

# Public Document Pack

## GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 24 January 2018

**PRESENT:** Councillor B Goldsworthy (Chair)

Councillor(s): M Hood, S Craig, A Geddes, M Hall, L Kirton, J Lee, K McCartney, J McClurey, C McHugh, E McMaster, P Mole, C Ord, I Patterson, J Turnbull, M Henry, N Weatherley and A Wheeler

**APOLOGIES:** Councillor(s): L Caffrey, P Dillon, K Ferdinand, S Dickie and K Wood

### **PD192 MINUTES**

The minutes of the meeting held on 3 January were approved as a correct record and signed by the Chair.

### **PD193 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **PD194 PLANNING APPLICATIONS**

- RESOLVED:
- i) That the full planning applications, outline applications, tree preservation order applications and house holder 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.

### **PD195 ENFORCEMENT ACTION**

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

It was requested that Item 13, Swalwell Cricket Club be removed as the planning application has been withdrawn.

RESOLVED: That the information be noted.

**PD196 PLANNING APPEALS**

The Committee were advised that there have been four new appeal decisions received since the last Committee.

The Committee were advised that two of the decisions referred to the same application which came to Committee in April and July 2017. In both cases the inspector allowed the appeal.

The other two appeals decisions were based on delegated decisions, one of which was dismissed and the other allowed.

RESOLVED - That the information contained within the report be noted.

**PD197 PLANNING OBLIGATIONS**

The Committee received a report to advised on the completion of Planning Obligations which have previously been authorised.

Since the last Committee there have been no new planning obligations. Since the last Committee there have been two new payments received in respect of planning obligations for £36,400 and £21,450.

RESOLVED - That the information contained within the report be noted.

**Chair.....**

**Date of Committee: 24 January 2018**

**Application Number and Address:**

DC/17/01010/FUL

Gateshead Council – Lyndhurst Community  
Education Centre  
Beacon Lough Road  
Gateshead  
NE9 6TA

**Applicant:**

Mr Peter Udall

**Proposal:**

Erection of 36 houses (C3 residential) and all associated services and infrastructure (amended and additional information received 04/12/17).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

None

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

An update report was submitted and provided the following information.

Resolution to representation made previously

Following discussions between the Council as landlord/owner and Cleveland Hall Community Association (CHCA), CHCA have confirmed in writing that they are agreeable to the solutions proposed by the Council to address the concerns raised previously.

For information, the main points CHCA wanted clarity on were:

- Access for ongoing maintenance of 3G pitch
- Relocation of Containers onto CHCA site
- Increased height of fencing to mitigate impact from footballs on Housing Development

In response, the Council offered the following:

(The numbers below correlate with the numbers in the site plan attached to confirm location)

1. Site Compound - This current compound (which includes fencing and 3 x containers owned by the club) is currently located within the proposed housing development boundary. It is, therefore, proposed to relocate this compound in full (including the fencing and all containers) to area number 2 outlined on the plan.
2. Proposed site for relocation of the above compound.
3. A new ramped access to accommodate vehicles which would be required to access the playing fields and 3G pitch to support the future replacement of the 3G surface.
4. New double gate access to the 3G pitch to allow for vehicular access to replace the 3G surface in the future.
5. Provide a ramped access solution from the lower to mid-level to replace the current 'steps'.
6. The purchase of a new 40ft (double sided entrance) container to provide storage for 3G cleaning machine and goals. Tarmac area would be required at one entrance leading to the existing 3G

double gates, and surrounding area.

7. In the future the club would be required to lay temporary tracking/matting for vehicles to access the 3G to replace the 3G.
8. Proposed height increase of the fencing line by 2 metres at this point to reduce the risk of footballs affecting the proposed housing development.

Amended wording at paragraph 5.6 of main agenda report

The main agenda report makes reference to the 6 affordable properties being offered as intermediate tenure. The applicant has since said that this will not be the case and instead the 6 properties will be offered as “affordable rented units” and discussions with the Registered Provider Keelman Homes are ongoing.

**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, 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 –

- AL(00)001 Rev E Location Plan
- AL(00)002 Rev S Planning Layout
- AL(00)003 Rev B Technical Plan
- AL(00)004 Rev I Parking Plan
- AL(00)005 Rev H Proposed Deed Plan
- AL(00)006 Rev H Proposed Adoptions Plan
- AL(00)007 Rev G Boundary Treatments Plan
- AL(00)008 Rev G Materials Plan
- AL(00)009 Rev B Street Scenes
- 1008-165\_2D (A0-1) Topographical Survey 2D
- 1008-165\_2D (A0-2) Topographical Survey 2D
- R/2023/1C
- R/2023/2B
- R/2023/3
- T3-V5-END-AA(00)001
- TA-LTH-V1-END-AA(00)001
- T8-END-AA(00)001
- T10-END-AA(00)001 Rev A
- T10-DET-AA(00)001 Rev A
- T10-V1-DET-AA(00)001 Rev A
- T10-V4-DET-AA(00)001 Rev A
- T12-DET-AA(00)001
- T14-END-AA(00)001
- T31-DET-AA(00)001
- SD(90.3) 39
- SD(90.3) 54
- SD(90.3) 57

- 1800mm pillar wall with close boarded fence

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

2

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

3

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

- which 6 units in the development will be affordable
- what type of subsidised home ownership they will be, and
- the selection criteria to live in the units
- timetable for delivery

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

4

Prior to the commencement of the development hereby approved, a construction control plan including the hours of operation, location and layout of the compound area, a scheme for the control of noise and dust and vehicle access locations shall be submitted to and approved in writing by the Local Planning Authority.

5

The construction control plan approved under condition 4 shall be implemented and complied with in full during all stages of construction, until completion.

6

The development shall be completed using the materials shown on plan reference AL (00) 008 Rev: G and retained as such in accordance with the approved details thereafter.

7

The boundary treatments shall be completed in accordance with the details shown on plan references AL (00) 007 Rev: G, AL (00) 009 Rev: B, SD(90.3) 39, SD(90.3) 54, SD(90.3) 57 and 1800mm pillar wall with close boarded fence and retained as such in accordance with the approved details thereafter.

8

The development hereby approved shall not be commenced until a fully detailed scheme for the landscaping of the site, including retention of the existing hedge fronting onto Beacon Lough Road, has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard and soft landscaping, proposed trees and hedges, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

9

The landscaping scheme approved under condition 8 shall be implemented in accordance with the timescale approved through condition 8.

10

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.

11

Prior to the commencement of the development hereby permitted, scale drawings showing the proposed layout of the drainage network for the full site clearly showing permeable paved areas, numbered pipes, falls, diameters and manhole invert and cover levels that correspond with the drainage model previously submitted shall be submitted to and approved in writing by the Local Planning Authority.

12

The details of the drainage network approved under condition 11 shall be implemented prior to the first occupation of the development hereby permitted and maintained for the life of the development.

13

Prior to the first occupation of the development hereby approved an improved SuDS and drainage maintenance plan, including detailed drawings, electronic drainage model, adoption plan, detailed health and safety and construction method statement and schedule, and designed to be a working document for use by maintenance operatives, shall be submitted to and approved in writing by the Local Planning Authority. This shall include maintenance specification and timings for the geocellular storage devices, hydrobrakes, manholes, gullies, and any other flow controls or water treatment devices. The plan 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 including underground storage, oversize pipes, permeable paving, flow control and water treatment devices.

14

The details of the drainage maintenance plan approved under condition 13 shall be implemented prior to the first occupation of the development hereby permitted and maintained for the life of the development.

15

Prior to the construction of the swale hereby approved final detailed proposals of the swale showing slopes and its relationship to adjacent planting and boundary features shall be submitted to and approved in writing by the Local Planning Authority.

16

The swale details approved under condition 15 shall be implemented prior to the first occupation of the development hereby permitted and maintained for the life of the development.

17

Development shall not commence in respect of the soakaway system until full details of the geocellular storage or soakaway system have been provided, including details of pollutant mitigation measures to treat runoff from all hard surfaces to the soakaway feature, CCTV and maintenance access into the structure.

18

The details of the soakaway feature approved under condition 17 shall be implemented prior to the first occupation of the development hereby permitted and maintained for the life of the development.

19

Prior to commencement of the development hereby permitted, a revised remediation statement that clearly states what remedial measures are to be implemented, and which addresses the comments dated 26/10/17 provided by the Council's Contaminated Land officer shall be submitted to and approved in writing by the Local Planning Authority. The remediation statement shall provide 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. The scheme must include all works to be undertaken, including where necessary, additional sampling and chemical analysis, 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.

20

The details of remediation measures approved under condition 19 shall be implemented prior to the first occupation 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.

21

Following completion of the remediation measures approved under condition 19 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.

22

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.

23

No part of the development hereby approved shall be occupied until final details of all works within the adopted highway have been submitted to and approved in writing by the Local Planning Authority. This shall include the footpath link across Beacon Lough Road, the creation of a 20mph Zone and the closing off and making good of the redundant access at the eastern end of the site.

24

No part of the development hereby approved shall be occupied until the off-site highway works have been implemented in accordance with the details approved under condition 23 and shall be retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

25

Before being brought into use, the echelon car parking bays for plots 12 to 14 and 36 shall be clearly marked to avoid mis-use by others and maintained as such for the life of the development.

26

Prior to the first occupation of the development hereby approved full details of the proposed street lighting scheme shall be submitted to and approved in writing by the Local Planning Authority.

27

The street lighting details approved by condition 26 shall be provided on site prior to the first occupation of the development and maintained as such thereafter.

28

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

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



**Date of Committee: 24 January 2018**

**Application Number and Address:**

DC/17/01041/FUL

Gateshead Jewish Primary School  
Alexandra Road  
Gateshead  
NE8 1NR

**Applicant:**

Gateshead Jewish Primary School

**Proposal:**

Construction of annexe to existing single storey primary school to include 7 No classrooms, 2 No D and T classrooms, Assembly/Dining/PE Hall, staff facilities, management office, roof top external play area (amended plans and additional information received 06/12/17).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

An update was provided with the following information.

Further representations made

A 19 signature petition has been received. The concern is that the proposal will have a harmful effect on the amenities of residents.

An objector, whose objection is recorded on the main agenda, has submitted a plan that redesigns the scheme as submitted that provides three storey additional classroom accommodation on the southern boundary of the site. This is not the scheme under consideration and has therefore not been assessed, however, the Council is aware of a main sewer in this area which prevented implementation of the scheme approved DC/14/01151/FUL in 2015.

**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, 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 -

C482-001 Topographical Survey  
M2271/05 Rev A proposed site plan  
M2271/06 Rev A Proposed ground floor  
M2271/07 Rev A Proposed First Floor  
M2271/08 Rev A Proposed Roof Top

M2271/09 Rev A Proposed Elevations  
M2271/10 Rev A Proposed Elevations  
M2271/11 Sections

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

2

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

3

Prior to commencement of the development hereby permitted a Construction Method Statement 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 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 demolition and construction works.

4

The construction methodology approved under condition 3 shall be adhered to at all times during the construction of the development hereby permitted

5

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the demolition hereby approved, including the use of any equipment or deliveries to or collections from the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

6

No development hereby permitted shall be commenced until an intrusive site investigation is undertaken and a Phase II 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, in situ testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design.

The site investigation and Phase II Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS

10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide, where applicable, recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment. Ground gas monitoring shall be undertaken at the site and a Gas Risk assessment report produced and submitted to the Local Authority with recommendations for ground gas mitigation measures.

7

The recommendations of the intrusive site investigation and the Phase II Risk Assessment Report approved under condition 6 shall be implemented prior to commencement of the development hereby permitted.

8

Prior to commencement of the development hereby permitted, where required by the Local Planning Authority, 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.

NB The Local Planning Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all soft landscape areas.

9

The details of remediation measures approved under condition 8 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.

10

Following completion of the remediation measures approved under condition 7 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted and maintained for the life of the development.

11

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

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.

12

Prior to commencement of the development hereby permitted the Additional Phase II intrusive site investigation works shall be undertaken, as proposed and detailed in the Preliminary Investigation Report entitled Geoenvironmental Site Investigation Report prepared by FWS Consultants Ltd dated 1 June 2015, recommendations in Section 5.3 in order to ascertain the ground conditions and to establish the presence or otherwise of shallow mine workings and a Phase II Risk Assessment report shall be completed and the findings submitted for the written approval of the Local Planning Authority.

13

In the event that the need for remedial measures are confirmed following the site investigations approved under condition 12 to treat areas of shallow mine workings to ensure the safety and stability of the proposed development, prior to commencement of the development hereby permitted a scheme of remediation shall be submitted for the consideration and written approval of the Local Planning Authority.

14

Details of any new external lighting of the school site shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences.

15

The external lighting details approved under condition 14 shall be undertaken in accordance with the details prior to first occupation of the building hereby permitted

16

Notwithstanding the submitted drawings and documents, no school buildings hereby approved shall be occupied until a Statement of Commitment to engagement in the Schools Go Smarter (SGS) Programme has been submitted to and approved in writing by the Local Planning Authority.

The Statement of Commitment to the SGS Programme should detail:

1 How the school will engage with the SGS Active Travel Promotion programme (e.g. existing/planned meeting dates and draft schedule of activity should be provided)

2 a commitment to booking all (free) SGS Theatre in Education performances, where possible

3 details of how the school will manage pupil movements in and out of the site

4 how car parking will be discouraged both on and off the site

5 an initial return of the Schools Go Smarter hands up travel survey plus a commitment to participation in this annually thereafter (or any equivalent annual survey requested by Gateshead Council) to provide monitoring information on pupil and staff journeys and evidence of continued engagement in the SGS Programme. A representative sample of travel data will be acceptable (e.g. not less than one registration group per year group for pupils, and not less than 50% of staff)

Evidence of engagement in the SGS programme shall be submitted to and approved in writing by the Local Planning Authority prior to any of the school buildings hereby approved being brought into use.

At all times thereafter, the Statement of Commitment to engagement in the SGS Programme shall be implemented in accordance with the approved details or any changes made under the review process.

17

Notwithstanding the details submitted, the development hereby permitted shall not be first occupied until a scheme of odour suppression, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the manufacturers details of the proposed flue, all proposed cooking processes, a plan of the proposed ventilation system and odour abatement measures including the location and details of the filters, fans and flues and the manufacturer's recommendations concerning frequency and type of maintenance.

18

The kitchen equipment approved under condition 17 shall be installed in accordance with the approved details prior to first occupation of the development hereby approved and shall thereafter be operated at all times when cooking is taking place and maintained in accordance with the manufacturer's instructions. A written record of any maintenance shall be retained on site and be made available for inspection by the Local Planning Authority.

19

The development hereby permitted shall not progress above foundation level until final details of all the termination points of vents, flues and extract grilles and scaled elevations indicating their detailed appearance and location on the building including on the roof have been submitted to and approved in writing by the Local Planning Authority.

20

The development shall be completed in accordance with the approved flue details under Condition 19 and retained as such in accordance with the approved details thereafter.

21

The double doors on the ground floor of the northern elevation of the development hereby permitted shall only be used in the event of an emergency situation where evacuation of the building is required.

22

The development hereby permitted shall not progress above foundation level until final details of the roof canopy and scaled elevations indicating the detailed appearance and location on the building have been submitted to and approved in writing by the Local Planning Authority.

23

The development shall be completed in accordance with the approved canopy details under Condition 22 and retained as such in accordance with the approved details thereafter.

24

The development hereby permitted shall not progress above foundation 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.

25

The details of materials approved under condition 24 shall be implemented in full accordance with the approved details prior to use of the building hereby permitted.

26

Prior to first occupation of the development hereby permitted final details relating to the servicing strategy to include:

- details of how the development will be adequately and safely serviced;
- tracking to show that delivery vehicles can enter and leave the allocated servicing area in forward gear
- details relating to time constraints for servicing,
- vehicle size constraints,
- details on the numbers of deliveries and
- how controls would be implemented

in the form of a Service Management Plan. The development hereby permitted will be subject to the Service Management Plan for the life of the development.

27

The measures contained within the approved servicing strategy shall be implemented in accordance with the approved details under condition 26 prior to the development being occupied and maintained thereafter unless otherwise approved in writing by the Local Planning Authority.

28

The development hereby permitted shall not be first occupied until details of the refuse and recycling storage area to include a measure to contain the location of the bins have been submitted to and approved in writing by the Local Planning Authority.

29

Prior to the first occupation of the building hereby permitted the bin store shall be completed using the bin store details and screen approved under condition 28 and maintained thereafter.

30

The windows of the development hereby permitted facing the northern boundary shall be glazed with obscure glass at a level three or greater. The obscure glazing shall be retained thereafter.

31

Notwithstanding the details of the plans submitted, prior to occupation of the development hereby permitted the final expected noise levels and vibration details of the equipment to be installed in the plant room shall be submitted to and approved in writing by the Local Planning Authority.

32

The plant equipment approved under condition 31 shall be implemented in accordance with the approved details and retained thereafter for the life of the development

33

Prior to commencement of the development hereby permitted full details of the proposed re-location of the temporary classrooms, including the timetable for their relocation shall be submitted for the consideration and written approval of the Local Planning Authority.

34

The temporary units shall be relocated in accordance with the details approved under condition 33.

35

The temporary classroom units approved under condition 33 shall be removed from the site within one calendar month of the first occupation of the development hereby permitted and the soft landscaping reinstated.

36

Prior to the development hereby permitted progressing above foundation level a scheme of features that will help to manage for the drainage of surface runoff from the roof top play area shall be submitted for the consideration and written approval of the Local Planning Authority.

37

The scheme of features that will help to manage for the drainage of surface runoff from the roof top play area approved under condition 36 shall be implemented in full accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development.

38

Before the pupil roll exceeds 386, details of the intended staff and pupil numbers and the ages of the children along with details of proportionate measures to ensure the transportation impacts and safety of these additional staff and pupils can be accommodated at the site, shall be submitted for the written approval of the Local Planning Authority.

The requirements of this condition shall be met at all such times as the pupil roll exceeds 386, or for any multiple of 30 pupil increase thereafter.

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

**Date of Committee: 24 January 2018**

<b>Application Number and Address:</b>  DC/17/01086/FUL  Ryton Park Country House Hotel Holburn Lane Ryton NE40 3PF		<b>Applicant:</b>  Mr Giovanni Asoni				
<b>Proposal:</b>  Mixed residential development, comprising of the partial demolition of the existing hotel with alterations and extensions to form 2no. dwellings, alterations and extensions to a redundant out-building forming 1no. dwelling and the erection of 3 no. new build dwellings (amended 29/11/2017).						
<b>Declarations of Interest:</b> <table border="1"><thead><tr><th>Name</th><th>Nature of Interest</th></tr></thead><tbody><tr><td>None</td><td>None</td></tr></tbody></table>			Name	Nature of Interest	None	None
Name	Nature of Interest					
None	None					
<b>List of speakers and details of any additional information submitted:</b>						
<b>Decision(s) and any conditions attached:</b>  That the application be DEFERRED for a Site Visit						
<b>Any additional comments on application/decision:</b>  Due to concern expressed by Councillor Geddes about the entrance to the site from the main road, it was agreed that a site visit take place.						



**Date of Committee: 24 January 2018**

**Application Number and Address:**

DC/17/01171/TPO

Runhead Lodge  
River View  
Crookhill  
Ryton  
NE40 3HL

**Applicant:**

Mr Charles Simpson

**Proposal:**

Tree works on land adjacent to Runhead Lodge Crookhill Ryton

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

None

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

**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, vary and amend the planning conditions as necessary:

1

The tree work hereby approved shall be completed within 2 years from the date of this consent.

2

The tree work hereby approved shall not exceed the following limits:

Beech trees T1, T2, T3, T4, T6, T7, T9, T10, and T11 fell to ground level only

Holly tree T5 fell to ground level

Beech trees T13, T14, T15, T16 and T17 crown thin by no more than 15% and crown lift the canopy to a height no more than one third of the height of the tree.

Beech trees T8 and T12 reduce the eastern canopy so that it balances with the western canopy only. The reduction must not unbalance the canopy.

3

Before the removal of Beech trees T1, T2, T3, T4, T6, T7, T9, T10, and T11 identified in the application can take place, details of a replacement tree-planting scheme, which shall include numbers, location, size and species, shall be submitted to and approved in writing by the Local Planning Authority.

4

The replacement tree-planting scheme approved under condition 3 on the decision notice shall be completed in full accordance with the approved details within six months of the date of the completion of the felling operation or within the next available planting season whichever is the sooner. The Local Planning Authority shall be notified in writing of the date of replanting within seven days of that date.

5

The tree works hereby approved shall be carried out wholly in accordance with BS 3998 (2010) 'British Standard Recommendations for Tree Work'.

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

**Date of Committee: 24 January 2018**

**Application Number and Address:**

DC/17/01168/FUL

Land to the East of Marigold Avenue  
Gateshead

**Applicant:**

Home Group

**Proposal:**

Proposed erection of 41 dwellings with associated open space, landscaping and infrastructure (amended and additional information received 23/11/17, 19/12/17 and 08/01/18).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

None

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

An update report was provided with the following information

**ECOLOGY**

Paragraph 5.58 of the main report states Officers will offer an update in regard to ecological mitigation/compensation, this update is provided below.

Based on the nature of the development and the size of the site it is not possible to avoid biodiversity harm. It is considered that the proposal would have a harmful impact on the biodiversity and ecology of the area, without any compensation or mitigation measures.

The applicant has sought to mitigate for the proposed loss of habitat through the restoration and enhancement of approximately 0.8ha of semi-improved neutral grassland suitable for priority butterfly species, including dingy skipper on land at Saltmeadows Riverside. The restoration and enhancement will be secured through the payment of a commuted sum of £22,000.00 (paid via a S106 agreement); officers recommend that this requirement be added to the recommendation.

Subject to the completion of the S106 agreement referenced above, it is considered that the proposal would comply with the aims and objectives of the NPPF, saved policies DC1(d), ENV46 and ENV47 of the Council's UDP and policy CS18 of the Council's CSUCP.

**AMENDED/ADDITIONAL PLANS**

The applicant has submitted amended plans proposing minor amendments to the internal layout of the proposed development (including minor highway amendments and details of both hard and soft landscaping). Further, the applicant has provided a construction methodology.

Based on the provision of this additional information it is considered Conditions 4 – 8 (pertaining to landscaping) and Conditions 11 and 12 (pertaining to construction control) can be amended to become 'compliance conditions' as opposed to requiring further details to be provided.

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

That permission be GRANTED subject to a Section 106 agreement and satisfactory resolution of ecology matters:

- 1) The agreement shall include the following obligations:
  - Provision of 15% affordable housing
- 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 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 -

EX01 October 2017 – Existing Site Plan

EX02 October 2017 – Existing Site Sections

SL-01 October 2017 – Location Plan

PL01 January 2018 – Proposed Site Plan

PL02 January 2018 – Proposed Site Layout

PL03 October 2017 – Proposed Site

PL04 January 2018 – Proposed Boundary Treatment Plan

PL06 October 2017 – Material Finishes Plan

House Booklet Type October 2017 – Housetype Booklet

N672-ONE-00-XX-DR-L-0001-P01 – Landscape Masterplan

Acoustic Design Statement 6302.1A Revision A – Noise Impact Assessment

Arboricultural Impact Assessment

Arboricultural Method Statement

Design and Access Statement October 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

The development hereby permitted shall be constructed entirely of the materials detailed and shown on plan number PL06 October 2017 – Material Finishes Plan. Unless otherwise approved in writing by the Local Planning Authority.

4

Notwithstanding the submitted plans, no unit hereby approved shall be occupied until a fully detailed scheme for the landscaping of the site (including areas identified for SuDS

components) has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a fully detailed landscaping scheme (ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting), proposed timings for implementation and a scheme and maintenance of the landscaping (for a period of 5 years following planting).

5

The landscaping details approved under Condition 4 shall be implemented in accordance with the timings approved under Condition 4.

6

The approved landscaping scheme shall be maintained in accordance with the details approved under condition 4.

7

No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) has been submitted to and subsequently approved in writing by the Local Planning Authority.

8

All hard landscaping shall be completed in full accordance with the details approved under Condition 7 (including timescales for implementation), and retained as such in accordance with the approved details thereafter.

9

The boundary treatment associated with each respective property hereby approved shall be installed, in accordance with approved plan PL04 October 2017 – Proposed Boundary Treatment Plan, prior to the occupation of each respective property.

10

The noise mitigation measures (for each respective property hereby approved) set out within the submitted Noise Assessment (Acoustic Design Statement 6302.1 Revision D) shall be implemented in full prior to the occupation of each respective property hereby approved.

11

Prior to the commencement of the development hereby approved, a construction control plan including the hours of operation, location and layout of the compound area, a scheme for the control of noise and dust and vehicle access locations shall be submitted to and approved in writing by the Local Planning Authority.

12

The construction control plan approved under condition 11 shall be implemented and complied with in full during all stages of construction, until completion.

13

The cycle parking facilities associated with each individual property (shown on approved plan PL02 January 2017 - Proposed Site Layout) shall implemented in full accordance with the submitted details prior to first occupation of each respective unit hereby permitted. Thereafter, the cycle parking shall be retained as approved for the lifetime of the development.

14

No development shall commence on site until the tree protection measures shown at Figure 1 of the approved Arboricultural Impact Assessment (prepared by All About Trees, October 2017) have been installed in the locations identified in Appendix 3 of the same Arboricultural Impact Assessment. The approved scheme shall remain in situ until completion of the development.

15

The approved tree protection plan (Appendix 3 of Arboricultural Impact Assessment (prepared by All About Trees, October 2017) shall be displayed at all times outside the site office or in a location visible to all contractors and site personnel. Once implemented the tree protection scheme shall be checked daily with a record of the daily checks being kept on file in the site office. The record shall include the date, time and name of the person carrying out the checks together with any problems identified and action taken. If at any time tree protection is missing or deficient without the prior written approval of the LPA being obtained all construction operations should stop until the protection is correctly in place. Details of this should also be recorded in the tree protection record file.

16

The final finished floor levels of units 36 – 41 shall be submitted to and approved in writing by the LPA prior to the commencement of any works directly associated with these units.

17

Units 36 - 41 shall be constructed to the finished floor levels approved under condition 16.

18

No development shall take place until the final details of the drainage scheme has been submitted and approved in writing by the LPA. The scheme shall include detailed drainage drawings, electronic model, adoption arrangements, timetable for implementation and health and safety assessment in accordance with the Council's SuDS Guidelines

19

The final drainage scheme shall be carried out in full accordance with the details approved under condition 18 (including timings for implementation).

20

No work in relation to any proposed drainage features shall take place until a long-term management plan for the drainage scheme approved under condition 18 has been submitted to and approved in writing by the LPA.

21

The drainage scheme approved under condition 18 shall be managed in full accordance with the management plan approved under condition 20 for the lifetime of the development.

22

No work in relation to any proposed drainage features shall take place until a construction management plan for the drainage scheme approved under condition 18 has been submitted to and approved in writing by the LPA.

23

The drainage scheme approved under condition 18 shall be constructed in full accordance with the construction management plan approved under condition 22.

24

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

26

At the point of occupation of any unit hereby approved, the SuDS information and communication plan approved under condition 24, shall be provided to the occupants of each dwelling.

27

No development approved by this planning permission shall be commenced until a site investigation is undertaken and a Phase II Risk Assessment report of the findings submitted to the Council for approval. The site investigation will consist of a series of boreholes and trial pits, in situ testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design.

The site investigation and Phase II Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

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

28

Following completion of the site investigation and Phase II Risk assessment site investigation works (condition 27), and following approval by the Council, if the findings of the Phase II investigation require remediation works to be undertaken then a 'Remediation Strategy' statement document is required to be produced and submitted to the Council for approval. The 'Remediation Strategy' (including timescales) must detail objectives, methodology and procedures of the proposed remediation works. This must be submitted to the Council, for approval, before any remediation works commence.

29

The remediation works detailed in the 'Remediation Strategy' submitted and approved by the Council in respect of Condition 28, shall be wholly undertaken within the timescales set out within the approved strategy.

30

Upon completion of the remediation works detailed in the approved Remediation statement and prior to the occupation of any dwellinghouse hereby permitted, under condition 27 and/or condition 28, a detailed Remediation Verification report shall be submitted to the Local Planning Authority for approval. The report should provide

verification that the required works regarding contamination have been carried out in full accordance with the approved Remediation Strategy Statement, and should provide a summary of remedial works carried out together with relevant documentary evidence and post remediation test result to demonstrate that the required remediation has been fully met.

31

During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. An amended risk assessment of the development should then be undertaken, to determine whether remedial works are necessary.

32

Any works deemed to necessary following testing (as part of condition 31) shall be carried out in full prior to the occupation of first dwelling hereby permitted.

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



**Date of Committee: 24 January 2018**

**Application Number and Address:**

DC/17/01296/FUL

19-21 Derwent Street  
Chopwell  
NE17 7HU

**Applicant:**

Mr Stephen Johnson

**Proposal:**

Change of use from Bank (A2) to three dwellings with a dormer extension to rear (C3) (as amended 10/01/2018)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

None

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

**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, vary and amend the planning conditions as necessary:

1

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

2

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

- SCC/MI/200 Location Plan
- SCC/MI/100 Existing Plan
- SCC/MI/200 Site Plan
- SCC/MI/200 Rev B Proposed Plan
- SCC/MI/101 Rev A Exist. and Prop. 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.

3

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

4

Prior to occupation of the development details for secure, lockable and weatherproof cycle storage for each dwelling within the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority.

5.

The details approved under condition 4 shall be wholly implemented before the development is brought into use, and thereafter permanently retained.

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

**Date of Committee: 24 January 2018**

**Application Number and Address:**

DC/17/01356/HHA

6 Westmorland Gardens  
Gateshead  
NE9 6HP

**Applicant:**

Mr Graham Stephenson

**Proposal:**

Single storey rear extension and the erection of a pitched roof on existing garage.

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

None

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

**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, 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 -

PL01 Nov.17

PL02 Nov.17

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

2

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

3

The development hereby permitted shall be constructed entirely of the materials detailed and shown on plan number

PL01 Nov.17

PL02 Nov.17

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

This application was brought to Committee as the applicant was an officer of the Council.