

**Date of Committee: 21 June 2017**

**Application Number and Address:**

DC/16/00698/OUT  
Former Wardley Colliery  
Wardley Lane  
Felling  
Gateshead  
NE10 8AA

**Applicant:**

Persimmon Homes

**Proposal:**

Outline application for no more than 155 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works. All matters reserved.

**Declarations of Interest:**

**Name**

**Nature of Interest**

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

Not applicable in accordance with the decision of the Committee.

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

This application has been DEFERRED at the request of the applicant to allow for further discussions with planning officers.

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

**Date of Committee: 21 June 2017**

**Application Number and Address:**

DC/17/00096/FUL  
Three Tuns Hotel  
Sheriffs Highway  
Gateshead  
NE9 5SD

**Applicant:**

Trust Inns Ltd

**Proposal:**

Installation of roller shutters to ground floor windows and construction of timber smoking shelter (retrospective).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Mr Paul Smith – Licensee speaking in support of the application.  
Mr Fahim Farooqui – Speaking on Behalf of the Applicant

An update report was submitted to the Committee to advise of two letters of support which have been submitted by Councillors Beadle and Duggan in which the following comments were made.

- The Three Tuns Hotel is an award winning local venue and a community asset and has suffered significant security problems and needs to have the level of protection afforded by roller shutters at night.
- The shutters are only visible at night or early morning and are only seen at those times.
- They do nothing to detract from the appearance of the site which is important as a landmark in Sheriff Hill.

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

That permission be GRANTED subject to the following conditions which were offered by the applicant at Committee, because of the exceptional circumstances the property has been subject to.

1. The roller shutters are kept open between the hours of 8.30am and 12.30am daily.
2. Details of the final appearance of the shutters to be submitted for approval and then undertaken.

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

The officer recommendation had been to refuse to the application for the following reason: (1) Harm to the significance a designated and a non-designated heritage asset.

The Committee were however of the opinion that the exceptional circumstances of crime and disorder experienced at the application site outweighed the NPPF and Local Plan Policies and therefore approved the application subject to conditions.

Members were clear that the approval of this application could not be taken as a precedent for the determination of other planning applications of a similar nature.

**Date of Committee: 21 June 2017**

**Application Number and Address:**

DC/17/00156/COU  
Site of Scottish Motor Auctions Group  
Shadon Way  
Birtley

**Applicant:**

Wilsons Auctions

**Proposal:**

Change of use from unused land to a hardstanding parking area with drive through route and enclosure by means of a new perimeter security fence

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Mr Barry Coe – Local Resident speaking against the application.  
Mr Nigel Binks – Applicant

A verbal report was provided to Members to inform them that Cllr Paul Foy objects to the application and requests that Committee refuse the application due to a significant loss of residential amenity particularly for the residents on Birtley Lane and Fell Close. His grounds of objection being:

- Increased noise, site already operates through the night with jet washers and vehicle movements.
- Floodlights have an impact on the amenity of residents.
- The new car park is only feet away from the living room and kitchen windows of 29 Fell Close. Even with double glazing, the noise is dreadful. The noise test levels when applying for the construction of 29 Fell Close never had to take that into account.
- Increased risk of flooding caused by the hard core laid on previously open space.

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

That the application be DEFERRED for a Site Visit.

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

None

**Date of Committee: 21 June 2017**

**Application Number and Address:**

DC/17/00164/FUL  
3 Thomas Street  
Eighton Banks  
Gateshead

**Applicant:**

Mr Wayne Laskey

**Proposal:**

Demolition of commercial building and replacement by one detached dwelling (amended 18/05/17).

**Declarations of Interest:**

**Name**

None

**Nature of Interest**

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

An update report was submitted to advise that following the submission of a bat survey it can be confirmed that there is no evidence of bats roosting within the building. However, the development should still be carried out in accordance with the submitted survey. This can be conditioned as follows.

13. The development hereby permitted shall take place in complete accordance with the submitted bat survey by Dendra Consulting, Ref No. Lskey\_ThomasSt\_Bat1.1.

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

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

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

4750-3-2, 4750-4-2, 4750-5-2

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. 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.
4. Development shall not commence above foundation level until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.
5. The development shall be carried out in accordance with the materials approved under condition 4.
6. Any 'undesirable' material / made ground observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground, that had not previously been identified, are encountered during development works, then operations should cease, and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme, including timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to works recommencing on site.
7. Any remediation that is required shall be completed in accordance with the strategy and timescales approved under condition 6.
8. The first floor window of the dwelling hereby approved facing east shall be glazed with obscure glass at a level three or greater. The obscure glazing shall be retained thereafter.
9. Notwithstanding the provisions of the current Town and Country Planning General Permitted Development Order (or any order revoking and re-enacting that order with or without modification), no windows or openings shall be inserted in the east or west facing elevations elevation of the development hereby approved without the written approval of the Local Planning Authority having first been obtained.
10. Notwithstanding the approved plans the development hereby approved shall not be first occupied until a scheme for the boundary treatment of and within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.
11. The boundary treatment shall be implemented wholly in accordance with the details approved under condition 10, prior to the development hereby approved being first occupied.
12. No part of the development shall be first occupied until the new pedestrian footway to the south of the site as shown on plan 4750-3-2 and approved by the Councils Highway Construction Team has been implemented. The footway shall be retained in accordance with the approved scheme thereafter.

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

None

**Date of Committee: 21 June 2017**

**Application Number and Address:**

DC/17/00167/FUL  
Land At Whitehill Drive  
Felling

**Applicant:**

Gateshead Regeneration Partnership

**Proposal:**

Proposed erection of 39 dwellings with associated works.

**Declarations of Interest:**

**Name**

**Nature of Interest**

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

Councillor Tom Graham – Ward Councillor speaking on behalf of local residents  
Craig Van-Bedaf – Agent

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

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

1. The development shall be carried out in complete accordance with the approved plan(s) as detailed below -
  - 629-GRP SD-00.01 - Site Location Plan
  - 629-GRP SD-00.02 - Site Plan Existing
  - 629-GRP SD10.01 Rev E - Proposed Site Plan
  - 629-GRP SD-20.01 Rev B - 2 Bed 4 Person Dwelling House
  - 629-GRP SD-20.02 Rev B - 2 Bed 4 Person Dwelling House Corner Unit - Plots 19 & 39
  - 629-GRP SD-20.03 Rev B - 2 Bed 4 Person Dwelling House Terraced - Plots 9-12
  - 629-GRP SD-20.04 Rev B - 2 Bed 4 Person Dwelling House Terraced - Plots 19-22 & 36-39(h)
  - 629-GRP SD-20.10 Rev B - 3 Bed 5 Person Dwelling House
  - 629-GRP SD-20.20 Rev B - 3 Bed 5 Person Dwelling House 2.5 Storey
  - 629-GRP SD-20.11 Rev B - 3 Bed 5 Person Dwelling House Semi-detached Units
  - 629-GRP SD-20.22 Rev B - 3 Bed 5 Person Dwelling House Semi-Detached Pls. 3-8, 13/14, 17/18

629-GRP SD-20.23 Rev B - 3 Bed 5 Person Dwelling House Semi-Detached Plots 24-25

629-GRP SD-20.30 Rev B - 4 Bed 6 Person Dwelling House Plans and Sections  
Proposed Substation Plans & Elevations  
Proposed Substation Pre-Site Development  
Location Plan Proposed Site Entrance

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

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.
3. No individual external materials shall be used on site until a sample of the relevant material to be used has been submitted to and subsequently approved in writing by the Local Planning Authority.
4. The development shall be completed using the materials approved under Condition 3, and retained as such in accordance with the approved details thereafter.
5. No boundary treatments shall be provided on site until a fully detailed scheme for the boundary treatment of and within the site (including a timescale for implementation) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.
6. The development shall be implemented wholly in accordance with the approved boundary treatment details approved under condition 5 in accordance with the approved timescale.
7. Prior to the commencement of the development hereby approved, a construction control plan including the hours of operation, location and layout of the compound area, a scheme for the control of noise and dust and vehicle access locations shall be submitted to and approved in writing by the Local Planning Authority.
8. The construction control plan approved under condition 7 shall be implemented and complied with in full during all stages of construction, until completion.
9. Prior to commencement of the development hereby approved the detailed design of the relocation of the existing bus shelter (to the north east of the site), the extension of the footpath (to link up with the relocated bus shelter), the creation of a footpath (to the southern boundary) and the relocation of existing traffic calming measures on Whitehill Drive shall be submitted for the consideration and written approval of the Local Planning Authority.
10. The bus shelter relocation, footpath extension and traffic calming relocation details approved under condition 9 shall be implemented in full accordance with the approved details prior to first occupation of any unit hereby permitted
11. No individual hard landscaping material shall be used on site until a detailed hard landscaping plan (including a timescale of implementation) has been submitted to and subsequently approved in writing by the Local Planning Authority
12. All hard landscaping shall be completed in full accordance with the details approved under Condition 11 (including timescales for implementation), and retained as such in accordance with the approved details thereafter.
13. Prior to commencement of the development hereby approved the final details of the location of the pedestrian crossing point (adjacent to units 11 and 12) (including timetable for implementation) shall be submitted for the consideration and written approval of the Local Planning Authority.
14. The details of the crossing location approved under condition 13 shall be implemented

in full accordance with the approved details in accordance with the approved timetable.

15. Prior to occupation of any unit hereby approved full details including type, number and location of security bollards preventing vehicle access to the side (via the access adjacent to unit 23) shall be submitted for the consideration and written approval of the Local Planning Authority.
16. The security bollards approved under condition 15 shall be implemented on site in full accordance with the approved details prior to first occupation of any unit hereby permitted.
17. The cycle parking facilities associated with each individual property (shown on approved plan 629-GRP SD10.01 Rev E - Proposed Site Plan) shall implemented in full accordance with the submitted details prior to first occupation of each unit hereby permitted. Thereafter, the cycle parking shall be retained as approved for the lifetime of the development.
18. Prior to the occupation of any unit hereby approved the detailed design, location and timescales for implementation of the proposed bin storage (shown on approved plan 629-GRP SD10.01 Rev E - Proposed Site Plan) shall be submitted to and approved in writing by the Local Planning Authority.
19. The bin store details approved under condition 18 shall be implemented in full accordance with the approved details and timescale. The bin stores shall be retained as approved for the lifetime of the development.
20. Prior to occupation of any unit hereby approved, a Travel Plan, or 'Welcome Pack' shall be provided to the occupants of each dwelling, to encourage the use of alternative modes of travel to the site other than by private vehicle. This must include local cycle maps, bus stop locations, bus timetables and maps showing pedestrian routes to local amenities.
21. No development shall commence on site until the tree protection measures shown at Figure 4 of the approved Arboricultural Impact Assessment (prepared by Dendra, November 2016) have been installed in the locations identified in Appendix 1 of the same Arboricultural Impact Assessment. The approved scheme shall remain in situ until completion of the development.
22. The approved tree protection plan shall be displayed at all times outside the site office or in a location visible to all contractors and site personnel. Once implemented the tree protection scheme shall be checked daily with a record of the daily checks being kept on file in the site office. The record shall include the date, time and name of the person carrying out the checks together with any problems identified and action taken. If at any time tree protection is missing or deficient without the prior written approval of the LPA being obtained all construction operations should stop until the protection is correctly in place. Details of this should also be recorded in the tree protection record file.
23. No unit hereby approved shall be occupied until a fully detailed scheme for the landscaping of the site (including areas identified for SuDS components) has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a fully detailed landscaping scheme (ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting), proposed timings for implementation and a scheme and maintenance of the landscaping (for a period of 5 years following planting).
24. The landscaping details approved under Condition 23 shall be implemented in accordance with the timings approved under Condition 17.
25. The approved landscaping scheme shall be maintained in accordance with the details approved under condition 23.
26. No development shall take place until the details and location of protective fencing and warning signs around the boundary of the site has been submitted to and approved in



writing by the Local Planning Authority.

27. The fencing and warning signs approved under condition 26 shall be erected on site prior to the commencement of any works. All protective fencing and warning signs will be maintained in situ during the construction period in accordance with the approved details.
28. Prior to occupation of any unit hereby approved, a lighting design strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not result in unacceptable disturbance to Windy Nook Nature Park Local Nature Reserve and Local Wildlife Site.
29. All external lighting shall be installed in accordance with the specifications and locations approved under condition 28, and shall be maintained thereafter in accordance with the strategy.
30. No development shall take place within the portion of the site within Windy Nook Nature Park Local Nature Reserve until a working method statement for all works to take place within Windy Nook Nature Park Local Nature Reserve has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
  - a) purpose and objectives for the proposed works;
  - b) detailed design(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - c) extent and location of proposed works shown on appropriate scale maps and plans;
  - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
  - e) disposal of any wastes arising from works.
31. All works within Windy Nook Nature Park Local and Nature Reserve shall be carried out strictly in accordance with the working method statement approved under condition 30.
32. No development shall commence on site until the details of the offsite habitat creation measures required to offset the direct loss of priority/notable habitats within the proposed development site, and to maintain the value and integrity of the designated Wildlife Corridor, have been submitted to and agreed in writing by the Council. The details shall include the following:
  - Purpose and conservation objectives for the proposed works
  - Design and conservation objectives for the proposed works
  - Extent and location/area of proposed works
  - Type and source of materials to be used
  - Timetable for implementation
  - Persons responsible for implementing the works
  - Details of initial aftercare and long-term maintenance
  - Details for monitoring and remedial measures

In the interests of providing adequate ecological compensation for the harm caused as a direct result of the development in accordance with the NPPF, saved UDP policy DC1(d), ENV47 and ENV40 and Policy CS18 of the CSUCP.

33. The ecology compensation scheme approved under condition 32 shall be carried out in full in accordance with the timescale approved under condition 32.
34. The approved ecology compensation scheme shall be maintained in accordance with the details approved under condition 32.
35. No development shall take place until the final details of the drainage scheme has

been submitted and approved in writing by the LPA. The scheme shall include detailed drainage drawings, electronic model and health and safety assessment in accordance with the Council's SuDS Guidelines

36. The final drainage scheme shall be carried out in full accordance with the details approved under condition 35 (including timings for implementation).
37. No work in relation to any proposed drainage features shall take place until a long-term management plan for the drainage scheme approved under condition 35 has been submitted to and approved in writing by the LPA.
38. The drainage scheme approved under condition 35 shall be managed in full accordance with the management plan approved under condition 37 for the lifetime of the development.
39. No work in relation to any proposed drainage features shall take place until a construction management plan for the drainage scheme approved under condition 35 has been submitted to and approved in writing by the LPA.
40. The drainage scheme approved under condition 35 shall be constructed in full accordance with the construction management plan approved under condition 39.
41. Prior to the occupation of any unit hereby approved a SuDS information and communication plan, including information pack for residents shall be submitted to and approved in writing by the LPA.
42. Prior to occupation of any unit hereby approved, the SuDS information and communication plan approved under condition 41, shall be provided to the occupants of each dwelling.
43. Prior to commencement of the development hereby permitted, a detailed remediation scheme (including timings of works) 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.
44. The details of remediation measures approved under condition 43 shall be implemented in accordance with the timescale approved under condition 43 and shall be maintained for the life of the development.
45. Following completion of the remediation measures approved under condition 43 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 any unit hereby permitted.
46. During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. A risk assessment of the development should then be undertaken, to determine whether remedial works are necessary. The risk assessment (including a remediation strategy and timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority.
47. Any remediation works deemed to necessary by the LPA following testing (as part of Condition 47) shall be carried out in full within in the timescales approved under Condition 6.

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

None

**Date of Committee: 21 June 2017**

**Application Number and Address:**

DC/17/00259/FUL  
Derwent View  
Winlaton

**Applicant:**

Gateshead Council

**Proposal:**

Erection of assisted living accommodation (4 units) and associated development on former garage site (additional information received 19/05/17 and amended 10/05/17, 19/05/17 and 31/05/17).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

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

Mr Kevin Jackson – Local Resident – Speaking against the application

An update report was provided to the Committee to advise of further objections which have been received regarding the amended proposal raising the following issues.

- Overlooking and loss of privacy
- Impact on the existing trees
- The vehicle access is narrow
- There is no room for turning in the site making it a danger for young and old people
- The development may turn from assisted living into a place for people on drugs
- Noise from the future occupants of the flats
- The perimeter fence would create a no man's land and could create an area for anti-social behaviour
- Pet dogs will be disturbed and howl all day.

In response to the further objections, officers advised that the proposed perimeter fence would be a 2m high closed boarded fence. The site plan shows it would be installed around the application site adjacent to any existing fences therefore there would not be an area in-between which may give rise to anti-social behaviour.

There is no evidence that the occupants of the proposed development would cause pet dogs to howl and bark

The other issues raised were assessed in the officer's report.

Officers also advised that a further minor amendment has been made to the site plan so that proposed

fence terminates at the access road to avoid a tunnel effect for drivers when entering and exiting the site.

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

That permission be REFUSED for the following reason

- a) Over development resulting in a harmful residential amenity impact

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

The officer recommendation had been to grant permission however the Committee determined that due to the proximity of neighbouring properties, the scale of the development resulted in a harmful impact on residential amenities. This outweighed the recommendation to grant and therefore Members refused the application.

**Date of Committee: 21 June 2017**

**Application Number and Address:**

DC/17/00291/FUL  
1 Woodgate Lane  
Bill Quay  
Felling  
NE10 0TD

**Applicant:**

Ms Moira Kilgallon

**Proposal:**

Erection of two storey, three bedroom house (amended 05/06/17).

**Declarations of Interest:**

**Name**

None

**Nature of Interest**

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

An update was provided to advise of a representation made by the Head Teacher of Bill Quay Primary School, the objection raises the following issues.

- Highway safety, specifically in regard to pupils during construction phase
- The potential conflict between construction traffic and school access during peak times; and
- It is suggested that the development should contact the school to reach an agreement over construction traffic
- 

None of the issues raised in regard to construction methodology are considered to amount to a reason to refuse consent.

However, as suggested, the applicant has been advised to agree a 'working methodology' with the school. These discussions would take place outside of the planning application process.

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

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

1. The development shall be carried out in complete accordance with the approved plan(s) as detailed below -
  - 01 – Location Plan
  - 02 Rev B – Site Plans
  - 03 Rev C – Proposed Layouts
  - 04 Rev C – Proposed Elevations
  - 05 Rev C – Street Elevation

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

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.
3. No individual external materials shall be used on site until a sample of the relevant material to be used has been submitted to and subsequently approved in writing by the Local Planning Authority.
4. The development shall be completed using the materials approved under Condition 3, and retained as such in accordance with the approved details thereafter.
5. 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.
6. During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. A risk assessment of the development should then be undertaken, to determine whether remedial works are necessary. The risk assessment (including a remediation strategy and timescale for implementation) shall be submitted to and approved in writing by the Local Planning Authority.

Any remediation works deemed to necessary by the LPA following testing (as part of Condition 6) shall be carried out in full within in the timescales approved under Condition 6.

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

None

**Date of Committee: 21 June 2017**

**Application Number and Address:**

DC/16/01180/FUL  
Ravenside Bungalow  
Stocksfield  
NE43 7SX

**Applicant:**

Mr Chris Lawrence

**Proposal:**

Erection of general purpose agricultural barn (amended 09/05/17 and 22/05/17 and additional info received 22/05/17 and 02/06/17).

**Declarations of Interest:**

**Name**

Councillor Lynne Caffrey

**Nature of Interest**

Predjudicial

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

An update was provided to advise of additional comments which have been received from an objector, raising concerns regarding the proximity of the proposed building to their property increasing the risk of fire at their house.

The Committee were also advised that fire precautions are not a material planning consideration and would be addressed under separate legislation.

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

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

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

Ravenside Location Plan January 2017 received 09.05.2017  
Ravenside Site Plan January 2017 received 09.05.2017  
Elevations received 22.05.2017



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

2. The development to which this permission relates must be commenced not later than 3 years from the date of this permission.
3. The development hereby permitted shall be constructed entirely of the materials detailed on the application form received 03.04.2017.
4. The building shall not be used for:

- the accommodation of livestock (except in the case where no other suitable building or structure is available to accommodate the livestock and that the need to accommodate the livestock arises from quarantine requirements, or an emergency due to another building or structure in which the livestock could otherwise be accommodated being unavailable because it has been damaged or destroyed by fire, flood or storm; or in the case of animals normally kept out of doors, they require temporary accommodation in a building or other structure because they are sick or giving birth or newly born, or to provide shelter against extreme weather conditions. In these instances, the applicant shall notify the Local Planning Authority in writing within 7 days of the new temporary use of the building starting and the temporary use shall cease as soon as is practicably possible.);

- the storage of slurry or sewage sludge;

- housing a biomass boiler or an anaerobic digestion system;

- storage of fuel or waste from that boiler or system;

- housing a hydro-turbine.

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

A Members' Site Visit had taken place on Thursday 15 June.