

# Public Document Pack

## GATESHEAD METROPOLITAN BOROUGH COUNCIL

### PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 8 June 2022

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

Councillor(s): V Anderson, D Burnett, L Caffrey, A Geddes, L Kirton, K McCartney, E McMaster, C Ord, I Patterson, R Waugh, K Wood, J Turner, H Weatherley, J Mohammed, P Burns, L Moir and S Potts

**APOLOGIES:** Councillor(s): S Dickie, M Hall, J Turnbull, J Green and D Welsh

#### **PD705 MINUTES**

The minutes of the meeting held on 11 May 2022 were approved as a correct record and signed by the Chair.

#### **PD706 DECLARATIONS OF INTEREST**

Councillor Keith Wood declared a non-peuniary personal interest on application DC/22/0029/COU.

#### **PD707 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.

#### **PD708 ENFORCEMENT TEAM ACTIVITY**

The Committee received a report to inform them of enforcement team activity for the period 28 April 2022 to 25 May 2022.

The enforcement team have received 133 new service requests and have resolved 99 cases with 1 pending prosecution.

RESOLVED – That the information presented in the report be noted.

**PD709 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

**PD710 PLANNING APPEALS**

The Committee were advised that there had been one new appeal lodged since last Committee.

The Committee were advised that there had been one new appeal decision received since last Committee.

The Committee were advised that there has been no appeal cost decisions.

RESOLVED – That the information be noted.

**PD711 PLANNING OBLIGATIONS**

The Committee were advised that since the last Committee there has been no new planning obligations.

The Committee were advised that since the last Committee there has been no new payments received in respect of planning obligations.

RESOLVED – That the information be noted

**Chair.....**

Date of Committee: 8 June 2022

**Application Number and Address:**

DC/20/00043/FUL  
Land North of Ashtree Farm  
Chopwell  
NE17 7AZ

**Applicant:**

Mr A Willey

**Proposal:**

Erection of agricultural building for storage and stock rearing (amended 19/08/20, 16/04/21, 02/06/21 and 25/06/21 and additional information received 24/08/21, 13/10/21, 05/03/22 and 09/04/22).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

None

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

None

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

Authorise the Service Director of Climate Change, Compliance, Planning and Transport to determine the application at the end of the publicity period after consultation with the Chair and/or Vice-Chair with a view that permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary, and amend the planning conditions as necessary:

1

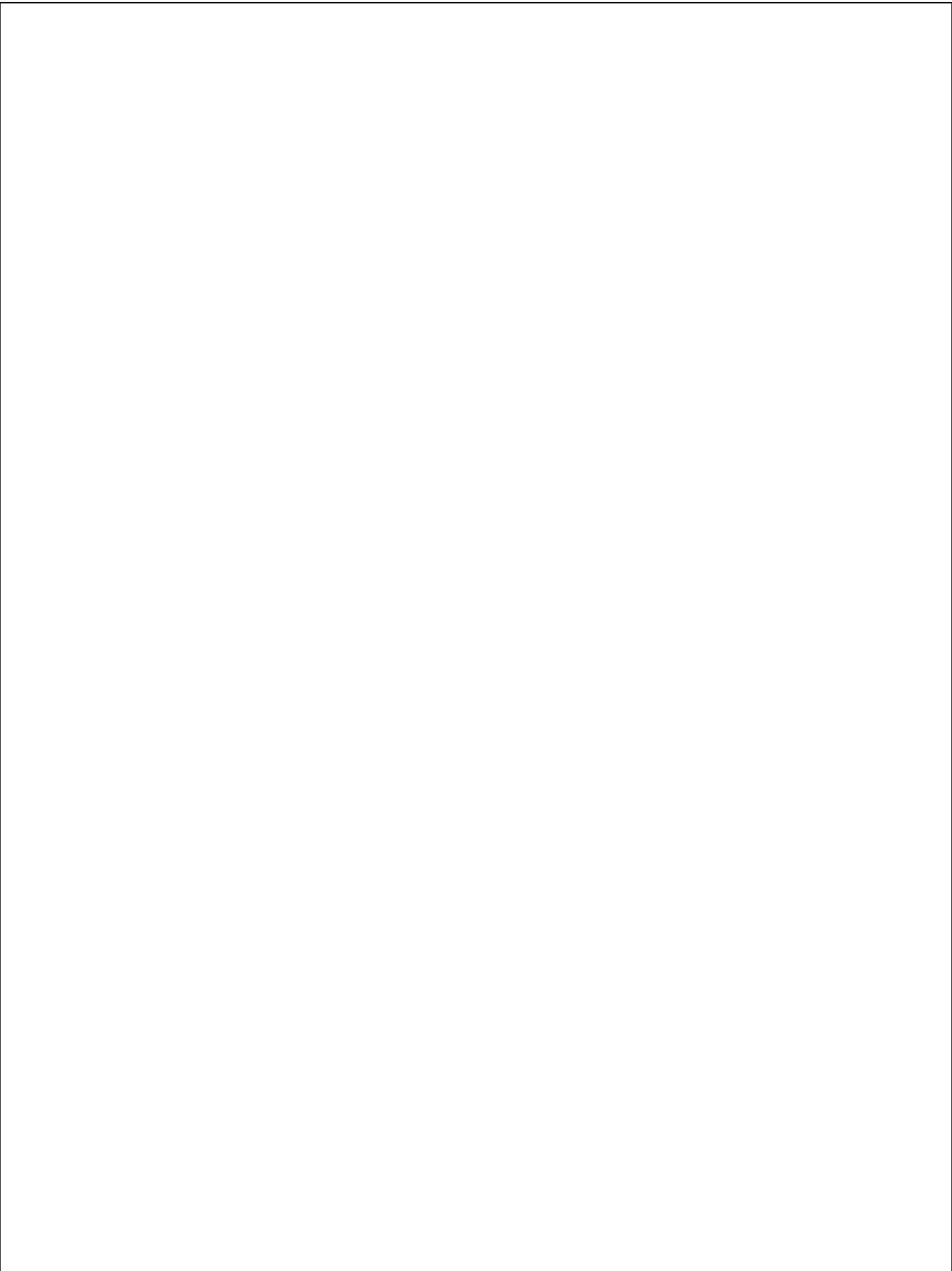
The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Site Location Plan  
Internal Layout Plan  
AW/20/02

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.



**Date of Committee: 8 June 2022**

**Application Number and Address:**

DC/21/00962/FUL  
6 Coalway Lane  
Whickham  
NE16 4BX

**Applicant:**

Mr P Churnside

**Proposal:**

Pitched roof over existing flat roof garage

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Helen Simms spoke in objection to the application.

Mr Paul Chirnside (applicant) did not attend and therefore did not speak

Verbal update given at Committee – Councillor A Ord requested a deferral of the application in order for a site visit to be undertaken.

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

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 -

Site Location Plan, Scale 1:1250, 25.05.2018

Proposed Drawings, Drawing No. 1H, Scale 1:50/1:100, 17.05.2021

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

All external surfaces shall be completed in materials to match those of the existing building.

**Date of Committee: 8 June 2022**

**Application Number and Address:**

DC/21/01178/FUL  
Land east of Woodside Lane and north of A695

**Applicant:**

Mr Edward Burton & Mr David Abercrombie

**Proposal:**

Variation of conditions 1,3 and 28 of application reference DC/17/01376/FUL (Proposed erection of 267 dwellings including associated access, infrastructure and open space (amended 22/10/18 and 24/01/19) for the amendment to Phasing and Masterplan and substitution of house types on 97 plots (amended and additional information 07/03/22).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

No speakers

**Reason for Minor Update**

**Amendment to report wording and conditions deleted/amended**

*Report wording*

Paragraph 5.8 of the main report states;

*“The changes to the Masterplan and phasing are proposed to allow Miller Homes to build out 97 dwellinghouses within Phase 2 of the development [...]”*

This should be amended to read;

*“The changes to the Masterplan and phasing are proposed to allow Miller Homes to build out 97 dwellinghouses within Phases 2 and 3 of the development [...]”*

*Conditions*

Following the drafting of the report a number of documents have been updated by the applicant, this is necessitated amendment and/or deletion of the following conditions;

**Condition 1 – Approved Plans**

The original White Young Green (WYG) Transport Assessment and the WYG Transport Assessment Addendum September 2018 (submitted in support of the extant permission) should both be added to the list of documents.

**Condition 24 – Traffic Calming**

The revision numbers of some plans have been amended and a portion of the condition is not required and should be omitted, it is recommended that the wording of the condition be amended as follows;

*“The traffic calming measures as listed in plans and documents:*

- *Anticipated Delivery Timetable for Traffic Calming Rev C*
- *QD839-06-01 Road Construction Details Rev G F*
- *QD839-07-01 Site A Surface Finishes Rev G E*
- *QD839-07-05 Site B Surface Finish and Kerb Note Rev D F*
- *1N/RYT/TCFP-01 Traffic Calming Features Plan Rev A*

*Shall be provided in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.*

~~*The traffic calming measures approved at condition 29 shall be provided in accordance with the approved details and approved timetable for delivery.*~~

*Reason*

*In the interests of highway safety and in accordance with the NPPF, and policies CS13 and MSGP15 of the Local Plan for Gateshead.”*

#### Conditions 32 and 33 – Construction Management Plan (CMP)

The applicant has provided an updated CMPs for each development, these documents take into account Officer’s comments. These CMPs have been reviewed and are considered to be acceptable by Officers. As such, it is recommended that Condition 33 is omitted, and Condition 32 is amended to read as follows;

*“The development hereby approved shall be undertaken in full accordance with the approved Construction Management Plans (CMPs) as detailed below:*

- *Taylor Wimpey – Woodside Gardens, Ryton – Construction Management Plan – May 2022 Rev D*
- *Miller Homes – Woodside Lane, Ryton, Gateshead – Construction Management Plan – May 2022 Fourth Issue*

*All external works and ancillary operations in connection with the construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless otherwise approved in writing by the Local Planning Authority. Any temporary alteration(s) to the working hours set out in this condition must be submitted to and approved in writing by the Local Planning Authority.*

*Reason*

*In order to avoid nuisance to the occupiers of adjacent properties during the construction phases of the development in accordance with the NPPF, and policies CS14, MSGP17, MSGP18 and MSGP19 of the Local Plan for Gateshead.”*

#### Conditions 34 and 35 – Ground Contamination

The applicant has provided an updated ground contamination information, this information has been reviewed and is considered to be acceptable by Officers. As such, it is recommended that

Condition 35 is omitted, and Condition 34 is amended to read as follows;

*“The recommendations of the Geoenvironmental Appraisal of Cushy Cow Lane Ryton by Sirius dated September 2020 shall be implemented insofar as it relates to each individual phase prior to commencement of each phase of the development hereby permitted.*

*Reason*

*In order to ensure the land is suitable for its sensitive end use in accordance with the NPPF, and policies CS14 and MSGP20 of the Local Plan for Gateshead.”*

Following on from the amendments to Conditions 32 - 24, condition numbering of the retained conditions will need to be amended to ensure they run concurrently.

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

**GRANT SUBJECT TO A SECTION 106 AGREEMENT**

1) The agreement shall include the following obligations:

- Affordable housing in perpetuity
- Biodiversity mitigation
- Local workforce commitments
- Provision of a new bus service

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

3) That the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

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

Updated Masterplan and Phasing Document 18 May 2022  
573-BEL 501 Proposed Phasing Masterplan  
1405-MIL 800 A Anticipated Infrastructure Delivery

**Taylor Wimpey**

Sketch Layout RYT/SK4-01 Rev Z  
Character and Materials Plan Rev B  
AA22 Affordable Elevations AA22/6/PL2 A  
AA22 Affordable Floor Plans AA22/6/PL1  
AA33 Affordable Elevations AA33/6/PL2  
AA33 Affordable Floor Plans AA33/6/PL3  
Garage Floor Plan GARAGES/PL1 Rev A  
Beauford - Floor Plans NA21/7/PL1 C  
Beauford - Elevations NA21/7/PL2 C  
Manford - Floor plans NA44/7/PL1 B



Manford - Elevations Character 1 NA44/7/PL3 B  
Manford - Elevations Character 2 NA44/7/PL2 B  
Braxton - Ground Floor Plan NB31/CP/01 A  
Braxton - Elevations Character 1 NB31/7/PL3 B  
Braxton - Elevations Character 2 NB31/7/PL2 A  
Braxton - Floor Plans NB31/7/PL1 B  
Elliston - Elevation Character 1 NB41/7/PL3 A  
Elliston - Elevation Character 2 NB41/7/PL2 B  
Elliston - Floor Plans NB41/7/PL1 B  
Coltham - Elevations Character 1 ND40/7/PL2 B  
Coltham - Elevations Character 2 ND40/7/PL3 B  
Coltham - Floor Plan ND40/7/PL1 D  
Kingham - Floor Plans ND42/7/PL1 D  
Kingham - Elevations Character 1 ND42/7/PL2 B  
Kingham - Elevations Character 2 ND42/7/PL3  
Canford - Elevations Character 1 PA25/7/PL2 A  
Canford - Elevations Character 2 PA25/7/PL3 A  
Canford - Floor Plans PA25/7/PL1 A  
Gosford - Elevations Character 1 PA34/7/PL2 A  
Gosford - Elevations Character 2 PA34/7/PL3 B  
Gosford - Floor Plans PA34/7/PL1 A  
Midford - Elevations Character 1 PA44/7/PL2 A  
Midford - Elevations Character 2 PA44/7/PL3  
Midford - Floor Plans PA44/7/PL1 C  
Amersham - Elevations Character 1 PD30/7/PL2 A  
Amersham - Elevations Character 2 PD30/7/PL3  
Amersham - Floor Plans PD30/7/PL1 B  
Lavenham - Elevation Character 1 PD51/7/PL2 A  
Lavenham - Elevation Character 2 PD51/7/PL3  
Lavenham - Floor Plans PD51/7/PL1 B  
Lavenham – General Arrangement Ground Floor Plan PD51/7/21 H  
Easedale - Floor Plans PT36/7/PL1 B  
Easedale - Elevation Character 1 (roof 1) PT36/7/PL2  
Easedale - Elevation Character 1 (roof 2) PT36/7/PL3  
Easedale - Elevation Character 2 (roof 1) PT36/7/PL4  
Easedale - Elevation Character 2 (roof 2) PT36/7/PL5

### **Miller Homes**

1405-MIL-100G - Site Layout Plan\_04-04-22  
1405-MIL-101G - Character Areas and Materials Plan\_04-04-22  
1405-MIL-102G - Surface Finishes Plan\_04-04-22  
1405-MIL-103G - Overall Site Plan\_04-04-22  
1405-MIL-200B Bin Collection Point\_04-04-22  
RY/EV/001 C EV Charging Strategy Plan  
RY/BTL/001I Brick & Tile Layout  
A102 A Typical Cycle Store Plans & Elevations  
Character Area 1 - The Denham M404801V-2  
Character Area 1 - The Denham M404801V-3  
Character Area 1 - The Denham M404801V-4  
NDSS – The Denham M404802  
Character Area 1 - The Adkin M500801V-1  
Character Area 1 - The Adkin M500801V-1 (Plot 16)

Character Area 1 - The Adkin M500801V-2  
Character Area 1 - The Adkin M500801V-2 (Plots 19, 23 & 35)

NDSS – The Adkin M500802

Character Area 1 - The Hopkin M501801V-1

Character Area 1 - The Hopkin M501801V-2

Character Area 1 - The Hopkin M501801V-3

NDSS – The Hopkin M501802

Character Area 1 - The Harrison M300801V

NDSS – The Harrison M300802

Character Area 2 - The Grayson M301801C

Character Area 2 - The Grayson M301801C (Plots 48, 56, 57, 62, 75, 76, 77, 78, 79, 80 & 81)

Character Area 2 - The Carson M303801C

Character Area 2 - The Carson M303801C (Plots 49, 51, 60 & 63)

Character Area 2 - The Cunningham M400801C-1

Character Area 2 - The Cunningham M400801C-1 (Plot 46)

Character Area 2 - The Cunningham M400801C-2

Character Area 2 - The Cunningham M400801C-2 (Plot 61)

Character Area 2 - The Denham M404801C-1

Character Area 2 - The Denham M404801C-1 (Plots 52 & 58)

Character Area 2 - The Denham M404801C-2

Character Area 2 - The Denham M404801C-2 (Plot 47)

Character Area 2 - The Denham M404801C-3

Character Area 2 - The Denham M404801C-3 (Plot 59)

Character Area 2 - The Hopkin M501801C-1

Character Area 2 - The Hopkin M501801C-1 (Plot 45)

Character Area 2 - The Hopkin M501801C-2

Character Area 2 - The Hopkin M501801C-2 (Plot 55)

Character Area 2 - The Harrison M300801C

Character Area 2 - The Harrison M300801C (Plots 53, 54, 82, 83, 84, 85, 86, 87 & 88)

Character Area 2 - The Rosamond M202801C-1

Character Area 2 - The Rosamond M202801C-2

Character Area 2 - The Rosamond M202801C-2 (Plot 93)

Character Area 2 - The Rosamond M202801C-2 (Plots 71, 72, 73, 74, 89, 90, 91, 92, 94, 95, 96 & 97)

NDSS – The Rosamond M202802

Site A SW Basin A QD839-04-06 C

Site A SW Basin B QD839-04-06 C

Site B SW Network QD839-03-01 C

Site A Drainage Strategy QD839-03-01 C

Site A External Works Sheet 1 QD839-04-01 C

Site A External Works Sheet 2 QD839-04-02 C

Site A External Works Sheet 3 QD839-04-03 C

Site A External Works Sheet 4 QD839-04-04 C

Site A External Works Sheet 5 QD839-04-05 C

Site B Drainage Strategy QD839-03-02 C

Site B External Works QD839-04-09 C

Site A - Area A - Storm QD839-03-02 C  
Site A - Area B - Storm QD839-03-02 C  
Site B - Storm Network QD839-03-02 C  
Longsection Sheet 1 QD839-05-01 A  
Longsection Sheet 2 QD839-05-02 A  
Longsection Sheet 3 QD839-05-03  
Bus Turning Area Proposed Levels QD839-00-11  
Refuse Tracking Layout Sheet 1 QD839-40-01 Rev A  
Refuse Tracking Layout Sheet 2 QD839-40-02 Rev A  
Ryton Enclosure Details 1 RYT-SK-30 Rev B  
Ryton Enclosure Details 2 RYT-SK-31 Rev A  
Southern Boundary Indicative Sections Rev A 952\_02  
Indicative Sections Southern Boundary 952\_10 Rev A  
Management of Existing Hedgerows 952\_50 Rev B  
Open Space Provisions rev A 952\_02  
Woodside Lane LVA Rev A 952\_ Woodside Lane LVA Rev A  
Landscape Strategy 952\_01 Rev L  
Design and Access Statement HPS→\_DAS v3  
Noise Assessment NT12153/0005-Rev2  
BFL12 Assessment BFL12 2  
Arboricultural Impact Assessment AE/ARB/1122  
Tree Survey and Constraints Plan ARB/AE/1122  
Transport Assessment Addendum A078337 & A089225-2 v2  
P1484 Ryton Travel Plan May 2022  
P1484 Transport Assessment Addendum May 2022  
Sustainability Statement TW  
Flood Risk Assessment and Drainage Strategy QD836 Rev B  
Geoenvironmental Appraisal C6194A September 2020  
Final Area A Woodside Lane, Ryton – Supplementary Coal Mining Investigation  
and Inundation Settlement Testing C6194A  
Land at Woodside Ryton – Additional Gas Risk Assessment C6194A  
Land at Woodside Ryton – Earthworks Specification Issue 1  
Bat Survey 3920 TW Bats 2017 R03  
Ecological Impact Assessment 3920 TW ECIA 2017 R04  
Great Crested Newt Survey 3920 TW GCN 2017 R04  
Hydrogeological Risk Assessment C6194A  
Geotechnical Review 70035931 Date: June 2017  
Revised Coal Mining Risk Assessment and Ground Engineering Assessment  
70035931 Date: July 2018  
Hedgerow Management Strategy 952\_50C  
Arboricultural Method Statement Tree Protection Plan Ref. ARB/AE/1122  
Pre-development Tree Survey Ref. ARB/AE/1122  
Leam Lane Sheds  
A089225-2-001 S278 Works  
A089225-2-002D S278 Works  
A089225-2-100D S278 Works  
A089225-2-101C S278 Works  
A089225-2-200C S278 Works  
A089225-2-500C S278 Works  
A089225-2-501C S278 Works  
A089225-2-502A S278 Works  
A089225-2-601B S278 Works

A089225-2-700F S278 Works  
A089225-2-1100C S278 Works  
A089225-2-1200D S278 Works  
A089225-2-1201C S278 Works  
A089225-2-1202B S278 Works  
A089225-2-SD01B S278 Works  
A089225-2-SD02B S278 Works  
PLL\_2019\_143\_R0 Street Lighting Design  
PLSK(T)466 RevB Woodside Lane - S278 Lighting Mods  
Condition 35 supporting info  
Vehicle Charging Requirements rev B  
PA25 Elevation\_52 Sheet rev E  
Pod installation guides  
Anticipated Delivery Timetable for Traffic Calming rev C  
QD839-06-01 Road Construction Details Rev C  
QD839-07-01 Site A Surface Finishes Rev C  
QD839-07-05 Site B Surface Finish and Kerb Note Rev D  
1N/RYT/TCFP-01 Traffic Calming Features Plan Rev  
QD839-03-04 Link Road Rev B  
QD839-06-01 Road Construction Details Rev F  
QD839-07-01 Site A Surface Finishes Rev F  
QD839-07-02 Site A Surface Finish and Kerb Notes Sheet 1 Rev F  
QD839-07-03 Site A Surface Finish and Kerb Notes Sheet 2 Rev F  
QD839-07-04 Site A Surface Finish and Kerb Notes Sheet 3 Rev F  
QD839-10-01 Site A Road and Sewer Setting Out Sheet 1 Rev D  
QD839-10-02 Site A Road and Sewer Setting Out Sheet 2 Rev F  
QD839-10-03 Site A Road and Sewer Setting Out Sheet 3 Rev C

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

Unless otherwise approved in writing by the Local Planning Authority, the phasing of the development shall take place in accordance with 'Phasing and Infrastructure Delivery' plan set out within Section 7 of the approved Updated Masterplan and Phasing Document May 2022 (the 'Phasing Plan'). For the avoidance of doubt, development shall proceed in the order of Phase 1 first, Phase 2 second, Phase 3 third and Phase 4 last and in accordance with the following stipulations;

- No dwellings hereby permitted shall be commenced in phase 2 until all infrastructure within phase 1 is substantially complete.
- No dwellings hereby permitted shall be commenced in phase 3a until 75% of dwellings (57 dwellings) within phase 2a are substantially complete, and all on site infrastructure identified by the Phasing Plan is substantially complete.
- No dwellings hereby permitted shall be commenced in phase 3b until 75% of dwellings (17 dwellings) within phase 2b are substantially complete, and all on site infrastructure identified by the Phasing Plan is substantially complete.
- No dwellings hereby permitted shall be commenced in phase 4 until 70% of dwellings (23 dwellings) within phase 3a are substantially complete, and all on site infrastructure identified within phase 3 is substantially complete.

3

Notwithstanding the submitted plans, no dwelling shall be occupied on each phase (or agreed subphase) of the development, until a fully detailed scheme for the soft landscaping for that phase of the development of the site and a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of landscaping, ground preparation and planting plans noting the species, plant sizes, planting densities for all new planting, gapping up/planting of hedgerows and a scheme of maintenance of the landscaping (for a period of five years following planting).

4

The landscaping and hedgerow planting/gapping up details scheme shall be implemented in accordance with the details and timings approved at condition 3.

5

The approved soft landscaping and hedge maintenance schemes shall be maintained in accordance with the details approved under condition 3.

6

The approved Arboricultural Method Statement Tree Protection Plan (Ref. ARB/AE/1122) shall be adhered to throughout the construction period and the approved measures shall be retained for the full duration of the construction works on that phase of the development 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.

7

Within 2 calendar months of this decision a detailed drainage scheme for all phases (and agreed subphases) including a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The information submitted shall include:

- Detailed final drawings of the drainage network showing clearly numbered pipes, falls, diameters, invert and cover levels that correspond with the submitted drainage model. Show connection of all SuDS features and final details of connections to existing off site sewers.
- Cross section through swale behind Plot M74 showing relationship to houses; rear gardens; hedge and RPA; wagonway; and maintenance access. Cross section between Plots M8 and 46 showing relationship of swale and swale crossing to drives, houses and hedgerow.
- Detail of all inlet and outlet features including landscape treatment, to demonstrate appropriateness for residential setting.
- Final detail of detention basins, showing detail of local variation of slope and form following landscape design. Include detail of any lining, soil depths, and low flow channel. Show water levels at 1:1, 1:30 and 1:100 (plus cc).
- Detail of all other SuDS features, flow controls and treatment devices.
- Landscape details for SuDS features including detailed planting plans, soiling.
- Detailed results from exceedance flow analysis to be presented to demonstrate no off-site risk from exceedance flows.

- All necessary consents required for off-site works.
- Confirmation of adoption arrangements and parties responsible for all drainage features.
- A SuDS Health and Safety Assessment where appropriate consideration and management of any health and safety issues relating to the SuDS system is required.

8

Each phase of the development shall be implemented in accordance with the drainage scheme for that phase of the development and the timetable for implementation approved at condition 7.

9

No drainage shall be constructed on each phase (or agreed subphase) of the development until a Drainage Construction Method Statement (DCMS) for that phase (or agreed subphase) of the development has been submitted to and approved in writing by the Local Planning Authority. The information submitted shall include:

Consideration of any construction phasing, demonstrating that adequate interim drainage and surface water pollution protection measures are in place to protect surface water discharge off site during the construction phase.

Description of any construction methodologies to protect the SuDS functionality including the provision of any required temporary drainage systems, and methods for temporary protection of infiltration features, permeable surfaces, erosion prevention, pollution control, and de-silting prior to completion of works.

10

Each phase of the development shall be implemented in accordance with the Drainage Construction Method Statement for that phase of the development approved at condition 9.

11

Prior to each phase (or agreed subphase) of the development being occupied a Drainage Management Plan for that phase (or agreed subphase) of the development shall be submitted to and approved in writing by the Local Planning Authority.

12

The drainage scheme provided for each phase of the development shall be managed and maintained in accordance with the Drainage Management Plan approved at condition 11.

13

Within 2 calendar months of this decision an Ecology Method Statement for all phases (and agreed subphases) shall be submitted to and approved in writing by the Local Planning Authority.

The EMS shall include details of the following measures and a timetable for their provision, implementation and retention:

- a) measures to avoid adverse impacts on retained ecological habitats and

features during the site clearance and construction phases of the development

b) measures to minimise the residual risk of harm to individual species during the site clearance and construction phases of the development

c) measures to ensure local populations of protected and/or priority species are maintained at, or above, their current status.

14

The ecology method statement approved at condition 13 shall be provided for each phase of the development in accordance with the approved details and the approved timetable for implementation and retention.

15

No external lighting shall be provided on each phase (or agreed subphase) of the development until an external lighting strategy for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for biodiversity, including bats

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can clearly be demonstrated that areas to be lit will not prevent bats and other wildlife using their territory or having access to their resting places and

c) identify those areas of highway (including footpaths) which are intended to be adopted.

16

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy at condition 15

17

Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be undertaken in accordance with approved plans RYT/CH10-01 Character and Materials Rev B and 807999-RY-BTL-001 - B&T Layout Rev I.

18

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

19

All hard landscaping shall be completed in full accordance with the details approved at Condition 18 (including timescales for implementation) and retained as such in accordance with the approved details thereafter.

20

No boundary treatments shall be provided within each phase (or agreed subphase) of the development until a timetable for implementation for each development phase (or agreed subphase) has been submitted to and subsequently approved in

writing by the LPA.

21

All boundary treatments at the site shall be installed in accordance with approved plan Sketch Layout RYT/SK4-01 Rev X and 1405-MIL-100F - Site Layout Plan\_04-03-22, and in accordance with the timescales approved at condition 20.

22

The site access as detailed in plans:

- A089225-2-001 S278 Works
- A089225-2-002D S278 Works
- A089225-2-100D S278 Works
- A089225-2-101C S278 Works
- A089225-2-200C S278 Works
- A089225-2-500C S278 Works
- A089225-2-501C S278 Works
- A089225-2-502A S278 Works
- A089225-2-601B S278 Works
- A089225-2-700F S278 Works
- A089225-2-1100C S278 Works
- A089225-2-1200D S278 Works
- A089225-2-1201C S278 Works
- A089225-2-1202B S278 Works
- A089225-2-SD01B S278 Works
- A089225-2-SD02B S278 Works

shall be provided in accordance with the approved details prior to the first occupation of any dwellinghouse hereby approved.

23

Unless otherwise approved in writing by the Local Planning Authority, the vehicular link-road as detailed in the following approved plans (or plans as submitted to and approved in writing by the Local Planning Authority):

- QD839-03-04 Link Road Rev B
- QD839-06-01 Road Construction Details Rev F
- QD839-07-01 Site A Surface Finishes Rev E
- QD839-07-02 Site A Surface Finish and Kerb Notes Sheet 1 Rev F
- QD839-07-03 Site A Surface Finish and Kerb Notes Sheet 2 Rev F
- QD839-07-04 Site A Surface Finish and Kerb Notes Sheet 3 Rev F
- QD839-10-01 Site A Road and Sewer Setting Out Sheet 1 Rev D
- QD839-10-02 Site A Road and Sewer Setting Out Sheet 2 Rev F

QD839-10-03 Site A Road and Sewer Setting Out Sheet 3 Rev C

shall be fully implemented in accordance with the approved details and made available for the use by all vehicles (including construction and buses), pedestrians and cyclists.

The link road shall be made available for the use by all vehicles, pedestrians and cyclists upon one of the following two triggers (whichever comes first);

- At such a time the portion of the continuous vehicular link-road between Woodside Lane and Cushy Cow Lane within East Ryton ((285) as identified within Section 1 of the approved "Masterplan and Phasing Document") is



completed up to the boundary of West Ryton (285a); or

- Upon completion of the final surfacing of the link road, which shall commence within 6 months of the completion of the 196th dwelling hereby approved and be completed within 9 months of the completion of the 196th dwelling.

Thereafter the road shall remain open for use for vehicles, pedestrians and cycles to access 285 at all times. No barriers or other physical impediments to the use of this road by vehicles, pedestrians and cyclists to access to 285 shall be put in place without the prior written consent of the Local Planning Authority.

24

The traffic calming measures as listed in plans and documents:

- Anticipated Delivery Timetable for Traffic Calming Rev C
- QD839-06-01 Road Construction Details Rev C
- QD839-07-01 Site A Surface Finishes Rev C
- QD839-07-05 Site B Surface Finish and Kerb Note Rev D
- 1N/RYT/TCFP-01 Traffic Calming Features Plan Rev A

Shall be provided in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The traffic calming measures approved at condition 29 shall be provided in accordance with the approved details and approved timetable for delivery.

25

Notwithstanding the submitted details, prior to the first occupation of any dwelling hereby approved final details of cycle storage for each house to include details of the locking mechanism and anchor point to be located in each garage or shed to Secured by Design standards shall be submitted to and approved in writing by the Local Planning Authority.

26

The cycle storage provision approved at condition 25 shall be provided for each house prior to each house being occupied.

27

The Taylor Wimpey house types, as identified on the RY/EV/001 B EV Charging Strategy Plan, shall be provided with a provision of an electric vehicle charging unit in all affordable units and for all remaining dwellings a Consumer Unit with a double pole breaker shall be provided and labelled as 'Electric Vehicle Chargepoint Ready' in accordance with the detailed specifications provided in Vehicle Charging Requirements rev B, PA25 Elevation\_52 Sheet rev E and Pod installation guides.

28

Within 2 calendar months of this decision detailed specifications of the electric vehicle charging units/points for the Miller Homes house types as identified on RY/EV/001 B EV Charging Strategy Plan shall be submitted for approval by the Local Planning Authority.

29

The electric vehicle charging units/points approved at condition 28 shall be provided

for each Miller Homes house type prior to each house being occupied.

30

No dwelling hereby approved shall be occupied until a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include:

- An assessment of the site, including the transport links to the site, on-site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators.
- Details of proposed measures.
- Appointment of a travel plan co-ordinator and their allocated budget
- Detailed timetable for implementing measures.
- Proposals for maintaining momentum and publicising success.
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the approved 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.

31

The Travel Plan approved under condition 31 shall be wholly implemented in accordance with the approved details for the life of the development

32

Within 14 days of this decision a Construction Management Plan (CMP) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

The CMP shall include:

- a dust management plan
- a noise management plan
- contractor parking
- details of delivery arrangements
- the hours of construction

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, unless otherwise approved in writing by the Local Planning Authority.

33

Each phase of the development shall be implemented in accordance with Construction Management Plan (CMP) measures approved for that phase of the development at condition 32.

34

Within 2 calendar months of this decision an updated Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

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 recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

The site investigation and Phase 2 report should also include, where applicable, permeability tests and an assessment of potential contamination issues in relation to any proposed / required SUDS features.

35

The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 34 shall be implemented insofar as it relates to each individual phase prior to commencement of each phase of the development hereby permitted.

36

Within 2 calendar months of this decision, 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.

37

The details of remediation measures approved under condition 36 shall be implemented insofar as it related to each individual phase prior to commencement of the development on each phase of the development hereby permitted and maintained for the life of the development.

38

Following completion of the remediation measures approved under condition 36 for each individual phase (or agreed subphase) 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.

39

Prior to the commencement of development of Phase 4 a scheme for intrusive site investigations in order to establish the location of mine entries and shallow mine workings shall be submitted to and approved in writing by the LPA.

40

The scheme of coal mining remediation works on Phase 4 of the development shall be carried out in accordance with the details approved for that phase under condition 39 including the approved timetable of implementation.

42

No dwellings hereby permitted shall be commenced in phase 3 until a scheme for the Interpretation of the route of the Towneley Main Waggonway, including a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority.

43

The scheme for signage to the wagonway shall be carried out in accordance with the details approved under condition 42 including the approved timetable of implementation.

44

Within 2 calendar months of this decision noise mitigation measures to protect the occupiers of the dwellings from road traffic noise in accordance with the Noise Assessment (Wardell Armstrong (NT12153 September 2018)) shall be submitted to and approved in writing by the Local Planning Authority.

45

The noise mitigation measures approved under Condition 44 shall be installed and maintained in accordance with the approved details for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority,

**Date of Committee: 8 June 2022**

**Application Number and Address:**

DC/21/01201/FUL  
Werneck Hire Limited

**Applicant:**

Werneck Hire Ltd  
Wellington Road  
Dunston  
Gateshead  
NE11 9JL

**Proposal:**

Demolition of 3 existing workshop buildings and 1 existing office building and construction of a new workshop office building and construction of a new workshop building, a new office building, external storage area and associated parking (Additional Transport Info Received 27Jan 2022).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

None

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

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 -

WHD/1/002	Existing site layout
WHD/1/003	Proposed site layout
WHD/1/004	Workshop building
WHD/1/001	Office building
WHD/1/005	Proposed car parking

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 shall commence on site until a Tree Protection Plan and Arboricultural Method Statement (AMS) for the protection of the existing trees that

are to be retained on and adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme must include a scaled plan clearly showing the number and location of the trees that are to be retained, the location and specification of the protective fencing to be used and any specific tree work practices that are to be used

#### Reason For Pre Commencement Condition

This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of construction works and the manner in which they are undertaken could impact the existing trees that are to be retained.

4

Prior to the commencement of the development the tree protection fencing approved at condition 3 must be installed and 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.

The development should be implemented in accordance with the tree protection measures approved at condition 3.

5

Prior to the commencement of development (except for site investigations works) a Site Investigation with a Phase II Detailed Risk Assessment specific to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Where required the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

#### Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations works after development has commenced.

6

Prior to the commencement of development hereby approved (except for site investigations and land remediation works), where remediation is identified under condition 5 a detailed Remediation Strategy 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 environment shall be submitted to and approved in writing by the Local Planning Authority.

The Remediation Strategy (including timescales for implementation) shall detail objectives, methodology and procedures of the proposed remediation works.

#### Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations and remediation works after development has commenced.

7

The remediation works detailed in the Remediation Strategy approved under Condition 6 shall be wholly undertaken within the timescales set out within the approved strategy.

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 to and approved in writing by the Local Planning Authority, prior to the occupation of the new buildings hereby approved.

9

No drainage works shall be carried out on the site until a detailed drainage scheme (foul and surface water drainage) for the development hereby approved, including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

10

The development shall be implemented in accordance with the approved drainage scheme and the timetable for implementation approved at condition 9.

11

Prior to the building(s) hereby approved being brought into use a Drainage Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Drainage Management Plan shall include :

- confirmation of who will be responsible for the maintenance of the drainage system
- a description of the system and how each element is expected to work
- management objectives for the site
- inspection and maintenance schedules and specification

12

The Drainage Management Plan approved under condition 11 shall be implemented in accordance with the approved details.

13

Prior to the buildings hereby approved being occupied a scheme for :

- a) the provision of a new pedestrian / cycle access to the site off Wellington Road
- b) the making good of any redundant vehicular access off Wellington Road
- c) a timetable for the implementation of the highway works specified in a and b

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

14

The access works off Wellington Road approved at condition 13 shall be provided in accordance with the approved timetable for implementation.

15

Notwithstanding the submitted details, prior to the buildings hereby approved being occupied, a detailed scheme (including number, location, specification) for :

- a) the provision of secure and weatherproof cycle parking facilities
- b) secure motor cycle parking facilities including anchor details

at the site shall be submitted to and approved in writing by the Local Planning Authority.

16

The cycle parking provision and motor cycle parking provision approved under condition 15 shall be provided on site prior to any of the buildings hereby approved being occupied.

17

The turning areas as shown on drawing Swept Path Analysis number 21112/ATR/01 dated 25 01 2022 by Optima should be kept clear at all times to provide space for HGV's to enter and leave the site in a forward gear.

18

Prior to the buildings hereby approved being 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 and to include :

- 1 Reduction in car usage and increased use of public transport, walking and cycling
- 2 Clearly defined objectives, indicators and targets
- 3 Details of proposed measures to address the objectives and for each of the proposed measures
- 4 Detailed timetable for implementing measures
- 5 Clearly defined responsibilities and roles for participation including who is responsible for each of the proposed measures. The contact details for the site Travel Plan Co-Ordinator should be included where known.
- 6 State the measures in place to ensure the travel plan is implemented effectively, include remedial measures and actions that will be taken if its targets are not met
- 8 A plan for monitoring and reviewing the effectiveness of the travel plan

Evidence of the travel plans implementation 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 Travel Plan shall be implemented in accordance with the approved details or any changes made



under the review process.

19

The buildings hereby approved shall not be occupied until a scheme (including the number, specification and location as identified on a plan and/or elevational drawing) for the provision of :

- a) bird boxes
- b) bat boxes

to be installed on the new buildings and on the trees on the site has been submitted to and approved in writing by the Local Planning Authority.

20

The bird and bat box details approved under condition 19 shall be provided prior to any of the buildings hereby approved being occupied.

Date of Committee: 8 June 2022

<p><b>Application Number and Address:</b></p> <p>DC/22/00170/HHA          Glenhaven          8 Birch Avenue          Heworth          Gateshead          NE10 8UX</p>	<p><b>Applicant:</b></p> <p>Mr Ian Thorogood</p>
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**Proposal:**

Single storey infill extension to rear, remove existing hipped roof to sunroom and replace with flat roof (as amended 10/04/22).

**Declarations of Interest:**

Name	Nature of Interest
None	None

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

None

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

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 -  
 Proposed plans 1:100, proposed block plan 1:500, location plan 1:1250 (as amended 10.04.22)

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

All external surfaces shall be completed in materials to match those of the existing building.

**Appendix**

Date of Committee: 8 June 2022

<b>Application Number and Address:</b> DC/22/00251/FUL Ryder Vans Fell Bank Birtley DH3 2SP	<b>Applicant:</b> Mr Huw Teasdale				
<b>Proposal:</b> Proposed construction of outbuilding (use class B2).					
<b>Declarations of Interest:</b> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">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> None					
<b>Any additional comments on application/decision:</b> <p>That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary</p> <p>1  The development shall be carried out in complete accordance with the approved plan(s) as detailed below –  9001 Revision 2 Proposed Site Plan  9002 Revision P01 Site Location Plan  1010 Revision P02 Proposed Plans  1060 Revision P03 Proposed Elevations</p> <p>Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.</p> <p>2  The development to which this permission relates must be commenced not later than 3 years from the date of this permission.</p> <p>3  The development hereby permitted shall be constructed entirely of the materials</p>					

detailed and shown on plan number '1060 Revision P02 Proposed Elevations'.

4

Prior to the commencement of the development, an intrusive site investigation to establish the risks posed to the development by coal mining legacy shall be submitted to and approved in writing by the Local Planning Authority. The site investigation must be undertaken by competent persons and a written report of the findings must be produced.

The site investigation should consist of the drilling of boreholes to depths of up to 30 metres below ground level, to establish ground conditions, the depth and condition of shallow coal seams/workings and to inform any necessary remedial measures.

Where necessary, a detailed remediation scheme to ensure the safety and stability of the proposed development shall also be submitted to the Local Planning Authority for written approval.

Reason for pre-commencement condition

To ensure the safe development of the site.

5

Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be constructed in full accordance with the scheme for remedial stabilisation works approved under condition 4 and carried out in accordance with authoritative UK guidance.

6

Unless otherwise approved in writing by the Local Planning Authority, prior to the first use of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the completion of the remedial works and mitigation necessary to address the risks posed by past coal mining activity.

7

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

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

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

Date of Committee: 8 June 2022

<p><b>Application Number and Address:</b></p> <p>DC/22/0029/COU          Ayton Villa          Galloping Green Road          Gateshead          NE9 7XA</p>	<p><b>Applicant:</b></p> <p>Action for Children</p>
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**Proposal:**

Change of use from dwellinghouse (use class C3) to Children’s Home for up to four children in care (use class C2), with new link structure to the conservatory and the addition of two new windows (parking layout received 13/05/2022)

**Declarations of Interest:**

Name	Nature of Interest
Cllr K Wood	Non-pecuniary personal interest

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

Reason for Minor Update

Consultee Response from Northumbria Police

No objections raised.

Northumbria Police were also consulted by the applicant during their own consultation exercise and welcome continued contact.

Neighbour Objection

1 additional objection has been received which does not raise any new material planning matters that have not already been taken into consideration.

Overall, a total of 6 objections have been received.

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

That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport 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 -

Site Location Plan (Revision P2)

Proposed Site Plan (Revision P1)

GA Elevations (Revision P2)

Proposed GA Plan Level 00 (Revision P2)

Proposed GA Plan Level 01 (Revision P2)

Proposed Parking Layout (submitted 13.05.2022).

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

All external surfaces shall be completed in materials to match those of the existing building.

4

Prior to the first use of the premises, secure and weatherproof cycle storage with the capacity to store four bicycles, shall be provided on site and thereafter permanently retained.

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