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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 19 September 2018

PRESENT: Councillor B Goldsworthy (Chair)

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

APOLOGIES: Councillor(s): M Hall, K Wood, S Dickie and R Oxberry

PD277 MINUTES

The minutes of the meeting held on 29 August 2018 were approved as a correct record and signed by the Chair.

PD278 DECLARATIONS OF INTEREST

There were no declarations of interest.

PD279 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.

PD280 PLANNING & DEVELOPMENT COMMITTEE SITE VISIT IN ADVANCE OF THE MEETING ON 10 OCTOBER 2018

The Committee received a report requesting a site visit to take place in advance of the 10 October committee to visit the land west of Pennyfine Road, for the construction of 89 residential dwellings.

Officers felt that it would be beneficial for members to view the new site prior to making a determination.

RESOLVED - the Committee resolved to visit the site in advance of the meeting on 10 October 2018.

PD281 DELEGATED DECISIONS

The applications determined since the last committee meeting in accordance with the powers delegated under part 3, schedule 2 were tabled for information.

PD282 ENFORCEMENT ACTION

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

RESOLVED: That the information be noted.

PD283 PLANNING APPEALS

The Committee received a report that informed of the progress received and to report the decisions of the Secretary of State received during the report period.

The Committee were advised that there have been two new appeals lodged since the last committee.

The Committee were advised that there had been no new appeal decisions received since the last committee

The Committee were advised that there had been no appeal cost decisions awarded since last committee.

RESOLVED - That the information be noted.

PD284 PLANNING OBLIGATIONS

The Committee received a report advising of the completed Planning Obligations which have previously been authorised.

Since the last committee meeting there have been no new planning obligations.

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

RESOLVED - that the information be noted

Chair.....

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Date of Committee: 19 September 2018

Application Number and Address:

DC/17/00666/FUL
Axwell Hall
Axwell Park
Blaydon
NE21 6RN

Applicant:

C/o Agent

Proposal:

Variation of Condition 1 (approved plans) of permission: DC/10/01303/FUL to introduce residential annex, bin store and alterations to The Hall including reducing the number of units from 23 to 11 units.

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Reason for Minor Update:

Further representations made

The objection letter from the planning consultant who represents a number of residents of Axwell Gardens has been withdrawn.

Any additional comments on application/decision:

GRANT SUBJECT TO A SECTION 106 AGREEMENT

- 1) The agreement shall include that this application forms part of the previous S106 agreement for the development
- 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, amend and finalise the wording of the planning conditions (set out below as headings) as necessary:

List of approved plans

Phasing plan to be approved

Implement phasing plan

Bat mitigation Axwell Hall

Implement bat mitigation Axwell Hall

Mirror Room Survey to be approved

Mirror Room remediation measures to be approved

Implement Mirror room remediation measures

External Materials Axwell Hall to be approved

Implement external materials Axwell Hall

Landscaping scheme Axwell Hall to be approved

Implement landscaping Axwell Hall

Maintenance of landscaping

Hard landscaping Axwell hall to be approved

Implement hard landscaping Axwell Hall

Construction control measure to be approved

Implement construction control measures

Gas mitigation measures to be approved

Implement gas mitigation measures

Provision of parking Axwell Hall

Cycle parking Axwell Hall to be approved

Implement cycle parking Axwell Hall

Final details of footway along estate road

Implement footway along estate road

Provision of bin store

Vents, Flues, Extracts Axwell Hall to be approved

Rainwater goods Axwell Hall to be approved

Implement rainwater goods

External Lighting to be approved

Implement external lighting

Fire detection, security systems to be approved

Implement fire detection, security systems

Aerials and sat dishes to be approved

Implement aerials, sat dishes

Boundary treatment to be approved

Implement boundary history

New services to be approved

Implement new services

Removal of PD rights

Window/Rooflight details to be approved

Implement window/roof lights

Door details to be approved

Implement door details

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/17/00667/LBC
Axwell Hall
Axwell Park
Blaydon
NE21 6RN

Applicant:

C/o Agent

Proposal:

LISTED BUILDING CONSENT to allow for a revised scheme of development including residential annex, bin store and alterations to The Hall including reducing the number of units from 23 to 11 units

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Condition(s) added relating to:

- Phasing to be approved
- Implement phasing

Decision(s) and any conditions attached:

That permission be GRANTED and that the Strategic Director of Communities and Environment be authorised to add, delete, vary, amend and finalise the wording of the conditions (as set out as headings below) as necessary:

List of approved plans

Time limit to implement

Mirror room survey to be approved

Mirror room remediation to be approved

Implement Mirror room measures

Stone cleaning to be approved

Implement stone cleaning

Scaffolding details to be approved

Implement scaffolding

Details of internal fixtures to be approved

Implement internal fixtures

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/17/00668/FUL
Axwell Hall
Axwell Park
Blaydon
NE21 6RN

Applicant:

C/o Agent

Proposal:

Minor alterations to levels around Axwell Hall to allow for provision of a new car park, garden access from Axwell Hall, partial reinstatement of the historic landscape and provision of two new garden stores.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Further representations made

The objection letter from the planning consultant who represents a number of residents of Axwell Gardens has been withdrawn.

Decision(s) and any conditions attached:

That planning permission be GRANTED and that the Strategic Director of Communities and Environment be authorised to add, delete, vary, amend and finalise the wording of the planning conditions (as set out below as headings) as necessary:

List of approved plans

Time limit to implement

Phasing Plan to be approved

Implement phasing plan

External Materials to be approved

Implement external materials

Landscaping scheme to be approved

Implement landscaping

Maintenance of landscaping

Hard landscaping to be approved

Implement hard landscaping

Construction control measure to be approved

Implement construction control measures

External lighting to be approved

Implement external lighting

Boundary treatment to be approved

Implement boundary treatment

Phase 2 site investigations to be approved

Remediation scheme to be approved

Implement remediation scheme

Verification report to be approved

Previously unidentified contamination

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/17/00669/LBC
Axwell Hall
Axwell Park
Blaydon
NE21 6RN

Applicant:

C/o Agent

Proposal:

LISTED BUILDING CONSENT for minor alterations to levels around Axwell Hall to allow for provision of a new car park, garden access from Axwell Hall, partial reinstatement of the historic landscape and provision of two new garden stores.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Condition(s) added relating to:

- Phasing to be approved
- Implement phasing

Decision(s) and any conditions attached:

That permission be GRANTED and that the Strategic Director of Communities and Environment be authorised to add, delete, vary, amend and finalise the wording of the conditions (as set as headings below) as necessary:

List of approved plans

Time limit to implement

Stone cleaning to be approved

Implement stone cleaning

Scaffolding details to be approved

Implement scaffolding

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address: DC/18/00368/FUL Blaydon Leisure and Primary Care Centre Shibdon Road Blaydon NE21 5NW		Applicant: GO Gateshead Sports and Leisure	
Proposal: Refurbishment of existing external Artificial Grass Pitch (AGP) and athletics track complete with new artificial surfaces, replacement of associated athletics features, new and replacement floodlights, new ball stop fencing, new sports equipment, new maintenance equipment with storage and improved clean access (additional information received 25/07/18 and 17/08/18 and description amended 07/09/18).			
Declarations of Interest:			
Name None	Nature of Interest		
List of speakers and details of any additional information submitted: None.			
Decision(s) and any conditions attached:			
Reason for Minor Update			
Further consultation response received A further consultation response has been received from Sport England, commenting on amended plans. Whilst Sport England's initial statutory response (of not objection) is unaffected by the amended plans, they question the adequacy of lighting of the eastern straight of the athletics track and recommend either providing the lux levels recommended in Sport England guidance or relocating athletics features to the side of the pitch where higher lux levels would be more likely to be achieved. The proposed lighting would be an improvement on the existing floodlights and Condition 3 is recommended in the main report to be imposed to require final details of the lighting bollard/columns on the eastern side, which would be directed lighting in this location and would contribute to further betterment of the existing lighting arrangement. In any event, the use of the facility for specific activities and the requirement to comply with guidance/legislation outside of planning are not material planning considerations.			

Any additional comments on application/decision:

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

- 1) Unless otherwise required by condition the development shall be carried out in complete accordance with the approved plans as detailed below –

SS2326 01 rev 1
SS2326 02 rev 1
SS2326 03 rev 3 (received 31.08.2018)
SS2326 04 rev 3 (received 31.08.2018)
SS2326 05 rev 1
SS2326 06 rev 1
SS2326 07 rev 3 (received 31.08.2018)

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 lighting bollards/columns and shot put feature shall not be respectively installed until final details of the appearance of these elements have been submitted to and approved in writing by the Local Planning Authority.
- 4) The lighting bollards/columns and shot put feature shall be implemented in full accordance with the Respective details approved under Condition 3.

The Perimeter ball stop fencing and a pitch perimeter barrier shall be finished to polyester powder coated RAL6005 Dark Green (unless otherwise is approved in advance and in writing by the Local Planning Authority).

The athletics track shall be polymeric specialist sports surfacing and coloured terracotta red.

The storage building shall be finished dark green with polyester powder coating.

The hardstanding shall be grey/black coloured porous asphalt.

- 5) The development (including the lighting bollards/columns approved under condition 3) shall be Implemented in full accordance with the recommendations of section 5 of the submitted Ecological Appraisal by RPS dated July 2018 and shall not exceed the spillage and lux levels in the Blaydon Leisure Centre lighting report (project code SSL2326) dated 14/08/2018.
- 6) Construction vehicles shall not be brought on site until the final details of the location and extent of:
- vehicular access
 - the construction compound area; and
 - protective fencing
- have been submitted to and approved in writing by the Local Planning Authority.

- 7) The details approved under Condition 6 shall be implemented before construction vehicles are brought

on site and maintained and retained in full accordance with the approved details until final completion of the development.

- 8) Development relating to new/replacement surfaces shall not commence until final details of a drainage feature, avoiding water draining into the SSSI, and including timescales for implementation, have been submitted to and approved in writing by the Local Planning Authority.
- 9) The details approved under condition 8 shall be implemented in accordance with the approved timescales and retained in accordance with the approved details for the lifetime of the development.

Date of Committee: 19 September 2018

Application Number and Address:

DC/18/00512/FUL
Meynell House
Dipwood Road
Rowlands Gill
NE39 1DA

Applicant:

Ms Irene Carmichael

Proposal:

Demolition of existing detached garage and shed buildings and erection of 5-bedroom detached house in garden of dwellinghouse with new vehicular and pedestrian access onto Derwent Avenue (description amended 14 June 2018).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Further representations made

The agent has written in providing further representations following the Committee Site Visit as briefly summarised below.

Cedar Tree

The applicant is willing to accept a condition applied to the tree and to detail the foundation design of the adjacent single storey part of the proposed house. The agent has also stated that it is a shame that the tree issue was raised later in the planning process.

Council officers accept that a condition could be used relating to the tree and foundation design. Council officers however do not consider that this addresses the issue that the proposed Development is likely to have a detrimental impact on the health, form and function of the tree. Council officers are also of the opinion that the proposed development is likely to result in post development resentment from future occupiers of the house as the tree will block light to habitable rooms and the garden. These concerns are already outlined in section 5.18 – 5.22 of the committee report.

Council officers disagree that the tree issued was raised late in the planning process.

The Poplars 2008 Appeal Decision

The agent has stated that this appeal decision to grant approval was not as discussed influenced by any 1939 boundary but was determined on the basis of the site as it existed in 2008. Council officers are of the

opinion that the Planning Inspector did acknowledge that the proposal would respect the historic plot layout in the appeal decision.

Decision(s) and any conditions attached:

That permission be REFUSED for the following reason(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the refusal reasons as necessary:

1. The sub-division of the existing garden and the construction of a new house would result in substantial harm to the significance of the Rowlands Gill Conservation Area, that would not be outweighed by substantive public benefits, contrary to the aims and objectives of the National Planning Policy Framework, saved policy ENV10 of the Unitary Development Plan and Policy CS15 of the Core Strategy and Urban Core Plan.
2. The proposed development due to the position of the proposed house will have a negative impact on one very high value tree (tree T12 the Atlantic Cedar) in terms of compromising its health and the form of the tree, contrary to the aims and objectives of the National Planning Policy Framework, saved policy ENV44 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/18/00542/HHA
6 Coalway Lane
Whickham
NE16 4BX

Applicant:

Mr Paul Churnside

Proposal:

First floor side extension and canopy to create covered car port, and Juliet balcony to rear (description amended 27/06/2018, amended plans received 08/09/2018)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Peter Maughan spoke against the application.

Mrs Helen Simms spoke on behalf of her parents against the application.

Mr Paul Churnside the applicant spoke in favour of the application.

Decision(s) and any conditions attached:

The application was deferred for a site visit.

Any additional comments on application/decision

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/18/00566/FUL
Land adj Starling Walk
Sunniside
Newcastle upon Tyne

Applicant:

Karbon Homes

Proposal:

Erection of 10 dwellings with associated parking (amended 15/08/2018)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Jonathan Wallace spoke against the application.

Mr Mogdad Alrawi spoke against the application.

Lee Smith from Karbon Homes spoke in favour of the application.

Reason for Minor Update

Further representations made

Two further letters of objection have been received, one from a local resident and one from a Ward Councillor (Councillor Marilyn Ord); no new material planning considerations have been raised.

Decision(s) and any conditions attached:

This application was deferred for a site visit.

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/18/00573/COU
South Follingsby Farm
Follingsby Lane
Follingsby
Felling
NE10 8YA

Applicant:

Follingsby International Enterprise Park Limited

Proposal:

Demolition of farmhouse/barn buildings and change of use of land to provide extended green infrastructure and built development zones for the adjacent Follingsby International Enterprise Park including the closure of the existing vehicle access and the formation of a new vehicle access off Follingsby Lane to replace access 1 one of the 6 accesses approved under planning permission DC/18/00237/OUT (Submitted with a Supplementary Environmental Statement).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

Decision(s) and any conditions attached:

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

a – that the proposed development in the three linked applications DC/18/00573/COU, DC/18/00574/FUL And DC/18/00575/FUL takes place in a comprehensive manner across the whole of the wider site.

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 as set out in the headings below:

List of approved plans

Time limit to implement

Max height of buildings 28 metres

Phasing plan to be approved

Implement phasing plan

Max floorspace and B2 B8 uses only

Site levels to be approved

Implement site levels

Final layout of east section of site to be approved

Implement layout for east section of site

Archaeology excavation to be accrued out

Provision of archaeological results

Publication of archaeological results

Landscaping scheme to be approved

Provision of landscaping scheme

Landscape/ecology management plan

Implement landscape/ecology plan

Car park plan to be approved

Implement car park plan

Servicing management plant to be approved

Implement service management plan

HGV access points

Public transport scheme to be approved

Implement public transport scheme

Follingsby Lane/Ave highway works

Implement Follingsby junction works

Operational management plan to be approved

Implement operational management plan

Off site highway work details

Implement off site highway works

Electric vehicle charging to be approved

Implement electric vehicle charging

Construction management plan to be approved

Implement CMP measures

Framework travel plan

Occupier travel plan

Hours of construction

Operational noise levels

Tree protection measures

Implement tree protection measures

Phase 2 site investigations to be approved

Remediation scheme to be approved

Implement remediation scheme

Verification report to be approved

Previously unidentified contamination

No buildings in flood zones 2 and 3

River Don protection zone details

Implement River Don protection scheme

River restoration scheme to be approved

Implement river restoration scheme

Drainage details to be approved

Implement drainage details

Drainage construction method statement

Implement drainage construction method statement

Drainage management plan to be approved

Implement drainage management plan

Ecology method statement to be approved

Implement ecology method statement

Crassula method statement to be approved

Implement Crassula method statement

Ecology enhancement plan to be approved

Implement ecology enhancement plan

External lighting to be approved

Implement external lighting

Boundary treatment to be approved

Implement boundary treatments

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/18/00574/FUL
Follingsby Park South
Follingsby Lane
Gateshead
NE10 8YA

Applicant:

Follingsby International Enterprise Park Limited

Proposal:

Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 – 5 and the associated bus stops and crossings along Follingsby Lane (submitted with a Supplementary Environmental Statement)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

Decision(s) and any conditions attached:

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

a – the payment of £58,750 for off site ecology compensation at Shibdon Meadow and the payment of £75,000 for the upgrade and modification of the signal equipment at the Lingey Lane/Leam Lane Junction.

b – that the proposed development in the three linked applications DC/18/00573/COU, DC/18/00574/FUL and DC/18/00575/FUL takes place in a comprehensive manner across the whole of the wider site.

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 as set out in the headings below:

List of approved plans

Reserved matters required

Time limit for reserved matters

Implementation of reserved matters

Max height of buildings 28 metres

Phasing plan to be approved

Implement phasing plan

Max floorspace and B2 B8 uses only

Site levels to be approved

Implement site levels

Final details wildlife obs area

Provision wildlife obs area

Landscape/ecology management plan

Implement landscape/ecology plan

Provision of landscaping scheme

Car park plan to be approved

Implement car park plan

Servicing management plan to be approved

Implement service management plan

HGC access points

Public transport scheme to be approved

Implement public transport scheme

Follingsby Lane/Ave highway works

Implement Follingsby junction works

Operational management plan to be approved

Implement operational management plan

Off site highway work detail

Implement off site highway works

Electric vehicle charging to be approved
Implement electric vehicle charging
Construction management plan to be approved
Implement CMP measures
Framework travel plan
Occupier travel plan
Hours of construction
Operational noise levels
Tree protection measures
Implement tree protection measures
Previously unidentified contamination
No buildings in flood zones 2 and 3
River Don protection zone details
Implement River Don protection scheme
River restoration scheme to be approved
Implement river restoration scheme
Drainage details to be approved
Implement drainage details
Drainage construction method statement
Implement drainage construction method statement
Drainage management plan to be approved
Implement drainage management plan
Ecology method statement to be approved
Implement ecology method statement
Ecology enhancement plan to be approved
Implement ecology enhancement plan
External lighting to be approved
Implement external lighting

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/18/00575/FUL
Follingsby Park South
Follingsby Lane
Gateshead
NE10 8YA

Applicant:

Follingsby International Enterprise Park Limited

Proposal:

Variation of condition 1 (approved drawings) of planning permission DC/18/00111/REM to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west (submitted with a Supplementary Environmental Statement).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None.

Decision(s) and any conditions attached:

GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

a – that the proposed development in the three linked applications DC/18/00573/COU, DC/18/00574/FUL and DC/18/00575/FUL takes place in a comprehensive manner across the whole of the wider site.

2) That the Strategic Director or 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 as set out in the headings below:

List of approved plans

Time limit to implement

Details of wildlife observation area

Provision of wildlife observation area

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/18/00623/FUL
The Chopwell
Derwent Street
Chopwell
NE17 7AA

Applicant:

Excell Property Developments Ltd

Proposal:

Change of use from public house to twelve assisted living units (use class C3) (description amended 07/09/18)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Michael McNestry spoke against the application

Councillor Dave Bradford spoke against the application

Jodie Barwick-Bell spoke against the application

Sharon Stuart spoke against the application

Mr R Hussain (applicant) spoke in favour of the application

Decision(s) and any conditions attached:

The Committee agreed to overturn the officer recommendation and REFUSE the application for the following reason(s):

1. The proposal would not provide adequate space to meet the needs of residents. The proposal would be contrary to the aims and requirements of policy CS11 of the CSUCP and the NPPF
2. The proposal would not provide adequate parking provision for residents and it is considered that the parking demand created by the proposal could not be adequately accommodated in the surrounding area. The proposal would be contrary to the aims and requirements of policy CS13 of the CSUCP and the NPPF.
3. The proposal would not provide adequately safe access arrangements for future residents, particularly in relation to access are the rear of the building, and would not maintain the wellbeing of future residents to an acceptable level. The proposal would be contrary to the aims and requirements of saved policy DC2 of the UDP, policy CS14 of the CSUCP and the NPPF.

Any additional comments on application/decision:

None

Date of Committee: 19 September 2018

Application Number and Address:

DC/18/00799/FUL
Land at Bottle Bank
Gateshead

Applicant:

Adderstone Developments (103) Ltd

Proposal:

Proposed office development (A2, B1a use) on two levels providing 430m2 office space and ancillary accommodation. Demolition of existing substation and alterations to existing access steps and perimeter parapet walls with the insertion of new fenestration to Bottle Bank

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Mr Peter Ferguson spoke against the application

Adderstone Developments Ltd spoke in favour of the application.

Reason for Minor Update

Further representations made:

A sixth representation has been received. The objector states that the proposal is over-development, the area was intended as open space and the comings and goings would harm their living conditions. These issues have been considered in the main report.

The objector also states that the relocation of parking spaces in the underground car park is unworkable. The applicant has supplied plans showing a theoretical layout to mitigate the loss of the 8 parking spaces however the rearrangement of the car park does not form part of this application.

Although the objector states they were not aware of the development proposal, the application has been advertised in full accordance with the Article 15 of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) through site notice, newspaper notification and neighbour letters.

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 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:-

P-086/A-PL-01 dated June 2018
P-86/A-PL-02/A dated 30.08.2018
P-86/A-PL-03/A dated 05.07.2018
P-086/A-PL-04/B dated 25.07.2018
P-086/A-PL-04/C dated 30.08.2018
P-86/A-PL-05/A dated 05.07.2018
P-86/A-PL-07/B dated 25.07.2018
P-86/A-PL-08/B dated 05.07.2018
P-86/A-PL-0/B dated 25.07.2018

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 required the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

3) No external materials for the development hereby approved shall be used on site until details and samples of all materials, colours and finishes to be used on all external surfaces of the building have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

4) The approved external materials shall be used on site in accordance with the details approved under condition 3.

5) Prior to the first occupation of the development hereby approved, full details of the method of illumination of the external areas of the site/adjacent piazza shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include a diagram to demonstrate light spillage, the appearance and location of light fittings and their supporting structure(s), measures to control the times when the lights are illuminated.

6) The external lighting approved under condition 5 shall be implemented wholly in accordance with the approved details prior to first occupation of the development.

7) No development shall take place until a Construction Statement for measures to control the emission of noise, dust and dirt during construction has been submitted to, and approved in writing by, the Local Planning Authority.

8) The construction statement approved under condition 7 shall be adhered to throughout the construction period.

9) Prior to the first occupation of the development hereby approved, windows of the development facing towards the residential flats of Curzon Place shall be non-opening and glazed with obscured glass (to a level of obscurity to Pilkington level 3 or above or its technical equivalent by other manufacturers) shall be permanently retained in that condition thereafter.

10) Prior to the first occupation of the development hereby approved, the cycle parking facilities shown on plan P-086/A-PL-04/C dated 30.08.2018 and D10-compact-cycle-bike-bicycle-shelter1 received 03.09.2018 shall be implemented and thereafter permanently retained.

11) All works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between the hours of 0800 to 1700 Mondays to Fridays, 0800 to 1300 on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

12) In the event that contamination is found at any time when carrying out the approved development, 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 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.

13) If required, following completion of measures identified in the approved remediation scheme under condition 12, a verification report shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the building hereby approved.

14) Notwithstanding the details submitted, prior to the installation of any ventilation equipment, full details of the ventilation and extraction system for the office development (and car park if necessary) shall be submitted to and approved in writing by the Local Planning Authority.

The submission shall include details of noise levels, a plan of the proposed ventilation system and the manufacturer's specification and recommendations concerning frequency and type of maintenance.

15) The ventilation equipment, approved under condition 14, shall be installed in accordance with the approved details, prior to the first occupation of the development and shall thereafter be operated and maintained in accordance with the approved details.

Any additional comments on application/decision:

None

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