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GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING

Wednesday, 28 September 2022

PRESENT: Councillor B Goldsworthy (Chair)

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

APOLOGIES: Councillor(s): D Burnett and T Graham

PD734 MINUTES

The minutes of the meeting held on 31 August 2022 were approved as a correct record and signed by the Chair.

PD735 DECLARATIONS OF INTEREST

Councillor C Ord declared a personal interest in application DC/21/01405/FUL and removed himself from the meeting and therefore did not take part in the discussion or subsequent voting.

PD736 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.

PD737 PROPOSED S102 MODIFICATION ORDER - BANK TOP, SWALWELL BANK WHICKHAM

The Committee received a report which provided an update about the progress of the order under section 102 of the Town and Country Planning Act 1990 regarding

the alteration of an existing unfinished house which was granted planning permission in 1998 on the site known as Bank Top, Swalwell Bank, Whickham.

The Committee were advised that after many years of negotiation which struggled to find a way forward, on 26 February 2020, Planning and Development Committee resolved to serve a S102 order. This would amend the planning permission to a new design (agreed with the Landowner) which would overcome the impact on the neighbouring properties by lowering the height, obscuring glazing windows and providing landscaping to prevent overlooking.

As required by legislation, the s102 notice was submitted to the Secretary of State for confirmation and, at the same time, notice was served on both the owner of the land and the immediate neighbouring properties inviting them to make any comments to the Planning Inspectorate.

The Planning Inspectorate held an Inquiry on 22-24 February 2022, which included two visits to the property and surrounding area. This was a hybrid Inquiry with residents from neighbouring properties and a Ward Councillor attending and giving evidence virtually.

On 2 August 2022, the Secretary of State (DLUHC) confirmed the Order as submitted by the Council subject to the following modifications:

- the timescale for the alterations to be completed has been extended from 1 year to 2 years
- the requirement to undertake planting proposals/landscaping has been removed as these were not considered to be necessary
- a new condition preventing any new windows at first or second floor level on the north and west elevations.

The Landowner has 2 years in which to implement the alterations to the property, namely:

- to remove the pitched roof and replace with a flat roofed design and,
- to alter the windows in the north and west elevations to provide obscure glazed windows, stained glass obscure glazed windows and to remove an existing window

Officers will monitor the property over the next two years to ensure that the works are being undertaken in accordance with the requirements of the order.

The Committee were advised that this is a longstanding matter with considerable local interest. Officers are pleased that, after full and careful consideration of all interested parties' views, the Secretary of State has agreed to confirm the order which will enable the landowner to finally complete the development.

RESOLVED – That the information be noted.

PD738 HOUSING DELIVERY TEST ACTION PLAN

The Committee received a report informing them of a new Housing Delivery Test Action Plan. If the action plan is approved by Cabinet it will be published on the Council's website. Previous action plans were published in 2019, 2020 and 2021.

As in previous years, the Action Plan firstly examines the existing situation in terms of delivery of housing in the Borough and what the consequences are in terms of under-delivery. It then examines the root causes of under-delivery before assessing how successful the measures in the previous action plan have been before setting out key actions and responses, updated from the 2021 Action Plan, and ways of measuring these.

The Action Plan is aligned with the Council's Housing Strategy, the Core Strategy and the Council's pledge to make Gateshead A Place Where Everyone Thrives.

The next set of results from the HDT is expected in January 2023. In-year monitoring of housing completions in 2021-22 suggest that Gateshead will again fall short of the requirement. This would require a further Action Plan in 2023 which would however provide an opportunity to review the action plan and the success of the measures already in place.

Members may recall that the "Presumption in favour of sustainable development was triggered by the previous poor delivery results. This meant that in some circumstances some of the council's planning policies would be considered out-of-date and unable to be applied to some housing applications. This is no longer the case with this year's improved results although it continues to be a risk for the future.

RESOLVED – That the information be noted.

PD739 ENFORCEMENT TEAM ACTIVITY

The Committee received a report advising them of Enforcement Team Activity between 17/08/2022 and 14/09/2022.

The Enforcement Team has received 149 new service requests and currently have 607 cases under investigation, with 146 resolved and 2 pending prosecutions.

RESOLVED – That the information be noted.

PD740 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.

PD741 PLANNING APPEALS

The Committee received a report advising them of new appeals received and to report the decisions of the Secretary of State received during the period.

Since the last Committee there have been no new appeals lodged.

Since the last Committee there has been two new appeal decisions received.

Since the last Committee there has been no appeal cost decisions.

RESOLVED – That the information be noted.

PD742 PLANNING OBLIGATIONS

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

Since the last Committee there has been no new planning obligations.

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: 28 September 2022

Date of Committee: 28 September 2022	
Application Number and Address: DC/21/01405/FUL Chase Park Front Street Whickham	Applicant: David Harrison
Proposal: Demolition of existing buildings and erection of 4no. 4 bed detached family homes, with associated hard and soft landscaping and alterations to existing access (Amended 02.02.22) (Additional information 17.02.22, 06.04.22, 10.06.22, 22.07.22, 04.08.22, 08.09.22, 09.09.22, 14.09.22)	
Declarations of Interest:	
Name	Nature of Interest
Councillor Chris Ord	Personal Interest
List of speakers and details of any additional information submitted:	
Councillor Peter Maughan spoke on behalf of ward residents in objection to the application.	
Councillor Peter Craig spoke on behalf of residents in objection to the application.	
Mr David Harrison (Agent) spoke in favour of the application.	
A verbal update was given to advise Members that Councillor Jonathan Wallace had submitted a written objection which was read out on his behalf during the Officer's presentation.	
Officers requested two further conditions (52 & 53) be added in relation to lockable bollards.	
Further representations made	
A further letter of objection has been received raising the following points:	
<ul style="list-style-type: none"> • Out of character with Conservation Area • Not in character with environment • Out of character with streetscene • Traffic or Highways • Increase of traffic • Access to housing from Whaggs Lane would be unsuitable due to traffic lights and a constant flow of traffic • Loss of trees 	

Officers are of the opinion that no new material planning issues have been raised within the latest representation received and the objections that have been raised have been addressed within the main officer report.

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 -

Location Plan (1:1250) (Dwg. No. 1010 Rev. P02)
Proposed Site Plan (1:200) (Dwg. No. 1100 Rev P11)
Proposed Plans (House Type A1) (Dwg. No. 1110 Rev P09)
Proposed Plans (House Type A2) (Dwg. No. 1115 Rev P08)
Proposed Plans (House Type A3) (Dwg. No. 1120 Rev P08)
Proposed Plans (House Type B) (Dwg. No. 1120 Rev P07)

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

2

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

3

Prior to the commencement of the development hereby approved, a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:

- A) Hours of operation;
- B) The parking of vehicles of site operatives and visitors;
- C) Measures to control the emission of dust and noise during demolition and construction;
- D) The erection and maintenance of security hoarding;
- E) Location and layout of compound areas;
- F) A Demolition and Construction Traffic Management Plan which includes further details of the management of vehicles arriving at and leaving the site during demolition and construction

Reason for pre-commencement condition

The construction management plan must be submitted and approved in writing before the development commences in order to ensure that an appropriate scheme can be implemented prior to works starting on site which may have a detrimental impact upon the amenity of local residents.

4

The Demolition and Construction Management Plan approved under condition 3 shall be implemented and complied with in full during all stages of construction, until completion of the development hereby approved.

5

Prior to the commencement of the development hereby approved (including soil moving or any operations involving the use of motorised vehicles or construction machinery), measures for the protection of trees and hedges within and adjacent to the site as set out in the Woodsman Arboricultural Consultancy 'Arboricultural Implications Assessment' and 'Arboricultural Impact Assessment Tree Protection Plan' (Dwg. No. TPP.ChasePark.No1) shall be implemented.

The protective fencing shall thereafter be retained intact for the full duration of the works to construct the development hereby permitted.

There shall be no access, storage, ground disturbance or contamination within the fenced protected area without the prior approval of the Local Planning Authority.

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees and hedges within and adjacent to the site. The protection measures are fundamental to the protection of the trees and hedges and must be in place prior to development starting on site.

6

Notwithstanding the information submitted, no development shall commence until a detailed site-specific construction specification methodology and special 'no dig' construction methodology is submitted to and approved in writing by the Local planning Authority.

The design of the proposed methodology shall be based on the principles recommended and outlined in the submitted Woodsman Arboricultural Consultancy 'Arboricultural Implications Assessment'.

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees and hedges within and adjacent to the site. The protection measures are fundamental to the protection of the trees and hedges and must be in place prior to development starting on site.

7

The detailed site-specific construction specification methodology and special 'no dig' construction methodology approved under condition 6 shall be adhered to for the full duration of the works to construct the development hereby permitted.

8

No groundworks or development shall commence (except works necessary to secure the site from public access) until a programme of archaeological fieldwork to record items of interest and finds for an appointed archaeologist to undertake has been submitted to and approved in writing by the Local Planning Authority.

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner which ensures that any archaeological remains can be preserved, recorded and if necessary, salvaged. This information is required prior to development starting on site, as the commencement of construction works without this information could result in harm to archaeological remains.

9

The details approved under condition 8 shall be implemented during all groundworks and development hereby approved until final completion of the development hereby approved.

10

The development hereby approved shall not be brought into first use until the report of the results of the archaeological fieldwork undertaken in accordance with the details approved under condition 9 has been submitted to and approved in writing by the Local Planning Authority.

The report shall be produced in a form suitable for publication in a suitable journal, to be agreed in writing by the Local planning Authority prior to publication, and shall be submitted to the editor of the journal for publication following approval by the Local Planning Authority.

11

No development shall commence until a report of the results of a programme of archaeological building recording of the former stable block building (which shall be at Historic England Level 3) has been submitted to and approved in writing by the Local Planning Authority.

Reason for pre-commencement condition

This information is required prior to development starting on site, as the commencement of demolition/construction works without this information would result in the loss of historic remains prior to recording.

12

Prior to commencement of the development hereby approved details of final existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority.

Reason for pre-commencement condition

To ensure that final and appropriate site levels can be agreed prior to the commencement of construction of the site, which may alter site levels.

13

The levels approved under condition 12 shall be implemented in full accordance with the approved scheme before first occupation of the development hereby approved.

14

Prior to the commencement of the development hereby approved, (excluding the demolition of the existing buildings) a report of intrusive site investigations in relation to coal mining legacy, and where required, measures and timescales for remediation,

monitoring, and verification reports shall be submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for appropriate land stability is identified and approved prior to commencement of the development.

15

The recommendations of the intrusive site investigation and the remediation, mitigation and monitoring measures approved under condition 14 shall be implemented in accordance with the timescales within the approved remediation scheme and in full accordance with the approved details

16

The development hereby approved shall not commence (excluding the demolition of the existing buildings) until an intrusive site investigation is undertaken and a Phase 2 Risk Assessment report of the findings is submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, soil sampling, chemical laboratory testing, to assess potential contamination issues.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, any requirement for gas monitoring of the site 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.

Reason for pre-commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation suitable for the sensitive end use is identified and approved prior to the commencement of the development.

17

Prior to the commencement of development hereby approved (except for site investigations and demolition of the existing buildings) where remediation is identified under condition 16, 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 environment shall be submitted to and approved in writing by the Local Planning Authority.

The 'Remediation Scheme' must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land

under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

Reason for pre-commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation suitable for the sensitive end use is identified and approved prior to the commencement of the development.

18

The remediation works detailed in the 'Remediation Scheme' approved under condition 17 shall be wholly undertaken within the timescales set out within the approved scheme.

The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

19

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease and the exposed material shall be chemically tested.

The works shall not continue until an amended Risk Assessment and, if required, amended remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

20

The amended remediation and monitoring measures approved under condition 19 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) being undertaken and maintained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

21

Where remediation is required (under conditions 16-20), following completion of the approved remediation and monitoring measures, the development hereby approved shall not be first occupied until an amended verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

22

Notwithstanding the information submitted, the development hereby approved shall not commence until a detailed Bat Mitigation and Compensation Strategy has been submitted to and approved in writing by the Local Planning Authority.

The Strategy shall include:

- A) Information on the legislation relating to bats and their protections;
- B) Details of safe and appropriate working methods and timings to be adhered to at the site;
- C) The procedure to be followed in the unlikely event that bats are found during works;
- D) The requirement for all personnel working on the site to attend a Toolbox Talk, to be written and given by a Suitable Qualified Ecologist prior to commencement of works to potential bat roost features. The talk shall cover legislation relating to bats, how to identify bats and their field signs, appropriate wording methods and procedure to follow if a bat is found on site;
- E) Full details, including the specification and precise location, of a minimum of 3no. bat roost features to be integrated within the fabric of the approved development

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner which avoids harm to bats. This information is fundamental to the development and requires approval before development starting on site as the commencement of works and the manner in which they are undertaken could be harmful to bats.

23

The Bat Mitigation and Compensation Strategy approved under condition 22 shall be implemented in full at all times during the construction stage.

The approved bat roost features shall be installed prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development. Should the features become damaged or removed, a replacement feature of the same or similar specification shall be provided as soon as is practicably possible.

24

In the event of works not commencing on site within 24 months of the date of the submitted Estrada Ecology Ltd 'Bat Activity Survey Report (30th September 2021) an updating bat survey shall be undertaken and a copy of the report including an updated Bat Mitigation and Compensation Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Thereafter, the approved updated Bat Mitigation and Compensation Strategy shall be implemented in full at all times during the construction stage.

The approved bat roost features shall be installed prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development. Should the features become damaged or removed, a replacement feature of the same or similar specification shall be provided as soon as is practicably possible.

25

Notwithstanding the information submitted, the development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include:

- A) A risk assessment of potentially damaging construction activities (including but not limited to removal of the tennis court, demolition and refurbishment);

- B) Identification of “biodiversity protection zones” (e.g. tree protection zones);
- C) Practical measures (both physical measures and sensitive working practices) to avoid/reduce impacts during construction (e.g. measures to protect wildlife from becoming trapped in any excavations/pipes during construction, measures to protect adjacent habitats and watercourses);
- D) The location and timing of sensitive works to avoid harm to biodiversity features (e.g. no vegetation clearance to be undertaken between March and September (inclusive) unless immediately preceded by a nesting bird check and hand search for amphibians, undertaken by a suitably qualified ecologist);
- E) The times during construction when specialist ecologists will be present on site to oversee works (e.g. pre-works hand searches for amphibians);
- F) Details of responsible persons and lines of communication;
- G) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- H) Details for the use of protective fences, exclusion barriers and warning signs

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner which avoids harm to biodiversity. This information is fundamental to the development and requires approval before development starting on site as the commencement of works and the manner in which they are undertaken could be harmful to biodiversity.

26

The CEMP approved under condition 25 shall be implemented in full at all times during the construction stage..

27

Prior to commencement of the development hereby approved a scheme to amend the restrictions for the waiting of vehicles along Rectory Lane adjacent to the site entrance and to prevent the waiting and parking of vehicles along the access road and in the turning area together with a timescale for implementation shall be submitted to and agreed in writing by the Local Planning Authority.

Reason for pre-commencement

To ensure that revised waiting restrictions can be delivered at the site which are necessary to facilitate the creation of the proposed site access.

28

The scheme approved under condition 27 shall be implemented in full accordance with the approved details and timescale for implementation.

29

Notwithstanding the details on the submitted drawings, prior to the commencement of development hereby approved (except for site investigations) a fully detailed scheme for boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall provide details of the type, position, design, dimensions and materials of the boundary treatment and shall include provision for natural stone walls and native hedge planting (incorporating mesh fencing where required) within the site.

The scheme shall also include:

- A) Final details of the former stable block to be incorporated into Plot 4 including a methodology for its deconstruction
- B) A methodology for the dismantling and reconstruction of the gatepost to the southern side of the site access and final details of the proposed gatepost and adjoining wall
- C) Final details of the proposed sliding entrance gate and pedestrian access gate
- D) Measures to facilitate the movement of hedgehog within the site (where applicable)

Reason for pre-commencement condition

To ensure that an appropriate scheme for boundary treatment can be agreed prior to development commencing, as this requires the demolition of the existing stable block building.

30

The boundary treatment shall be provided in accordance with the details approved under condition 29 prior to first occupation of the development hereby approved and shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

31

The following windows shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington) prior to first occupation of the respective dwellings hereby approved and shall be retained as such thereafter.

Plot 1 (House Type A1)

First floor north elevation W1-01 ('Bathroom'), W1-02 ('En-Suite')

First floor south elevation ('Study Nook')

Plot 2 (House Type A3)

First floor north elevation ('Study Nook')

Ground floor south elevation W0-02 ('Snug')

First floor south elevation ('Bedroom 2')

Plot 3 (House Type A2)

Ground floor north elevation W0-02 ('Snug')

First floor north elevation ('Bedroom 2')

Plot 4 (House Type B)

First Floor south elevation W1-03 ('Bathroom')

32

Notwithstanding the details shown on the submitted drawings no dwelling hereby approved shall be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority:

- A) Final details of pedestrian visibility splay to the southern side of the access;
- B) Final details of the layout of the pedestrian walkway to the southern side of the access including details of boundary treatments and any necessary vegetation removal/cutting back to achieve and retain the pedestrian visibility splay under A) for the lifetime of the development;

C) Details for the long-term management of vegetation within the pedestrian visibility splay A).

33

The details approved under condition 32 shall be implemented in full accordance with the approved scheme prior to first occupation of the development hereby approved and shall be retained for the lifetime of the development.

34

Notwithstanding the provisions of Article 3, Classes A and E of Part 1 and Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), the permitted development rights of the development (pertaining to enlargement, improvement or other alteration of a dwellinghouse; buildings etc incidental to the enjoyment of a dwellinghouse; and gates, fences, walls etc) are hereby removed.

35

No dwelling hereby approved shall be occupied until a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development has been submitted to and approved in writing by the Local Planning Authority.

36

Notwithstanding the information submitted, following demolition no further works shall commence until a full and comprehensive Drainage Strategy for the site has been submitted to and approved in writing by the Local Planning Authority in conjunction with the LLFA.

The Strategy shall include a drainage management plan which shall be in accordance with Appendix B8 of the SuDS Manual (CIRIA C753) and shall include a SuDS Maintenance Inspection Checklist.

Reason for pre-commencement condition

In order to ensure that the site layout can accommodate appropriate drainage measures prior to the commencement of the construction of the development.

37

The details approved under condition 36 shall be implemented in full accordance with the approved scheme prior to first occupation of the development and retained and maintained as such for the lifetime of the development.

The Maintenance Inspection Checklist within the approved drainage management plan shall be completed by those responsible for the operation and maintenance of the SuDS and shall be available for review on request by the Local Planning Authority to verify the condition and performance of the system.

38

Notwithstanding the details on the submitted drawings the development hereby approved shall not be occupied until details of the shared bin store have been submitted to and approved in writing by the Local Planning Authority.

39

The shared bin store shall be implemented in accordance with the details approved under condition 38 prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development.

40

Notwithstanding the details shown on the submitted drawings no external materials shall be used in the construction of the development hereby permitted until samples of the materials to be used have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

41

The development shall be completed using the materials approved under condition 40.

42

Notwithstanding the details shown on the submitted drawings no new hard landscaping shall be used on site until final details of the appearance of the hard landscaping to be used and a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority.

To safeguard the visual amenities and heritage interests of the area in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

43

The hard landscaping details approved under condition 42 shall be implemented in accordance with the approved details and timescale and shall be retained as such for the lifetime of the development.

To safeguard the visual amenities and heritage interests of the area in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

44

Notwithstanding the details on the submitted drawings, the development hereby approved shall not progress beyond damp proof course level until full details of a scheme for soft landscaping and areas of habitat creation including an updated Biodiversity Net Gain Metric 3.1 and Biodiversity Net Gain Report have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- A) Ground preparation and landscape planting plans noting the species, plant sizes and planting densities for all new planting
- B) Details of those responsible for activities
- C) Proposed timings for implementation
- D) A detailed management plan, annual maintenance programme, monitoring protocol and arrangements to address any defects/issues adversely impacting the value and function of the soft landscaping and/or habitats provided on site
- E) A construction handover checklist

The management plan shall focus on the long-term management and monitoring of the created and/or enhanced features. This shall provide detailed management and maintenance for years 1-5, with broader management aims for the lifetime of the Biodiversity Net Gain commitment (i.e. the lifetime of the development or 30 year period).

45

The soft landscaping scheme approved under condition 44 shall be implemented in full accordance with the approved details and timescales and maintained thereafter for a minimum 30 years in accordance with the approved management plan.

46

Notwithstanding the information submitted, no tree pruning works shall take place during the period of construction until details of any tree works to be undertaken have been submitted to and approved in writing by the Local planning Authority.

47

Tree pruning works carried out during the period of construction shall only be undertaken in accordance with the details approved under condition 46.

48

Prior to the installation of any new external lighting associated with the development hereby approved an external lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.

49

The external lighting installed at the development hereby approved shall be in accordance with the lighting strategy approved under condition 48.

50

Notwithstanding the details on the submitted drawings, no unit hereby approved shall be occupied until the final intended location and design of the interpretation board(s), which assist in the understanding and appreciation of the history of Chase Park, have been submitted to and approved in writing by the Local planning Authority.

51

The interpretation board(s) approved under condition 50 shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Date of Committee: 28 September 2022

Application Number and Address:

DC/21/01494/FUL
Land south of Chain Bridge Road
Blaydon
NE21 5SS

Applicant:

Mr Henry Butt

Proposal:

Erection of a building for employment uses (Use Classes E(g) (ii) and E(g) (iii), B2 and B8), together with associated car parking and landscaping works (amended plans/additional information received 03/03/22, 12/04/22, 30/05/22 and 29/06/22).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted: None

Amended recommendation wording

Further to Paragraphs 5.28 and 7.1 1), the form of the proposed offsite mitigation can now be confirmed.

The Applicant proposes the payment of a commuted sum of 18,741.96 in order to allow Durham Wildlife Trust to provide, install and maintain a single tern raft, to provide common tern breeding habitat on Council land at Shibdon Pond.

Any additional comments on application/decision:

GRANT SUBJECT TO A SECTION 106 AGREEMENT

- 1) The agreement shall include the following obligations:
 - Offsite biodiversity mitigation
- 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
The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Location Plan - DAY-XX-XX-DR-A-04-0001 Rev. A

Existing Site Plan - DAY-XX-XX-DR-A-04-0002 Rev. A

Proposed Site Plan - DAY-XX-XX-DR-A-04-0003 Rev. F
Level 0 GA Plan - DAY-XX-00-DR-A-04-0004 Rev. E
Proposed GA Roof Plan - DAY-XX-XX-DR-A-04-0005 Rev. B
Existing Elevations - DAY-XX-XX-DR-A-04-1001 Rev. A
Proposed Elevations - DAY-XX-XX-DR-A-04-1002 Rev. C
Proposed Boundary Treatment Plan - DAY-XX-XX-DR-A-04-0006 Rev. D
Landscape Hardworks - 4759-02 Rev. B
Landscape Softworks - 4759-03 Rev. B

Transport Statement - JN2162-Rep - 0002.2
Interim Travel Plan - JN2162-Rep-0003.2
Ecological Impact Assessment - 6625 – Rev. R01
Biodiversity Net Gain Assessment - 6625 – Rev. R01
Arboricultural Impact Assessment - ARB/CP/2600 December 2021
Phase I Site Investigations Report - E3P14-908-R1-2
Flood Risk Assessment - 3298-FRA March 22 Rev. A
Sequential and Exception Test Report - 3298-SEQ December 2021
SuDS Strategy – 3298 - SUDS March 22 Rev. A)

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

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the building hereby approved shall only be used for uses falling within Use Classes E[g] (ii), E[g] (iii), B2 or B8 as defined by Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

4

The development hereby approved shall not progress above damp proof course until an external materials schedule has been submitted to and approved in writing by the Local Planning Authority and (where requested) samples of the materials, colours and finishes to be used on the external surfaces have been made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

5

The development hereby approved shall be undertaken in accordance with the materials schedule approved at condition 4.

6

Notwithstanding the submitted plans, the development hereby approved shall not be occupied, until a fully detailed scheme for soft landscaping 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).

7

The landscaping scheme shall be implemented in accordance with the details and timings approved at condition 6.

8

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

9

Notwithstanding the approved plans, the development hereby approved shall not occupied until the final details of all proposed and/or retained site accesses have been submitted to and approved in writing by the Local Planning Authority. These details shall include full details of visibility splays, means of protecting visibility splays, site access controls and any required waiting/loading restrictions.

10

The site access details approved under Condition 9 shall be completed in full accordance with the approved details and timetable for implementation, and shall be maintained in accordance with the approved details (including the protection of visibility splays).

11

Notwithstanding the approved plans, the development hereby approved shall not occupied until the final details of making good of all non-retained site accesses, any required offsite highway works (including but not limited to replacement footway) and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority.

12

All non-retained site accesses shall be made good in accordance with the details approved under Condition 11 and timetable for implementation.

13

Notwithstanding the approved plans, the development hereby approved shall not occupied until the final details of the proposed parking layout/scheme and a timetable for implementation have been submitted to and approved in writing by the Local Planning Authority. The parking layout/scheme shall include;

- Details of end use(s) and user(s);
- Final parking layout and numbers;
- Additional van parking and associated tracking (where required);
- EV charging proposals;
- Accessible Parking;
- Motor cycle parking; and
- Staff and visitor cycle parking/facilities.

14

Prior to the occupation of the development hereby permitted, a car park management scheme for the car park layout/scheme approved under Condition 13 shall be submitted and approved in writing by the Local Planning Authority.

15

The final parking layout/scheme shall be laid out/provided in full accordance with the details approved under Condition 13 and timetable for implementation and thereafter shall be managed in full accordance with the car park management scheme approved under Condition 14.

16

No development (including demolition) shall commence until a Demolition and Construction Management Plan (DCMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include:

- a. a dust management plan
- b. a noise management plan
- c. contractor parking
- b. method(s) for limiting debris/dust spill on the highway

All external works and ancillary operations in connection with the demolition and/or 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 to the working hours set out in this condition shall be submitted as part of the DCMP and approved in writing by the Local Planning Authority.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the demolition and construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition and construction works and the manner in which they are undertaken could affect adjacent occupiers.

17

The development shall be implemented in accordance with the Demolition and Construction Management Plan measures approved at condition 16.

18

No later than six months prior to the occupation of the development hereby permitted a final Travel Plan shall be 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.
- Detailed timetable for implementing measures.
- Proposals for maintaining momentum and publicising success.
- A 5 year review programme of the approved details of the Travel Plan and the implementation of any approved changes to the plan.
- Commitment to use the councils preferred survey/monitoring database (currently Jambusters).

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.

19

The Travel Plan approved under condition 18 shall be wholly implemented in accordance with the approved details.

20

Notwithstanding the approved plans, the development hereby approved shall not be open to the public until a servicing plan for development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This shall clearly set out but not be limited to:

- Delivery times
- Routing within the site
- Maximum size of vehicle
- Signage
- Enforcement monitoring and control

21

The development hereby permitted shall be serviced in full accordance with the servicing plan approved under Condition 20 for the lifetime of the development.

22

Prior to the commencement of development (except for site investigations works) a Site Investigation with a Phase II Detailed Risk Assessment (including a pre-demolition asbestos report) 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.

23

Prior to the commencement of development hereby approved (except for site investigations and land remediation works), where remediation is identified under condition 22 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.

24

The remediation works detailed in the Remediation Strategy approved under Condition 22 shall be wholly undertaken within the timescales set out within the approved strategy.

25

Following completion of the remediation measures approved under condition 22 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.

26

No development other than demolition and site clearance shall be commenced until intrusive site investigation works have been undertaken in order to establish coal mining legacy issues on site. The findings of the intrusive site investigations works in relation to coal mining legacy issues along with details of any remedial works (and timescales) required shall be submitted and approved by the LPA prior to the commencement of the development hereby approved.

27

Any remedial works identified under Condition 16 shall be implemented in accordance with the timescale set out in the approved findings.

28

No development (excluding demolition) shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- a. information about the design storm period and intensity,
- b. the method employed to delay and control the surface water discharged from the site, including electronic modelling,
- c. the measures taken to prevent pollution of the receiving groundwater and/or surface waters,
- d. a timetable for its implementation; details of when elements of proposed drainage scheme will be constructed and connected,
- e. a drainage construction method statement (DCMS) relating to the proposed drainage system which will serve the completed development,
- f. a Drainage Maintenance Plan (DMP).

For the avoidance of doubt:

criteria a) and b) will be satisfied via the provision of drainage modelling and simulation of the final drainage system. Plans showing the final drainage system layout annotated with pipe and chamber references and drainage areas that correspond to the drainage model are to be submitted, criterion c) requires demonstration that runoff from all areas will be adequately treated in line with the Simple Index Approach of The SuDS Manual (CIRIA C753), the content of the DCMS required for criterion e) is to be in accordance with Appendix B6 of the SuDS Manual (CIRIA C753), and for criterion f) section 5.3 of the SuDS Strategy (Integra ref 3298-SUDS, rev A, March 2022) should be developed into a DMP which should include a Maintenance Inspection Checklist in accordance with Appendix B8 of the SuDS Manual (CIRIA C753). The checklist shall subsequently be filled out by those responsible for the operation and maintenance of the drainage system and shall be available for review on request by the local authority to verify the condition and performance of the system at any particular time.

29

The detailed drainage scheme approved under condition 28 shall be constructed, managed and maintained in full accordance with the approved details and timescales for implementation.

30

All retained trees and areas of woodland within and immediately outwith the site boundary should be protected in accordance with the submitted Arboricultural Impact Assessment and Plan (Drawing No. ARB/CP/2600/AIP) including the installation and maintenance of protective fencing prior to the commencement of works on site and for the full duration of the construction phase of the development (unless otherwise agreed in writing by the Local Planning Authority).

31

No development shall take place (including any groundworks or site clearance) until a Biodiversity Method Statement (BMS) for the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority.

The BMS 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.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the site clearance and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance and

construction works and the manner in which they are undertaken could harm existing ecology on the site.

32

The BMS approved at condition 31 shall be implemented in full in accordance with the approved details and the approved timetable for implementation and retention.

33

A landscape and ecological management plan (LEMP) for all landscaping features and landscaping shall be submitted to, and be approved in writing by, the local planning authority prior to the first occupation of the development hereby approved.

The content of the LEMP shall include the following;

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

34

All retained landscape features shall be managed in full accordance with the LEMP approved under condition 33.

35

No external lighting shall be provided 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.

36

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy at condition 35.

Date of Committee: 28 September 2022

Application Number and Address:

DC/22/00492/COU

Applicant:

Miss Kerry Brannen

Proposal:

Change of use of dwellinghouse (C3 Use) to Children's Home (C2 Use) for up to four children (Amended Plan received 29.07.22 and additional information received 29.07.22, 04.08.22, 07.08.22, 05.09.22)

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 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 -

Location Plan (1.1250)
Proposed Basement Floor Plan
Proposed Ground Floor Plan
Proposed First Floor Plan

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

3

Prior to the first occupation of the use hereby permitted final details of the operational management plan shall be submitted to and approved in writing by the Local Planning Authority.

4

The development hereby approved shall be implemented in accordance with the details approved under condition 3 at all times and retained and maintained as such for the lifetime of the development.

5

Prior to the first occupation of the development hereby approved details of secure and weatherproof cycle parking, capable of storing at least four cycles has been submitted to and approved in writing by the Local Planning Authority.

6

The details approved under condition 5 shall be implemented in accordance with the approved details before the extension hereby approved is occupied and retained as such for the lifetime of the development.

Date of Committee: 28 September 2022

Application Number and Address:

DC/22/00726/FUL
Andors
Rockcliffe Way
Eighton Banks
Gateshead
NE9 7XT

Applicant:

Mr Peter Charlton

Proposal:

Proposed 4 bedroom dwellinghouse (amended plans received 01.08.2022, 09.08.2022 and 05.09.2022)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Sheila Gallagher spoke on behalf of a neighbour in objection to the application.

A verbal update was given that advised of two further objections that had been received. In addition, Officers requested re-wording of the condition regarding the visibility splay, to amend it to require the submission of details for approval, rather than the implementation of a specific detail already received.

Any additional comments on application/decision:

The officer recommendation was for external materials to be used in accordance with a specified plan, however, Councillor Keith Wood moved a motion that proposed an alternative condition whereby the external materials should be submitted for approval, prior to their use. This motion was voted on and agreed. Cllr Wood's motion did not require that the details would need to come before Committee for determination. Members also agreed to the varied wording of the condition relating to the visibility splay.

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 -

NB22_25/01 Site Location Plan

NB22_25/02B Existing and Proposed Site Plan

NB22_25/04B Proposed Elevations

NB22_25/03D Proposed Floor Plans

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the

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

2

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

3

The development hereby permitted shall be constructed entirely of the materials detailed and shown on plan number 'NB22_25/04B Proposed Elevations'.

4

The landscaping scheme demonstrated in plan no. 'NB22_25/02B Existing and Proposed Site Plan ' shall be implemented in accordance with the approved details within the first available planting season (October to March) and shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any grass which fails to establish shall be re-established.

5

The windows located on the north west elevation of the dwelling serving a bathroom and the south east elevation serving a gym/cinema room and bathrooms shall be obscurely glazed at a level three or greater (in accordance with the levels set by Pilkington). The glazing shall be installed prior to the dwelling being occupied and shall be permanently retained in that condition thereafter.

6

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

7

No structure or erections exceeding 1 metre in height shall be placed within the visibility splay shown on plan number 'NB22_25/02B Existing and Proposed Site Plan'.

8

Prior to the first occupation of the dwelling, secure and weatherproof cycle storage, capable of storing at least one bicycle, shall be provided and thereafter permanently retained.

9

Prior to the installation of any new external lighting associated with the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority.

10

The external lighting approved under Condition 9 shall be installed in full accordance with the approved details.

11

The development hereby approved shall not be constructed beyond damp proof course level until information detailing the provision of a minimum of 1no. bat box and 1no. bird box has been submitted to and approved in writing by the Local Planning Authority. Information should detail the type/specification, precise location, installation method and maintenance of the bat box.

12

The bat and bird boxes approved under Condition 11 shall be installed prior to the construction of the development beyond damp proof course level and retained as such thereafter.

13

Prior to the commencement of the development, a Phase 2 Intrusive Investigation and Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The site investigation should collect and analyse soil samples throughout made ground and natural ground strata to maximum planned excavation depths and include an assessment to test for the presence and likelihood of ground gas emissions.

The site investigation will identify potential contamination and possible areas, which may require remedial works in order to make the site suitable for its proposed end use. 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.

Reason for pre-commencement condition

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use.

14

Unless otherwise approved in writing by the Local Planning Authority and prior to the commencement of the development, 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 environment must be prepared, and is subject to the approval in writing 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

Reason for pre-commencement condition

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use.

15

Unless otherwise approved in writing by the Local Planning Authority and prior to the commencement of the development, the contaminated land remediation measures shall be implemented in complete accordance with the details approved under Condition 14.

Reason for pre-commencement condition

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use.

16

If land contamination remediation measures are deemed necessary, following the completion of the approved remediation measures and prior to the first use of the development, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to the Local Planning Authority for written approval.

17

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.

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