

Date of Committee: 14 February 2018

Application Number and Address:

DC/17/00623/FUL

Fistral
Smailes Lane
Rowlands Gill
NE39 2LS

Applicant:

Broadleaf Construction Development

Proposal:

Erection of two split level x three bedroom, semi-detached dwellings with gables, balconies and dormer windows on south elevations (as amended 30.01.2018)

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Mr P Galsworthy (Applicant) – spoke in support of the application

Decision(s) and any conditions attached:

That permission be REFUSED for the following reason(s):

1. The proposed access would pose a hazard for road users and would have an adverse impact on highway safety by virtue of the failure to provide an adequate visibility splay free from obstruction based on the existing traffic conditions. The development would therefore conflict with the National Planning Policy Framework and policy CS13 of the Core Strategy and Urban Core Plan.

Any additional comments on application/decision:

None

Date of Committee: 14 February 2018

Application Number and Address:

DC/17/01161/COU

8 Barmoor Terrace
Ryton
NE40 3BB

Applicant:

R Beveridge and Company

Proposal:

Change of use of part of ground floor from beauty salon (sui generis) to funeral parlour (A1)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Mr M Lowther (on behalf of the applicant) – spoke in support of the application

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 -

INTERNAL WORKS at 8 Barmoor Terr. Ryton.
Site Location Plan 1:1250

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. Noise levels from associated fans/plant of the development should not exceed an LAeq5minute of 40dB at 1m outside any nearby bedroom window to protect residential amenity with regards to noise in accordance with World Health Organisation guidelines.
4. Prior to the commencement of the use hereby permitted, final details of the proposed servicing and delivery arrangements to be submitted to and approved in writing by the Local Planning Authority.
5. The use hereby permitted shall be operated in accordance with the servicing and delivery plan

approved under condition 4 for the lifetime of the development.

Any additional comments on application/decision:

Committee concluded that despite the concerns raised by Officers, in relation to unsatisfactory delivery/collection arrangements, that the proposal would not result in a worsening of the existing situation at this terrace of commercial properties in terms of highway safety. Therefore Committee Members GRANTED planning permission contrary to Officer recommendation.

Date of Committee: 14 February 2018

Application Number and Address:

DC/17/00944/FUL

Co-Operative Buildings
Hexham Old Road
Ryton
NE40 3ER

Applicant:

Mr Brian Hunter

Proposal:

Conversion of building into 8 x 2 bedroom flats, 2 x 1 bedroom flats and 1 x 3 bedroom house, and erection of first floor extension on south eastern elevation (amended 10/10/17) (Description amended 30/01/2018 and 01/02/2018)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

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

Location Plan 1419_01
Existing Site Plan 1419_02
Proposed Site Plan 1409_03A (received 10.10.2017)
Site Layout 1419_04A (received 10.10.2017)
Existing Plans 1419_05

Existing Elevations 1419_06
Proposed Plans 1419_07
Proposed Elevations 1419_08
Proposed Roof Plans 1419_09

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 approved plans, no new windows shall be installed until final details of the materials and confirmation of the location of all new windows have been submitted to and approved in writing by the Local Planning Authority.

The bin store shall not be installed until final details of the store have been submitted to and approved in writing by the Local Planning Authority.

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

4. The details approved under Condition 3 shall be implemented in accordance with the approved details before the new dwellings are occupied and retained as such for the lifetime of the development.

5. The windows shown on plan 1419_04A to serve bedroom 2 and the kitchen of Flat 2 and all windows serving bathrooms, en-suites and WCs shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing shall be installed prior to occupation of the respective dwellings hereby approved and retained thereafter.

6. No development/alterations hereby approved shall take place until a report of the results of a programme of archaeological building recoding (which shall be at Historic England Level 2) has been submitted to and approved in writing by the Local Planning Authority.

7. The dwellings hereby approved shall not be occupied 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 detail 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, and soft landscaping to have a minimum of 1.15m depth or proven clean subsurface soils.

8. 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 448 (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.

9. The development hereby approved shall not commence until full details of how the external car parking and pedestrian area will be drained have been submitted to and approved in writing by the Local Planning Authority. The detail should include the following:

- Details of pre-development enquiry with Northumbrian Water;
- Demonstration that the proposed discharge of surface water from the external car park and

pedestrian area will be discharged in conformity to DEFRA Non-Statutory Technical Standards for SuDS Standards S3 and S5;

- Scale drawing showing the proposed layout of the drainage network, showing clearly numbered pipes, falls, diameters and manhole invert and cover levels, connections off site, and proposed contours and/or levels;
- Detailed drawings of any flow control structures and any SuDS features such as permeable paving;
- Methodology and schedule for maintenance of SuDS features, including permeable paving, and flow control device to demonstrate their continued operation will be maintained for the lifetime of the development in accordance with the Written Ministerial Statement on SuDS (2014). This shall include how any permeable paving, or other SuDS features will be protected and siltation and/or other damage during the construction period and consideration of any necessary maintenance measures at completion to ensure effective operation;
- Timescales for delivery of drainage measures and for maintenance of features.

10. The details approved under Condition 9 shall be implemented in accordance with the approved details and timescales, and the features retained as such for the lifetime of development.

11. 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, in consultation with the Lead Local Flood Authority.

12. The details approved under condition 11 shall be implemented in accordance with the approved details before the new dwellings are occupied and retained as such for the lifetime of the development.

13. The development hereby approved shall not commence until method statements regarding bats and breeding birds have been submitted to and approved in writing by the Local Planning Authority.

In relation to bats, the method statement shall include:

- Timings of works;
- Methods of work;
- Retention of existing potential bat roost features; and
- Provision of new bat roost features

In relation to breeding birds, the method statement shall include:

- Timings of works; and
- Provision of new potential nesting features

14. The timings and details of works approved under Condition 13 shall be implemented in accordance with the approved details at all times during the works. Where required, new features approved under condition 13 shall be installed in accordance with the approved details before the new dwellings are occupied and retained as such for the lifetime of the development.

15. 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.

16. Notwithstanding the approved plans, the dwellings hereby approved shall not be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority:

- Final details of the secure and weatherproof cycle storage;
- Final details of the relocation of the cycle store to the north of the two parking bays accessed from Hexham Old Road and the relocation of the bin store further north, to achieve suitable forward visibility;
- Dropped crossing on Hexham Old Road for the two parking bays and bin store marked on plans;
- The dropped kerb access onto The Lonnen extended by one kerb length to the south marked on

plans;

- Final details of parking bays shown on plans to be alongside a building , wall or bin store to be 3m wide to allow for the opening of car doors;
- Where the footpath running along the south eastern elevation of the building meets the access road, the extension over the full width to create a section of shared space;
- Final details of the passing place reduced in width to provide an overall width of 5m when combined with the access road (for at least 6m in length with splays provided at either end);
- Measures to protect appropriate visibility at the south east corner of the site.

17. Where required, the details approved under Condition 16 shall be implemented in accordance with the approved details before the new dwellings are occupied and retained as such for the lifetime of the development.

Any additional comments on application/decision

None

Date of Committee: 14 February 2018

Application Number and Address:

DC/17/01086/FUL

Ryton Park Country House Hotel
Holburn Lane
Ryton Central
Ryton
NE40 3PF

Applicant:

Mr Giovanni Asoni

Proposal:

Mixed residential development, comprising of the partial demolition of the existing hotel with alterations and existing hotel with alterations and extensions to form 2 no. dwellings, alterations and extensions to a redundant out-building forming 1 no. dwelling and the erection of 3 no. new build dwellings (amended 29/11/2017)

Declarations of Interest:

Name

Nature of Interest

List of speakers and details of any additional information submitted:

None

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 –

C-00 Location Plan

C-02 Proposed Site Plan

C-03 Proposed Plot A Floor Plans

C-07 Proposed Plot A Elevations

C-08 Rev A Proposed Plot B and C Elevations

C-04 Proposed Plot B and C Floor Plans

C-05 Proposed Plot D Floor Plans

C-06 Proposed Plot E and F Floor Plans

C-09 Proposed Plot D, E and F Elevations

C-13 Existing and Proposed Roof 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-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 external materials for the development hereby approved shall be used on site until samples of the materials, colours and finishes to be used on the external surfaces have been made available for inspection on sites subsequently approved in writing by the Local Planning Authority.

4. The development shall be completed using the materials approved under Condition 3.

5. No boundary treatment shall be provided on the site until a fully detailed scheme for that boundary treatment 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 boundary treatment relating to each dwelling shall be provided in accordance with the details approved at condition 5 prior to each of the dwellings being occupied.

7. No development or demolition hereby approved shall take place until a specification for a programme of archaeological building recording has been submitted to and approved in writing by the Local Planning Authority.

8. No development or demolition hereby approved shall commence on site until the building recording exercise approved at condition 7 has been completed and a report of the results submitted to and approved in writing by the Local Planning Authority.

9. No groundworks or development shall commence on site until a specification for a programme of archaeological fieldwork (to include evaluation and where appropriate mitigation excavation) has been submitted to and approved in writing by the Local Planning Authority.

10. No groundworks or development shall commence on site until the programme of archaeological fieldwork approved at condition 9 has been completed and a report of the results of the archaeology fieldwork undertaken has been submitted to and approved in writing by the Local Planning Authority.

11. The dwellings hereby approved shall not be occupied until a report detailing the results of the archaeology fieldwork approved at condition 9 has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority.

12. No development shall take place installing the oriel windows in plots A or F until details of the oriel windows for those plots have been submitted to and approved in writing by the Local Planning Authority.

13. The oriel windows at plots A or F shall be installed in accordance with the details approved at condition 12 and shall be retained thereafter.

14. 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.

15. No development shall commence on any phase of the site until details of the existing and proposed site levels for that phase of the development has been submitted to and approved in writing by the Local Planning Authority.

16. Each phase of the development shall be implemented in accordance with the site levels approved for that phase at condition 15.

17. No development shall commence on the vehicle access to the site until a revised drawing for the access which shows the following items has been submitted to and approved in writing by the Local Planning Authority:

a) a gradient of no greater than 1:25 for the first 10 metres of the access into the site from its junction with Holburn Lane

b) the provision of a footway on the southern side of the access

c) the re-positioning of the boundary walls and piers adjacent the access the allows pedestrians a view into the site

18. The access to the site shall be provided in accordance with the revised access arrangements approved at condition 17 prior to any of the dwellings being occupied.

19. Notwithstanding the details on the submitted drawings, no cycle parking facilities shall be provided on site until details for the provision of secure and weatherproof cycle parking facilities for each dwelling hereby approved has been submitted to and approved in writing by the Local Planning Authority.

20. The cycle parking provision approved under condition 19 shall be provided in accordance with the approved details for each dwelling prior to each dwelling being occupied.

21. Only trees T4, T5, T7, T8, T9, T11 – T14 shall be felled as part of this development as identified on the site plan at Appendix 1 on page 14 of the Arboricultural Survey Report by Eco Survey Ltd dated December 2016.

22. No development or any other operations shall commence on site until a scheme for the protection of the existing trees and hedges that are to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the trees/hedges to be retained and the location and specification of the protective fencing to be used.

23. The tree protective fencing approved at condition 22 must be installed prior to the commencement of development and thereafter retained intact for the full duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority.

24. Notwithstanding the details of the submitted drawings no landscaping shall be provided on site 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 and planting densities for all new planting.

25. The landscaping scheme approved under condition 24 shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

26. The landscaping scheme approved under condition 24 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 specie and any grass which fails to establish shall be re-established.

27. No development shall commence on the dwellings hereby approved until details of integral bat boxes to be incorporated into the fabric of the new dwellings and/or mounted in the trees on site (including the number, specification and precise locations) have been submitted to and approved in writing by the local planning authority.

28. The bat boxes approved under condition 27 shall be installed in accordance with the approved details prior to the dwellings being occupied.

29. All demolition and tree removal works on the site should be undertaken outside the breeding season (March to August inclusive); unless a breeding bird checking survey must be undertaken by a qualified ecologist immediately prior to any demolition and tree removal works and a report submitted to the Local Planning Authority for written approval. Where breeding birds are found to be present on the site the nests must remain undisturbed until the young have fledged and the nest is no longer in use.

30. No development shall commence on site, until a Phase 2 intrusive site investigation is undertaken to investigate the potential for contamination to exist in the ground within the proposed garden areas and a Phase 2 Risk Assessment report of the findings has been submitted to and approved in writing by the Local Authority.

The site investigation will consist of a series of minirig boreholes/trial pits, insitu testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to 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 as soon as possible pollutant linkages and should provide where applicable recommendations with regard to an appropriate remediation scheme which will ensure safe redevelopment.

31. Prior to the commencement of development hereby approved, where required by the Local Planning Authority under condition 30, 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 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.

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

32. The details of remediation measures approved under condition 31 shall be implemented prior to the commencement of the development hereby approved.

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

33. Following completion of the remediation measures approved under condition 31 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 individual dwellings being occupied.

34. In the event that contamination is found at any time when carrying out the 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 considered necessary by the Local Planning Authority a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority, prior to development continuing.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority prior to the dwellings being occupied.

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.

35. No development shall commence on site until a scheme of site investigation and assessment to test for the presence and likelihood of ground gas emissions has been submitted to and approved in writing by the Local Planning Authority or until an alternative scheme to provide measures to protect the proposed development from such gas emissions has been submitted to and approved in writing by the Local Planning Authority.

The construction of the development shall take account of the results of the site investigations for gas emissions. The detailed design and method of construction shall incorporate the gas protection measures the details of which shall be first submitted to and approved in writing by the Local Planning Authority. The approved gas protection measures shall be fully implemented in accordance with the approved details before each house is occupied.

36. No development shall commence on site until :

1 – a detailed scheme for further intrusive site investigations to establish the exact situation regarding coal mining legacy issues has been submitted to and approved in writing by the Local Planning Authority and subsequently undertaken on the site and

2 – a report of the findings arising from the intrusive site investigation under 1 has been submitted to and approved in writing by the Local Planning Authority and

3 – a comprehensive scheme of remedial works including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

37. The scheme of coal remediation works approved at condition 36 shall be carried out with the approved details including the approved timetable of implementation.

Any additional comments on application/decision:

This application had been deferred from the Planning and Development Committee meeting on 24 January for a Members' Site Visit. This site visit had taken place on Thursday 8 February 2018.

