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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 10 May 2017

PRESENT: Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, J Adams, L Caffrey, P Dillon, K Ferdinand, M Hall, L Kirton, J Lee, K McCartney, J McClurey, E McMaster, P Mole, C Ord, I Patterson, J Turnbull, A Wheeler, K Wood and N Weatherley

APOLOGIES: Councillor(s): S Craig, A Geddes and C McHugh

PD107 MINUTES

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

PD108 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD109 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.

PD110 ENFORCEMENT ACTION

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

RESOLVED: That the information be noted.

PD111 PLANNING APPEALS

Consideration was given to a report detailing new appeals received and decisions of the Secretary of State since the last meeting.

It was reported that since the last meeting two new appeals have been lodged and one new appeal decision has been received.

RESOLVED: That the information be noted.

PD112 PLANNING OBLIGATIONS

An update report was provided with details of planning obligations which have previously been authorised.

It was reported that since the last meeting there had been no new planning obligations and one payment received.

RESOLVED: That the information be noted.

Chair.....

Date of Committee: 10 May 2017	
Application Number and Address: DC/16/01288/FUL 4 High Street Gateshead NE9 7JR	Applicant: Aldi Stores Ltd
Proposal: Erection of foodstore (1,254sqm net) landscaping, parking and associated works following demolition of existing foodstore. (Amended 02.03.2017).	
Declarations of Interest:	
Name	Nature of Interest
None	
List of speakers and details of any additional information submitted:	
An update report was presented to amend condition 3 and to delete condition 4. The officer recommendation was also changed as a result of the applicant agreeing to provide a financial contribution towards the upgrading of the traffic signals at the junction of Old Durham Road, Springwell Road and High Street.	
Decision(s) and any conditions attached:	
That permission be GRANTED subject to a Section 106 Agreement.	
1) The agreement shall include the following obligations:	
<ul style="list-style-type: none"> • A contribution of £60,000 for the upgrading of the existing signals at the junction of Old Durham Road, Springwell Road and High Street. 	
2) That the Strategic Director of Legal and Corporate Services be authorised to conclude the agreement.	
3) That the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary.	
4) And that the conditions shall include:	
1	
The development shall be carried out in complete accordance with the approved plan(s) as detailed below	
-	
0359 (0) 04 Rev B, 05 Rev A, 06, 07 Rev B.	
Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.	
2	
The development to which this permission relates must be commenced not later than 3 years from the date of this permission.	

3

The development hereby approved shall be carried out in accordance with the Targeted Employment Scheme dated 04 May 2017 which has been submitted with this application.

4

Unless otherwise approved in writing by the local planning authority, all works and ancillary operations in connection with the demolition of the existing building and the construction of the new development, including the use of any noisy equipment or deliveries to the site, shall be carried out only between 0800 hours and 1900 hours on Mondays to Fridays and between 0900 hours and 1900 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

a) Before the development hereby permitted commences a scheme for the control of noise and dust during demolition and construction shall be submitted to and approved by the local planning authority and development shall be carried out in accordance with this scheme.

b) No development shall commence until details of the measures to be employed on site to prevent mud and other debris being deposited on the highway(s) by demolition or construction traffic, including delivery lorries, has been submitted to and approved in writing by the Local Planning Authority. The submitted details should provide for a plan to remove any mud or debris that does become deposited on the highway.

Thereafter, the approved measures shall be installed and operational before the development is first commenced. Once development commences the installed facilities shall be used at all times to prevent mud and other debris being deposited on the highway(s) during the demolition of the existing building and construction of the development.

If, in exceptional circumstances, the approved measures fail and mud and debris is deposited on the highway the plan to remove it shall be implemented immediately.

c) Details of the location and layout of the compound area shall be submitted to and approved in writing by the Local Planning Authority prior to any work commencing on site and the compound shall be located in accordance with these approved details.

5

No development approved by this Planning Permission shall be commenced until the outstanding 4 rounds of gas monitoring (identified in the 3E Phase II Geoenvironmental assessment report dated 6/9/16) have been completed, and an updated Gas Risk assessment report, with recommendations for ground gas mitigation measures and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

6

No development approved by this Planning Permission shall be commenced (except demolition) until the following additional Phase II site investigation works and Phase II risk assessment reporting are, undertaken: Site investigation in the footprint of the existing building, to investigate the nature of made ground and to collect soil samples for testing and analysis, to assess contamination risks and inform foundation design.

Site investigation in the area of existing car park where the proposed footprint of new building is to extend, to investigate the nature of made ground and to collect soil samples for testing and analysis, to assess contamination matters and inform foundation design.

Further Site investigation across all areas of proposed landscaping works, approved by this Planning Permission, to assess risks from contamination.

Further investigation in areas of proposed SUDS storage and proposed drainage areas, approved by this Planning Permission, to assess risks from potential contamination.

Following the above a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and proposed validation

strategy

7

The remediation measures approved under conditions 6 and 7 shall be implemented in accordance with the approved timetables. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

8

Following completion of the remediation measures approved under condition 8 verification reports that demonstrates the effectiveness of the remediation carried out regarding ground gas and contaminated land, must be submitted and approved in writing by the Local Planning Authority prior to first occupation of the development hereby permitted.

9

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

10

The development hereby approved, including the demolition of the existing store, shall be constructed and operated in accordance with the Sustainability Statement (Aldi Developments Sustainability Statement June 2015) submitted and approved as part of this application.

11

The development hereby approved shall be constructed using the materials detailed and shown on plan number 0359 - PL(0)04 Rev B and 07 Rev B.

12

Prior to the store being first brought into use, final details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority.

This shall include:

Revised location of the proposed filter drain in the car park.

Full details of the car park bio retention area. This shall include soil depths and planting specification, plus maintenance schedule for the plants and soil/ filter medium. This shall include specification for plant establishment and procedure for replacement of failed plants.

Details of the filter pit/ filtration unit and manhole/ inspection chamber to be used upstream of the geocellular tank.

Detail of how existing drainage outlet from car park to highways drain will be stopped up.

Timetable for implementation.

Final maintenance plan.

13

The surface water management works approved under condition 13 shall be implemented in accordance with the approved timetable.

14

Notwithstanding the approved plans, prior to the store being brought into use a fully detailed scheme for the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard landscaping, all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

15

The landscaping scheme shall be implemented in accordance with the details approved under condition 15. The landscaping 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.

16

Visitor cycle parking shall be implemented in accordance with the details as shown on plan reference 0359 - PL(0)04 Rev B, prior to the store being brought into use and shall be retained as such thereafter. Secure and weatherproof parking for 5 staff cycles shall be provided within the building prior to the store being first brought into use and shall be retained as such thereafter.

17

At least one motorcycle ground anchor shall be provided within the car park prior to the store being first brought into use and shall be retained as such thereafter.

18

Prior to the store being first brought into use, a final scheme of all off site highway works shall be submitted to and approved in writing by the Local Planning Authority. These works shall also include dropped kerbs and tactile paving across the entrance to the car park and across the junction with Easedale Gardens.

19

The highway works approved under condition 19 shall be implemented prior to the development hereby approved being first brought into use.

20

The development hereby approved shall be operated in accordance with the Travel Plan (Proposed Aldi Foodstore Travel Plan November 2016) submitted and approved as part of this application.

21

The store shall not be first brought into use until details of a car park management plan have been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how the car parking spaces will be managed and shall include a maximum stay of 2 hours in the short stay parking bays and 4 hours in the long stay parking bays. The car park management plan shall include a mechanism to review 12 months from the store first opening to the public.

22

Once the store is open to members of the public the car park shall be operated in accordance with the car park management plan approved under condition 22 unless otherwise agreed in writing by the local planning authority.

23

The opening hours of the premises shall be restricted to between 08:00 - 22:00 Monday to Saturday and 09:00 -18:00 on a Sunday.

24
Notwithstanding the approved plans the railings proposed for the north east corner of the site shall not be installed until final details of their appearance have been submitted to and approved in writing by the Local Planning Authority.

25
The railings shall be installed in accordance with the details approved under condition 25 and shall be retained as such thereafter.

Any additional comments on application/decision:

The Committee decided to add a review mechanism into the car park management plan.

Date of Committee: 10 May 2017

Application Number and Address:

DC/16/01261/FUL
Coalburns Cottages
4 Coalburns Cottages
Greenside
Ryton
NE40 4JL

Applicant:

Mr Robert Carroll

Proposal:

Demolition of existing garage followed by erection of new dormer bungalow with four parking spaces.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

An update report was presented to reflect the submission, by the applicant, of Community Infrastructure Levy and exemption forms.

The update report also detailed changes resulting in Conditions 2 and 12 being amended.

The Chair, at his discretion, permitted Councillor Jack Graham as Ward Councillor to outline his concerns about the application.

Speakers

Councillor Jack Graham – Ward Councillor

Mr Nigel Pownceby – Objector

Mr Peter Deverell – Agent

Decision(s) and any conditions attached:

That the application be DEFERRED for a site visit.

Any additional comments on application/decision:

Date of Committee: 10 May 2017

Application Number and Address:

DC/16/01177/FUL
Saltmeadows Industrial Estate
Land South of Saltmeadows Road
Gateshead
NE8 3DA

Applicant:

Langley Holdings PLC

Proposal:

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. (Amended 21.04.2017).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

The Committee received an update report with a number of amendments to the proposed conditions.

Decision(s) and any conditions attached:

That permission be GRANTED subject to a Section 106 Agreement.

1) The agreement shall include the following obligations:

- A contribution of £22335 towards off site ecology works and £6,484 for bus stops plus £1,600 for engineering works.

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

3) That the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include:

1

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

-
1317(S)04 T4 Proposed Site Layout (1:1250)
1317(S)05 T4 Proposed Site Layout (1:500)

1317 (S)06 T2 Doosan Car Park

1317(S)09 T3 Hard Landscaping

1317(S)10 T3 Hard Landscaping

1317(S)11 T3 Hard Landscaping

1317(S)12 T3 Hard Landscaping

1317(S)08 T3 War Memorial Re-location

1317 001 T3 Units A-D Plans & Section

1317 021 T3 Units E-H Plans & Section

1317 041 T3 Unit J Plans & Section
1317 061 T3 Unit 12 Plans & Section
1317 081 T3 Unit I Plans & Section
1317 (90) 04 T1 Proposed Bin Store - A-H
1317 (90) 01 T1 Proposed Bin Store I,J &12
1317 (90) 03 T1 Proposed Sub Station
1317 (0) 62 T2 Unit 12 Proposed Elevations
1317 (0) 63 T2 Unit 12 Proposed Roof Plan
1317 (0) 82 T2 Unit I Proposed Elevations
1317 (0) 83 T2 Unit I Proposed Roof Plan
1317 (0) 42 T2 Unit J Proposed Elevations
1317 (0) 43 T2 Unit J Proposed Roof Plan
1317 (0) 02 T2 Unit A-D Proposed Elevations
1317 (0) 03 T2 Unit A-D Proposed Roof Plan
1317 (0) 23 T2 Unit E-H Proposed Roof Plan
1317 (0) 22 T2 Unit E-H Proposed Elevations

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

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

4

The protective fencing approved under condition 3 must be installed prior to the commencement of the development and thereafter retained intact for the full duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

5

Prior to the breaking of ground, excavation for construction of foundations or the removal of any materials off site commencing for the development hereby approved, a detailed remediation statement, based on the recommendations of the Roberts Environmental 'Outline Remediation Statement' Ref160908. RS001' dated April 2017 shall be submitted to and approved in writing by the Local Planning Authority. The Remediation statement should detail a remedial scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. In this case the Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all communal soft landscape areas . Given the nature of the underlying ground (galigu) identified at the site, this cover should include 400mm of topsoil overlying 750mm of clay.

6

The recommendations of the detailed remediation report approved under condition 5 shall be

implemented in accordance with the timescales approved under that condition. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

7

Following completion of the remediation measures approved under condition 5, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

8

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Development must be halted on that part of the site affected by the unexpected contamination. Where required by the Local Authority an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved.

9

Construction of the development hereby approved shall not commence until a scheme of further intrusive investigations to establish the coal mining legacies present on the site has been submitted to and approved in writing by the Local Planning Authority.

10

Prior to construction of the development hereby approved commencing, the intrusive investigations shall be carried out in accordance with the details approved under condition 9.

11

Construction of the development hereby approved shall not commence until a report of findings arising from the intrusive site investigations approved under condition 9, including the location of the mine entry and its zone of influence if found to be present on the site and a scheme of remedial works, if necessary, has been submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall include a timetable for implementation.

12

Any remediation works approved under condition 11 shall be implemented in accordance with the timetable approved under that condition.

14

No vegetation and/or ground clearance works shall be undertaken during the bird breeding season (i.e. March to August inclusive). Where this is not possible a checking survey, undertaken by a suitably qualified and experienced ornithologist, will be undertaken immediately prior to the commencement of works on site. Where active nests are confirmed these must remain undisturbed until a suitably qualified and experienced ornithologist has confirmed that the young have fledged and the nest(s) is no longer in use.

15

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

16

The development shall be completed using the materials approved under condition 15 unless otherwise approved in writing by the Local Planning Authority.

17
The development hereby permitted shall be implemented in accordance with the Flood Risk and Drainage Impact Assessment Revision B dated April 2017 and plan 1000-B.pdf and the discharge rate from the site shall not exceed 27 l/s.

18
Notwithstanding the details approved in the Flood Risk and Drainage Impact Assessment Revision B dated April 2017 and plan 100-B.pdf, prior to the development hereby approved being first occupied final details of:

- An additional Bypass Separator to be included on south-west connection into manhole
- How access for maintenance will be achieved to southern most detention basin
- All SuDs components including inlets, outlets, manholes, connections, gullies, pipes, pipe diameters, levels, invert levels, hydro-brakes , separators, channels, volumes, discharge rates for sub-catchment areas and cross sections through detention basins.
- Details of storage cells with particular reference to measures to isolate contamination. The design of these units should also include a means of access for CCTV inspection and maintenance.
- A construction method statement to demonstrate how the SuDS components will be installed and protected during the construction phase.
- Details/Schedule of SuDs maintenance operations – including revisions where necessary to anomalies eg weekly mowing stated for detention basins when wildflower turf specified. The maintenance plan should include a schedule designed to be a working document for use by maintenance operatives. This shall include maintenance specifications and timings of inspections/maintenance for the storage units, hydro-brakes, manholes gullies and any other flow control or water treatment devices. This plan should set out clearly where responsibility lies for the maintenance of all drainage features throughout the lifetime of the development.
- Electronic copy of the Micro-drainage model.
- Timetable of when the drainage works will be implemented.

Shall be submitted to and approved in writing by the Local Planning Authority.

19
The details approved under condition 18 shall be implemented in accordance with the timetable approved under condition 18.

20
The development hereby approved shall not be first occupied until a fully detailed scheme for the landscaping of the site, in general accordance with plan 1317(S)14 T5 Soft Landscaping, has been submitted to and approved in writing by the Local Planning Authority.
The landscaping scheme shall include details of all existing trees and hedges to be retained, ground preparation planting plans noting the species, plant sizes, planting densities for all new planting and a timetable for implementation. It shall also include a Method Statement detailing the eradication and removal of non-native invasive plant species, including those listed of Schedule 9 of the Wildlife and Countryside Act.

21
The landscaping scheme shall be implemented in accordance with the details approved under condition 20 within the first planting season following approval. The landscaping 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.

22

Secure and weatherproof staff cycle parking shall be provided for each unit prior to that unit first brought into use at a ratio of 2 spaces per 500 square metres and shall be retained as such thereafter.

23

A minimum of four motorcycle ground anchors shall be provided for the development and shall be retained as such thereafter.

24

A minimum of four electric charging points shall be provided for the development and shall be retained as such thereafter.

25

The development hereby approved shall not be first brought into use until details of a car park management plan have been submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how the car parking spaces allocated to this development (not including the parking for Doosan Babcock) will be managed, taking into account the flexibility between B2 and B8 uses.

26

The development shall be operated in accordance with the car park management plan approved under condition 25 unless otherwise agreed in writing by the local planning authority.

27

Prior to the development hereby approved being first brought into use a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures:

- 1) Reduction in car usage and increased use of public transport, walking and cycling;
- 2) Minimal operational requirements for car parking
- 3) Reduced traffic speeds within the site and improved road safety and personal security for pedestrians and cyclists;
- 4) More environmentally friendly delivery and freight movements;
- 5) Opportunities for each individual occupier to input details into the Travel Plan.
- 6) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

28

The development hereby approved shall be operated in full accordance with the Travel Plan approved under condition 27.

29

Prior to the replacement parking for Doosan Babcock being brought into use a Travel Plan to assist in the reduction in car usage and increased use of public transport, walking and cycling for employees of Doosan Babcock and any subsequent users of the car park, shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include a programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

30

The approved parking for Doosan Babcock shall be operated in full accordance with the Travel Plan approved under condition 29.

31
Prior to the installation of any external lighting on site, final details of the lighting including the number, position, specification and lux must be submitted to and approved in writing by the Local Planning Authority.

32
Any external lighting installed on site shall be in accordance with the details approved under condition 31 and shall be retained as such thereafter.

33
Prior to the development hereby approved being first brought into use, full details of the nest boxes, including number, precise location and specification as well as a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority.

34
The nest boxes approved under condition 33 shall be implemented in accordance with the approved timetable.

35
Any excavations/trenches left open overnight during the construction phase of the development must provide a means of escape comprising of a ramp measuring no less than 300mm wide and with a slope of no greater than 450mm, for any mammals, including hedgehog, that may become trapped.

36
The development hereby approved shall be constructed and operated in accordance with the Sustainability Statement that has been submitted with this application.

37
The development hereby approved shall not be first brought into use until a detailed scheme for the disposal of foul water from the site has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. The scheme shall include a timetable for implementation.

38
Foul water from the site shall be implemented in accordance with the details and timetable approved under condition 37.

Any additional comments on application/decision:

The decision was unanimous.

Date of Committee: 10 May 2017

Application Number and Address:

DC/16/01335/FUL
Team Valley Retail Park
Tenth Avenue West
Gateshead

Applicant:

Team Valley S.a.r.l

Proposal:

Erection of new commercial units within existing car park (use classes A1 and A3) new pedestrian walkways, landscaping and alterations to car park layout (additional information received 24/01/17, 07/03/17, 08/03/17 and 19/04/17 and amended 07/03/17 and 19/04/17).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

The Committee received an update report with a number of amendments to the proposed conditions.

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, delete, 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

-
URB TL[08] 00 01 Rev D03 Units 22 to 25 Site Location Plan
URB TL[08] 00 02 Rev D02 Units 22 to 25 Existing Site Plan
URB TL[08] 00 03 Rev D04 Units 22 to 25 Proposed Site Plan
URB TL[08] 00 04 Rev D02 Unit 25 Proposed Ground Floor Plan
URB TL[08] 00 05 Rev D02 Units 22 to 24 Ground Floor Plan
URB TL[08] 00 06 Rev D01 No Build Zone
URB TL[08] 20 021 Rev D02 Unit 25 Roof Plan
URB TL[08] 20 02 Rev D02 Units 22 to 24 Roof Plan
URB TL[08] 70 01 Rev D02 Unit 25 Proposed Elevations
URB TL[08] 70 02 Rev D02 Units 22 to 24 Proposed Elevations
URB TL[08] 80 01 Rev D02 Units 22 to 25 Proposed Sections
URB TL[03] 00 03 Rev D01 NWL and SW Pipe Overlay Site Plan
116874/8001 Rev D Landscape Proposals Plan
URB TL [SK] 0005 - Section through proposed road
16337-SK-14 - Rigid Truck Swept Path Assessment

16337-SK-124 - Max Legal Arctic and Rigid Swept Path Assessment Flood Risk Assessment Prepared By Fairhurst Author Steve Dickie dated 20.1.2017

DAS prepared by Urban Edge dated December 2016, DAS addendum dated February 2017 and DAS Landscape Principles Addendum prepared by Fairhurst dated 8.3.2017

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

No individual unit hereby permitted shall amalgamate with another unit resulting in a larger floorspace, nor subdivide resulting in more, smaller, planning units.

4

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), the units hereby permitted shall either operate as A3 (food and drink) or mixed A1 (retail) and A3 (food and drink) premises. For the avoidance of doubt, no units hereby permitted shall operate solely under Use Class A1 (retail) nor shall they operate at any time or to any extent under Use Class A5 (hot food takeaways)

5

No development approved by this Planning permission shall be commenced until an intrusive site investigation is undertaken, and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, insitu testing, soil sampling and chemical laboratory testing of samples to assess potential contamination issues, particularly relating to proposed new planting areas, and to inform foundation design.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works, in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to the environment, future users of the site and construction workers.

Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 – Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide where applicable, which will ensure safe redevelopment.

6

Prior to commencement of the development hereby permitted, where required, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

N.B. The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in any proposed soft landscape areas.

7

The details of remediation measures approved under condition 6 shall be implemented prior to commencement of the development hereby permitted and maintained for the life of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

8

Following completion of the remediation measures approved under condition 6 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

9

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Development must be halted on that part of the site affected by the unexpected contamination. Where required by the Local Authority an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

10

The details of remediation measures approved under condition 9 shall be implemented prior to commencement of the development hereby permitted and maintained for the life of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

11

The bin stores as indicated on drawings URB TL 08 00 05 Rev DO2 Units 22 to 24 and URB TL 08 00 04 Rev DO2 Unit 25 shall be implemented in full accordance with the approved details prior to first occupation of the units hereby permitted and retained for the life of the development thereafter.

12

Prior to the development hereby permitted progressing above damp proof level, the following details must be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be constructed entirely in accordance with those details, and retained thereafter.

- A. Samples of materials for the buildings, including colours and finishes to be used on all external surfaces. The materials samples must also be made available for inspection on site.
- B. Full details of hard surface treatments, to include kerb edging materials, colours and finishes to be used. The materials samples must also be made available for inspection on site.
- C. Full details of external seating, including colours and finishes shall. The materials to be used shall be of the quality and nature described in the Design and Access Statement submitted with this application.

13

The development hereby permitted shall be constructed entirely of the materials approved under condition 13, and retained thereafter.

14

No development shall take place, including any works of remediation until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:

- i. the parking of vehicles of site operatives 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 including decorative displays and facilities for public viewing where appropriate
- 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 demolition and construction works.

15

The construction methodology approved under condition 21 shall be adhered to at all times during the construction of the development hereby permitted

16

The development hereby permitted shall not be commenced until a detailed drainage assessment in accordance with the CIRIA SuDS Manual (C753) has been submitted to and approved in writing by the Local Planning Authority. This shall assess the potential for disposing of surface water by means of a sustainable drainage system and shall consider the DEFRA Non-Technical Standards for SuDS. It shall include: detailed designs of the SuDS components, pipes, inlets and outlets; health and safety risk assessment; construction method statement; and maintenance plans.

A detailed drainage design should be submitted. This should include plans:

- showing impermeable areas used as the basis of the calculations
- showing the change in the hard and soft areas existing and proposed
- levels
- subcatchment areas, volumes/storage capacities, check dams/throttles
- discharge points
- confirmed discharge rate

And Information:

- an assessment using the simple index approach of the levels of likely pollutants entering the surface water and the stages of treatment within the SUDS scheme
- Micro drainage model and calculations
- details and cross sections
- evidence of agreed discharge rate from Northumbrian Water
- management and maintenance schedule and parties responsible
- timescales for implementation

17

The details of SuDS measures approved under condition 24 shall be implemented in accordance with the approved timings for implementation and maintained for the life of the development.

18

Notwithstanding the scheme indicated on drawing 116874/8001 Rev D full details of a landscaping scheme to include details and proposed phasing, timing of hard and soft landscaping to include replacement tree planting for all existing trees to be removed and trees and hedges to be retained, soil assessment, soil improvement measures for ground preparation, tree cells, rain gardens, a visual barrier and planting plans noting the species, plant sizes and planting densities for all new planting and details of a schedule of landscape maintenance for a minimum period of 5 years from the date of first occupation of the first unit of the development, shall be submitted to and approved in writing by the Local Planning Authority.

19

The Landscape Scheme approved under condition 26 shall be implemented in full prior to the first occupation of the development hereby permitted and maintained in accordance with the Landscape Maintenance Plan approved under condition 26.

- 20
No development or other operations shall commence on site until a detailed services layout and construction methodology of the trenches has been submitted to and approved in writing by the Local Planning Authority. The layout shall provide for the long-term retention of the existing trees to remain on the site and demonstrate that any trenches will not cause damage to the root systems of the trees.
- 21
The services layout and construction methodology approved under condition 28 shall be implemented wholly in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.
- 22
Prior to first occupation of any individual building hereby permitted, a Flood Evacuation Plan for that building shall be submitted to the Local Planning Authority for written approval.
- 23
The Evacuation Plan approved under condition 30 for any individual building shall be in place prior to first occupation of the building that it relates to and shall be maintained thereafter.
- 24
The finished floor levels of the buildings hereby permitted shall be built in accordance the finished floor levels indicated in the Fairhurst Flood Risk Assessment prepared by Steve Dickie dated 13.04.2017
- 25
Prior to first occupation of the development hereby permitted final details relating to the servicing strategy for each of the individual units to include:
- details of how all the elements of the development will be adequately and safely serviced,
- details relating to time constraints for servicing,
- vehicle size constraints,
- details on the numbers of deliveries and
- how controls would be implemented
- location of waste collection point
in the form of a Service Management Plan for each unit.
- 26
The measures contained within the approved servicing strategy shall be implemented in accordance with the approved details under condition 33 prior to the related element of the development being occupied and maintained thereafter unless otherwise approved in writing by the Local Planning Authority.
- 27
Prior to the development hereby permitted progressing above damp proof level final details of the car park layout to include:
Electric charging points parking;
Motorbike parking;
Accessible bays;
Cycle parking
Bollards;
Pedestrian routes/crossings
McDonalds Car Park Access
Access into units to open off pedestrian routes in line with the Gateshead Cycling strategy, to include for each unit hereby permitted, long stay cycle parking and short stay cycle parking located conveniently throughout the site to serve each of the units and tie in with access points and the wider network.

28
The Car Park Layout approved under condition 35 shall be implemented in full prior to first occupation of the first occupied unit hereby permitted and retained thereafter

29
Notwithstanding the Framework Travel Plan as submitted a final Framework Travel Plan shall be submitted prior to the occupation of the first new unit to cover the full Retail Park, the first surveys shall be undertaken within three months of the first occupation, and submitted for the consideration and written approval of the Local Planning Authority.

30
Evidence of the implementation of the approved Framework Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition. At all times thereafter, the Framework Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

31
Before any A3 (food and drink) use is commenced, a detailed scheme covering the ventilation and control of cooking odours from within that building shall be submitted to and approved in writing by the Local Planning Authority.

32
The ventilation / extraction details approved under condition 42 shall be implemented in full prior to occupation of the relevant unit and retained thereafter.

Any additional comments on application/decision:

Date of Committee: 10 May 2017

Application Number and Address:

DC/17/00189/FUL
Blaydon Rugby Club, Crowtrees
Hexham Road
Swalwell
Whickham
NE16 3BN

Applicant:

Rugby Football Union

Proposal:

Replacement of existing grassed playing pitch with new external 3G artificial grass sports pitch including new floodlighting, team shelters, scoreboard, 1.2m high perimeter pitch barrier, equipment storage container and new hardstanding area (additional info received 14/03/17).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

The Committee received an update report proposing two additional conditions (9 and 10).

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, delete, 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

-

02 Block plan of site

04 Proposed AGP plan

05 Proposed elevations

08 Proposed Scoreboard

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

During development works, any 'undesirable' material / made ground observed during any excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or

suspected contaminated ground, are encountered during development works, then operations should cease, and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

4

No ground raising should take place as part of this development.

5

Notwithstanding the submitted plans, no development shall commence on site until a detailed scheme for the surface water drainage system for the development has been submitted to and approved in writing by the local planning authority.

6

The surface water drainage system approved under condition 5 shall be provided in accordance with the approved details prior to replacement sports pitch being brought into use.

7

The sports pitch hereby approved shall not be brought into use until a Surface Water Drainage Management Plan for the management and maintenance of the surface water drainage scheme of the development has been submitted to and approved in writing by the Local Planning Authority.

8

The Surface Water Drainage Management Plan approved under condition 7 shall be implemented in accordance with the approved details for the lifetime of the development.

9

Notwithstanding the submitted details, the proposed floodlighting shall not be installed on the site until details of the floodlighting including the number, position and design of the lights including the luminance levels and light spillage information has been submitted to and approved in writing by the Local Planning Authority.

10

The floodlighting shall be installed in accordance with the details approved under condition 9.

Any additional comments on application/decision:

The decision was unanimous.