

Date of Committee: 18 April 2018

Application Number and Address:

DC/17/01285/OUT
 Methodist Chapel
 East Street
 Rowlands Gill
 NE39 2HG

Applicant:

Mr Eric Turner

Proposal:

Demolition of existing Chapel and change of use to residential site to create 4 x 3 bedroom houses and 4 x 2 bedroom apartments with associated parking court, with access and layout to be considered and all other detailed matters reserved (resubmission) (amended 22.01.2018) (description amended and amended plan received 19.02.2018)

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

None.

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 hereby permitted in outline shall not be carried out other than in complete accordance with the plan(s) accompanying the application as listed below:

Location Plan received 22.01.2018
 C404.01 Existing Site Plan
 C404.02 revB Proposed Site Plan

and with such further details for the development that shall be submitted to prior to the commencement of development for the Council's approval in writing in relation to the following reserved matters, namely:

- (1) appearance
- (2) landscaping
- (3) scale

2. The application for approval of the reserved matters referred to in condition 1 shall be made to the Local Planning Authority within 3 years of the date of this permission.

3. The development to which this permission relates shall be begun not later than two years from the approval of the reserved matters referred to in condition 1.

(N.B. if the reserved matters are approved on different dates, the two-year period is calculated from the approval of the last such matter to be approved.)

4. 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 1800 hours on Mondays to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

5. The development hereby approved (including demolition) shall be implemented in complete accordance with Section 2 of the submitted Bat and Barn Owl Report (Ruth Hadden – Summer 2017) at all times. The new roost provision shall be retained in accordance with the approved details for the lifetime of the development.

6. The development hereby approved (including demolition) shall not commence until a report of the results of a programme of archaeological building recording (which shall be a Historic England Level 3) has been submitted to and approved in writing by the Local Planning Authority.

7. Following demolition, no further development hereby approved shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority.

8. The details approved under Condition 7 shall be implemented before the dwellings hereby approved are occupied and retained in accordance with the approved details for the lifetime of the development.

9. Following demolition, no further development hereby approved shall commence until a report of intrusive site investigations in relation to coal mining legacy, and where required, measures and timescales for remediation, monitoring and verification reports has been submitted to the Local Planning Authority.

10. The remediation and monitoring measures approved under condition 9 shall be implemented in full accordance with the approved timescales and the approved details.

11. Following demolition, no further development hereby approved shall commence until a report of findings arising from further intrusive site investigations and a Phase II Detailed Risk Assessment (to assess the potential risks to the development from potential soil contamination groundwater contamination, and ground gas and to provide geotechnical information to inform design) have been submitted to and approved in writing by the Local Planning Authority. Where required, the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

12. Where required, the remediation and monitoring measures approved under Condition 11 shall be implemented in accordance with the timescales approved and in full accordance with the approved details.

13. 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 and approved in writing by the Local Planning Authority.

14. The amended remediation and monitoring measures approved under condition 13 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.

15. Where remediation is required (under conditions 9-14), 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.

16. Following demolition, no further development shall commence until details demonstrating the visibility splay at the new junction hereby approved in the vertical plane have been submitted to and approved in writing by the Local Planning Authority.

The details should include measures to ensure no objects above 0.6m in height would be within the visibility splay envelope.

17. The details approved under Condition 16 shall be implemented in full accordance with the approved details before the dwellings hereby approved are occupied and retained as such in accordance with the approved details for the lifetime of the development.

18. Notwithstanding the approved plans, following demolition, no development relating to land in front of houses 1 to 4 shall commence until final details of the widening of the footpath to the front of the houses 1 to 4, showing the alignment of the path to be squared -off so that the footway is a consistent width along its entire length, have been submitted to and approved in writing by the Local Planning Authority.

19. The details approved under condition 18 shall be implemented in full accordance with the approved details before houses 1 to 4 hereby approved are occupied and retained as such in accordance with the approved details for the lifetime of the development.

20. Following demolition, no further development shall take commence until a scheme for waiting restrictions on Glossop Street/Clayton Terrace near to the site, restricting parking on the bend in the road, has been submitted to and approved in writing by the Local Planning Authority.

21. The details approved under Condition 20 shall be implemented in full accordance with the approved details before the dwellings hereby approved are occupied and retained as such in accordance with the approved details thereafter.

22. Notwithstanding the approved plans, respective bin stores for the houses (1 to 4) and the apartments (5 to 8) hereby approved shall not be installed until final details (including location) of the respective stores have been submitted to and approved in writing by the Local Planning Authority.

The bin storage area to the north west of the site (serving apartments 5 to 8) should be set back, closer towards the apartments, and the individual bin stores at houses 1 to 4 should be relocated outside of the visibility splay for the junction of the rear lane of East Street with Glossop Street.

23. The details approved under Condition 22 shall be implemented in full accordance with the approved details before the respective dwellings hereby approved are occupied and retained as such in accordance with the approved details for the lifetime of the development.

24. Each dwelling shall not be occupied until final details of secure and weatherproof cycle storage for each respective dwelling have been submitted to and approved in writing by the Local Planning Authority.

25. The details approved under Condition 24 shall be implemented in full accordance with the approved details before the respective dwellings hereby approved are occupied and retained as such in accordance with the approved details for the lifetime of the development.

26. The new private access road hereby approved shall not be steeper than 1:25 from its junction with Glossop Street and over its entire length, and the 2 driveway-style parking spaces to the south-east of the site shall not have a gradient greater than 1:

Any additional comments on application/decision:

None.

Date of Committee: 18 April 2018

Application Number and Address:

DC/18/00023/FUL
Clifford House
Lucy Street
Blaydon
NE21 5PU

Applicant:

Tyne Housing Association Ltd.

Proposal:

Change of use from Care Home (Use Class C2) to seven self-contained flats (Use Class C3) including alterations to fenestration, ventilation and doors.

Declarations of Interest:

Name	Nature of Interest
None	

List of speakers and details of any additional information submitted:

A further representation was made:

An additional email from a previous objector has been received which wishes to highlight the lack of parking on Lucy Street. The objector claims they are not able to park both of their vehicles outside of their property and has to park one car in another street on occasion. The availability of parking around the application site has already been addressed in the Committee Report.

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:

Location Plan 3370-11-17 – Drawing No. 01
Proposed Site Plan 3370-11-17 – Drawing No. 03
Proposed Layouts 3370-11-17 – Drawing No. 05
Proposed Elevations 3370-11-17 – Drawing No. 07

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 hereby permitted shall be constructed entirely of the materials detailed and shown on approved documents:

DESIGN AND ACCESS STATEMENT – CLIFFORD HOUSE, LUCY STREET, BLAYDON, NE21 5PU –
CONVERSION OF CARE HOMNE INTO RESIDENTIAL ACCOMMODATION
Location Plan 3370-11-17 – Drawing No. 01
Proposed Site Plan 3370-11-17 – Drawing No. 03

Proposed Layouts 3370-11-17 – Drawing No. 05
Proposed Elevations 3370-11-17 – Drawing No. 07

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

4. 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 1800 hours on Mondays to Saturdays and at no time of Sundays, Bank Holidays or Public Holidays.

Any additional comments on application/decision:

None.

Date of Committee: 18 April 2018

Application Number and Address:

DC/18/00064/HHA
8 Woodbine Terrace
Bensham
Gateshead
NE8 1RU

Applicant:

BSD (UK) Ltd

Proposal:

Erection of two storey extension and single storey extension to rear of terraced property (as amended 22.03.2018)

Declarations of Interest:

Name

Nature of Interest

Councillor Mick Henry declared a personal interest as he was speaking in objection as a neighbour and not as a member of the Planning Committee. He therefore took no part in the discussion or subsequent vote.

List of speakers and details of any additional information submitted:

Councillor Mick Henry spoke against the application.

Further representations made:

Three objections have been received since the publication of the agenda. The objections raise concerns regarding the proposed extension being out-of-character with the street, that it would cause harm to the listed building and Conservation Area and would have an impact on adjoining properties in terms of overshadowing.

The impact of the development on the listed building has been addressed in the main Committee Report for application DC/18/00069/LBC. The impact on the Conservation Area, the character and appearance of the property and the living conditions of neighbours has been addressed in the main Committee Report for application DC/18/00064/HHA.

Decision(s) and any conditions attached:

That permission be REFUSED for the following reasons:

Harm to the significance of the Grade II listed building and Coatsworth Conservation Area.

Harm to the living conditions of the occupiers of 7 Woodbine Terrace by virtue of the two storey extension being overbearing, causing a loss of light and loss of privacy and would represent overdevelopment.

Any additional comments on application/decision:

After speaking, Councillor Henry left the room and only returned after members had debated and voted on the application.

The officer recommendation had been to grant permission however the Committee determined that the scale of the development resulted in a harmful impact on the occupiers of 7 Woodbine Terrace and that there would be harm to the significance of the Grade II listed building and the Coatsworth Conservation Area. These outweighed the recommendation to grant and therefore Members refused the application.

Date of Committee: 18 April 2018

Application Number and Address:

DC/18/00069/LBC
8 Woodbine Terrace
Bensham
Gateshead
NE8 1RU

Applicant:

BSD (UK) Ltd

Proposal:

LISTED BUILDING CONSENT: Erection of two storey rear extension, single storey rear extension and internal alterations (as amended 22.03.2018)

Declarations of Interest:

Name

Nature of Interest

Councillor Mick Henry declared a personal interest as he was speaking in objection as a neighbour and not as a member of the Planning Committee. He therefore took no part in the discussion or subsequent vote.

List of speakers and details of any additional information submitted:

Councillor Mick Henry spoke against the application.

Further representations made:

Three objections have been received since the publication of the agenda. The objections raise concerns regarding the proposed extension being out-of-character with the street, that it would cause harm to the listed building and Conservation Area and would have an impact on adjoining properties in terms of overshadowing.

The impact of the development on the listed building has been addressed in the main Committee Report for application DC/19/00069/LBC. The impact on the Conservation Area, the character and appearance of the property and the living conditions of neighbours has been addressed in the main Committee Report for application DC/18/00064/HHA.

Decision(s) and any conditions attached:

That permission be REFUSED for the following reasons:

Harm to the significance of the Grade II listed building

Any additional comments on application/decision:

After speaking, Councillor Henry left the room and only returned after members had debated and voted on the application.

The officer recommendation had been to grant listed building consent however the Committee determined that the development would harm the significance of the listed building. This outweighed the recommendation to grant and therefore Members refused consent.

Date of Committee: 18 April 2018

Application Number and Address:

DC/18/00084/FUL
Site at Junction of Abbots Hill and Quarryfield
Road
Gateshead
NE8 3BE

Applicant:

Gateshead Council

Proposal:

Erection of six storey office block with associated landscaping, access and parking

Declarations of Interest:

Name

None

Nature of Interest

List of speakers and details of any additional information submitted:

Reason for Minor Update

Condition(s) amended

Additional information has been submitted to address the requirements of conditions 12 and 15. However the information is not sufficient and as a result it is recommended that the conditions remain but with condition 12 amended to remove the requirement for the tree pits to have a volume of 12 cubic metres.

Condition 12 as amended:

The SuDS scheme shall be implemented in accordance with the details submitted in the Flood Risk Assessment and Drainage Strategy prior to the development being first brought into use, with the exception of the Tree Pits as shown on Drainage Details 2. Prior to the SuDS being implemented, final details of the tree pits shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 8604 and ensure that surface water discharges to the surface water sewer at manhole 8615 via a new connection downstream of private manhole EXSW3. The surface water discharge rate shall not exceed the available capacity of 5 l/sec that has been identified in this sewer.

Decision(s) and any conditions attached:

That permission be GRANTED subject to 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) and documents as detailed below:

0020-PO2 Floor 01, Floor 01 (1), Ground Floor, 0030-PO1, 0040-PO1, 0050-PO1, 0060-PO1, 00001 PO2, 00002-S2-P5, 00005-S2-P5, 00007-S2-P4, 00008-S2-P5, 00009-S2-P5, 20503-S2-P3, 20504-S2-P3, 20506-S2-P3, 20507-S2-P5

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 development shall take place on site until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for the recycling/disposing of waste arising from demolition and construction works

In addition all works and ancillary operations in connection with the remediation of the site and the construction of the new development, including the use of any equipment or deliveries to the site, shall be carried out only between 0700 hours and 2000 hours unless otherwise approved in writing by the Local Planning Authority.

4. The development shall be carried out in accordance with the Method Statement approved under condition 3

5. Construction of the development hereby approved shall not commence until a scheme of remedial works to address any coal mining legacies, including the phasing of any remedial works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Coal Authority.

6. Any remediation works approved under condition 5 shall be implemented in accordance with the timetable approved under that condition.

7. Prior to the commencement of construction on the development, a method statement for crane operation, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Newcastle International Airport.

8. The development shall be carried out in accordance with the crane method statement approved under condition 7.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An

updated investigation and risk assessment must be undertaken and where remediation is necessary a revised remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to approval in writing of the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

10. Construction of the new development hereby approved shall not commence above foundation level until samples of all materials, colours and finishes to be used on all external surfaces, including the decking, have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

11. The materials used shall be in accordance with the details approved under condition 10 unless otherwise approved in writing by the Local Planning Authority.

12. The SuDS scheme shall be implemented in accordance with the details submitted in the Flood Risk Assessment and Drainage Strategy prior to the development being first brought into use, with the exception of the Tree Pits as shown on Drainage Details 2. Prior to the SuDS being implemented, final details of the tree pits shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall ensure that foul flows discharge to the foul sewer at manhole 8604 and ensure that surface water discharges to the surface water sewer at manhole 8615 via a new connection downstream of private manhole EXSW3. The surface water discharge rate shall not exceed the available capacity of 5 l/sec that has been identified in this sewer.

13. The Tree Pits shall be implemented in accordance with the details approved under condition 12.

14. The landscaping scheme shown on drawing numbers 0040 PO1, 0060 PO1 and 0002 PO2, submitted with the application shall be completed in full accordance with the approved plans during the first planting season (October to March) following first occupation of the development unless otherwise approved in writing by the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing by the Local Planning Authority within 7 days of that date.

15. Prior to the first occupation of the development a final maintenance plan for the approved landscaping and associated SuDS shall be submitted to and approved in writing by the Local Planning Authority.

16. The landscaping and SuDS shall be maintained in accordance with the plan approved under condition

17. Notwithstanding the details on the submitted plans, secure weatherproof and lockable provisions shall be made within the development for a minimum of 22 cycles and 2 motorbikes prior to the development being first brought into use.

18. Notwithstanding the approved details the development hereby approved shall not be first occupied until a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for the following measures :

- 1) Reduction in car usage and increased use of public transport, walking and cycling;
- 2) Minimal operational requirements for car parking in accordance with policy CS13 of the Core Strategy
- 3) The use of electric charging points

- 4) More environmentally friendly delivery and freight movements;
- 5) A programme of continual review of the approved details of the Travel Plan and implementation of any approved changes to the plan

19. The Travel Plan shall be implemented in accordance with the details and timescales approved under condition 18 and retained as such thereafter unless otherwise first approved under condition 18 and retained as such thereafter unless otherwise first approved in writing by the Local Planning Authority.

20. No part of the development hereby approved shall be occupied until a scheme for public art has been submitted to and approved in writing by the Local Planning Authority.

21. The public art shall be implemented in accordance with the scheme approved under condition 20, prior to the development hereby approved being first occupied. The approved artwork shall be retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

22. The development hereby approved shall be constructed and operated in accordance with the Desco Sustainability Statement Ref 1642 submitted and approved as part of this application.

23. The development hereby approved shall be carried out in accordance with the recommendations set out in The Environment Partnership Ecological Assessment January 2017.

24. Prior to the installation of any barrier system to and within the car park details of the barrier/entrance systems shall be submitted to and approved in writing by the Local Planning Authority.

25. The barriers shall be implemented in accordance with the details approved under condition 24.

Any additional comments on application/decision:

None

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Date of Committee: 18 April 2018

Application Number and Address: DC/18/00111/REM Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Applicant: Follingsby International Enterprise Park Limited
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Proposal:

RESERVED MATTERS APPLICATION relating to appearance, layout, scale and landscaping for the phase one area of development (comprising works to Follingsby Lane, plot entrances, formation of development plateaus, green infrastructure development and related infrastructure works) pursuant to outline planning application DC/17/01117/OUT for use Class B8 (storage and distribution) and B2 (general industry) along with associated offices, internal roads, car parks, infrastructure and landscaping (which was submitted with an Environmental Statement and was approved on 5 Jan 2018) (amended plans received 28/03/2018 and 05/04/2018)

Declarations of Interest:

Name	Nature of Interest
None	

List of speakers and details of any additional information submitted:

None.

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 –

Green Infrastructure Zone Plan	NT13312-100 Rev B
Detailed Sections Sheet 1 of 3	NT13312-102 Rev A
Detailed Sections Sheet 2 of 3	NT13312-103 Rev A
Detailed Sections Sheet 3 of 3	NT13312-104 Rev A

Green Infrastructure Zone Fencing Plan	NT13312-101 Rev B
Surface Water Drainage 1 of 2	500 S1 Rev P6
Surface Water Drainage 2 of 2	500 S1 Rev P5
Typical Pond Sections	560 S1 Rev P5

Proposed Finished Levels	602 S1 Rev P8
Proposed Earthworks Strategy	610 S1 Rev P8

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 2 years from the date of this approval of the reserved matters.

(N.B. if the reserved matters are approved on different dates, the two-year period is calculated from the approval of the last such matter to be approved.)

3. Notwithstanding the submitted drawings, no development shall commence on the wildlife observation area until a revised scheme for the wildlife observation area including its location, design, size and materials has been submitted to and approved in writing by the Local Planning Authority.

4. The wildlife observation area on the site shall be provided in accordance with the scheme approved under condition 3.

5. The landscaping scheme hereby approved shall be carried out in accordance with the approved details prior to the first unit on the site being occupied.

6. Notwithstanding the submitted drawings, no gabion mattresses shall be provided on the site until revised details of the gabion mattresses have been submitted to and approved in writing by the Local Planning Authority.

7. The gabion mattresses provided on site shall be in accordance with the details approved under condition 6.

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Any additional comments on application/decision:

None