

Committee Report

Application No:	DC/17/00643/FUL
Case Officer	Joanne Munton
Date Application Valid	23 June 2017
Applicant	Keepmoat Regeneration
Site:	Land Between Retail Unit And Social Club Dunston
Ward:	Dunston And Teams
Proposal:	Erection of medical centre including car park and footpath to the east (description amended 21.06.2017 and plans amended 19/07/17).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF SITE**

The site is land on the eastern side of Ravensworth Road in Dunston, between Dunston Social Club to the north and the over 55s flats at Clavering Court to the south. There is an existing pharmacy building immediately south west of the application site.

1.2 The wider area of the former Ravensworth Road Estate includes the site of the former Derwent Tower (more commonly known as the Dunston Rocket), now demolished, to the north east of the application site. Additionally, there is a supermarket with associated car park to the east of the application site (which is accessed by vehicles from Ellison Road to the south).

1.3 DESCRIPTION OF APPLICATION

The application proposes the erection of a medical centre to replace the existing doctors surgery (Glenpark Medical Centre) located further north on the opposite side of Ravensworth Road.

1.4 This application follows a planning permission for a pharmacy (detailed below) immediately south west of the application site. This permission has been implemented and the medical centre would be attached to the northern elevation of the existing pharmacy so the buildings would be linked.

1.5 The proposed medical centre would be L-shaped, joining with the pharmacy and continuing north, with the second 'limb' then projecting east. The proposed building would be two storeys high at the central north western corner, with each limb reducing to single storey further south (to meet the pharmacy) and east.

1.6 The ground floor, for the most part would be constructed of brick and the two storey element would be rendered (appearing as a rendered first floor when viewed from the north, south and west).

- 1.7 Access would be via the existing access road off Ravensworth Road, which is located to the south of the application site (and pharmacy). This proposal would continue the existing road to access the proposed car park at the eastern part of the application site.
- 1.8 The application proposes 24 car parking spaces including 3 disabled bays.
- 1.9 Additionally, the application proposes a footpath further east of the car park, which would run north to south and would link up with the existing footpath that runs between the application site boundary and Ellison Road to the south (between Clavering Court to the west and the supermarket to the east). The continuation of the footpath further north of the application site would be dealt with under a different scheme for the site further north.

1.10 RELEVANT PLANNING HISTORY

Wider site:

DC/13/00959/OUT - Outline planning application with some reserved matters (including access) for residential dwellings, medical centre and pharmacy to the east of Ravensworth Road and retail units on the west side of Ravensworth Road (site of existing Glenpark Medical Centre) - Granted 14.10.2013

DC/15/00817/REM - Submission of Reserved Matters:(Access, Layout, Appearance, Landscaping and Scale) pursuant to DC/13/00959/OUT to provide 45 dwellings including 4 lifetime compliant dwellings and 1 wheelchair designed dwelling, alongside associated hard and soft landscaping works on site to the north of Dunston Social Club off Ravensworth Road (amended plans and red line 21.10.15 and 24/11/15) - granted 08.01.2016

DC/16/00618/REM - Variation of condition 1 of application DC/15/00817/REM to replace approved drawing 200-02 9 to 200-02 Rev B which shows a proposed footpath link between Ravensworth Road and the internal highway/footpath adjacent the gable of plot 19 - Granted 31.08.2016

DC/16/01130/NMA - Proposed non-material amendment of application DC/13/00959/OUT to allow amendments to conditions 6, 7, 23 and 26 and removal of Conditions 8, 9, 10, 19 and 20 - Granted 09.11.2016

DC/17/00271/NMA - Proposed non-material amendment of application DC/15/00817/REM to allow repositioning of plots 43-45 (move back by approx. 700mm) - Granted 05.04.2017

Site of pharmacy building:

DC/14/01183/FUL - Erection of new retail unit and associated parking and landscaping (amended 07.01.2015) - Granted 07.01.2015

DC/15/00104/FUL - Variation of condition 1 of DC/14/01183/FUL to allow amendment to the position of the building, amendments to the roof of the

proposed development and removal of glazing from south façade - Granted 17.03.2015

DC/16/00499/NMA - NON MATERIAL AMENDMENT to DC/15/00104/FUL to allow repositioning of external door and louvre vent on rear (eastern) elevation (description amended 20.06.2016) - Granted 27.06.2016

2.0 Consultation Responses:

Tyne And Wear Archaeology No requirements.
Officer

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015.

3.2 A petition of objection has been received of 34 signatures representing local residents. The petition has the following heading:

- Indiscriminate parking in the area impacting on emergency services' access to Clavering Court;
- Issue of visitors to the existing supermarket and pharmacy using parking spaces at Clavering Court;
- Concern that visitors to the medical centre would park in spaces at Clavering Court.

3.3 A petition of objection has been received of 15 signatures representing local residents. The petition has the following heading:

- Impact on parking provision at Clavering Court during construction phase;
- Issue of visitors to the existing supermarket and pharmacy using parking spaces at Clavering Court;
- Indiscriminate parking in the area impacting on emergency services' access to Clavering Court.

3.4 A letter of objection has been received from local residents, the main points raised are summarised below:

- Indiscriminate parking in the area impacting on emergency services', support workers', community passenger ambulances' access to Clavering Court;
- Increased noise levels from traffic accessing the medical centre;
- Impact on health and safety during the construction phase.

3.5 Councillor Clelland has requested to speak at Planning Committee.

4.0 Policies:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV54 Dev on Land Affected by Contamination

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

5.0 Assessment of the Proposal:

5.1 The key considerations to be taken into account when assessing this planning application are the principle of the proposal, visual amenity, residential amenity, highway safety and parking, ground conditions and flood risk.

5.2 PRINCIPLE

Aforementioned permission DC/13/00959/OUT granted outline planning permission for residential dwellings, a medical centre and pharmacy to the east of Ravensworth Road and retail units on the west side of Ravensworth Road. This current application seeks full planning permission for the medical centre in isolation, but the previously accepted principle of a new medical centre in this location is afforded significant weight.

5.3 The site is not within the Ravensworth Road local retail centre, which is located further north. However, the site is part of a wider site of the former Ravensworth Road Estate, which, at this stage has been partially redeveloped including the development of a supermarket and over 55s flats to the east and south of the application site, respectively.

5.4 It is considered that the proposed development would be acceptable in principle and would work well alongside the existing and planned development on the wider site.

5.5 VISUAL AMENITY

The proposed design is sympathetic to its surrounding streetscene and that the medical centre would sit comfortably with other buildings in the area, both in terms of scale/massing and architectural style. The car parking would be to the rear of the new building, screening it from the main street and it is considered that the layout would good access for visitors who arrive either on foot or by vehicle.

- 5.6 It is recommended that a condition be imposed that would require the submission and approval of materials prior to being used.
- 5.7 The proposal would respond positively to local distinctiveness and character and it would not conflict with the aims and requirements of saved policy ENV3 of the UDP and policy CS15 of the CSUCP.
- 5.8 **RESIDENTIAL AMENITY**
The medical centre would be approximately 24m from residential properties to the west across Ravensworth Road and would be in excess of 30m from the northernmost part of Clavering Court to the south.
- 5.9 Given the location of the site on Ravensworth Road, just south of the retail centre and the existing pharmacy and supermarket, it is considered that the proposal would not result in an unacceptable increase in noise during operation.
- 5.10 It is recommended that a condition be imposed restricting construction hours so noise during the construction phase would not cause an unacceptable level of disturbance.
- 5.11 It is considered that the operation of the medical centre would not have an unacceptable impact on the residential amenity of these neighbours.
- 5.12 The proposal would not conflict with the aims and requirements of saved policy DC2 of the UDP and policy CS14 of the CSUCP.
- 5.13 **HIGHWAY SAFETY AND PARKING**
The proposal would not result in a significant increase in traffic. The site is also well served by bus services and Dunston Railway Station lies less than 250m to the south.
- 5.14 The application proposes 24 car parking spaces including 3 disabled bays, and proposes the implementation of a Travel Plan and associated measures to promote sustainable travel, which would help reduce the demand for car parking.
- 5.15 It is considered that the proposed parking provision and the submitted Travel Plan are acceptable and it is recommended that conditions be imposed requiring compliance with that Travel Plan and the submission of survey data to the LPA for the purposes of monitoring and review
- 5.16 In terms of the car park being used by people visiting other shops and services in the area, it is recommended that a condition be attached requiring the submission of a car park management strategy for LPA consideration.
- 5.17 A 20mph scheme is proposed in the area as part of the Council's 20mph Zone programme, and this would be implemented separately. This would help assist road safety and improve the environment for those who need to cross the road.

- 5.18 Additionally, it is recommended that conditions be imposed requiring final details of visitor and staff cycle parking to be submitted to the LPA for consideration.
- 5.19 The existing access road is intended to be adopted but the proposed new car park and road specifically associated with the medical centre would be private. It is recommended that conditions be imposed requiring final details of the transition between the road be submitted to the LPA for consideration.
- 5.20 Therefore it is considered that the proposal would comply with the aims and requirements of policy CS13 of the CSUCP.
- 5.21 **GROUND CONDITIONS**
A site investigation report has been submitted with the application. Contamination (asbestos) was encountered in made ground at the site and the submitted report recommends that remediation should take place in all proposed soft landscaping areas.
- 5.22 No detailed landscaping information has been submitted with the application, and it is recommended that conditions be imposed requiring final details of levels, a landscaping scheme and measures for remediation (which should refer to each other) to be submitted to the LPA for consideration, and implementation of those approved details.
- 5.23 The proposal would not pose an unacceptable risk in terms of land contamination or stability and would comply with the aims and requirements of saved policies DC1(p) and ENV54 of the UDP and policy CS14 of the CSUCP.
- 5.24 **FLOOD RISK**
To ensure that foul and surface water are appropriately addressed it is recommended that a condition be imposed requiring final details of their disposal to be submitted for LPA consideration.
- 5.25 Subject to the aforementioned conditions, it is considered that the proposal would be acceptable in terms of flood risk and would comply with the aims and requirements of policy CS17 of the CUSCP.
- 5.26 **COMMUNITY INFRASTRUCTURE LEVY**
On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is not CIL chargeable development as it is not for qualifying retail or housing related. As such no CIL charge is liable.
- 5.27 **OTHER MATTERS**
Issues arising from the construction period relating to construction traffic parking in the surrounding area and, health and safety, and mud on the road are not a material planning consideration.

- 5.28 Indiscriminate/unlawful parking in relation to the existing pharmacy and/or supermarket is not a relevant material planning consideration.
- 5.29 It is considered that all other matters are addressed in the main body of the report.

6.0 CONCLUSION

- 6.1 Taking all the relevant issues into account, it is considered that the proposed development is acceptable in principle and terms of visual and residential amenity, highway safety and parking, ground conditions and flood risk, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP.
- 6.2 Therefore, it is recommended that planning permission be granted, subject to the below conditions.

7.0 Recommendation:

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

1

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

A1-00-01 rev B
A1-00-02 rev D
A2-00-10 rev A
A3-00-10 rev C

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

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

No external materials for the development hereby approved shall be used on site 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.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing street scene in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

4

The details approved under condition 3 shall be implemented before the development is brought into operation and retained as such in accordance with the approved details thereafter.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing street scene in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

5

The Travel Plan (Second issue) by SAJ Transport Consultants dated May 2017 shall be implemented at all times in full accordance with the approved details or any changes made under the review process.

The monitoring and review survey data and targets shall be submitted to the council's online system (I Trace), or any other successive system, in accordance with the timescales in the approved Travel Plan.

Reason

To encourage sustainable travel in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

6

No development relating to the car park and access road hereby approved shall commence until final details of the transition between the

existing turning head and the new car park and road have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure an appropriate transition between the two roads in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

7

The details approved under condition 6 shall be implemented before the development is brought into operation and retained as such in accordance with the approved details thereafter.

Reason

To ensure an appropriate transition between the two roads in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

8

The development hereby approved shall not be brought into operation until a car park management strategy (including timescales) has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure appropriate use of the car park in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

9

The details approved under condition 8 shall be implemented before the development is brought into operation and retained as such in accordance with the approved details thereafter.

Reason

To ensure appropriate use of the car park in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

10

The development hereby approved shall not be brought into operation until details of staff cycle parking have been submitted to and approved in writing by the Local Planning Authority.

There should be at least 3 staff cycle parking spaces and these should be secure and weatherproof.

Reason

To ensure there is adequate cycle parking on site in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

11

The development hereby approved shall not be brought into operation until details of at least 4 visitor cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure there is adequate cycle parking on site in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

12

The details approved under conditions 10 and 11 shall be implemented before the development is brought into operation and retained as such in accordance with the approved details thereafter.

Reason

To ensure there is adequate cycle parking on site in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

13

The development hereby approved shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent the increased risk of flooding from any sources in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework

14

The details approved under Condition 13 shall be implemented before the building is brought into operation and retained in accordance with the approved details for the lifetime of the development.

Reason

To prevent the increased risk of flooding from any sources in accordance with policy CS17 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

15

The development hereby approved shall not be brought into operation until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details and proposed timing of hard landscaping, all existing trees and hedges to be retained, ground

preparation and planting plans noting the species, plant sizes, planting densities for all new planting and confirmation of final land levels.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with the NPPF, Policies DC1 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

16

The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

The approved landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die, become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with the NPPF, Policies DC1 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

17

The development hereby approved shall not commence until an amended remediation statement (in relation to contaminated land and with reference to landscaping and land levels) has been submitted to and approved in writing by 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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with

saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

18

Where required, the remediation and monitoring measures approved under Condition 17 shall be implemented in accordance with the timescales approved and in full accordance with the approved details.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

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) 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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

21

Where remediation is required in relation to contaminated land, following completion of the approved remediation and monitoring measures, the development hereby approved shall not be occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure there is adequate land stability in accordance with saved policies DC1 and ENV54 of the Unitary Development Plan, policy CS14 of the Core Strategy and Urban Core Plan and the National Planning Policy Framework.

22

The development hereby approved shall not be brought into operation until final details of measures to protect cars where bins would be wheeled along the path on the eastern side of the building have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure appropriate manoeuvring within the site in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

23

The details approved under Condition 22 shall be implemented before the building is brought into operation and retained in accordance with the approved details for the lifetime of the development.

Reason

To ensure appropriate manoeuvring within the site in accordance with the NPPF and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

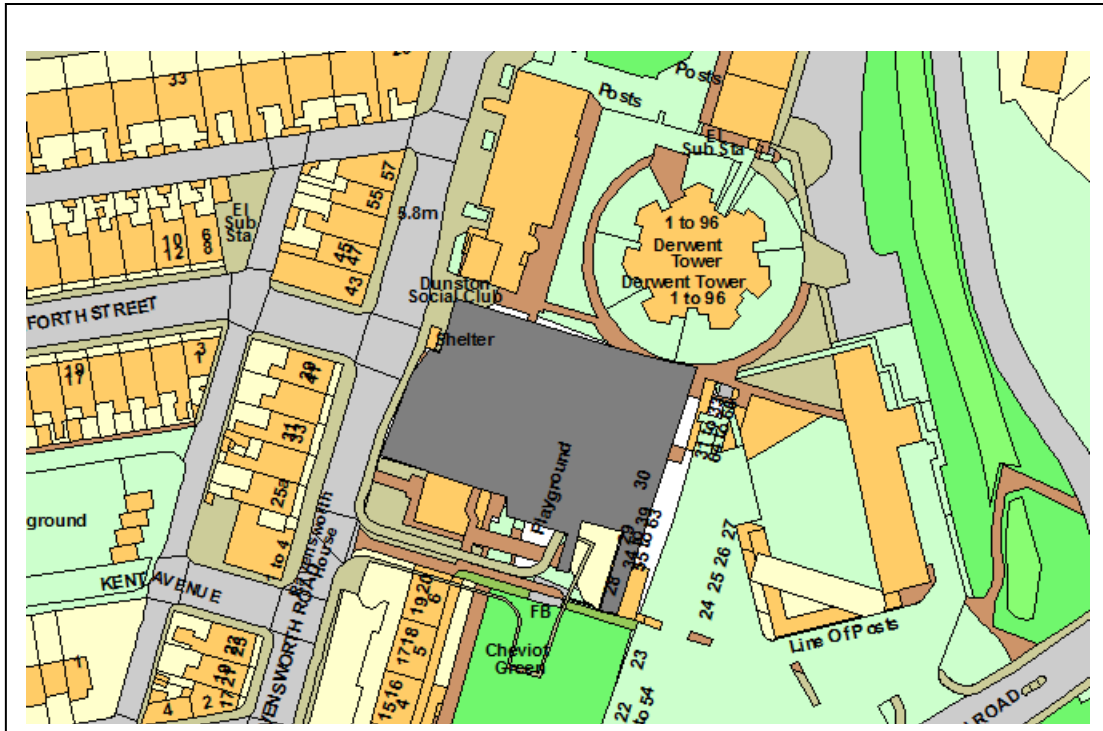
24

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.

Reason

To safeguard the amenities of nearby residents and in accordance with the NPPF, saved Policies DC1, DC2 and ENV61 of the Unitary Development Plan and Policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne



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