

MINOR UPDATE

Application No:	DC/16/00867/FUL
Site:	Bensham General Hospital Fontwell Drive Gateshead NE8 4YL
Proposal:	Construction of a car park on land at Bensham Hospital and formation of parking spaces, adjacent to the internal access road to create 100 additional car parking spaces. (Amended 31.08.2017).
Ward:	Lobley Hill And Bensham
Recommendation:	Grant Permission
Application Type	Full Application

Reason for Minor Update

Amended plans received and amendments to conditions

An amended site plan has been submitted to reflect the minor changes required to implement the drainage features in Car Park Area A.

1.

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

102B, 104

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.

However in a slight change to the report the car parking areas have been labelled differently on the submitted site plan, with the bays that have been implemented along the access road, referred to as Car Park Area C on the plan. The existing car park in the north east car corner has been labelled as Car Park Area B. This does not cause an issue as the other conditions recommended in the officers report are triggered by the commencement of Car Park Area A. This is with the exception of Condition 2 which should be amended to read:

Car Park A 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.

For clarification paragraph 1.5 should also read 'This has been reduced from 101 to allow for SuDS features to be introduced into Car Park A'.

SEE MAIN AGENDA FOR OFFICERS REPORT.