision for cyclists and in compliance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Council Cycling Strategy.

37.
Final details of a public transport strategy relating to the operation of a public transport shuttle service between Gateshead Interchange and St Mary's Square, proposals for the diversion of existing services and the communication proposals that will encourage use of public transport shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

Reason
To ensure adequate public transport provision to serve the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

38.
The details approved under condition 37 shall be implemented prior the first use of the development and retained as agreed within the final strategy.

Reason
To ensure adequate public transport provision to serve the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

39.
Final details of the highway works proposed on Hawks Road, Mill Road and South Shore Road, including access points, enhancements to the public realm, changes to pedestrian and cycle provision, alterations/relocation of existing bus stops and the associated works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure safe and sustainable access to serve the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

40.
The details approved under condition 39 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure safe and sustainable access to provision to serve the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

41.
A comprehensive service management plan for each element of the development that clearly details how the service yards and service access to the retail units will operate and be managed, including a HGV Movement Management Strategy, to ensure there is no material impact on the wider transport network together with a strategy outlining what measures can be put in place if problems do arise, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure no adverse impact upon highway safety associated with servicing the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

42.
The details approved under condition 41 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure no adverse impact upon highway safety associated with servicing the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

43.
No individual part of the development hereby approved shall be occupied until a Travel Plan relating to that specific part of the development has been submitted to

and approved in writing by the Local Planning Authority.

Each Travel Plan shall detail the delivery mechanism for its implementation in order to provide for but not limited to the following measures:

1) Identification of challenging travel plan targets and associated initiatives to help meet those targets
2) Reduction in car usage and increased use of public transport, walking and cycling;
3) Measures to incentivise staff to travel to and from the site by sustainable means;
4) More environmentally friendly delivery and freight movements;
5) A programme of continuous monitoring and review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.
6) Identification of named travel plan co-ordinator together with allocated budget for a minimum of 5 years post full occupation.
7) Details of measures identifying how the operators will manage demands relating to

- taxi
- drop off and pick up
- coach Parking
- public transport
- cycle parking

Reason
In order to accord with National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

44.
The Travel Plan(s) shall be implemented in accordance with the details and timescales approved under condition 43 and retained as such thereafter unless otherwise first approved in writing by the Local Planning Authority.

Reason
In order to accord with National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

45.
The northern element of the hotel herby approved, shall be finished in the cladding with the appearance of the blue/green glazed terracotta profiled tiled cladding that is detailed within the submitted application unless otherwise and firstly approved in writing by the Local Planning Authority.

Reason
To safeguard the visual amenities of the area in accordance with the National Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policy ENV3 of the Unitary Development Plan.

46.
A scheme for public art that reflects the approach and opportunities and scope advocated in the submitted Artwork Opportunities document dated 19 August 2020 prepared by Planit IE at paragraph 1.1, shall be submitted to and approved in

writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
In the interests of amenity and accordance with the National Planning Policy Framework and policy UC17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

47.
The details approved under condition 46 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
In the interests of amenity and accordance with the National Planning Policy Framework and policy UC17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

48.
Other than the hotel cladding details addressed in condition 45, unless otherwise agreed with the Local Planning Authority, construction of the development hereby approved shall not proceed above foundation level until samples of all materials, colours and finishes to be used on all external surfaces of the buildings hereby approved, have been made available for inspection and are subsequently approved in writing by the Local Planning Authority.

Reason
To safeguard the visual amenities of the area in accordance with the National Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policy ENV3 of the Unitary Development Plan.

49.
The materials used shall be in accordance with the details approved under condition 48 unless otherwise approved in writing by the Local Planning Authority.

Reason
To safeguard the visual amenities of the area in accordance with the National Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policy ENV3 of the Unitary Development Plan.

50.
A scheme detailing a comprehensive external lighting strategy, including any feature lighting for the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved. The submitted scheme shall be in general accordance with and follow the principles of the lighting strategy hereby approved in this planning permission as shown on approved plan GQ-PIE-PB-ZZZZ-DR-L-1502 Revision P1

Reason
To safeguard the visual and residential amenities of the area and prevent any undue impact upon biodiversity in accordance with the National Planning Policy

Framework, policies UC11, UC12, UC13, UC15, UC16, UC17, CS14, CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policies ENV3, ENV46, ENV51 and DC2 of the Unitary Development Plan.

51.
The details approved under condition 50 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To safeguard the visual and residential amenities of the area and prevent any undue impact upon biodiversity in accordance with the National Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17, CS14, CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policies ENV3, ENV46, ENV51 and DC2 of the Unitary Development Plan.

52.
No plant, machinery or equipment shall be installed on or attached to the exterior of the development until details have first been submitted to and approved in writing by the Local Planning Authority.

Reason
To safeguard the amenities of nearby residents and in accordance with 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 and to ensure that any external equipment does not have an adverse effect upon the appearance of the development in accordance with policy ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

53.
The details approved under condition 52 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To safeguard the amenities of nearby residents and in accordance with 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 and to ensure that any external equipment does not have an adverse effect upon the appearance of the development in accordance with policy ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

54.
Unless otherwise agreed in writing with the local planning authority the wind mitigation measures as detailed within the bullet points on page 44 of the Gateshead Quays ES Addendum: Appendix 15 Wind Environment – Additional Wind Testing (July 2020) (additional information), and as shown on approved plan GQ-PIE-PB-ZZZZ-DR-L-1503 S4 revision P2 dated October 2020 shall be implemented prior to first use of the development hereby approved and retain as such thereafter.

Reason
To safeguard the amenities of highway users in accordance with 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.

55.
Notwithstanding the submitted plans, prior to first use of the development hereby approved, a fully detailed final scheme for the landscaping of the development shall be 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, including site security measures, proposed trees and shrubs, green roofs, ground preparation, and planting plans noting the species, plant sizes and planting densities for all new planting.

Reason
To ensure the satisfactory appearance of the development upon completion in the interests of the visual amenity of the area and ecology in accordance with the NPPF, saved policies ENV3 and ENV47 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

56.
The landscaping scheme approved under condition 55 shall be completed in full accordance with the approved timescales unless otherwise approved in writing by the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

Reason
To ensure that the approved landscaping scheme is completed within a reasonable time scale in the interests of the visual amenity of the area and ecology in accordance with the NPPF, Policies ENV3 and ENV47 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan.

57.
The approved landscaping scheme 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 the satisfactory appearance of the development upon completion in the interests of the visual amenity of the area and ecology in accordance with the NPPF, saved policies ENV3 and ENV47 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

58.

A scheme to secure the off-site biodiversity net gains as set out in Gateshead Quays ES Addendum: Appendix 14 Ecology and Nature Conservation – Off Site Proposals (additional information) at Windy Nook, Dunston Staiths Inlet, Wardley and Kingfisher Court, including a timetable for delivery shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework, policy CS18 of the Core Strategy and Urban Core Plan and saved policy ENV46 of the Unitary Development Plan.

59.
The details approved under condition 58 shall be implemented in accordance with the approved timetable.

Reason
To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework, policy CS18 of the Core Strategy and Urban Core Plan and saved policy ENV46 of the Unitary Development Plan.

60.
Unless otherwise agreed in writing with the local planning authority, no vegetation clearance works shall be undertaken during the bird breeding season (i.e. March to August inclusive). Where vegetation works are proposed during the bird breeding season a breeding bird checking survey will be undertaken by a suitably qualified ecologist immediately prior (i.e. no more than 48hrs) to the commencement of works on site. Where active nests are confirmed these must be retained undisturbed until the young have fledged and the nest(s) is no longer in use.

Reason
To safeguard biodiversity in accordance with the National Planning Policy Framework, policy CS18 of the Core Strategy and Urban Core Plan and saved policy DC1(d) of the Unitary Development Plan.

61.
Construction of the development hereby approved shall not commence until an Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016, outlining the potential creation of employment and training opportunities, especially apprenticeships for local people during the construction phases of the development is submitted to and approved in writing by the Local Planning Authority.

Reason
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

62.
The construction Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 61.

Reason
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

63.
Unless otherwise agreed in writing by the local planning authority, prior to first occupation of any specific part of the development hereby approved, an Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016 , which relates to that part of the development which outlines the potential creation of employment and training opportunities, especially apprenticeships for local people during the operation of the part of the development to which it relates shall be submitted to and approved in writing by the Local Planning Authority.

Reason
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

64.
The end operation Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 63.

Reason
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

65
Full details of a servicing and deliveries management plan for the CoEx and Dual Branded Hotel shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the CoEx and Dual Branded Hotel.

Reason
To ensure residential amenity impacts from noise and disruption are minimised in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC2 of the Unitary Development Plan.

66
The development shall operate in accordance with the management plan approved under condition 65 thereafter unless otherwise first agreed in writing with the Local Planning Authority.

Reason
To ensure residential amenity impacts from noise and disruption are minimised in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC2 of the Unitary Development Plan.

Suggested additional conditions

67
Full details of the noise mitigation signage shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

Reason
To ensure residential amenity impacts from noise and disruption are minimised in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC2 of the Unitary Development Plan.

68
The signage details approved under condition 67 shall be implemented prior to first use of the development and retained thereafter.

Reason
To ensure residential amenity impacts from noise and disruption are minimised in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC2 of the Unitary Development Plan.

69
An area wide review of existing waiting restrictions to best manage demand associated with taxi/general drop off and pick up associated with the operation of the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The review shall identify if any changes need to be made to waiting restrictions in order to best serve the development and if so a timetable for delivering those changes.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

70
The details approved under condition 69 shall be implemented in accordance with the approve timetable and retained thereafter unless otherwise first approved in writing by the Local Planning Authority.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

71
Detailed design of the security/Hostile Vehicle Mitigation Measures (HVM) measures proposed for Hawks Road together with a strategy for their management and future maintenance shall be submitted to and approved in writing by the Local Planning Authority before the first use of the development. This shall include changes to existing traffic regulation orders (TROs) and/or requirements for Temporary TROs, together with a timetable for delivery.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

72
The details approved under condition 71 shall be implemented in accordance with the approved timetable and retained thereafter unless otherwise first approved in writing by the Local Planning Authority.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

73
Detailed design of the security/Hostile Vehicle Mitigation (HVM) measures proposed for South Shore Road together with a strategy for their management and future maintenance shall be submitted to and approved in writing by the Local Planning Authority before the first use of the development. This shall include changes to existing traffic regulation orders (TROs) and/or requirements for Temporary TROs together with a timetable for delivery.

The final scheme should not physically prevent any vehicle travelling along South Shore Road in and east and west direction during 'non event mode' unless an alternative proposal is submitted and approved by the Local Planning Authority.

During 'event mode' the security line will be supplemented by soft measures including temporary traffic management and appropriate traffic marshals at the junctions of South Shore Road/Mill Road and South Shore Road/Bridge Street, unless alternative proposals are first submitted and approved by the Local Planning Authority.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

74
The details approved under condition 73 shall be implemented in accordance with the approved timetable and retained thereafter unless otherwise first approved in writing by the Local Planning Authority.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

75
The arena and CoEx hereby approved shall not be brought in to use until the multi storey car park approved in planning permission DC/20/00698/FUL and the link road serving it approved under planning permission DC/20/00694/FUL are available for use.

Reason
To ensure adequate car parking provision is available for users of the proposed

development and in the interests of highway safety in accordance with the National Planning Policy Framework and policies QB2 and CS13 of the Core Strategy and Urban Core Plan.

76
Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the Coal Drops Mitigation Measures document prepared by Sir Robert McAlpine dated 21 August 2020.

Reason
In the interests of preserving the historic environment in accordance with the National Planning Policy Framework, policies QB2 and CS15 of the Core Strategy and Urban Core Plan and saved policy ENV11 of the Unitary Development Plan.

Any additional comments on application/decision:

That permission be GRANTED, subject to referral to the Planning Casework Unit and 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 -
.
TO FOLLOW

Reason
In order to ensure that the development is carried out in accordance with the approved plans.

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 commencement of the development hereby approved (including vegetation clearance works and erection of site security hoardings but allowing for archaeological fieldwork), a Construction Environment Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:

xv. the parking of vehicles of site operatives, contractors and visitors
xvi. loading and unloading of plant and materials
xvii. storage of plant and materials used in constructing the development
xviii. the erection and maintenance of security hoarding
xix. wheel washing facilities

xx. measures to control the emission of dust and dirt during construction
xxi. a scheme for the recycling/disposing of waste arising from construction works.
xxii. phasing?
xxiii. measures to minimise noise during the construction phase including:
    a. Selection of appropriate equipment and construction methods;
    b. Plant to be located as far away as is reasonably practicable from noise-sensitive receptors;
    c. Static plant/equipment fitted with suitable enclosures or screening where practicable;
    d. Temporary hoardings/screens around the site boundary or specific activities as appropriate;
    e. Site personnel instructed on BPM to reduce noise and vibration as part of their induction training and as required prior to specific work activities;
    f. Appropriate management of working hours for noisier tasks; and
    g. Liaison with residents in advance of works commencing to provide information regarding the programme.
xxiv. protection and mitigation of river species such as otters etc.
xxv. management of Invasive Non Native Species
xxvi. preventing pollution of sensitive receptors including the River Tyne
xxvii. measures to control/minimise disruption to the highway network during peak periods
xxviii. provision to ensure the construction of the new development would not undermine the structural integrity of the Coal Drops.

In addition, all works and ancillary operations in connection with the remediation of the site and the construction of the new development, including the use of any equipment or deliveries to the site shall be carried out only between 0700 hours and 1900 hours unless otherwise approved in writing by the Local Planning Authority.

Reason for prior to commencement condition
To safeguard the sensitive environmental features that have the potential to be affected by the construction of the proposed development in accordance with policy CS14 of the Core Strategy and Urban Core Plan and policy ENV61 of the Unitary Development Plan.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

4
The development shall be carried out in accordance with the Construction Environment Management Plan approved under condition 3 at all times during construction.

Reason
To safeguard the sensitive environmental features that have the potential to be affected by the construction of the proposed development in accordance with policy CS14 of the Core Strategy and Urban Core Plan and policy ENV61 of the Unitary Development Plan.

5
Prior to commencement of the development hereby approved (including vegetation clearance works and erection of site security hoardings) a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) must be completed. This shall be carried out in accordance with a specification provided by the Tyne and Wear Archaeologist.

Reason for prior to commencement condition
The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance the NPPF, Core Strategy Policies CS15 and UC14 and saved Unitary Development Plan Policies ENV21 and ENV22.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

6
The programme of archaeological fieldwork approved under condition 5 shall be implemented on site prior to the commencement of the development hereby approved.

Reason
The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded, in accordance the NPPF, Core Strategy Policies CS15 and UC14 and saved Unitary Development Plan Policies ENV21 and ENV22.

7
The use of the development hereby approved shall not commence until the final report of the results of the archaeological fieldwork undertaken in pursuance of conditions 5 and 6 has been submitted to and approved in writing by the Local Planning Authority.

The report shall be produced in a form suitable for publication in a suitable and agreed journal.

Reason
The site is located within an area identified as being of potential archaeological interest. The investigation is required to ensure that any archaeological remains on the site can be preserved wherever possible and recorded and publication of the results will enhance understanding of and allow public access to the work undertaken, in accordance the NPPF, Core Strategy Policies CS15 and UC14 and saved Unitary Development Plan Policies ENV21 and ENV22.

8
Prior to commencement of the development hereby approved (except for vegetation clearance works, erection of site security hoardings and ground preparation and enabling works), an intrusive land contamination assessment, to assess the nature and extent of contamination on the site and whether or not it originates on the site

shall be undertaken and its findings shall be submitted to and approved in writing of the Local Planning Authority. The report of the findings must include-

(i) a survey of the extent, scale and nature of contamination.

(ii) an assessment of the potential risks to,
- land stability
- human health,
- property (existing or proposed) including buildings, service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,

(iii) an appraisal of remedial options, and proposal of the preferred option(s) including a timeline and phasing for the implementation of the remediation scheme.

The survey shall be conducted in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

Reason for prior to commencement condition
To ensure that risks from land contamination during construction and to the future users of the land and neighbouring land are minimised, together with those to controlled in accordance with policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and saved policies DC1 and ENV54 of the Unitary Development Plan.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

9
The remediation and mitigation schemes must be carried out in accordance with the details approved under condition 8. The Local Planning Authority shall be given written notification at least two weeks in advance of commencement of the remediation scheme works.

Before any part of the development hereby approved is first occupied and following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

Reason
To ensure that risks from land contamination and coal mining legacies to the future users of the land and neighbouring land are minimised, together with those to controlled in accordance with policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and saved policies DC1 and ENV54 of the Unitary Development Plan.

10
In the event that contamination is found at any time when carrying out the approved

development that was not previously identified and/or anticipated in the remediation and mitigation schemes under Condition 9, it must be reported in writing immediately to the Local Planning Authority. An updated investigation and risk assessment shall be undertaken and where remediation is necessary a revised remediation scheme shall be submitted to and approved in writing by the LPA in accordance with the requirements of condition 8, prior to the additional remediation being commenced.

Following completion of the measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority in accordance with condition 9 prior to first occupation of the development.

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 in accordance with policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and policies DC1 and ENV54 of the Unitary Development Plan.

11
Further intrusive site investigations shall be carried out on site to establish the exact situation in respect of coal mining legacy features and the findings of these site investigations shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any piling operations. The intrusive site investigations shall be carried out in accordance with the Construction Industry Research and Information Association (CIRIA) publication Special Publication 32 “Construction over Abandoned Mine Workings”. authoritative UK guidance.

Reason
To ensure that risks from land instability to the future users of the land and neighbouring land are minimised 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.

12
Where the findings of intrusive site investigations required by condition 11 above identify that coal mining legacy on the site poses a risk to surface stability, a detailed remediation scheme to protect the development from the effects of such land instability shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any piling operations in those affected areas.

Reason
To ensure that risks from land instability to the future users of the land and neighbouring land are minimised 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.

13
The remediation details approved under condition 12 shall be implemented on site prior to commencement of any piling operations in the areas where such remediation works are required on the site.

Reason
To ensure that risks from land instability to the future users of the land and neighbouring land are minimised 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.

14
Prior to commencement of the development hereby approved (except for vegetation clearance works and erection of site security hoardings) a drainage construction method statement (DCMS) relating to the proposed drainage system which will serve the completed development shall be submitted to and approved in writing by the Local Planning Authority. The content of the DCMS shall be in accordance with Appendix B6 of the CIRIA SuDS Manual, and Gateshead Interim SuDS Guidelines (Version 2 - March 2016) or as updated at the time of development commencing, for best practice.

Reason for prior to commencement condition
To ensure the works do not increase risk of flooding or pollution of watercourses in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

15
The drainage and construction method statement details approved under condition 14 shall be wholly implemented prior to first use of the development hereby approved in accordance with the approved details and retained for the full life of the development.

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

16
Prior to first use of the development hereby approved a SuDS and drainage maintenance plan, including maintenance details of all hard and soft SuDS features, shall be submitted to and approved in writing by the Local Planning Authority. The plan, which shall be in accordance with the principles set out in Gateshead Quays ES Addendum: Appendix 9 Water Resources – Flood Risk Assessment and Drainage Strategy (additional information)shall also set out details of the arrangements for the ongoing maintenance of the drainage system over the lifetime of the development and set out clearly where responsibility lies for the maintenance of all drainage features.

Reason
To ensure appropriate drainage so as to prevent the risk of flooding in accordance with the National Planning Policy Framework and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

17
The SuDS and drainage maintenance plan approved under condition 16 shall be implemented prior the first use of the development and maintained as such for the life of the development.

Reason
To ensure appropriate drainage and the exploration as to sustainable drainage systems so as to prevent the risk of flooding in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

18.
Final details of a traffic signal plan to best manage traffic movements at the beginning and end of events, involving the optimisation of traffic signals at the following junctions in consultation with appropriate stakeholders:

- Hawks Road/Link Road
- Hawks Road/Mill Road/Quarryfield Road
- East Gate / Oakwellgate
- Oakwellgate/A184
- East Street
- Albany Road/Link Road
- Albany Road/A184,

Changes to the Albany Road/Park Lane junction and traffic management measures to control the flow of traffic travelling eastbound, including a timetable for delivery shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To best manage demand and minimise delays on the local network in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

19
The details approved under condition 18 shall be implemented in accordance with the approved timetable and retained as such thereafter.

Reason
To best manage demand and minimise delays on the local network in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

20.
Final details of a coaching parking strategy that manages the demand for available bays in the area, and review of existing Coach Parking at the Sage Gateshead to

maximise availability shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure adequate coach parking provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

21.
The details approved under condition 20 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

Reason
To ensure adequate coach parking provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

22.
Final details of taxi infrastructure provision for both Hackney carriages and private hire operatives to serve the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure adequate taxi infrastructure provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

23.
The details approved under condition 22 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

Reason
To ensure adequate taxi infrastructure provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

24
Final details of the preferred taxi supplier arrangement and an associated management strategy to serve the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure adequate taxi infrastructure provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

25
The details approved under condition 24 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

Reason
To ensure adequate taxi infrastructure provision is provided whilst safeguarding highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

26.
Unless otherwise agreed in writing with the local planning authority, Full details of the following pedestrian improvement measures together with a timetable for their delivery to support the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development:

- Measures to prevent general traffic using areas adjacent to the development site on South Shore Road and Hawks Road immediately following the end of major events.
- Mill Road/Quarryfield Road/Hawks Road junction signal timings and layout changes.
- 'Super crossing' on Hawks Road.
- Increased footway widths on the north side of Hawks Road adjacent to the development.
- Measures to allow closure of Hawks Road and Quarryfield Road to traffic from the entrance of the proposed MSCP and Quarryfield Road car parks respectively to ensure a safe environment for pedestrian's post event travelling towards these car parks.
- Traffic signal timing requirements for A167 crossing from East Street towards High Street to meet pedestrian flow requirements.
- Introduction of signage/other measures to deter pedestrians crossing to Auto Trader site from Hawks Road.
- Review of signal timings and crossing layout at East Street to ensure timing and infrastructure are suitable for peak pedestrian demand.
- Review of the existing two stage pedestrian crossing at the south end of the Tyne Bridge and implementation of improvements to ensure peak pedestrian demand can be accommodated.
- Widening of footway on south side of Hawks Road between the Quarryfield Road junction and new multi storey car park.
- A way-marking strategy directing pedestrians between the development site and Gateshead interchange/town centre, as well as though the site and to and from car parks.

Reason
To ensure adequate pedestrian infrastructure provision is provided to safeguard highway safety in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

27.
The details approved under condition 26 shall be implemented prior to first use of the development hereby approved and retained as such thereafter.

Reason
To ensure adequate pedestrian infrastructure provision is provided to safeguard highway safety in accordance with the National Planning Policy Framework and

policy CS13 of the Core Strategy and Urban Core Plan.

28.
Unless otherwise agreed in writing with the local planning authority the internal lifts at the northern entrance of the CoEx off South Shore Road and at the entrance of the dual branded hotel shall be accessible 24 hours a day, every day and shall be retained as such for the life of the development (other than for maintenance reasons) unless alternative suitable provision has been provided.

Reason
To ensure that a fully accessible route through the site is maintained at all times in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

29
Final details of the external handrails and cycle channels shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure the safety of highway users in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

30
The details approved under condition 29 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure the safety of highway users in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

31.
A strategy to manage access to Maidens Walk as highway to and from 'Performance Square' in line with security proposals associated with large events shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure the safety of highway users in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

32.
The details approved under condition 31 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure the safety of highway users in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

33.
Final details of the cycle channels to allow cyclists to wheel their bikes through the stepped parts of the site shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure cycle provision through the site is provided in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

34.
The details approved under condition 33 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure cycle provision through the site is provided in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan and the Gateshead Quays Development Framework.

35.
Notwithstanding the details on the submitted plans, final details of secure, weatherproof parking for at least 42 bicycles for use by visitors and 40 long stay staff bicycle parking together with locker and shower facilities shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

Reason
In order to ensure adequate provision for cyclists and in compliance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Council Cycling Strategy.

36.
The secure, weatherproof cycle parking facilities approved under condition 35 shall be implemented before the first use of the development and maintained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason
In order to ensure adequate provision for cyclists and in compliance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Council Cycling Strategy.

37.
Final details of a public transport strategy relating to the operation of a public transport shuttle service between Gateshead Interchange and St Mary's Square, proposals for the diversion of existing services and the communication proposals that will encourage use of public transport shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of the development hereby approved.

Reason
To ensure adequate public transport provision to serve the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

38.
The details approved under condition 37 shall be implemented prior the first use of the development and retained as agreed within the final strategy.

Reason
To ensure adequate public transport provision to serve the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

39.
Final details of the highway works proposed on Hawks Road, Mill Road and South Shore Road, including access points, enhancements to the public realm, changes to pedestrian and cycle provision, alterations/relocation of existing bus stops and the associated works shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure safe and sustainable access to serve the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

40.
The details approved under condition 39 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure safe and sustainable access to provision to serve the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

41.
A comprehensive service management plan for each element of the development that clearly details how the service yards and service access to the retail units will operate and be managed, including a HGV Movement Management Strategy, to ensure there is no material impact on the wider transport network together with a strategy outlining what measures can be put in place if problems do arise, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure no adverse impact upon highway safety associated with servicing the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle

Upon Tyne and the Gateshead Quays Development Framework.

42.
The details approved under condition 41 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To ensure no adverse impact upon highway safety associated with servicing the development in accordance with the National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne and the Gateshead Quays Development Framework.

43.
No individual part of the development hereby approved shall be occupied until a Travel Plan relating to that specific part of the development has been submitted to and approved in writing by the Local Planning Authority.

Each Travel Plan shall detail the delivery mechanism for its implementation in order to provide for but not limited to the following measures:

1) Identification of challenging travel plan targets and associated initiatives to help meet those targets
2) Reduction in car usage and increased use of public transport, walking and cycling;
3) Measures to incentivise staff to travel to and from the site by sustainable means;
4) More environmentally friendly delivery and freight movements;
5) A programme of continuous monitoring and review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.
6) Identification of named travel plan co-ordinator together with allocated budget for a minimum of 5 years post full occupation.
7) Details of measures identifying how the operators will manage demands relating to

- taxi
- drop off and pick up
- coach Parking
- public transport
- cycle parking

Reason
In order to accord with National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

44.
The Travel Plan(s) shall be implemented in accordance with the details and timescales approved under condition 43 and retained as such thereafter unless otherwise first approved in writing by the Local Planning Authority.

Reason
In order to accord with National Planning Policy Framework, policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

45.

The northern element of the hotel herby approved, shall be finished in the cladding with the appearance of the blue/green glazed terracotta profiled tiled cladding that is detailed within the submitted application unless otherwise and firstly approved in writing by the Local Planning Authority.

Reason
To safeguard the visual amenities of the area in accordance with the National Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policy ENV3 of the Unitary Development Plan.

46.
A scheme for public art that reflects the approach and opportunities and scope advocated in the submitted Artwork Opportunities document dated 19 August 2020 prepared by Planit IE at paragraph 1.1, shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
In the interests of amenity and accordance with the National Planning Policy Framework and policy UC17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

47.
The details approved under condition 46 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
In the interests of amenity and accordance with the National Planning Policy Framework and policy UC17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

48.
Other than the hotel cladding details addressed in condition 45, unless otherwise agreed with the Local Planning Authority, construction of the development hereby approved shall not proceed above foundation level until samples of all materials, colours and finishes to be used on all external surfaces of the buildings hereby approved, have been made available for inspection and are subsequently approved in writing by the Local Planning Authority.

Reason
To safeguard the visual amenities of the area in accordance with the National Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policy ENV3 of the Unitary Development Plan.

49.
The materials used shall be in accordance with the details approved under condition 48 unless otherwise approved in writing by the Local Planning Authority.

Reason
To safeguard the visual amenities of the area in accordance with the National

Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policy ENV3 of the Unitary Development Plan.

50.
A scheme detailing a comprehensive external lighting strategy, including any feature lighting for the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved. The submitted scheme shall be in general accordance with and follow the principles of the lighting strategy hereby approved in this planning permission as shown on approved plan GQ-PIE-PB-ZZZZ-DR-L-1502 Revision P1

Reason
To safeguard the visual and residential amenities of the area and prevent any undue impact upon biodiversity in accordance with the National Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17, CS14, CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policies ENV3, ENV46, ENV51 and DC2 of the Unitary Development Plan.

51.
The details approved under condition 50 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To safeguard the visual and residential amenities of the area and prevent any undue impact upon biodiversity in accordance with the National Planning Policy Framework, policies UC11, UC12, UC13, UC15, UC16, UC17, CS14, CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne and saved policies ENV3, ENV46, ENV51 and DC2 of the Unitary Development Plan.

52.
No plant, machinery or equipment shall be installed on or attached to the exterior of the development until details have first been submitted to and approved in writing by the Local Planning Authority.

Reason
To safeguard the amenities of nearby residents and in accordance with 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 and to ensure that any external equipment does not have an adverse effect upon the appearance of the development in accordance with policy ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

53.
The details approved under condition 52 shall be implemented prior the first use of the development and retained as such for the life of the development.

Reason
To safeguard the amenities of nearby residents and in accordance with 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 and to ensure that any external equipment does not have an adverse effect upon the appearance of the development in accordance with policy ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle Upon Tyne.

54.
Unless otherwise agreed in writing with the local planning authority the wind mitigation measures as detailed within the bullet points on page 44 of the Gateshead Quays ES Addendum: Appendix 15 Wind Environment – Additional Wind Testing (July 2020) (additional information), and as shown on approved plan GQ-PIE-PB-ZZZZ-DR-L-1503 S4 revision P2 dated October 2020 shall be implemented prior to first use of the development hereby approved and retain as such thereafter.

Reason
To safeguard the amenities of highway users in accordance with 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.

55.
Notwithstanding the submitted plans, prior to first use of the development hereby approved, a fully detailed final scheme for the landscaping of the development shall be 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, including site security measures, proposed trees and shrubs, green roofs, ground preparation, and planting plans noting the species, plant sizes and planting densities for all new planting.

Reason
To ensure the satisfactory appearance of the development upon completion in the interests of the visual amenity of the area and ecology in accordance with the NPPF, saved policies ENV3 and ENV47 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

56.
The landscaping scheme approved under condition 55 shall be completed in full accordance with the approved timescales unless otherwise approved in writing by the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

Reason
To ensure that the approved landscaping scheme is completed within a reasonable time scale in the interests of the visual amenity of the area and ecology in accordance with the NPPF, Policies ENV3 and ENV47 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan.

57.
The approved landscaping scheme 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 the satisfactory appearance of the development upon completion in the interests of the visual amenity of the area and ecology in accordance with the NPPF, saved policies ENV3 and ENV47 of the Unitary Development Plan and policies CS15 and CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

58.
A scheme to secure the off-site biodiversity net gains as set out in Gateshead Quays ES Addendum: Appendix 14 Ecology and Nature Conservation – Off Site Proposals (additional information) at Windy Nook, Dunston Staiths Inlet, Wardley and Kingfisher Court, including a timetable for delivery shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

Reason
To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework, policy CS18 of the Core Strategy and Urban Core Plan and saved policy ENV46 of the Unitary Development Plan.

59.
The details approved under condition 58 shall be implemented in accordance with the approved timetable.

Reason
To ensure the development achieves a net increase in biodiversity in accordance with the National Planning Policy Framework, policy CS18 of the Core Strategy and Urban Core Plan and saved policy ENV46 of the Unitary Development Plan.

60.
Unless otherwise agreed in writing with the local planning authority, no vegetation clearance works shall be undertaken during the bird breeding season (i.e. March to August inclusive). Where vegetation works are proposed during the bird breeding season a breeding bird checking survey will be undertaken by a suitably qualified ecologist immediately prior (i.e. no more than 48hrs) to the commencement of works on site. Where active nests are confirmed these must be retained undisturbed until the young have fledged and the nest(s) is no longer in use.

Reason
To safeguard biodiversity in accordance with the National Planning Policy Framework, policy CS18 of the Core Strategy and Urban Core Plan and saved policy DC1(d) of the Unitary Development Plan.

61.
Construction of the development hereby approved shall not commence until an

Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016, outlining the potential creation of employment and training opportunities, especially apprenticeships for local people during the construction phases of the development is submitted to and approved in writing by the Local Planning Authority.

Reason
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

62.
The construction Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 61.

Reason
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

63.
Unless otherwise agreed in writing by the local planning authority, prior to first occupation of any specific part of the development hereby approved, an Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016 , which relates to that part of the development which outlines the potential creation of employment and training opportunities, especially apprenticeships for local people during the operation of the part of the development to which it relates shall be submitted to and approved in writing by the Local Planning Authority.

Reason
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

64.
The end operation Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 63.

Reason
In the interests of providing employment and training opportunities in line with the NPPF and the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016.

65
Full details of a servicing and deliveries management plan for the CoEx and Dual Branded Hotel shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the CoEx and Dual Branded Hotel.

Reason

To ensure residential amenity impacts from noise and disruption are minimised in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC2 of the Unitary Development Plan.

66
The development shall operate in accordance with the management plan approved under condition 65 thereafter unless otherwise first agreed in writing with the Local Planning Authority.

Reason
To ensure residential amenity impacts from noise and disruption are minimised in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC2 of the Unitary Development Plan.

67
Full details of the noise mitigation signage shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development.

Reason
To ensure residential amenity impacts from noise and disruption are minimised in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC2 of the Unitary Development Plan.

68
The signage details approved under condition 67 shall be implemented prior to first use of the development and retained thereafter.

Reason
To ensure residential amenity impacts from noise and disruption are minimised in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC2 of the Unitary Development Plan.

69
An area wide review of existing waiting restrictions to best manage demand associated with taxi/general drop off and pick up associated with the operation of the development shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The review shall identify if any changes need to be made to waiting restrictions in order to best serve the development and if so a timetable for delivering those changes.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

70
The details approved under condition 69 shall be implemented in accordance with the approve timetable and retained thereafter unless otherwise first approved in

writing by the Local Planning Authority.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

71
Detailed design of the security/Hostile Vehicle Mitigation Measures (HVM) measures proposed for Hawks Road together with a strategy for their management and future maintenance shall be submitted to and approved in writing by the Local Planning Authority before the first use of the development. This shall include changes to existing traffic regulation orders (TROs) and/or requirements for Temporary TROs, together with a timetable for delivery.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

72
The details approved under condition 71 shall be implemented in accordance with the approved timetable and retained thereafter unless otherwise first approved in writing by the Local Planning Authority.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

73
Detailed design of the security/Hostile Vehicle Mitigation (HVM) measures proposed for South Shore Road together with a strategy for their management and future maintenance shall be submitted to and approved in writing by the Local Planning Authority before the first use of the development. This shall include changes to existing traffic regulation orders (TROs) and/or requirements for Temporary TROs together with a timetable for delivery.

The final scheme should not physically prevent any vehicle travelling along South Shore Road in and east and west direction during 'non event mode' unless an alternative proposal is submitted and approved by the Local Planning Authority.

During 'event mode' the security line will be supplemented by soft measures including temporary traffic management and appropriate traffic marshals at the junctions of South Shore Road/Mill Road and South Shore Road/Bridge Street, unless alternative proposals are first submitted and approved by the Local Planning Authority.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

74
The details approved under condition 73 shall be implemented in accordance with the approved timetable and retained thereafter unless otherwise first approved in

writing by the Local Planning Authority.

Reason
To ensure highway safety is maintained in accordance with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

75
The arena and CoEx hereby approved shall not be brought in to use until the multi storey car park approved in planning permission DC/20/00698/FUL and the link road serving it approved under planning permission DC/20/00694/FUL are available for use.

Reason
To ensure adequate car parking provision is available for users of the proposed development and in the interests of highway safety in accordance with the National Planning Policy Framework and policies QB2 and CS13 of the Core Strategy and Urban Core Plan.

76
Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be carried out in complete accordance with the Coal Drops Mitigation Measures document prepared by Sir Robert McAlpine dated 21 August 2020.

Reason
In the interests of preserving the historic environment in accordance with the National Planning Policy Framework, policies QB2 and CS15 of the Core Strategy and Urban Core Plan and saved policy ENV11 of the Unitary Development Plan.

GATESHEAD METROPOLITAN BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 18 November 2020

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, Anderson, D Burnett, L Caffrey, S Craig, S Dickie, K Ferdinand, A Geddes, L Kirton, J Lee, K McCartney, J McClurey, E McMaster, C Ord, R Oxberry, I Patterson, J Turnbull, A Wheeler and K Wood

APOLOGIES: Councillor(s): M Hall

PD559 MINUTES

The minutes of the meeting held on 28 October 2020 were approved as a correct record and signed by the Chair.

PD560 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD561 PLANNING APPLICATIONS

RESOLVED: i) That the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.

ii) That the applications granted in accordance with delegated powers be noted.

PD562 ENFORCEMENT TEAM ACTIVITY

The report was previously circulated to the Committee for information and to be noted.

PD563 ENFORCEMENT ACTION

The report was previously circulated to the Committee for information and to be noted.

PD564 PLANNING APPEALS

The report was previously circulated to the Committee for information and to be noted.

PD565 PLANNING OBLIGATIONS

The report was previously circulated to the Committee for information and to be noted.

PD566 DECISIONS MADE IN APPLICATION TO MODIFY CONDITIONS RELATING TO CONSTRUCTION OPERATIONAL HOURS

The report was previously circulated to the Committee for information and to be noted.

Chair……..

Date of Committee: 18 November 2020	
Application Number and Address: DC/20/00373/FUL Land North of Charlton Walk Gateshead	**Applicant:** C/o Tony Stafford
Proposal: Construction of 16 new residential dwellings with associated highway access and landscaping (amended plans and additional information received 29.05.2020, 21.09.2020, 22.09.2020, 20.10.2020 and 22.10.2020)	
Declarations of Interest: **Name** None	**Nature of Interest** **None**
List of speakers and details of any additional information submitted: None	
Any additional comments on application/decision:	

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

Location Plan 4003-10-100-P3 Site Block Plan 4003-10-102-P9 Site Layout 4003-10-101-P11 House Type A 4003-20-01-P4 House Type B 4003-20-02-P4 House Type C 4003-20-03-P4

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 dwellings hereby approved shall not be occupied until final details of the appearance of boundary treatments have 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 street scene in accordance with saved policy ENV3 of the Unitary Development Plan, policy CS15 of the Core Strategy and Urban Core Plan and the NPPF.

4 The boundary treatment details approved under condition 3 shall be implemented in accordance with the approved details before the dwellings hereby approved are occupied and retained as such for the lifetime of the development.

The development hereby permitted shall also be constructed entirely of the materials detailed below:

Red facing brick (Ibstock Glenallen) Marley Modern Smooth Grey roof tiles White UPVC windows Feature panels of timber effect fibre cement cladding All windows serving bathrooms, en-suites and WCs shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be installed prior to occupation of the dwellings hereby approved and retained as such for the lifetime of the development.

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 street scene, and to ensure the proposal
would provide an appropriate level of privacy for future occupiers, in accordance saved policies DC2 and ENV3 of the Unitary Development Plan, policies CS14 and CS15 of the Core Strategy and Urban Core Plan and the NPPF.

5 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 1800 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 saved policies DC1, DC2 and ENV61 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the NPPF

6 The development hereby approved shall be implemented in accordance with the noise mitigation measures as detailed in section 4 of the 'Residential Noise and Vibration Assessment' by Nova Acoustics dated 08.09.2020 (project no. 4936BE), and with boundary treatment types as shown on plan 4003-10-101-P11. No

dwelling shall be occupied until the respective measures relating to that unit have been fully implemented and post-construction noise testing has demonstrated that the relevant internal noise levels have been achieved. Thereafter, the measures shall be maintained in accordance with the approved details for the lifetime of the development.

Any dwelling not passing the post-construction noise test shall not be occupied until the internal noise levels, at that property, have been re tested and have been shown to have achieved the relevant internal noise levels.

Reason To safeguard the amenities of future occupiers in accordance with saved policies DC1, DC2 and ENV61 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and the NPPF.

7 The dwellings hereby approved shall not be occupied until details of a scheme demonstrating a minimum of 15% affordable homes would be provided on site has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure the proposal would provide appropriate range and choice of housing in accordance with policy CS11 of the Core Strategy and Urban Core Plan and the NPPF

8 No dwelling hereby approved shall be occupied until final details of the informal play area, including a timescale for its laying out, and long term maintenance have been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure adequate and appropriate play provision in accordance with saved policies H15 and CFR28 of the Unitary Development Plan and the NPPF.

9 The informal play area approved under condition 8 shall be implemented in accordance with the approved details and maintained as such for the lifetime of the development.

Reason To ensure adequate and appropriate play provision in accordance with saved policies H15 and CFR28 of the CSUCP and the NPPF

10 No dwelling hereby approved shall be occupied until a landscaping and replacement tree scheme, including plant species (with a focus on species specified in section E of the Preliminary Ecological Appraisal dated March 2020 (BE001270.011)), sizes, planting densities and timescale for delivery have been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure that the development would provide appropriate landscaping on site in the interests of the visual amenity of the area and in accordance saved policies DC1, ENV3 and ENV44 of the Unitary Development Plan, Policy CS18 of the Core Strategy and Urban Core Plan and the NPPF.

11 The scheme approved under condition 10 shall be implemented in full accordance with the approved details and 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 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.

Reason To ensure that the planting scheme becomes well established and is satisfactorily maintained in the interests of the visual amenity of the area and in accordance saved policies DC1, ENV3 and ENV44 of the
Unitary Development Plan, Policy CS18 of the Core Strategy and Urban Core Plan and the NPPF.

12 No development or other operations shall commence on site in connection with the development hereby approved, (including, soil moving or any operations involving the use of motorised vehicles or construction machinery) until a Tree Protection Scheme and Arboricultural Method Statement have been submitted to and approved in writing by the Local Planning Authority.

The Tree Protection Scheme shall indicate which trees in G3 will be retained and the Scheme shall be devised in such a way as to maximise the retention of trees from that Group.

Reason To ensure the retained trees can be successfully protected during the construction phase in accordance saved policy ENV44 of the Unitary Development Plan, policy CS18 of the Core Strategy and Urban Core Plan and the NPPF.

Reason for pre-commencement condition To ensure that trees are appropriately protected at all times during works and construction.

13 The details approved under condition 12 shall be implemented at all times during construction and there shall be no access, storage, ground disturbance or contamination within the protected areas without the prior written approval of the Local Planning Authority.

Reason To ensure the retained trees can be successfully protected during the construction phase in accordance saved policy ENV44 of the Unitary Development Plan, policy CS18 of the Core Strategy and Urban Core Plan and the NPPF.

14 No dwellings hereby approved shall be occupied until a scheme relating to electric vehicle charging infrastructure has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure appropriate provision for electric vehicles in accordance with policy CS13 of the Core Strategy and Urban Core Plan and the NPPF.

15 The scheme approved under condition 14 shall be implemented in accordance with the approved details before the respective dwelling is
occupied and the electric vehicle infrastructure shall be retained and maintained as such for the lifetime of the development.

Reason To ensure appropriate provision for electric vehicles in accordance with policy CS13 of the Core Strategy and Urban Core Plan and the NPPF.

16 No dwellings hereby approved shall be occupied until final details of secure and weatherproof cycle storage for each dwelling have been submitted to and

approved in writing by the Local Planning Authority.

Reason To ensure adequate cycle storage provision in accordance with policy CS13 of the Core Strategy and Urban Core Plan and the NPPF.

17 The details approved under condition 16 shall be implemented in accordance with the approved details before the respective dwelling is occupied and retained and maintained as such for the lifetime of the development.

Reason To ensure appropriate provision for electric vehicles in accordance with policy CS13 of the Core Strategy and Urban Core Plan and the NPPF.

18 No dwellings hereby approved shall be occupied until the following details and timescales for their implementation, have been submitted to and approved in writing by the Local Planning Authority:

a) A detailed highways design, including for the extension of the 20mph zone into the new cul-de-sac; any necessary upgrade work deemed necessary on the existing carriageway of Charlton Walk (between Derwentwater Road and the development access), inclusive of all signs, lines and any new traffic calming devices; dropped kerbs across the new access; any signs, lines or features deemed necessary to protect the existing cycle route along Charlton Walk; any amendment deemed necessary to the existing 20mph Traffic Regulation Order (TRO) and/or a new TRO

b) Details of all areas of public highway to be stopped-up or improved

c) A street lighting scheme to adoptable standards (showing relocation of the existing lighting column on Charlton Walk and a new street lighting scheme for the development, including the specifications and locations of the street lights.)

Reason
To ensure appropriate highway safety in accordance with policy CS13 of the Core Strategy and Urban Core Plan and the NPPF.

19 The details approved under condition 18 shall be implemented in accordance with the approved details and timescales and retained and maintained as such thereafter.

Reason To ensure appropriate highway safety in accordance with policy CS13 of the Core Strategy and Urban Core Plan and the NPPF.

20 The development hereby approved shall not commence until a report of findings arising from further intrusive site investigations and a Phase II Detailed Risk Assessment (to assess potential contamination at the site) have been submitted to and approved in writing by the Local Planning Authority. Where required, the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

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 NPPF

Reason for prior to commencement condition The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for the sensitive end use is identified and approved prior to commencement of the development, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, from the beginning of the works.

21 The remediation and monitoring measures approved under Condition 20 (including measures to address land stability) shall be implemented in accordance with the timescales approved and in full accordance with the approved details.

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, to ensure that the development can be carried out safely without unacceptable risks to
workers, neighbours and other offsite receptors, and to ensure appropriate 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 NPPF

22 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 NPPF

23 The amended remediation and monitoring measures approved under condition 22 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.

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 NPPF

24 Where remediation is required (under conditions 20-23), 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 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, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and 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 NPPF

25 No new hard surfacing shall be installed on site until a revised Flood Risk Assessment and Drainage Strategy incorporating the following details have been submitted to and approved in writing by the Local Planning Authority:

- A plan showing the impermeable areas including all of the paving that would need to connect to the drainage system

- Clarification of the size of each hatched area on the impermeable area plan and which pipe run each would connect to

- A demonstration that 'urban creep' allowance (i.e. accounting for potential additional residential hardstanding in the future) has been considered

- Details of how the water quality of runoff from the proposed highway would be managed

- Consideration of the potential for overland runoff being directed towards properties (i.e where parking falls towards the property) and a scheme to manage this.

Reason To prevent the increased risk of flooding from any sources and to ensure an appropriate drainage strategy in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the NPPF

26 The development hereby approved shall be implemented in accordance with the details approved under condition 25 at all times and retained and maintained as such for the lifetime of the development.

The drainage scheme shall also ensure that foul flows discharge to the foul sewer at manhole 4309 and ensure that surface water discharges to the surface water sewer at manhole 4310. The surface water discharge rate shall not exceed the available capacity of 5l/sec that has been identified in this sewer.

Reason

To prevent the increased risk of flooding from any sources and to ensure an appropriate drainage strategy in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the NPPF

27 The development shall be carried out in full accordance with the Preliminary Ecological Appraisal dated March 2020 (BE001270.011), and the dwellings hereby approved shall not be occupied until the following features have been implemented on site, and they shall be retained as such for the lifetime of the development:

- Integral potential bat roost features within at least four of the new dwellings - A total of eight bird nesting boxes (a mix of integral and tree mounted) for an appropriate suite of species - Hedgehog highways (13cm x 13cm gaps) to all 1.8m high fencing as shown on plan 4003-10-101-P11

Reason To protect and enhance the conservation status of protected/priority species within the development site in accordance with saved policies DC1, ENV46 and ENV47 of the Unitary Development Plan, policy CS18 of the Core Strategy and Urban Core Plan and the NPPF.

28 Installation of temporary works compounds located adjacent the operational railway, excavations and earthworks carried out near the railway undertaker's boundary fence, and use of machinery where vibro-compaction machinery is to be used in development shall each not commence until final details and method statements relating to the respective works have been submitted to and approved in writing by the Local Planning Authority (in consultation with Network Rail).

Additionally, where excavations/piling/buildings would be located within 10m of the railway boundary, no works within that area shall commence until method statements relating to the method of construction, risk assessment in relation to the railway and construction traffic management plan have been submitted to and approved in writing by the Local Planning Authority (in consultation with Network Rail).

Reason To ensure safety, operational needs and integrity of the railway in accordance with saved policy DC2 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and the NPPF

29
Where required, the details approved under condition 28 shall be implemented in full accordance with the approved details at all times until final completion of the development.

Reason To ensure safety, operational needs and integrity of the railway in accordance with saved policy DC2 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and the NPPF

Date of Committee: 18 November 2020

Application Number and Address:	**Applicant:**
DC/20/00691/FUL Land Rear of Hawthorn Gardens Ryton NE40 3XA	Mr Paul Conway

Proposal:

Erection of single storey residential dwelling

Declarations of Interest:

Name	**Nature of Interest**
None	

List of speakers and details of any additional information submitted:

None

Any additional comments on application/decision:

That permission be REFUSED for the following reason(s):

1
The proposed development has the potential to create conflicts between highway users as a result of the poor visibility from the site access/egress onto Stargate Lane, the use of a public right of way by vehicles and the poor lighting along the access track. The proposed development would have an unacceptable impact on highway safety by failing to connect safely to the existing transport network and fails to accord with the NPPF and Policy CS13 of the CSUCP.

Date of Committee: 18 November 2020

Application Number and Address:	**Applicant:**
DC/20/00712/FUL Land at South View Chopwell	Mr & Mrs David & Valerie Liptrot

Proposal:

Erection of a single storey dwelling with integral garage and attached granny annexe.

Declarations of Interest:

Name	**Nature of Interest**
None	

List of speakers and details of any additional information submitted:

Hannah Woodall (Agent) spoke in favour of the application.

Any additional comments on application/decision: That permission be REFUSED for the following reason(s):

1
The proposal would represent inappropriate development in the Green Belt, which is, by definition, harmful to the Green Belt and also contrary to one of the purposes of including land within the Green Belt. No very special circumstances have been demonstrated. The development is therefore contrary to paragraphs 134 and 143-147 (inclusive) of the NPPF and policy CS19 of the CSUCP.

2
Insufficient information has been submitted to allow the Local Planning Authority to consider the proposed development and its impact on ecology, in accordance with the NPPF, Policy CS18 of the CSUCP and saved UDP policies DC1, ENV46, ENV47 and ENV51.

REPORT OF THE STRATEGIC DIRECTOR COMMUNITIES AND ENVIRONMENT

TO THE PLANNING AND DEVELOPMENT COMMITTEE ON 9 DECEMBER 2020:

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.

Application ref.	Nature of proposed development	Location of proposed development	Decision	Ward
DC/20/00008/FUL	Change of use to drinking establishment and events space including live music and food sales (amended description) (amended plan 24.02.2020)	Unit 5, Contract House,	Refused;	Dunston And Teams
DC/20/00424/FUL	Enclosure of rear yard to form extension, installation of roller shutter door and fire escape (amended plans 22.06.2020, 08.07.2020 and 11.11.2020)	13-15 , Glynfellis,	Granted;	Windy Nook And Whitehills
DC/20/00591/FUL	Erection of a single storey side extension and raised decking to the rear (amended description 19.10.20).	11 Dene Avenue, Rowlands Gill Central,	Granted;	Chopwell And Rowlands Gill
DC/20/00648/HHA	Erection of two-storey side and rear extension and proposal of alternative parking (AS AMENDED 6/11/20).	Denstone , Spen Lane,	Granted;	Crawcrook And Greenside

DC/20/00662/HHA	Erection of two-storey side extension including construction of decked area and alterations to adjoining boundary fence.	26 Keir Hardie Avenue, Felling,	Granted;	Pelaw And Heworth
DC/20/00669/HHA	Proposed 2-storey side extension	13 Cleasby Gardens, Low Fell,	Granted;	Low Fell
DC/20/00771/HHA	Single storey side and rear extension	25 Wardley Drive, Felling,	Granted;	Wardley And Leam Lane
DC/20/00680/TPO	Works to trees protected by TPO 91 in grounds of Hexham Villa	Hexham Villa, Durham Road,	Granted;	Birtley
DC/20/00691/FUL	Erection of single storey residential dwelling	Land Rear Of Hawthorn Gardens, Ryton,	Refused;	Ryton Crookhill And Stella
DC/20/00701/HHA	Erection of a single storey side and rear extension.	29 Coniston, Birtley,	Refused;	Birtley
DC/20/00706/REM	Reserved matters application (relating to access, appearance, landscaping, layout and scale) pursuant to outline approval DC/19/00955/OUT for the erection of a single dormer bungalow (additional information and amended plans received 08/10/20).	8 Holburn Walk, Ryton,	Granted;	Ryton Crookhill And Stella

DC/20/00738/OHL	Removal of existing electricity conductor wires and installation of two replacement steel poles	Land At And Adj To Kimcote, St Agnes Gardens West,	Observations;	Crawcrook And Greenside
DC/20/00740/HHA	Two storey side extension and pitched roof to front extension (part-retrospective) (description amended 11.11.20)	1 Holly Avenue, Winlaton Mill,	Granted;	Winlaton And High Spen
DC/20/00763/HHA	Proposed single storey side extension	35 Highridge, Birtley,	Granted;	Lamesley
DC/20/00746/TPO	Works to trees protected by TPO 19	8 The Woodlands, Kibblesworth,	Granted;	Lamesley
DC/20/00777/HHA	Single storey front extension and garage conversion	3 Oakridge, Whickham,	Granted;	Whickham North
DC/20/00759/HHA	Proposed wrap around dormer to rear and side roof slope with Juliet balcony to the rear elevation and roof lights to front elevation. Grey composite cladding boards to replace front bay windows tiles and replace existing windows/doors with grey UPVC.	22 Harlow Green Lane, Harlow Green,	Granted;	Chowdene
DC/20/00791/HHA	Proposed single storey side and rear extension	4 Falsgrave Place, Whickham,	Granted;	Whickham South And Sunniside

DC/20/00795/HHA	Proposed single storey side and rear extensions on the north and east elevations, pitched roof over bedroom 4 on the north elevation, alterations to the existing first floor balcony on the east elevation and improvements to the existing elevations including new windows/doors, new render /natural stone.	Richmond House , Axwell Park,	Granted;	Blaydon
DC/20/00800/TPO	Works to trees protected by TPO 104 at Derwent House Whittonsal Road	Derwent House, Whittonstall Road,	Granted;	Chopwell And Rowlands Gill
DC/20/00805/COU	Change of use from coffee shop to retail bakery, refurbishment of shopfront, installation of condenser units and ventilation ducts on rear elevation (additional information submitted 02.11.2020, 04.11.2020 and 12.11.2020).	300 Old Durham Road, Gateshead,	Granted;	Deckham
DC/20/00814/HHA	Erection of a part two storey, part single single storey extension to the side , wiith roof terrace above and and replacement of existing conservatory to the rear.	39 Heathfield Place, Gateshead,	Granted;	Saltwell

DC/20/00821/COU	Change of use from health and leisure club (use class D2) and hairdresser's (use class A1) to cafe style bar and indoor recreational uses (golf facility or escape rooms) on the ground floor and laser tag arena on the first floor (Use Class E) (description amended 16.11.2020)	Back Of Harraton Terrace, Pulse Fitness Centre , Durham Road,	Granted;	Birtley
DC/20/00824/HHA	Single storey side extension	22 Shotley Gardens, Low Fell,	Granted;	Low Fell
DC/20/00855/HHA	Proposed first floor rear extension	25 Mitchell Street, Ryton,	Granted;	Crawcrook And Greenside
DC/20/00856/HHA	Proposed single storey rear extension	Chentwood, 137 Windy Nook Road,	Granted;	Windy Nook And Whitehills
DC/20/00827/HHA	Proposed extension to existing conservatory to form enlarged orangery	Ashfield House , 1 Main Road,	Granted;	Ryton Crookhill And Stella
DC/20/00830/TPO	Tree works to Beech tree located on land to rear of 10 Silverdale Way	10 Silverdale Way, Whickham,	Granted;	Whickham South And Sunniside
DC/20/00831/TPO	Tree works at land to rear of 2 Silverdale Way	2 Silverdale Way, Whickham,	Granted;	Whickham South And Sunniside

DC/20/00840/HHA	Proposed two storey side and rear extension and new porch with roof over existing bay window.	150 Marian Drive, Bill Quay,	Granted;	Pelaw And Heworth
DC/20/00848/HHA	Proposed single storey side extension	2 The Drive, Vigo,	Granted;	Birtley
DC/20/00850/HHA	Proposed detached garden storage building	22 Berkley Avenue, Axwell Park,	Granted;	Blaydon
DC/20/00853/ADV	Conversion of existing non-illuminated advertising display on gable end to an illuminated digital advertising display.	560-562 , Durham Road,	Refused;	Low Fell
DC/20/00858/HHA	Proposed two storey rear extension	Pawston Cottage , Pawston Road,	Granted;	Winlaton And High Spen
DC/20/00877/CPL	CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT: Proposed single storey rear extension	67 Sherburn Way, Wardley,	Granted;	Wardley And Leam Lane
DC/20/00881/HHA	Proposed Front Porch	11 Broadbank, Wardley,	Granted;	Pelaw And Heworth
DC/20/00882/HHA	Proposed single storey rear extension and associated landscaping	7 Laxford, Vigo,	Granted;	Birtley

DC/20/00884/FUL	Construction of a 25m x 15m x 6.5m (H) energy centre to house a 6MW minewater heat pump system and introduction of associated boreholes	Local Environmental Services Construction Depot , Shearlegs Road,	Granted;	Bridges
DC/20/00885/ADV	Display of three digitally printed flex face skins fitted to existing black clip boxes and one digitally printed flex face skin fitted to new internally illuminated black clip box	Blaydon Industrial Park, Unit 1 , Chainbridge Road,	Temporary permission granted;	Blaydon
DC/20/00886/HHA	Proposed single storey rear extension.	13 Woodlands Way, Winlaton,	Granted;	Winlaton And High Spen
DC/20/00888/FUL	VARIATION OF CONDITION 2 (approved plans) of DC/19/01090/FUL to amend plans retaining the existing location of the front elevation wall	9 Derwent Street, Chopwell,	Granted;	Chopwell And Rowlands Gill
DC/20/00892/ADV	Display of 8m high white fibreglass flagpole	Queen Elizabeth Hospital , Queen Elizabeth Avenue,	Temporary permission granted;	High Fell
DC/20/00904/HHA	Proposed single storey side extension with new front entrance porch	58 Garden House Estate, Crawcrook,	Granted;	Crawcrook And Greenside

DC/20/00907/HHA	Proposed single storey rear extension	7 Landswood Terrace, Winlaton Mill,	Granted;	Winlaton And High Spen
DC/20/00911/FUL	Proposed interal remodelling and external alterations at 119 Chevington and proposed sub-division of 127 Chevington into 2 no. units (Use Class C3) and interal remodelling and external alterations	119 And 127 Chevington, Leam Lane Estate,	Granted;	Windy Nook And Whitehills
DC/20/00922/ADV	Display of illuminated top sign and illuminated logo panel in ATM	Sunshine Turkish, 1 Waldridge Gardens,	Temporary permission granted;	High Fell
DC/20/00927/HHA	Proposed single storey rear extension and first floor side extension above existing garage	18 Larne Crescent, Sheriff Hill,	Granted;	High Fell
DC/20/00950/HHA	Revision of application reference DC/20/00765/HHA for a single storey side extension to increase the dimensions from 2m x 2m to 2m x 3.25m	14 Plantation Grove, Bill Quay,	Granted;	Pelaw And Heworth

Gateshead Council

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

13th January 2021

TITLE OF REPORT: Enforcement Team Activity

REPORT OF: Anneliese Hutchinson, Service Director, Development, Transport and Public Protection

Purpose of the Report

1. To advise the Committee of the activity of the Enforcement Team since the last Committee meeting.

Background

2. The Enforcement team deal with proactive and reactive investigations in relation to Planning, Highway and Waste related matters.

Recommendations

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

Within the date range commencing 06.11.20 and ending 25.11.20 the enforcement team has received **68** new service requests. Officer are currently being redeployed at present to enforce Covid legislation.

Type of complaint	New complaints received	Cases allocated to officer	Cases resolved	Pending prosecutions
PLANNING	26	10	40	0
HIGHWAYS	19	7	19	0
WASTE	23	6	12	62
TOTALS	68	23	71	62

COURT HEARINGS
The Enforcement Team attended no Court Hearings due to Covid19

Gateshead Council

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE
13th January 2021

TITLE OF REPORT: **Enforcement Action**

REPORT OF: **Anneliese Hutchinson, Service Director, Development, Transport and Public Protection**

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.

APPENDIX 1

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, Windy Nook And Whitehills, Winlaton and High Spen, Whickham North, Whickham South and Sunniside, 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	Date Notice comes into Force	End of Compliance Period	Current Status
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	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.
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	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 investigations, it was established that a building had been erected without consent. 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. 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 A site visit has been arranged for the week commencing the 29th October to look at the costs of carrying out work in default.
3.	Land at Woodhouse Lane, Swalwell (Known as South West Farm Site One) Known as South West Farm Site Two)	Swalwell 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 Without planning permission the change of use of the land from agriculture and reception, composting and transfer of green waste to a mixed	11 January 2016 11 January 2016	12 January 2016 12 January 2016	15 February 2016 15 February 2016	14 March and 4 July 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. As such the original Notices (which were 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. The Notices requires firstly, the cessation of the unauthorised use and secondly, the removal from the land of the scrap. Both defendants pleaded guilty at Newcastle Crown Court and both received a fine of £750. Each defendant was ordered to pay costs of £422.50 and a victim surcharge of £75. The site has to be cleared in 6 months. The site has recently been revisited and it is likely further action will be required.

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
	(Known as South West Farm Site Three)	Swalwell	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. 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	11 January 2016	12 January 2016	15 February 2016	14 March and 4 July 2016 29th Sep 2018	A site visit was undertaken in October where it was evident that the land has not been cleared and additional scrap had been brought on to the site. A further prosecution file is currently with the Councils legal department. A court date has been issued for the 26th April 2019 at Gateshead Magistrates Court. The court date has been re issued for the 10th June 2019. In the interim officers are actively pursuing quotes to clear the land, to ascertain whether this is financially viable. The Court date has been adjourned until 24th June at 10am, discussions are to take place with the land owner prior to the court date to progress with the clearance of the land. A site visit was undertaken on the 29thJune, two of the areas of land have been significantly cleared, efforts are being mage by the owners to clear the third piece of land prior to the court date. The trial date has been arranged for the 24th September 2019 On the 20th January Mr J Tate and Mr M Tate pleaded guilty to failing to comply with the enforcement notices. The Magistrates fined both Tate's £500.00 each with cost of £300.00 each and a victim surcharge of £50.00 each. A total of £850.00 each.
4.	Blaydon Quarry , Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	27th March 2018	28th March 2018	28th March 2018	28th April 2018	Complaints have been received that the site has been open outside the approved hours, following further investigation this has been confirmed, therefore a notice has been served in relation to breach of condition 51 to ensure no HGV'S enter of leave the site before 06.30 or after 18.00 hours on Monday to Friday nor after 13.00 hours on Saturdays and no times on Sunday and Bank and Public holidays. A site visit was undertaken on the 20th June in conjunction with the Environment Agency, to monitor the hours of operation. At the time of the visit no tipping was taking place, however activity on site will continue to be monitored.
5.	Three Ts Bar, Longrigg Gateshead	Whickham North	Untidy Land	05th September 2018	05th September 2018	5th October 2018	30th November 2018	Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and a hoarding erected. The owner has been in contact and will submit a scope of works with timescales to make this building safe and in part to be brought back into use, rather than demolish property. Following a site visit on the 19th November, a scope of works should be submitted by the developer no later than the 30th November. Quotes however are being sought for the demolition of the property in preparation that the information is not forthcoming.

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								Scaffolding has been erected and works are commencing to bring the building back into use. The windows have been inserted in the rear part of the building and works have commenced on the roof. Works to the roof has recommenced and the existing roof has now been fully stripped. The main building has now been fully re roofed and works have commenced on the rear off shoot. **Follwing a site visit on the 24th November the building has now been fully rendered.**
6.	321 And 323 Rectory Road Bensham Gateshead NE8 4RS	Saltwell	Unauthorised change of use	7th November 2018	7th November 2018	11th December 2018	8th January 2019	Complaints have been received regarding the use of a dwelling as a House of Multiple Occupation (HMO). A previous planning application was refused for the change of use and the subsequent appeal dismissed; therefore, an Enforcement Notice has been issued requiring the use of the property as an HMO to cease. An appeal has been received but no start date has been given yet. A hearing date has been scheduled for the 24th September 2019. The hearing date has been rescheduled to the 8th October 2019 The Appeal has been determined and the Notice upheld, further details are provided on the appeals report. The Notice has been complied with, permission is sought from Committee to remove this item from the report.
7.	2 Wythburn Place Gateshead NE9 6YT	High Fell	Unauthorised development	12th February 2019	12th February 2019	19th March 2019	19th July 2019T	Complaints had been received regarding the erection of an extension to the property, the extension has a detrimental impact on the visual amenity of the area and thus an enforcement notice has been served seeking the extension be demolished and remove in its entirety. A planning application has been submitted and approved for the erection of a single storey side extension. The owner of the property has stated that the extension will be removed in the next four weeks and footings for the new extension installed. Following the expiry of the compliance period, officers have visited the site and wrote to the owner allowing a further 21 days to remove the structure. A further site visit has been undertaken and works to fully remove the structure has still not taken place, a prosecution file is now being compiled due to non compliance with the notice. Following a further site visit, additional works have been undertaken to comply with the notice, however Officers have spoken to the owner advising

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								what additional works are still needed to fully comply with the notice. The Notice has been complied with, permission is sought from Committee to remove this item from the report.
8.	Blaydon Quarry Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	22nd May 2019	24th May 2019	28th June 2019	28th December 2019	Blaydon Quarry is in breach of several planning conditions. A Notice has been served in relation to condition 23 to require installation of a drainage system. The Council has designed an acceptable scheme to be installed in the interests of surface water drainage and to enable the safe and successful restoration of the site. A site visit was undertaken on the 4th June, where drainage works had commenced. Officers are working closely with the Operator of the quarry to ensure compliance. A discharge of condition application has been submitted in relation to condition 23 for the Council to assess. An appeal has been submitted in relation to the enforcement notice.
9.	Blaydon Quarry Lead Road, Gateshead	Crawcrook and Greenside	Breach of Planning Conditions	22nd May 2019	24th May 2019	28th June 2019	28th October 2019	Blaydon Quarry is in breach of several planning conditions. A Notice has been served in relation to condition 24 to require installation of the previously approved drainage system on the southern boundary, in the interests of surface water drainage and to enable the safe and successful restoration of the site. A discharge of condition application has been submitted in relation to condition 24 for the Council to assess. An appeal has been submitted in relation to the enforcement notice. Wardell Armstrong on behalf of the Operator has withdrawn the Enforcement Appeal.
10.	81 Dunston Road, Gateshead NE11 9EH	Dunston and Teams	Untidy Land	25th July 2019	25th July 2019	22nd August 2019	03rd October 2019	Complaints have been received regarding the condition of the property which is considered to have a detrimental impact on the visual amenity of the area. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the hedge be cut, all boarding removed from windows and the windows and frames mage good. It also required that all the guttering and down pipes be re attached to the building. Estimates have been received for the council to do the works in default if the Notice is not complied with by the 1st May. Given the current Covid19 situation, the works in default have been delayed and an extension given to the homeowner.

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
11.	27 Sundridge Drive, Wardley Gateshead NE10 8JF	Wardley and Leam Lane	Unauthorised change of use	01st August 2019	01st August 2019	5th September 2019	03rd October 2019	Complaints have been received regarding the erection of fencing enclosing public open space and incorporating it into the private garden. A previous enforcement notice was served seeking the removal of the fence, however the notice was quashed following an appeal decision. The notice has been re served to include the change of use to residential garden. An appeal has been made against the Notice, further details are provided on the appeals report. The Notice has been upheld at appeal, the owners are currently removing the fence to comply with the Notice. All fence panels have been removed the officer is to under take a site visit to ensure the posts have also been removed.
12.	114 Coatsworth Road Bensham Gateshead Tyne And Wear NE8 1QQ	Saltwell	Untidy Land	16th August 2019	16th August 2019	17th September 2019	4th February 2020	Complaints have been received regarding the condition of the property within the Coatsworth Road Conservation Area. A Notice has been re -issued pursuant to section 215 of the Town and Country Planning Act requiring the building be demolished and necessary support provided to the adjacent buildings to ensure they are wind and watertight. Following demolition, the land needs to be levelled, graded and compacted to match the contours of the surrounding land. An appeal has been made to the magistrates. The hearing date has been listed for the 27th April 2020. Given the current situation it is likely that the court date of the 27th April will be postponed. The notice has been withdrawn, permission is sought from Committee to remove this item from the report.
13.	Wardley Colliery, Gateshead Tyne and Wear NE10 8AA	Wardley and Leam Lane	Untidy Land	22nd November 2019	22nd November 2019	2nd January 2020	21st May 2020	Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and all rubbish and debris removed from the site. **Following a site visit on the 24th November, the building has now been fully demolished. Officers will re visit the site on the 21st May to ensure all the materials have been removed from the site.**
14.	168 Kells Lane Low Fell Gateshead NE9 5HY	Low Fell	Unauthorised Development	29th November 2019	29th November 2019	3rd January 2020	28th February 2020	Complaints had been received regarding the erection of an outdoor bar structure, the development is considered to have a detrimental impact on the visual amenity of the area and thus an enforcement Notice has been served seeking the extension be demolished and remove in its entirety. An appeal has been made against the Notice, further details are provided on the appeals report. The appeal decision has been received and the Notice upheld, further details are within the appeals report

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
								The Notice has now been complied with in full. Permission is sought from Committee to remove this item from the report.
15.	Ivy Lane Gateshead NE9 6QD	Chowdene	Untidy Land	20th November 2019	21st November 2019	26th December 2019	30th January 2020	Complaints have been received regarding the condition of the land. The condition of the land is considered to have a detrimental impact on the visual amenity of the area. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring all the waste be removed, that all the vegetation be cut back to ground level and the metal barrier fencing be removed from the land. The owner of the property has made positive steps to date to comply with the notice. The waste has been removed and the vegetation has been cut back. The Officer is monitoring the site and anticipates that all the work will be completed by the end of the compliance period. The notice has now been complied with in full, permission is sought from Committee to remove this item from the report.
16.	High Spen Excelsior Social Club Ramsay Street Rowlands Gill NE39 2EL	Winlaton and High Spen	Untidy Land	10th February 2020	10th February 2020	13th March 2020	13th April 2020	Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the building to be demolished and all rubbish and debris removed from the site.
17.	Former Gardeners Arms 175-177 Carr Hill Road, Deckham, Gateshead, Tyne and Wear NE9 5LX	Deckham	Untidy Land	5th August 2020	5th August 2020	8th September 2020	6th October 2020	Complaints have been received regarding the condition of the land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the clearing the site, backfilling all pits left from demolition of property, grading the land and new hoarding.
18.	23 Carnforth Gardens, Beacon Lough, Gateshead, Tyne and Wear, NE9 5LX	High Fell	Untidy Land	5th August 2020	5th August 2020	8th September 2020	22nd September 2020	Complaints have been received regarding the condition of the building and land. A Notice has been issued pursuant to section 215 of the Town and Country Planning Act requiring the front and rear gardens be cleared and repair works to the roof, guttering and fencing.
19.	Dynamix Albany Road Gateshead	Bridges	Unauthorised change of use	13th October 2020	13th October 2020	17th November 2020	18th May 2020	Complaints have been received regarding the change of use from a vacant warehouse to a mixed use comprising skate park, residential planning unit and storage of building and scrap materials therefore, an Enforcement Notice has been issued requiring the unauthorised use of the land to cease and all materials and vehicles be removed from the land

Item Number	Site	Ward	Alleged Breach of Planning Control	Date Approval given for Enforcement Action	Date Served	Date Notice comes into Force	End of Compliance Period	Current Status
20.	**102 Avenue Road, Gateshead NE8 4JE**	**Saltwell**	**Unauthorised development**	**26th October 2020**	**26th October 2020**	**30th November 2020**	**31st January 2021**	**Complaints had been received regarding the erection of a decked area, the development is considered to have a detrimental impact on the residential amenity of the neighbouring properties and thus an enforcement Notice has been served seeking the deck be remove in its entirety.**

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Gateshead Council

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE
9 December 2020

TITLE OF REPORT: Planning Appeals

REPORT OF: Anneliese Hutchinson, Service Director, Development, Transport and Public Protection

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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 **four** new appeals lodged since the last committee:

DC/19/00902/FUL - Land Rear Of Oakfield House, Gateshead Road, Sunniside
Erection of detached house and garage
This was a delegated decision refused on 20 August 2020

DC/20/00469/HHA - 8 Scholars Close, Marley Hill, Whickham
Proposed two storey side extension with rooms in the loft space (amended plans 28.07.2020)
This was a delegated decision refused on 4 August 2020

DC/20/00485/OUT - Land Adjacent To Hillcrest, Stannerford Road, Ryton
Erection of detached dormer bungalow and detached garage.
This was a delegated decision refused on 21 September 2020

DC/20/00693/HHA - 48 St Austell Gardens, Chowdene, Gateshead
Proposed construction of first floor extensions and balcony to west elevation
This was a delegated decision refused on 1 October 2020

Appeal Decisions

3. There has been **one** new appeal decisions received since the last Committee:

DC/19/01148/ADV - Lgv Driver Training Centre, Abbotsford Road, Felling
Display of One West Facing LED Digital Display Billboard (screen measuring 6 metres by 3 metres) mounted and supported by two posts (amended 14 Feb 2020).
This was a delegated decision refused on 7 July 2020
Appeal dismissed 24 November 2020

Appeal Costs

4. There have been **no** appeal cost decisions.

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Outstanding Appeals

5. Details of outstanding appeals can be found in **Appendix 3.**

Recommendation

6. It is recommended that the Committee note the report

Contact: Emma Lucas Ext: 3747

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APPENDIX 1

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

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APPENDIX 2

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APPENDIX 3

OUTSTANDING APPEALS

Planning Application No	Appeal Site (Ward)	Subject	Appeal Type	Appeal Status
DC/19/00902/FUL	**Land Rear Of Oakfield House Gateshead Road Sunniside**	**Erection of detached house and garage**	**Written**	**Appeal in Progress**
DC/19/00965/HHA	16 Rockwood Gardens Greenside Ryton NE40 4BB	Proposed extension at first floor level above existing single storey extension to rear and proposed dormer window to front elevation	Written	Appeal in Progress
DC/19/01148/ADV	**Lgv Driver Training Centre Abbotsford Road Felling NE10 0EX**	**Display of One West Facing LED Digital Display Billboard (screen measuring 6 metres by 3 metres) mounted and supported by two posts (amended 14 Feb 2020).**	**Written**	**Appeal Dismissed**
DC/20/00016/COU	Land Adjacent Rose Cottage, High Street, Wrekenton	Change of use from former petrol filling station to hand car wash and car valeting facility (Resubmission).	Written	Appeal in Progress
DC/20/00093/COU	Blaydon Butchers 15 Clavering Road Blaydon NE21 5HH	Change of use from cafe (Use Class A3) to a mixed use of cafe and hot food takeaway (mixed uses A3/A5)	Written	Appeal in Progress
DC/20/00438/HHA	6 Coalway Lane Whickham NE16 4BX	First floor side extension and canopy to create covered car port (description amended 06.07.20)	Written	Appeal in Progress
DC/20/00469/HHA	**8 Scholars Close Marley Hill Whickham**	**Proposed two storey side extension with rooms in the loft space (amended plans 28.07.2020)**	**Written**	**Appeal in Progress**
DC/20/00485/OUT	**Land Adjacent**	**Erection of detached**	**Written**	**Appeal in**

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	To Hillcrest Stannerford Road Ryton	**dormer bungalow and detached garage.**		**Progress**
DC/20/00693/HHA	**48 St Austell Gardens Chowdene Gateshead**	**Proposed construction of first floor extensions and balcony to west elevation**	**Written**	**Appeal in Progress**

The Planning Inspectorate

Appeal Decision

Site visit made on 6 November 2020

by F Cullen BA(Hons) MSc DipTP MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 24 November 2020

Appeal Ref: APP/H4505/Z/20/3257207
LGV Driver Training Centre, Abbotsford Road, Felling Central, Gateshead, Tyne & Wear NE10 0EX

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
- The appeal is made by Mr Terry Smith, LGV Driver Training Centre against the decision of Gateshead Council.
- The application Ref: DC/19/01148/ADV, dated 18 November 2019, was refused by notice dated 7 July 2020.
- The advertisement proposed is display of one west facing LED digital display billboard, mounted and supported on two posts.

Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of the proposed advertisement was originally 'Double sided electronic screen LED digital billboard. Each screen measures 6000mm x 3000mm.' During the determination of the application the east facing digital display was removed from the proposal. Therefore and for the avoidance of doubt, I have used the revised description in the Council's decision notice and the appellant's planning appeal form in the banner heading above and determined the appeal on that basis.

Main Issues

3. The Town and Country Planning (Control of Advertisements) Regulations (England) 2007 (the Regulations), the National Planning Policy Framework (the Framework) and the Planning Practice Guidance (the Guidance) all confirm that control over the display of advertisements should only be in the interests of amenity and public safety, taking into account the provisions of the development plan, in so far as they are material, and any other relevant factors.

4. In the context of the above, the main issues are the effect of the proposed advertisement on amenity and public safety.

Reasons

5. The appeal site is an area of hardstanding next to the LGV Driver Training Centre. It is located within a mixed commercial / industrial area which sits below the north side of the A184 Felling By-pass (A184).

6. The proposed advertisement comprises a 3m by 6m, west facing, post mounted and supported, LED digital display screen (LED screen). The posts and LED screen would have a total height of 10m and the top of the LED screen would be positioned immediately adjacent to and approximately 5m above the eastbound carriageway of the A184.

7. The submitted evidence states that the LED screen would display coloured static images that would transition smoothly from one image to another, with the luminance of the LED screen automatically adjusting to the brightness of the surrounding environment. The display would involve no moving images, animation, intermittent or full motion video images and there would be no sound.

Amenity of the area

8. The Guidance advises that 'amenity' is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an advertisement or site for the display of advertisements, where residents or passers-by will be aware of the advertisement[1].

9. The appeal site is situated within a neighbourhood which is predominantly characterised by large commercial sites with sizeable industrial buildings. Tree cover softens the area's hard urban form in part, but this is limited.

10. I acknowledge that the LED screen's elevated position, considerable size and illuminated changing display, would cause the proposed advertisement to be highly conspicuous in short and long range views when travelling along the eastbound carriageway of the A184 or the adjacent public footpath. I also note the lack of any other advertisements of this type in the near vicinity of the appeal site. Nevertheless, having regard to the very commercial and industrial character of the neighbourhood, along with the absence of any important scenic, historic, architectural or cultural features within the area, I consider that the proposed advertisement would not appear wholly out of place in relation to its surroundings.

11. I therefore conclude that the proposed advertisement would not have a harmful effect on amenity.

Public safety

12. The Guidance states that all advertisements are intended to attract attention and that there are less likely to be road safety problems if the advertisement is on a site within a commercial or industrial locality, such as the area in which the appeal site is located. However, the Guidance also identifies externally or internally illuminated signs (incorporating either flashing or static lights) including those utilising LED technology and which are subject to frequent changes of the display, such as the proposed advertisement, as one of the main types of advertisement which may cause danger to road users[2].

13. The A184 is a dual carriageway with a speed limit of 40 mph and is one of the main routes into and through the Tyneside conurbation, linking the A19 to Gateshead town centre and the A1 in the west. As such, it carries a high volume of traffic and is prone to congestion at certain times of the day. The

[1] Planning Practice Guidance, Paragraph: 079 Reference ID: 18b-079-20140306.
[2] Planning Practice Guidance, Paragraph: 068 Reference ID: 18b-068-20140306.

eastbound carriageway of the A184 gradually ascends and slightly curves when travelling through the signal controlled junction with Abbotsford Road, where cross lane movements occur, towards the proposed position of the LED screen as the road bridges over Stoneygate Lane.

14. I appreciate that the proposed position of the LED screen would be approximately 170m beyond the signal controlled junction with Abbotsford Road and I note the technical capabilities of the screen and the display. However, the gradual rise of the carriageway at this section of the A184, combined with the screen's raised position, substantial size, use of LED technology and frequent changes of the display (albeit static images), would cause the proposed advertisement to be an unduly prominent and unusually vivid feature on the skyline at this location. As such, it would have the potential to be a distraction to drivers when approaching and travelling through the signal controlled junction with Abbotsford Road which would prejudice public safety.

15. I concede that this section of the A184 is not an accident black spot, with accident data confirming that there have been only two relevant accidents on this part of the road in the last five years. Nevertheless, this does not signify that the siting of a LED screen at the position proposed would not distract drivers and be harmful to public safety. It merely indicates that, at present, the junction functions safely without advertisements of the type proposed being visible beyond the junction.

16. Whilst the road possesses a 40mph speed limit and is liable to slow moving traffic, this is not the case at all times of the day, week, month or year. Indeed, at the time of my site visit, around midday, I noted that traffic was generally free-flowing and fast moving along this stretch of the road.

17. I therefore conclude that the proposed advertisement would have a harmful effect on public safety.

18. I have taken account of the fact that there are no other comparable advertisements in the immediate vicinity of the appeal site and the lack of cumulative impact in this respect. However, this does not alter my opinion.

19. I have considered whether any conditions controlling the level of brightness of the images, frequency of the images and the manner of change between images could adequately mitigate my concerns were I to allow the appeal. However, they would not overcome the fundamental objections to the proposed advertisement's position, size, form and illumination.

Other Matters

20. My attention has been drawn to existing free-standing signs near to the appeal site and several other examples of large, digital advertisements adjacent to main highways and motorways within the local area, region and other parts of the country.

21. The existing free-standing signs nearby are modest in size, are not elevated on the skyline and are not illuminated. Therefore, they are not comparable to the appeal proposal before me. The digital display advertisements cited appear to have some similarities with the proposed advertisement in relation to their size and siting. However, very limited information regarding the detailed circumstances and wider context of each advertisement has been provided, to

the extent that I am unable to make any meaningful assessment and comparison between them and the appeal proposal. Consequently, I can only give these references limited weight. In any event, I have determined the appeal proposal before me on its own merits in the interests of amenity and public safety and found that it would have a harmful effect on public safety.

22. Development plan policies are not decisive but are material considerations when determining whether to grant advertisement consent. Furthermore, the Guidance states that development plans do not have to contain advertisement policies[3]. Therefore, the fact that no local plan policies are referred to in the Council's reason for refusal does not weigh in favour of the appeal.

23. As the site is remote from the Strategic Road Network, the lack of an objection to the proposed advertisement from Highways England can only be given very limited weight. I am aware that no representations were received from any interested parties. However, this is a neutral consideration and does not alter my conclusion with regard to public safety.

24. I have had regard to the associated benefits of the proposed advertisement, as asserted by the appellant, in terms of the opportunity for the Council to advertise community projects and / or broadcast road safety messages and the use of a renewable energy electricity provider to supply electrical power to the screen. However, these matters do not outweigh the harmful effect of the proposed advertisement on public safety.

Conclusion

25. Although I have concluded that the proposed advertisement would not have a harmful effect on amenity, this does not outweigh the identified harmful effect that it would have on public safety. Accordingly, I conclude that the appeal should be dismissed.

F Cullen

INSPECTOR

[3] Planning Practice Guidance, Paragraph: 029 Reference ID: 18b-029-20140306.

PLANNING AND DEVELOPMENT COMMITTEE
9 December 2020

TITLE OF REPORT: Planning Obligations

REPORT OF: Anneliese Hutchinson, Service Director, Development, Transport and Public Protection

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Purpose of the Report

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

Background

2. To comply with the report of the District Auditor "Probity in Planning" it was agreed that a progress report should be put before the Committee to enable the provision of planning obligations to be monitored more closely.

3. Since the last Committee there have been **no** new planning obligations.

4. Since the last Committee there have been **no** new payments received in respect of planning obligations.

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.

Contact: Emma Lucas Ext 3747

APPENDIX 1

1. FINANCIAL IMPLICATIONS

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

2. RISK MANAGEMENT IMPLICATIONS

Nil

3. HUMAN RESOURCES IMPLICATIONS

Nil

4. EQUALITY AND DIVERSITY IMPLICATIONS

Nil

5. CRIME AND DISORDER IMPLICATIONS

Nil

6. SUSTAINABILITY IMPLICATIONS

Nil

7. HUMAN RIGHTS IMPLICATIONS

Nil

8. WARD IMPLICATIONS

Monitoring: various wards

9. BACKGROUND INFORMATION

The completed Planning Obligations

APPENDIX 2

Date Agreement Signed	Planning application number	Ward	Site Location	Proposal	Obligation	Update
10/10/2019	DC/18/00863/FUL	BLAYD - Blaydon	Land at Blaydon, Gateshead	Demolition of all existing buildings (excluding Blaydon House), followed by erection of 25 dwellings and associated works (amended 19/12/18 and 09/04/19).	The sum of £31021.00 for off site affordable housing provision	Paid 19/10/2020
09/09/2020	DC/18/00859/FUL	CHORG - Chopwell And Rowlands Gill	Land on the east side of Collingdon Road, High Spen, Rowlands Gill	Residential development of 185 detached, semi-detached and terraced dwellings, including affordable homes, along with associated access, services, infrastructure and landscaping.	The sum of £40,000 for off-site ecology works at The Folly, South of Lead Road, Greenside. The sum of £62,000 for highways to use for nre footway on east side of B6315. The sum of £42,000 for local workforce contribution	Not Commenced
20/02/2020	DC/19/00279/OUT	CHORG - Chopwell And Rowlands Gill	Land At Highfield Road Rowlands Gill	Proposed erection of thirteen dwellings.	The sum of £36,000 to be paid to the Council to enable it to carry out offsite ecological compensatory measures £10,000 on commencement £10,000 on completion of the installation of the drainage for the whole of the development £16,000 on occupation of the first dwelling	Not Commenced **EXPIRES 20.02.2023**
18/12/2019	DC/18/00443/FUL	CHORG - Chopwell And Rowlands Gill	Land To The West Of Moorland View/Valley Dene Chopwell NE17 7EX	Erection of 205 no. 2, 3 and 4 bedroom semi and detached two-storey dwellings with associated works (additional information/amended 21/12/18, 17/05/19, 29/05/19, 19/08/19 and 13/09/19).	The sum of £139,958 for ecological management contribution to be paid prior to the occupation of the first dwelling. The sum of £84,350 for upgrading of traffic signals to be paid prior to the occupation of the first dwelling.	Not Commenced **EXPIRES 20.12.2022**
19/08/2019	DC/18/00860/OUT	WARDLL - Wardley And Leam Lane	Land West Of Follingsby Way Follingsby Park Gateshead	Erection of business/industrial development (within Use Classes B1(c) and/or B2 and/or B8) with associated car parking and hard landscaping, with access to be considered and all other detailed matters reserved (description amended 18.09.2018)	The sum of £27,600.00 for Ecological Mitigation Contribution to be paid to the Council prior to commencement of Development	Not Commenced **EXPIRES 10.10.2018**

24/06/2019	DC/16/00698/OUT	WARDLL - Wardley And Leam Lane	Former Wardley Colliery Wardley Lane Felling Gateshead NE10 8AA	Outline application for no more than 144 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works. All matters reserved (additional information and amended 07/02/18, additional information 29/05/18 and amended 10/09/18).	Prior to commencement to pay the ecological contribution of £30,000.00. Nexus Travel passes given to each new owner upon occupation. Archaeological Interpretation Boards Contribution of £1500.00 to be paid prior to first occupation. Affordable housing plan to be submitted prior to commencement. Training and employment management plan - to provide 4 apprenticeships directly related to development	Not Commenced **EXPIRES 26.06.2022**
22/05/2019	DC/18/00715/FUL	BRIDG - Bridges	Former Stadium Service Station Park Road Gateshead NE10 0XF	Erection of two storey building for Motorbike Sales (Sui Generis Use) and two ground floor units with uses to include A1 (retail), A3 (food and drink) and/or a mixed A1/A3 drive-thru facility, with associated car parking, access and landscaping (amended and additional information received 12/11/18).	On Commencement to pay the sum of £7944.00 for the creation of 260m of native hedgerow on land east of Wardley Lane, to compensate for the loss of an onsite area of priority habitat.	Not Commenced **EXPIRES 23.05.2022**
03/04/2019	DC/18/00574/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossing along Follingsby Lane (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	Not Commenced **EXPIRES 10.05.2021**
03/04/2019	DC/18/00575/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00111/REM to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	Not Commenced **EXPIRES 18.04.2023**

07/02/2019	DC/18/00804/FUL	DUNTEA - Dunston And Teams	Go North East Mandela Way Whickham NE11 9DH	Formation of new bus parking area (amended 07/12/18).	On Commencement to pay the sum of £12,148.66 towards the cost of provision of offsite ecological mitigation	Commenced - Invoiced 27/02/2020 Paid
25/01/2019	DC/18/00764/FUL	HIFELL - High Fell	Land At Church Road Gateshead	Erection of twelve dwellinghouses with associated accesses, parking and landscaping (amended and additional information received 09/10/18).	The sum of £15,600.00 towards the cost of provision of offsite ecological mitigation comprising mechanical cutting removal and disposal off site of the arisings within 025 ha of Council owned land south of Whitehill drive Gateshead that is in compliance with Regulations 122 and 123 of the CIL Regulations; to compensate for the loss of an onsite area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development.	Commenced - Contribution of £15,600.00 paid 24/01/2019
15/01/2019	DC/18/00508/FUL	FELL - Felling	MH Southern And Co Ltd Green Lane Sawmills Felling NE10 0JS	Extension of sawmill yard including demolition of existing buildings and erection of new buildings (as amended 09.11.2018 and 15.11.2018).	The sum of £18,100.00 towards the cost of the restoration and enhancement of a minimum of 0.5 hectares of species rich semi-improved grassland and the maintenance of the offsite measures for a period of no less than 20 years	Commenced Paid 06/08/2019
31/10/2018	DC/18/00704/FUL	WHISSS - Whickham South And Sunniside	Land West Of Pennyfine Road Sunniside Newcastle Upon Tyne NE16 5EP	Construction of 89 residential dwellings, including access to Pennyfine Road and associated infrastructure and landscaping (amended 18/07/18, 28/08/18, 04/09/18, 25/09/18 and 24/10/18 and additional information received 31/07/18, 04/09/18, 14/09/18, 08/10/18, 19/10/18 and 23/10/18).	The sum of £61,400 plus indexation to be used by the Council to offset the biodiversity effects of the development. The sum of £3,600 plus indexation to be used by the Council towards the upgrading of the Tanfield Railway Path. THe sum of £20,000 plus indexation to be used by the Council towards the lighting of the Tanfield Railway Path	Commenced invoiced all payments now received total: £85,912.00
28/09/2018	DC/18/00573/COU	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Demolition of farmhouse / barn buildings and change of use of land to provide extended green infrastructure and built development zones for the adjacent Follingsby International Enterprise Park including the closure of the existing vehicle access and the formation of a new vehicle access off Follingsby Lane to replace access 1 one of the 6 accesses approved under planning permission DC/18/00237/OUT (Submitted with a Supplementary Environmental Statement).	The Owner covenants with the Council to complete the Development within 12 months of first Occupation.	No Monies due

19/07/2018	DC/17/01267/FUL	PELHEW - Pelaw and Heworth	Land North of Gullane Close Bill Quay Gateshead	Erection of 30 dwellings (Use Class C3) and associated access, landscaping and associated engineering works (resubmission) (amended 04/04/18).	The sum of £33,000.00 to be paid by the Owner to the Council to facilitate the undertaking of off-site ecological compensatory works comprising of the restoration/enhancement of semi improved neutral grassland at Wardley Manor Local Wildlife Site and the maintenance thereafter of the ecological compensatory works for a period of no less than 20 years	Commenced - Invoiced 27/02/2020 Paid
09/05/2018	DC/18/00237/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline planning application for use class B8 (storage and distribution) and B2 (general industry) along with associated offices, internal roads, car parks, infrastructure and landscaping with all matters reserved except access and landscaping of the green infrastructure zone.	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead. The sum of £75,000.00 towards the cost of upgrading traffic signal equipment at the Leam Lane/Lingey Lane Junction	Commenced Invoiced for £75,000.00 22/10/2018 Paid 13/11/2018
12/04/2018	DC/17/01168/FUL	FELL - Felling	Land To The East Of Marigold Avenue, Gateshead	Proposed erection of 41 dwellings with associated open space, landscaping and infrastructure	The sum of £22,000 to be paid to the Council to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat in a part of the Councils administrative area that the Council considers will provide the most appropriate replacement habitat	Commenced Invoiced 11/09/2018 Paid 27/11/2018
02/01/2018	DC/17/01117/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline application for Use Class B8 and B2, along with associated offices, internal roads, car parks, infrastructure and landscaping, with all matters reserved except access	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead to compensate for the loss of an on site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development	Commenced Invoiced for £58,750.00 on 22/10/2018 Paid 13/11/2018
19/10/2017	DC/17/00636/FUL	WARDLL - Wardley and Leam Lane	Land North of Follingsby Lane and East of White Rose Way, Follingsby	Erection of industrial facility (Use Class B1(c) and/or B2 and/or B8) with associated parking, landscaping and access arrangements	The sum of £21,450.00 to be used by the Council for the provision of offsite ecological mitigation within the Councils administrative boundary to compensate for the loss of an on-site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the development	Invoiced 15/11/2017 PAID 19/12/2017
13/10/2017	DC/17/00036/FUL	BIRTLE - Birtley	Former Queens Head Hotel, Birtley Lane, Birtley, DH3 2PR	Variation of cond 1 (app plans) of application DC/16/00523/FUL to allow changes to the layout and elevations and the provision of six staff car parking spaces at The Grove	Mark out staff parking spaces and erect staff parking signs, issue staff parking permits. As long as the First Property is used as a Childrens Nursery	Partly retrospective - Ongoing monitoring NO MONIES DUE

06/07/2017	DC/16/01177/FUL	BRIDG - Bridges	Saltmeadows Industrial Estate Land South Of Saltmeadows Road Gateshead NE8 3DA	Erection of 11 no. industrial units (Use Class B2 and/or B8) with associated access, car parking, landscaping and infrastructure/engineering works including erection of sub-station.	The sum of £9,684 for two bus stops with shelters. The sum of £22,335 to facilitate off-site ecological works at Friars Goose	Commenced Paid 09/01/2018
08/06/2017	DC/16/01288/FUL	LAMES - Lamesley	4 High Street, Gateshead, NE9 7JR	Erection of foodstore (1,254sqm net) landscaping, parking and associated works following demolition of existing foodstore.	The sum of £60,000 to be used by the Council towards the upgrade of the signals at the junction of Old Durham Road, Springwell Road and the High Street. To pay the Contribution prior to the Occupation of the Food Store	Invoiced 08/08/18 Paid 20/09/18
24/03/2017	DC/16/00924/FUL	BIRTLE - Birtley	Land At Portobello Road Birtley	Erection of 60 no. 2, 3 and 4 bedroom two-storey dwellings with associated works (resubmission)	The sum of £36,400.00 to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat (wet marshy grassland) at the Shibdon Meadow Local Wildlife Site	Invoice sent 06.11.2017 PAID 14/12/2017
24/03/2017	DC/16/00722/COU	LOBBEN - Lobley Hill And Bensham	Skills Academy For Construction Kingsway South Team Valley Gateshead NE11 0JL	Change of use from education and training facility (D1) to office, workshop and research facility (sui generis) including additional car parking and other associated external works and facilities.	Sustainable Transport Contribution - The sum of £24,576.00 to provide the South of Team Valley Cycle Improvements on commencement	Paid 27/02/2017
21/12/2016	DC/15/01206/FUL	PELHEW - Pelaw And Heworth	Former Shirt Factory Shields Road Felling Gateshead	Erection of a foodstore (use class A1) and associated works including parking and landscaping	Total of £65,834.00 £14,000 Highways £51,834 Ecology	Paid 22/12/2016
20/12/2016	DC/15/01041/OUT	CHORG - Chopwell And Rowlands Gill	Land East Of Collingdon Road Rowlands Gill	Outline planning permission (all matters reserved) for residential development of up to 142 houses	Affordable Housing and Pupil Place Contribution. Pre-commencement must submit a scheme for affordable housing. Pupil Place contribution to be paid on the occupation of 25% of the Open Market Units	Not Commenced **EXPIRES 20.12.2019**
20/12/2016	DC/16/01151/OUT	BLAYD - Blaydon	UK Land Investments, Land at Chainbridge Industrial Estate, Blaydon, NE21 5ST	Outline application (all matters reserved excluding access) for mixed use retail/leisure development - discount foodstore (1936 sqm), DIY store (4755 sqm), bulky goods unit (632 sqm), pub/restaurant (600 sqm) and a drive-thru restaurant (230 sqm)	The discount foodstore shall not be occupied other than by Aldi Stores Limited unless with the written consent of the Council	Not Commenced EXPIRES 20.12.2019 NO MONIES DUE
20/12/2016	DC/15/01098/FUL	CCG - Crawcrook And Greenside	Land East Of Crawcrook Lane, Crawcrook	Erection of 187 dwellings with associated estate roads, external infrastructure and landscaping and re-alignment of a section of Crawcrook Lane and the provision of a parking layby to the front of Kingsley Terrace	18 Dwellings to be socially rented and 10 dwellings to be discounted private units The sum of £50,000 for off site ecological works, The sum of £367,696.23 for education at Emmaville Primary School The sum of £587,201 (index linked) for junction improvements Junction improvements in 2 installments = £372,455 on 1st Jan 2018 and £214,746 on 1st Jan 2021	Commenced - Invoice for £50,000 ecological works sent 09.10.2017 PAID 07/12/2017 Invoice for £196,623.89 (Highways Improvement) paid 07/03/18

08/12/2016	DC/15/01004/FUL	CCG - Crawcrook And Greenside	Story Homes Ltd Land North of A695, Crawcrook	Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution Within 9 months of commencement owners shall complete the Hill 60 works	£10,000.00 received on 14.02.2017 Cheque for Biodiversity £10,000.00 received 14.02.2017 Invoice for £390,379.90 (Highways Improvement) paid 02/03/18
04/11/2016	DC/13/00195/OUT	DUNWHI - Dunston Hill And Whickham East	Dunston Hill Hospital Gateshead Tyne And Wear NE11 9QT	Outline application for demolition of the existing Dunston Hill Hospital and redevelopment of 35 dwellings (use class C3) with associated access, parking and landscaping .	Affordable Housing, Access to Employment and Management plan for Wildlife. Within 14 days of commencement to pay the sum of £189,148.00 for affordable housing. Prior to commencement to submit a detailed management plan for the maintenance of the Dunston Hill Pond Local Wildlife Site	Not Commenced **EXPIRES 04.11.2019**
22/06/2016	DC/14/00899/FUL	BIRTLE - Birtley	Ibstock Bricks, Land at Birtley Quarry, Station Lane, Birtley	Continued stockpiling and works to enhance the adjacent local wildlife site	Maintain Local Wildlife Site in accordance with Local Wildlife Site approval until 1st June 2056. Carry out restoration scheme by 1st June 2046 or such other date as would comply with condition 22 of PP. Once restoration scheme completed to maintain the scheme for a period of 10 years in accordance with restoration scheme approval	Ongoing Monitoring
26/04/2016	Northumberland County Council Ref: 14/04160/FUL	Northumberland	Gentoo Homes Limited, Land relating to the Former Prudhoe Hospital, Prudhoe, Northumberland	The demolition of non-listed buildings, erection of 392 dwellings, conversion of Prudhoe Hall and associated buildings to provide 12 dwellings, improvement works to walled garden and associated access, landscape and infrastructure	The sum of £150,000.00 towards the improvement of the Blaydon Roundabout or towards the ancillary roundabouts shown on plan 2. To enter into the Highways Agreement securing the commencement of the A695/B6395 Roundabout works no later than 6 months prior to the occupation of the 59th dwelling. Gateshead Council to commence the A695/B6395 roundabout works no later that occupation of 59th dwelling and to complete works within 12 months of occupation of 59th dwelling	Commenced - 03/01/2017 Paid 18/11/2019
05/05/2015	DC/14/00447/FUL	BLAYD - Blaydon	J & J Stanley Recycling Ltd 1 Cowen Road Blaydon	Re-development of the site to a waste sorting, recycling and scrap metal facility with the construction of a new boiler house, the installation of a biomass boiler, the recycling of waste oil and metal, the erection of new buildings and extensions to existing buildings	The sum of £6570.00 required to Mitigate the loss of vegitation on site as a result of development Contribution seven days after the removal of the vegitation in the creation of the turning head to be used by the council	Not commenced **EXPIRES 06.05.2018**

30/04/2015	DC/11/00419/OUT DC/13/00002/REM DC/14/00506/FUL DC/16/00400/NMA	LOBBEN - Lobley Hill And Bensham	Land East Of Dukesway Team Valley Gateshead NE11 0PZ	Erection of industrial/warehouse development (use classes B2 and B8) (outline application).	The sum of £3.75 per square metre of gross internal floorspace for Sustainable transport contribution REM Received 02/01/13- Rem DC/13/00002/REM Granted on 20/02/13 Commenced - New permission DC/14/00506/FUL	Unit 1 Occupied (26,921 sqft) - invoice sent for £9,378.90 on 07/09/17 PAID
01/04/2015	DC/14/01042/FUL	LOBBEN - Lobley Hill And Bensham	Earls Park North Earlsway Team Valley Trading Estate Gateshead NE11 0RQ	Demolition of 6 No. employment units and erection of 9 employment units (B1, B2 and B8 Use Classes) and associated car parking, landscaping, access, engineering works and erection of a substation	The sum of £3.75 per square metre of gross external floor space for those parts of the development built on B2 and B8 and £7.50 per square metre of gross external floor space for those development built for a b1 use	4 Units Occupied paid total £4,038.93 so far
11/03/2015	DC/14/00346/FUL	BRIDG - Bridges	Land At Sunderland Road (Aldi	Erection of a foodstore with associated access, car parking and landscaping	The Sum of £100000 to improve pedestrain Links from site to Gateshead Town Centre	Paid 19/01/2017
08/01/2015	DC/13/01548/FUL	RYCHS - Ryton Crookhill and Stella	Land At Site Of The Lonnen Ryton	Construction of twenty houses with associated gardens, parking and roads (amended and additional information received 13/03/14).	Off-site junior play - £8797.00 Off-site teen play - £6598.00 Off-site open space £9164.00	Invoiced 14/06/2018 Paid 26/06/2018
07/01/2015	DC/14/01163/FUL	DUNTEA - Dunston And Teams	Land Between A1 And Federation Way Gateshead	Proposed change of use of land to provide self storage facility including hardstanding area, portable storage units, new access, security fencing and gates and CCTV cameras.	The sum of £2500 for sustainable transport	PAID £2,500.00 07/09/16
04/11/2014	DC/13/01028/FUL	DECKHA - Deckham	Mount Pleasant Social Club 69 - 71 Cromwell Street Gateshead	Demolition of existing social club and erection of 12 new affordable family houses for registered social landlord (6 semi-detached and 6 terraced)	The Sum of £3886 for off site Junior Play, The sum of £2920 for off site teenage play and the sum of £12653 for toddler play	Paid 05/03/2015
23/10/2014	DC/13/00393/FUL	DECKHA - Deckham	Avon Street Gateshead	Erection of 16 dwellinghouses (2 x semi-detached and 14 x terraced) (use class C3).	£6110 - Junior Play £4582 - Off Site Teen Play £19857 - Off Site Toddler Play	Paid £30549.00 15/10/2014
30/07/2014	DC/14/00448/FUL	WHINOR - Whickham North	Oak Furniture Land, Unit 5, Cameron Retail Park	Installation of a mezzanine floor to existing retail unit (839m2).	the Sum of £18990 for sustainable transport contribution	12/08/2014 Paid
07/04/2014	DC/14/00183/FUL	WHISSS - Whickham South And Sunniside	10 Woodmans Way Whickham Newcastle Upon Tyne	Two storey split level dwelling with access.	the sum of £485.10 for off site junior Play, The sum of £505.44 for off site open space and the sum off £363.83 for off site teenage play	Paid in full 28/06/17
03/04/2014	DC/13/01217/COU	FELL - Felling	Pear Tree Inn Sunderland Road Gateshead	Conversion of public house to restaurant including erection of rear extension	The sum of £2183 for parking contribution	Paid 27/08/15

29/03/2014	DC/13/01333/OUT	WINHS - Winlaton And High Spen	Former Winlaton Care Village Garesfield Lane Winlaton	Redevelopment to provide up to 33 dwellings (Use Class C3) with associated landscaping, access and infrastructure	the sum of £105000 to be paid to the council by the land owner in Lieu of Landowner providing affordable housing,	Paid £105,000.00 on 01.02.2017
06/03/2014	DC/14/00002/COU	LOBBEN - Lobley Hill And Bensham	Unit BT.1Y.145 Riverdale Paper Plc Earlsway Gateshead NE11 0SB	Change of use of unit from storage and manufacturing (B2) to storage of dry mixed recyclables (B8) and demolition of single storey offices on south elevation.	The Sum of £8012 for sustainable transport	Paid 24/03/14
05/03/2014	DC/13/01515/FUL	DECKHA - Deckham	Site of Our Lady of Annunciation Church, Millway, Gateshead, NE9 5PQ	Construction of 15 affordable two and three bedroom houses for rent.	The sum of £4760.63 for off site junior play, The sum of £3570.47 for off site teenage play and the sum of £4957.29 for off site open space	Paid 01/07/14
28/02/2014	DC/13/01354/FUL	LOFELL - Low Fell	Whinney House Durham Road Gateshead	Variation of condition 2 of DC/10/00886/FUL to vary internal layouts to reduce unit numbers from 15 apartments to 9 apartments, 1 three bedroom dwellinghouse and 1 four bedroom dwellinghouse and omit the basement conversion and lightwells and erection of associated enabling development of 16 residential units with associated car parking, access, landscaping arrangements and repairs to fountain and seating alcoves	To submit to the council for approval and once approved implement the management plan, to ensure the right of inspection for the purposes of Monitoring the management plan is included in any transfer lease or tenancy of any of the residential units created in whinney house	Ongoing Monitoring
17/01/2014	DC/13/01149/FUL	RYCHS - Ryton Crookhill And Stella	Former Lawn Yard Store Ryton Village East Ryton NE40 3QN	Conversion of store (Sui Generis) into a dwelling (C3) including installation of roof lights, changes to doors and windows, raising of decked area and installation of Juliet balcony on North elevation	The Sum of £616.76 for off site junior play and £462.57 for off site Teen Play	PAID - £1,079.33 07/09/16
10/12/2013	DC/13/00835/COU	LOBBEN - Lobley Hill And Bensham	Unit 256C And 256D Kingsway North Gateshead	Change of use of units 256C and 256D from light industrial (use class B1) to gym (use class D2).	the sum of £8800 for sustainable transport	Paid 11/01/2017
13/11/2013	DC/13/00941/FUL---------- DC/14/00011/FUL	LOBBEN - Lobley Hill And Bensham	1 Oakfield Road, Gateshead, NE11 0AA	Construction of three bedroom dwelling adjacent to 1 Oakfield Road (revised application).	The Sum of £502 for off site junior play and £376.00 for off site teenage play	Paid 03/11/2017

07/11/2013	DC/13/00337/FUL	LOBBEN - Lobley Hill And Bensham	Queens Court, Third Avenue, Team Valley	Erection of unit for B2 and/or B8 uses, with associated car parking.	The sum of £3832.50 for sustainable transport contribution	Paid
14/08/2013	DC/13/00564/FUL	LOFELL - Low Fell	Lyndholme, Beacon Lough Road	Conversion of six internal rooms within building to form three duplex apartments with parking spaces	Affordable £60,000 Play and Open Space £5117.85 - Os, £3686.11 Teen, £15973.16 Toddler play, £4914.84 Junior	Play Paid 17/01/2014 Affordable housing Paid on 16/09/14
22/07/2013	DC/13/00717/FUL	DUNWHI - Dunston Hill And Whickham East	36A Cornmoor Road Whickham Tyneside NE16 4PU	Revised full application for permission for the erection of a single unrestricted dwelling-house.	the sum of £216.83 off site Teenage Play, £939.59 off site Toddler Play	Paid 01/01/2017
05/07/2013	DC/13/00018/COU	WINHS - Winlaton And High Spen	3 Strothers Road,High Spen	Conversion of office, workshop and storage to dwellinghouse (use class C3) including fenestration changes.	the sum of £485.10 off site Junior Play, £363.83 off site Teenage Play	Paid in full 15.03.2017
01/07/2013	DC/13/00146/FUL	WNOOKW - Windy Nook And Whitehills	Land to rear of 3 Church Row,Windy Nook	Erection of three bedroom detached dwellinghouse.	the sum of £501.12 off site Junior play, £373.84 off site Teenage play, £1628.64 off site Toddler Play	PAID
11/06/2013	DC/13/00068/FUL	CCG - Crawcrook And Greenside	Mission Hall Rockwood Hill Road Greenside Ryton	Demolition of former Mission Hall (retrospective) and erection of new bungalow and shared accommodation	The Sum of £1233.52 for off site junior play, £1284.48 for open space and £925.14 for off site teen play	PAID 19/06/2013
03/04/2013	DC/12/01193/FUL	BRIDG - Bridges	327-329 High Street, Gateshead	Two-storey rear extension and change of use to 2 no. flats in each property on the first and second floor (one on each floor)	The sum of £840.00 for off site Teenage play, £1120.00 of site Junior Play, £1166.00 open space	Paid in Full 15/06/2016
27/03/2013	DC/13/00131/FUL	CHORG - Chopwell And Rowlands Gill	Allonby House Dene Road Rowlands Gill NE39 1DU	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse (C3).	The Sum of £597.05 for junior play and £447.79 for Off site Teenage Play	PAID 27.03.13
27/03/2013	DC/13/00052/FUL	WHINOR - Whickham North	Tindale Drive Whickham Newcastle Upon Tyne	Erection of five bungalows with associated parking and accessibility improvements to Castle Close and Tindale Drive.	The Sum Of £1485.00 for off site open space provision	PAID 04/06/13
14/03/2013	DC/12/00800/COU	BLAYD - Blaydon	Blaydon Magistrates Court, Larch Road, Blaydon, NE21 5AJ	Change of use from former magistrates court (D1) to dance school (D2) and owners accommodation (C3a).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid 07/05/14

26/02/2013	DC/12/01166/FUL	BRIDG - Bridges	Parmley Graham Ltd South Shore Road Gateshead NE8 3AE	Partial demolition of existing office space and erection of first floor extension to existing ground floor office accommodation, refurbishment of existing warehouse roof and reorganisation of existing car parking facilities.	The Sum of £2055 for Sustainable transport	PAID in full 14/06/2016
14/01/2013	DC/12/01133/FUL	Crawcrook And Greenside	Land To The Rear 6 Landscape Terrace Greenside	Erection of detached 4/5 bedroom dwelling with attached double garage to east elevation	The Sum of £597.05 for off site junior play contribution . The sum off £447.79 for off site Teen Play and the sum of £622.08 for open space	Paid £1666.92 on 26/07/17
04/01/2013	DC/12/00785/FUL	HIFELL - High Fell	Queen Elizabeth Hospital Queen Elizabeth Avenue Gateshead NE9 6SX	Erection of new Emergency Care Centre with 35 supporting short stay inpatient bedrooms, hospital central stores with delivery point, ancillary support services for building and wider hospital, new hospital arrival space with reception, cafe and retail outlets and associated parking and landscaping.	£25,000 for residents parking scheme	£25000 Paid 15/01/13
26/12/2012	DC/11/01260/FUL	WINHS - Winlaton And High Spen	Land To Rear Spen and District Social Club, Cooperative Tce, High Spen	Erection of two detached dwellinghouses (use class C3)	Off Site Teenage play £895.97	£895.97 paid 22/07/2013
04/12/2012	DC/11/01156/COU	LAMES - Lamesley	3 Kings Court Kingsway South Gateshead	Change of use from use class B2 to use class D1 non-residential institution with ancillary office space	£5278.00 for Sustainable Transport	£5278.00 Paid 19/12/2012
28/11/2012	DC/12/00776/FUL	BLAYD - Blaydon	1 - 3 Tyne Street Winlaton NE21 5DH	Erection of two-storey side extension with retail at round floor and flat above and single-storey extension to rear.	The Sum of £213.24 towards open space and £205.24 towards Junior Play	Paid 29/11/12
22/11/2012	DC/12/01116/COU	WARDLL - Wardley And Leam Lane	2A Fewster Square Felling NE10 8XQ	Change of use from office (dental practice) to residential first floor flat (use class C3) (resubmission).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid £489.77 - 07/09/16
15/11/2012	DC/12/00759/FUL	BLAYD - Blaydon	NHS Gateshead Primary Care Trust, Blaydon Clinic, NE21 5NW	Erection of detached dwellinghouse (use class C3) with associated amenity space and parking.	The Sum of £597.05 for off site junior play contribution and £447.79 for off site teenage play	Paid 9/4/13
13/11/2012	DC/11/00498/FUL	DUNTEA - Dunston And Teams	Cemex Concrete St Omers Road Gateshead NE11 9EJ	Erection of concrete batching plant with associated structures and areas of hardstanding for access manoeuvring and car parking.	The sum of £5077.50 for sustainable transport contribution	Invoiced 05.11.2018 Paid 19/03/2018

05/11/2012	DC/12/00888/COU	LAMES - Lamesley	Unit 11A, Station Approach, Gateshead, NE11 0ZF	Change of use from warehousing (B8) to training establishment (D1)	The sum of £2541.00, for sustainable transport contribution	£2,541.00 Paid 18/12/12
04/10/2012	DC/11/01450/FUL	LOBBEN - Lobley Hill And Bensham	(Valley Farm) I 66 First Avenue Gateshead NE11 0NU	Erection of two-storey building to provide amenity restaurant (A3) with ancillary residential accommodation and associated access, car parking, landscaping and servicing	The sum of £7000 for sustainable transport This permission was varied by DC/12/01346/FUL	£7,000.00 Paid
02/10/2012	DC/12/00690/FUL	CCG - Crawcrook And Greenside	Former St Agnes RC School And Social Club Crawcrook Lane Ryton NE40 4NF	Demolition of existing school and social club building and erection of 19 no. three bedroom houses and one no. two bedroom apartment including associated landscape and infrastructure works	Affordable housing 2 affordable rented units and 1 intermediate housing unit ---- The Sum of £9497.00 for Off site junior play and £7123.00 for off site teen play	Paid 20/05/15
21/09/2012	DC/11/00714/FUL	WARDLL - Wardley And Leam Lane	Plot 2, British Legion Club, Sunderland Road, Felling	Erection of detached dwellinghouse (use class C3)	The sum of £430.99 for junior and £574.65 for junior play	Paid 20/09/2012
20/08/2012	DC/12/00745/FUL	LOBBEN - Lobley Hill And Bensham	441 Lobley Hill Road Gateshead NE11 0BT	Erection of one detached dwellinghouse in side garden of 441 Lobley Hill Road	the Sum of £597.05 for off site junior play, The sum of £447.79 for off site teenage play	07/07/14 PAID
25/07/2012	DC/12/00276/FUL	FELL - Felling	46, 48 and 48a High Street Felling	Conversion of two ground floor commercial units from use class A1 (46 High Street) and B1 (48 High Street) to a proposed combined use class of C3, with further change of use to the first floor unit (48a High Street) from B1 to C3.	The Sum of £559.73 for off site Junior Play and The Sum of £419.80 for off site Teenage Play	Paid 24/04/13
17/07/2012	DC/12/00244/COU	LAMES - Lamesley	3 Tenth Ave Trade Park, Team Valley, NE11 0GU	Change of use from B8 (Storage and Distribution) use to Sui Generis (mixed A1 Retail and B8 Storage and Distribution) use	The Sum of £2650 for Sustainable Transport	Paid 19/07/2012
13/07/2012	DC/12/00007/FUL	WINHS - Winlaton And High Spen	Former Answer Transport Depot Strothers Road High Spen Rowlands Gill NE39 2HR	Erection of 29 residential dwellings (use class C3) (amended 26/03/12, 30/03/12 and 17/04/12 and additional noise information/sustainability statement provided).	Prior to Occupation of 1st dwelling the affordable housing land should be transferred to the registered provider, within 18 months of the transfer the affordable housing units should be constructed and practically completed. From the date of practical completion of affordable housing units they shall not be used other than affordable housing	No Monies Due

05/07/2012	DC/12/00268/FUL DC/12/01270/FUL	WHINOR - Whickham North	34 St Marys Green Whickham NE16 4DN	Conversion of first floor office space into 4 residential apartments.	The Sum of £1077.00 for off site Junior play, The Sum of £1123.00 for open space and £808 for off site teen Play	PAID 26/06/14
04/05/2012	DC/12/00069/COU	BRIDG - Bridges	The Arches St Mary's Square Gateshead Quay	Conversion of the disused railway arches to accommodate the expansion of The Sage Music Education Centre.	£7560.00 for sustainable transport	Paid 21/06/12
26/03/2012	DC/11/01356/FUL	SALTW - Saltwell	Former Gateshead College Durham Road	Redevelopment of former Gateshead College site to provide 175 dwellings, including 16 live/work units, and associated access, open space and landscaping.	Play and Open Space £44820.80, The Sum Of £33000 towards pedestrain routes highway improvement and £11772.89 toward highways (Road), £234000 for Affordable housing	Paid 20/06/14
08/03/2012	DC/11/01270/FUL	FELL - Felling	56 The Avenue, Felling, Gateshead	Variation of condition 1 of DC/09/01212/COU to allow changes to roof (slate covered hipped end attached roof instead of flat roof).	The Sum of £269.37 for Off site Junior play and The Sum off £202.03 for off site teen play.	Paid 21/08/12
22/02/2012	DC/11/01089/FUL	DECKHA - Deckham	Land Adj 56 Cobden Terrace, Gateshead	Erection of pair of semi-detached dwellinghouses (use class C3) with associated parking	The Sum Of £1149.00 for off Site Junior Play £1149.00, the Sum Of £861.00 for off site teen play and £3735.00 for toddler Play	Paid 13/07/12
15/02/2012	DC/03/01528/FUL DC/08/1356/REM DC/11/00063/FUL (Cell B superseeds 08/1356) DC/11/01135/REM (Cell A Superseeds 08/1356	LAMES - Lamesley	Northside Birtley	Variation of conditions 2, 3, 4, 6 and 7 attached to permission dated 05/10/98 (ref:400/97) to allow the submission of the reserved matters applications over an extended time period.----------Deed of varation received 16/02/12	(a) £219,449 towards the maintenance of open space (b) £114,985 towards the maintenance of toddler play areas(c) £39,432 for on and off site junior and teenage play provision(d) £241,332 towards the maintenance of junior and teenage play provision (e) to implement a travel plan to serve the development (f) £250,000 towards community facilities for the development (g) £72,000 towards the future management and maintenance of an SNCC on the development land	Paid 25/11/15
16/01/2012	DC/11/01180/COU	BIRTLE - Birtley	8-9A Arndale House, Durham Road	Conversion of first floor warehouse to 5 flats	The Sum of £1131.34 for off site junior play, the sum of £848.51 for Teen Play	Paid 01/02/13
11/01/2012	DC/11/01028/FUL	CHORG - Chopwell And Rowlands Gill	21 Stewartsfield, Rowlands Gill	Erection of pair of semi-detached dwellinghouses (use class C3).	The Sum Of £538.73 for Off site junior play, £404.05 for Off site Teen Play	Paid in full 12/02/2018
08/12/2011	DC/11/01088/FUL	LAMES - Lamesley	Whinfield House - 28 Northside, Birtley	Conversion of existing detached triple garage to residential unit (C3) with associated access and erection of new double garage on east side of existing dwellinghouse.	The Sum Off £466.90 for off site junior play and £350.17 for off site toddler contribution	£817.07 paid 12/07/13

28/11/2011	DC/11/01107/FUL	LAMES - Lamesley	Land adjacent Fell View Rockcliffe Way Gateshead	Erection of detached dwellinghouse with integral garage (use class C3)	Junior (£574.65) and teen (£430.99) and open space (£599.04)	Paid
22/11/2011	DC/09/00027/FUL---------DC/11/01092/FUL	CDENE - Chowdene	2 Lyndhurst Grove Gateshead NE9 6AU	Erection of detached bungalow with garage (use class C3) in garden area at front of existing dwellinghouse	The Sum off £269.36 off site Junior play, £280.80 off site open space and £202.02 for teen play	Paid 10/01/2013
11/11/2011	DC/11/01007/FUL	WHISSS - Whickham South And Sunniside	59 Grange Lane Whickham	Erection of detached dwellinghouse with garage (use class C3) in garden area to east side of existing dwellinghouse	junior (£574.65) and teen (£430.99)	cheque received
21/10/2011	DC/11/01064/FUL	CCG - Crawcrook and Greenside	Sealburn Farm, Lead Road, Greenside	Conversion of two former agricultural Cottages into single dwellinghouse (C3) with associated parking	The Sum of £269.36 for off site Junior Play, the sum of £280.80 for Open Space Contrubution and the sum of £202.00 for off site teen play	Paid 21/09/2016
19/10/2011	DC/11/00378/OUT	BRIDG - Bridges	Land Between Ochre Yards And Askew Road Gateshead	Development of 2.22ha of land - hybrid application comprising full permission for erection of 2-storey office building (B1) and 2 single-storey storage buildings (B8) with associated car parking and outline permission for 6-storey hotel	Blue Land Movement junction contribution and The Yellow Land Movement Junction contribution Total Contribution AxB/C Where A = £70000 B = Retail price index at the date on which the contirbution is paid C= The Retail Price Index at the date	Paid £76,471.00 10/08/2016
30/09/2011	DC/11/00872/FUL	DUNWHI - Dunston Hill And Whickham East	Railway Cottage, Whickham	Variation of condition 1 of DC/07/01935/FUL to allow amendment to design and position of proposed dwellinghouse, including provision of garage.	The sum of £574.64 Towards off site junior play, The Sum of £599.04 for Off site open space contribution, The Sum of £430.98 for Off site Teen play and the sum of £1867.61 for toddler play	Paid 01/03/2017
19/08/2011	DC/11/00488/FUL	LAMES - Lamesley	Unit 7 Team Valley Retail Park, Tenth Avenue West, Gateshead, NE11 0BD	Erection of 1,754 sqm mezzanine level within existing retail warehouse for non-food retail use (A1) and ancillary cafe together with minor alterations to elevations and new electricity sub-station.	Sustainable Transport Contribution £28125	Paid 06/09/12
26/07/2011	DC/11/00090/FUL	WHINOR - Whickham North	Land To Rear Of 13 and 15 West Street Whickham	Erection of detached split-level dwellinghouse (use class C3) with associated car parking	The Sum of £574.65 towards Junior Play, The Sum of £430.99 towards teen play and The sum of £599.04 for open space	Paid 18/09/12
19/07/2011	DC/11/00311/FUL	HIFELL - High Fell	Land Adjacent To 10-12 Rugby Gardens Gateshead	Erection of detached bungalow (use class C3)	The Sum of £269.00for Junior Play and The sum of £202.00 for teen Play contribution	Paid 26/09/12

31/05/2011	DC/10/01331/FUL	RYCHS - Ryton Crookhill And Stella	Vacent Land Stella Road, Stella, Blaydon	Erection of detached bungalow (use class C3) With detached garage	The of sum of £538.74 off site junior play and £404.05 for off site teenage paly	Paid 10/09/12
18/05/2011	DC/10/00832/FUL	LAMES - Lamesley	Land East Of Longshank Lane Birtley	Erection of 49 det, 18 semi-det and 3 terr dwellinghouses (C3) with associated parking, toddler play space, electricity substation, access and works	The Sum of £25822.72 for Off site Teen Play and £9860.40 for Off Site Open Space	Paid £11894.37 4/01/2013
14/04/2011	DC/10/01303/FUL	BLAYD - Blaydon	Land Adj. to Axwell Hall, Axwell Park, Blaydon	Variation of condition 1 of DC/05/00301/COU to allow revision to approved scheme involving reduction of number of units to 27 and alterations to elevations and roofscape with creation of additional courtyard car parking (amended 28/01/11, 11/03/11, 30/03	To Carry out the intial work within the argees time or the performance bond would come into effect, No dwellings are to be sold or disposed of before the site is finished	Needs Monitoring,
12/04/2011	DC/10/01264/HHA	DUNWHI - Dunston Hill And Whickham East	Orchard Cottage, Washingwell Lane, Whickham	Erection of single-storey extensions on south side of dwellinghouse (revised application) (amended plans received 19.01.11).	The prevent previous approved planning application being implemented	No Monies Due.
18/03/2011	DC/11/00006/COU	DECKHA - Deckham	The Old Brown Jug, Carr Hill Road	Conversion of public house (A4) to 1 dwellinghouse and 2 flats with associated parking and landscaping.	The Sum of £956.00 for the provision of off site junior play contribution	Paid 24/01/2012
17/03/2011	DC/10/01009/FUL	LAMES - Lamesley	Fell Edge, 21 North Side, Birtley, DH3 1RD	Erection of four detached dwellinghouses with associated parking and landscaping following demolition of existing dwellinghouse	The Sum off £2187.13 for off site junior play. The sum off £1640.35 for off site teen play	PAID - 07/09/16
16/03/2011	DC/10/00733/COU	LAMES - Lamesley	11 Octavian Way, Team Valley, Gateshead, NE11 0HZ	Change of use from retail (use class A1) to use classes B1, B2 and B8.	The Sum of £7410 for Sustainable transport	Paid 03/10/11
16/03/2011	DC/10/00186/COU	SALTW - Saltwell	Saltwell View Care Home, 25-26 Saltwell View,	Conversion of Care Home to two dwellinghouses including erection of single-storey extensions at rear.	The sum of £1093.00 for Off Site Junior Play and the sum of £820 for off site teen play	Still pending planning decision
14/03/2011	DC/09/00831/FUL	DUNWHI - Dunston Hill And Whickham East	23a Bracken Drive Gateshead NE11 9QP	Erection of 2.5 storey dwellinghouse (use class C3) with associated car parking and landscaping.	The Sum of £527.00 for of site Junior Play, £395.00 for off site teen play and £550.00 for open space contribution	Paid 26/06/12
10/03/2011	DC/10/01026/FUL	WHINOR - Whickham North	Unit 2a, Cameron Retail Park, Metro Centre,	Installation and alteration of mezzanine level (as approved DC/04/01799/CPL) and external alterations including new shop front.	To pay the Council a Sustainable Transport Contribution of £42,000	Paid 28.03.2011

12/01/2011	DC/10/01184/FUL	BLAYD - Blaydon	18 Crowley Gardens, Blaydon, NE21 5EJ	Erection of detached bungalow (use class C3) in rear garden of existing dwellinghouse.	The sum of £267.00 for off site open space and £192.22 for off site teen play	Paid £459.22 04/11/2013
30/12/2010	DC/10/01187/FUL	LAMES - Lamesley	Land East of Brienfel, 7 Northside , Birtley, DH3 1RD	Erection of two detached dwellinghouses (use class C3) with detached garage (Plot 1) and integrated garage (Plot 2)	The sum of £1093.57 for off site junior play and the sum of £820.18 for off site teen play	Paid 08/08/12
16/12/2010	DC/10/00937/FUL	LOBBEN - Lobley Hill And Bensham	Lindisfarne House, Earlsway, Gateshead, NE11 0YY	Erection of two-storey extension on the southwest side of building to provide 4 additional raised loading bays and new flat dock area beneath a full width canopy	The sum of £6716.25 towards the provision of or improvement to access to the Team Valley by the provision of inter alia pedestrian cycle routes and improvements for the benefit of public transport	Paid 10/07/12
14/12/2010	DC/10/01097/FUL	CCG - Crawcrook And Greenside	46-48 Main Street, Ryton, NE40 4NB	Conversion of storage area at rear of shops, including internal alterations, to provide 2 flats (use class C3)	The sum of £512.61 for off site junior play, the sum of £384.46 for off site teen and the sum of £534.60 for open space contribution	Paid £1431.67 15/03/2011 Money Spent on Ferndene Park by LES
07/12/2010	DC/10/00405/COU	DUNTEA - Dunston And Teams	Land North of Marble Works, Cross Lane, Gateshead	Change of use from substation (sui generis) to open air storage (use class B8).	The sum of £10,843.68 as a contribution towards the provision of sustainable transport in the vicinity of the application site and which shall be payable in accordance with the provisions set out in schedule 2.	Paid
01/12/2010	DC/10/01075/HHA	DUNWHI - Dunston Hill And Whickham East	19A Cornmoor Road, Whickham, Newcastle Upon Tyne, NE16 4PU	Erection of single-storey extension at rear of dwellinghouse.	Unilateral Undertaking - prevent new extension to be used as separate annex	Needs to be monitored by Enforcement AJH 18th may 2012
18/11/2010	DC/10/00732/COU	LOBBEN - Lobley Hill And Bensham	Ethical Superstore 16 Princes Park Gateshead NE11 0JZ	Change of use from sui generis to use classes B1 (c)/B2 or B8 (retrospective application).	The Sum of £4353.25 towards sustainable transport	Paid 11/08/2012
30/10/2010	DC/07/01799/FUL	BRIDG - Bridges	Former Allotment Gardens Adjacent 2 Meredith Gardens, Gateshead	Erection of 6 apartments in a single two and a half-storey block with associated car parking and amenity space	£2,118.00 For the provision of off site teen play.	Money spent at Bridges skate park
27/10/2010	DC/10/00912/FUL	CCG - Crawcrook And Greenside	ARKLE HOUSE Old Main Street Ryton Tyne And Wear NE40 4EU	Conversion of dwellinghouse to two single units, installation of new front and rear entrances and new windows in s/w and n/e gable elevations, and erection of two-storey extension at rear.	the sum of £888.52 for off site junior play, the sum off £666.39 for off site teen play, the sum off £449.54 for off site toddler play and £926.64 for open space contribution	Paid in full 21.03.17

15/10/2010	DC/10/00812/FUL	DUNTEA - Dunston And Teams	Site Of Former St Johns Ambulance Hall Adj 28 Renforth Street, Gateshead	Erection of 4 terraced dwellinghouses (use class C3).	The sums of £1777.05 (junior play), £1332.79 (teen play)	Paid 9/4/13
01/10/2010	DC/10/00798/FUL	LAMES - Lamesley	Unit 14, Team Valley Retail Park, Gateshead, NE11 0BD	Refurbishment and alterations of existing building and installation of mezzanine floor, relocation of seven disabled parking bays.	£16,033.00 for Sustainable Transport	Paid 04.10.10
06/09/2010	DC/10/00574/FUL	CHORG - Chopwell And Rowlands Gill	Plot 1 Red Kite Way Highfield Rowlands Gill	Erection of detached dwellinghouse (use class C3).	Off Site Junior Play - £444.00 and Off Site Teen Play - £333.00	Paid £773.00 11/10/13
03/09/2010	DC/10/00618/FUL	CHORG - Chopwell And Rowlands Gill	Land At Rear Of 12 Ramsey Road Chopwell NE17 7AG	Erection of detached dwellinghouse (use class C3) with associated garage, parking and landscaping	On or before commencement date for off site junior play (£546.78) and on commencement date for off site teen play (£410.08)	Paid 12/09/11
14/07/2010	DC/08/01912/COU	LOBBEN - Lobley Hill And Bensham	Land Between Plots 84 And 85, (45 Village Heights And 28 Windmill Way), Gateshead	Change of use from play area to private garden areas including erection of boundary fence	£25,000 for toddler play	Paid 19.07.10
07/07/2010	DC/10/00290/FUL	LAMES - Lamesley	Land At Junction Of Eighth Avenue And Princesway Gateshead	Extension (1,790sqm) to existing learning centre (Gateshead College Construction and Vocational Learning Centre) and erection of 2-storey teaching and training facility (2,832 sqm) (D1) with associated car parking and ancillary outdoor recreation space	£30,744.00 for Sustainable Transport	Paid
30/06/2010	DC/08/01048/FUL	LOBBEN - Lobley Hill And Bensham	Five Wand Mill PH, 201-203 Bensham Road, Gateshead, NE8 1UR	Erection of 10 terraced town houses in 2 blocks with associated car parking and landscaping	£25861.15 - £13,909.71 for toddler provision; £4,279.91 for junior provision; and £3,209.93 for teenage provision £4,461.60.-open space	Paid
21/06/2010	DC/10/00434/FUL	LAMES - Lamesley	Former Lucas Services Building Station Approach Team Valley Gateshead	Variation of conditions 2,3,4 and 5 of planning permission DC/09/01299/COU repositioning of proposed cycle shelter and submission of revised travel plan.	The payment of a £6,020 Sustainable Transport Contribution and the provision of new footway link to link the site to Eastern Avenue.	Paid 29/04/14
24/05/2010	DC/10/00319/FUL	LAMES - Lamesley	Unit 12 (Former UJB Unit) Team Valley Retail Park Tenth Avenue West	Proposed Mezzanine Floor (476 sq.m).	To pay the Council a Sustainable Transport Contribution of £1,750.	Paid

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

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

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

11/06/2009	DC/08/01777/FUL	DUNWHI - Dunston Hill And Whickham East	Land Adj, 130 Market Lane, Dunston, NE11 9NY	Erection of 4 terraced townhouses (use class C3) to include timber balcony on rear elevations	£1784.00 (open space provision)	paid 26.04.10
27/05/2009	DC/08/01922/FUL (suprsedes DC/6/00682/OUT)	BRIDG - Bridges	Site Of Sterling House South Shore Road Gateshead	Development of a hotel (Use Class C1) and Office (Use Class B1) complex, car parking for 83 cars, and associated hard and soft landscaping (including a riverside walkway)	£30,000.00 (Paid) Hotel Sunstainable Transport. £90.425 Office sustainable transport £20,000.00 (Paid) Wildlife Contribution	£20,000 and £30,000 Paid 24/01/12 The office Element is still outstanding
08/05/2009	DC/08/01761/FUL	WHINOR - Whickham North	Aldi Stores Ltd, Gibside Way, Dunston, Gateshead	Erection of extension on west side of store and alterations to the existing palette of materials used on the store building (resubmission).	£4050.00 as a contribution towards sustainable transport initiatives in the vicinity of the Metro Centre	Paid 14.01.2011
23/04/2009	DC/07/01322/FUL	CCG - Crawcrook And Greenside	Rear of 21 Beech Grove Terrace, Ryton	Erection of detached dwellinghouse.	£490.98 - Off site junior play, £360.14 - Off Site Teen Play, £1678.96 - off site Toddler play, £527.05 - Open space Contribution	£3057.13 Money Spent at Ferndene Park by LES
22/04/2009	DC/07/01844/FUL	WHISSS - Whickham South And Sunniside	28 Thistledon Avenue, Whickham Tyne And Wear	Erection of detached bungalow and garage in garden area.	Provision of off site Junior and Teenage Play contribution £237.20(JUNIOR) £177.89 (teen)	Paid 02.11.09
22/04/2009	DC/08/01001/FUL	CCG - Crawcrook And Greenside	Land Adjacent to Deneholme, Crawcrook	Erection of detached dwellinghouse incorporating dormer windows in roofspace on east side and window in roofspace on south gable with detached garage	Off site junior (£526.75) and teenage play provision (£395.06) and open space (£549.12)	Money spent at Crawcrook Park by LES
22/04/2009	DC/08/01430/FUL	WNOOKW - Windy Nook And Whitehills	Land between44 & 45 Celendine Way Hewirth	Erection of detached dwellinghouse (use class C3).	£1711.96 for Off site toddler, £526.76 for junior and £395.07 for teenage play provision	Money Spent at Stoneygate by LES
08/04/2009	DC/08/00259/FUL	CHORG - Chopwell And Rowlands Gill	Plot 3 Highfield South Of Smailes Lane Rowlands Gill	Erection of detached dwellinghouse (use class C3)	£379.51 Off site teenage and £1644.55 off site toddler play provision	PAID 25/06/14
08/04/2009	DC/08/01479/FUL	CHORG - Chopwell And Rowlands Gill	Land south of Kimberley, Smailes Lane, Highfield, Rowlands Gill	Erection of detached dwellinghouse incorporating basement garage and associated car parking and landscaping (revised application).	Off site toddler and teenage play provision £395.07 (teen), £1711.96 (toddler)	21/1/11 Paid

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

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

08/09/2008	DC/08/00669/FUL	BRIDG - Bridges	18 Villa Place Gateshead	Conversion of single dwellinghouse into two dwellinghouses (use class C3) and two storey extension	Play provision - £553.46	Monies paid 10.09.08 Money spent at Argyle Street by LES
04/07/2008	DC/07/01836/FUL	BLAYD - Blaydon	Land Adj 9 California Winlaton	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse	To pay the Council the sum of £3,800.29 by way of contribution to the expenses of the Council in laying out and equipping an equipped offsite childrens play area	Paid
19/06/2008	DC/07/01833/COU	BIRTLE - Birtley	36 Durham Road,Birtley	Change of use from storage (use class B8) to residential at first floor (use class C3) (retrospective).	Play and Open Space provision to be provided off site(£308.35 play and £428.22 open space)	Paid 15/08/2008
02/06/2008	DC/08/00190/COU	SALTW - Saltwell	Dr R Harris 170 Whitehall Road Tyne And Wear	Change of use from doctors surgery (use class D1) to dwellinghouse (use classC3).(resubmission)	Off site childrens' play provision £1,470.95	Paid 02.06.08 Money Spent at Avondale Park by LES
20/05/2008	DC/08/00306/FUL	WINHS - Winlaton And High Spen	Stanley House, 36 Front Street, High Spen, Rowlands Gill, Tyne and Wear	Erection of detached dwellinghouse with garage and car parking facilities.	£2107 towards the provision and maintanance of play provision	Money spent at High Spen Park by LES
04/04/2008	DC/07/01394/FUL	LOFELL - Low Fell	Dene Cottage, Selborne Avenue, Low Fell, Gateshead	Erection of two semi-detached dwellinghouses	Provision of off site childrens play provision £6,800.00	Money spent at Engine Lane by LES
31/03/2008	DC/06/00889/FUL	BIRTLE - Birtley	Former British Legion Club, Ravensworth Road, Birtley	Erection of 6 dwellinghouses and 6 apartments	The Sum of £19459.65 Off site Play	Paid
31/03/2008	DC/08/00010/FUL	WHINOR - Whickham North	Pets At Home, Gibside Way, Gateshead	Construction of mezzanine floor (343m2) to provide additional retail floorspace (revised application).	£15,435.00 Sustainable Transport Contribution	Paid 03/06/09
20/03/2008	DC/07/01938/COU	WHINOR - Whickham North	Red Quadrant, Metrocentre, Tyne And Wear, NE11 9YG	Change of use of existing internal service corridors/areas to retail floorspace (A1) together with change of use of class A1 retail floorspace to A2.	To pay £25,000 towards Sustainable Transport Contribution	Paid 15.02.10

21/12/2007	DC/07/00807/COU	LAMES - Lamesley	D.P. FURNITURE EXPRESS O201 Kingsway South Team Valley	Change of use from use class B2 to use class B8 to allow trade warehouse/warehouse, storage and distribution along with external alterations to unit.	£15,000 Sustainable transport contribution - paid 21 dec 2007	Paid 21/12/2007
30/11/2007	DC/07/01516/FUL	LAMES - Lamesley	Carpet Right Unit 6 Team Valley Retail Park Team Valley	Construction of 715 metre squared mezzanine floor to provide additional retail floorspace, together with new service doors in the rear elevation and a new fire door in the side elevation.	Sustainable Transport - £17,875.00 based on £25 per m2	Unilateral Undertaking signed 31.March 08
22/11/2007	DC/07/00407/FUL	BLAYD - Blaydon	Clavering House Axwell Park Blaydon On Tyne Tyne And Wear NE21 6RN	Variation of condition 1 of permission DC/05/00303/FUL to alter the layout of the 18 dwellings within the site and re-siting of the access into rear of dwelling	To ensure the proper completion of the restoration project of Axwell Hall On the signing of the agreement. Agreement on going - 14.01.2011.E-mailed sue to continue monitoring	Ongoing Monitoring
05/11/2007	DC/07/01179/FUL (DC/08/00133/FUL	LOBBEN - Lobley Hill And Bensham	Vacant Factory/Warehouse Former Dunlop Hydraulic , J209 Earlsway	Variation of cond 1 (to vary site layout) and cond 9 (to vary finished floor levels) to Planning Application DC/06/00237/FUL to erect 15 units for B1, B2, B8 purposes with associated car parking.	Sustainable Transport contribution. Each unit at a rate of £7.50 per m2 for untis 2-11 and £3.75 per m2 for units 1 and 12-15.	24.06.09 Paid
29/10/2007	DC/03/01627/FUL	LAMES - Lamesley	Tyne & Wear Pallets, Lamesley Sawmill, Smithy Lane, Lamesley, Tyne And Wear, NE11 0EX	Demolition of existing building (929 square metres) and construction of new building (899 square metres) with	No Monies due - height of pallets to be kept to 6m maximum	No Monies due
15/10/2007	DC/06/01857/FUL	WHISSS - Whickham South And Sunniside	B.P. Express, Fellside Road, Whickham	Removal of existing filling station and erection of 18 x 2 bed flats with associated car parking.	£20,000.00 Off Site Play Contribution and affordable housing (2 units)	Paid 09.03.2010
24/08/2007	DC/07/00988/FUL	CCG - Crawcrook And Greenside	Land Adjacent To, 2 Conifer Court, Lead Road, Greenside, Ryton, Tyne And Wear	Erection of two-storey detached dwelling in garden area to side.	a contribution for £2530.08 for play space and £527.04 for open space	09.02.10 Paid Money spent at Greenside skate park by LES
25/07/2007	DC/07/00690/COU - DC/07/00699/COU	WHINOR - Whickham North	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	To secure:(i) A shuttle bus subsidy of 50,000 (£25,000 for each permission)(ii) a MetroCentre Travel Plan Coordinator of £80,000 (£40,000) for each permission(iii) Signage Improvements of £70,000 (payable on the implementation of either permission(iv)	Paid 10/01/2013

11/05/2007	DC/05/00596/FUL and DC/06/00300/FUL	BRIDG - Bridges	Former Kelvin Works Site, South Shore Road, Gateshead	Erection of two nine-storey office blocks with two-storey car park and adjacent works including walling, landscaping and amenity open space	Variation agreement - To Pay the Sum of £235.665 for Sustainable Transport, The Sum of £1500 to undertake road marking works on south shore road and £1000 contribution towards parking control works	Not paid
03/05/2007	DC/07/00331/FUL	CHORG - Chopwell And Rowlands Gill	Land Adjacent To West Farm, Hall Road, Chopwell, Newcastle Upon Tyne, NE17 7AF	9 two storey dwellings and detached garages	To Pay £19,942.38 for the laying out and equipping of an equipped off site children's play area	Paid 18/03/2016
03/05/2007	DC/07/00331/FUL	CHORG - Chopwell And Rowlands Gill	Land Adjacent To West Farm,Hall Road, Chopwell, Newcastle Upon Tyne, NE17 7AF	Erection of 5 detached and 4 semi-detached dwellinghouses (use class C3) together with new access road and detached double garage.	Off site Play 19924.38	Paid 18.03.16
12/03/2007	DC/06/01874/FUL	LAMES - Lamesley	Comet, Unit 4, Team Valley	Creation of 535 metre squared mezzanine floor to provide additional retail space.	The sum of £8,717 as a sustainable transport contribution	08/03/07 Paid
15/09/2006	DC/05/01950/FUL	LAMES - Lamesley	Smiths Electric Vehicles Ltd, R219, Marquisway,	Erection of 7 x industrial units	£8,385.00 Sustainable Transport Contribution to pay on or before the occupation of each individual unit. £3.75 per m2.	Paid 09/03/07
19/07/2006	DC/05/01654/FUL	LAMES - Lamesley	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)	£15,203 towards sustainable transport	Paid

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