

Committee Report

Application No:	DC/18/00165/FUL
Case Officer	Graham Stephenson
Date Application Valid	8 March 2018
Applicant	Gateshead Council
Site:	Quarryfield Road Gateshead
Ward:	Bridges
Proposal:	Formation of 555 space car park, to be enclosed by birds mouth fencing
Recommendation:	GRANT TEMPORARY PERMISSION
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF THE APPLICATION SITE

The application site sits on the western edge of the Baltic Business Quarter (BBQ) as designated in the Core Strategy and Urban Core Plan (CSUCP) policy QB3 (5). The site is bounded by Quarryfield Road to the west and the Boulevard into the BBQ to the north. Existing office buildings are accessed off this Boulevard. To the south west there is the recently constructed District Energy Centre which required the site subject to this application to be used as a works compound.

1.2 Works have already been carried out to the site to provide the car park, with the temporary surface laid and other associated works undertaken.

1.3 DESCRIPTION OF THE APPLICATION

This application subsequently seeks retrospective planning permission for the formation of a 555 space temporary car park. The car park is required to provide car parking for the Great Exhibition of the North as well as serving other surrounding developments. This is as a result of expected demand for car parking in this location and also due to a number of car parking spaces being lost at Mill Road and South Shore Road throughout the exhibition and potentially as a result of the Quays development in the future.

1.4 The car park is to be a public pay and display car park operated by Gateshead Council and will include 22 disabled bays.

1.5 Access to the car park is proposed to be off the entrance to the Boulevard, otherwise known as Abbots Hill. Sustainable Urban Drainage is proposed with a large detention basin proposed in the north east corner.

1.6 PLANNING HISTORY

There have been no recent planning applications approved on this specific site but it has been used as a works compound for the District Energy Centre.

2.0 Consultation Responses

No external consultations received.

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) (England) Order 2015. One representation has been made, with the following issues raised:

* Concerned at the large increase in the number of vehicles using Quarryfield Road to circumnavigate parts of the Felling Bypass Road and this along with the construction works could have an impact on Gateshead College.

* Request conditions addressing potential impact of construction traffic, noise during exams and keeping roads and footpaths free of debris during construction.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

DC1C Landform, landscape and after-use

DC1D Protected Species

DC1J Substrata Drainage-Water Quality

DC1P Contamination, derelict land, stability

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

QB3 Quays and Baltic Dev Opportunity Sites

5.0 Assessment of the Proposal:

5.1 The main planning issues to be considered in this case is the principle of development and impact on amenity, highway safety, flood risk and ecology.

5.2 PRINCIPLE

The area subject to this application has been a cleared site for a number of years and although allocated for commercial uses, within the Core Strategy and Urban Core Plan (CSUCP), the space available and the proximity to the Quayside makes it an attractive location for a temporary car parking to both serve the Great Exhibition of the North and re-provide any car parking lost as part of the exhibition. In addition it has always been envisaged that car parks would be provided on the BBQ to serve the needs of the Quarter and the surrounding area. Subsequently the principle of a car park in this location is considered to be acceptable and does not conflict with the relevant paragraphs in the National Planning Policy Framework (NPPF) as well as the aims and objectives of policy QB3 (5) of the CSUCP.

5.3 AMENITY

Due to the temporary nature of the car park it has been constructed in a way to reflect that i.e. temporary surfacing and fencing. However, the site has been cleared for a number of years and has been previously used as a works compound. Therefore, the temporary construction is not considered to create an issue in terms of visual amenity. In addition, as the car park is only proposed for upto 5 years it is considered reasonable to allow some flexibility in terms of materials and finish. Once this temporary permission expires it is hoped a more permanent form of development will have been approved in its place and requirements for landscaping etc can be addressed through future applications. If future development has not commenced the surface treatment, fencing, lighting and signage required for the use as a car park shall be removed, subject to details submitted via condition (CONDITION 2).

5.4 In terms of the amenity of nearby occupiers, the concerns raised centre more around construction traffic and these concerns have been passed on to the contractor.

5.5 As a result, it is considered the development does not conflict with the aims and objectives of Unitary Development Plan (UDP) policies DC2 and ENV3 or policies CS14 and CS15 of the CSUCP.

5.6 HIGHWAY SAFETY

As already raised, the car park is to act as a replacement car park for the spaces that are to be lost in the Mill Road and South Shore Road car parks. The lost spaces are expected to total 380. It is acknowledged that the car park as proposed would create an additional 175 spaces but this is to take into account the extra demand in parking created by the Great Exhibition of the North.

- 5.7 In terms of traffic generation given the limited traffic flow on Quarryfield Road, and with an immediate requirement to provide for traffic associated with the Great Exhibition of the North, the risks of significant highway problems are low. However as the proposals for the Quays and further development on Baltic Business Quarter emerge a more thorough examination of its impacts in the context of further development may be needed.
- 5.8 In the light of this a temporary permission is considered acceptable, with an extension of time dependent upon a fuller assessment in the context of wider development proposals in due course.
- 5.9 Thus, it is considered the temporary impact on traffic generation and highway safety is considered to be acceptable and in accordance with the relevant paragraphs in the NPPF as well as policy CS13 of the CSUCP.
- 5.10 DRAINAGE
The site is located in Flood Zone 1 and is not identified as being at a high risk of surface water flooding. However, it is a major application and therefore the use of a Sustainable Urban Drainage System (SuDS) is a material planning consideration.
- 5.11 In response to this a large detention basin is proposed for the north east corner of the site as part of a SuDS. This along with infiltration through the porous surface material is expected to ensure the surface run off is maintained at an appropriate Greenfield rate.
- 5.12 A flood risk assessment and drainage strategy has been submitted with the application. However further details are required to ensure the construction method and ongoing maintenance regime are appropriate and this can be conditioned (CONDITIONS 3 AND 4).
- 5.13 Therefore, it is considered as adequate drainage has been provided the development does not conflict with the aims and objectives of the relevant paragraphs in the NPPF or policy CS17 of the CSUCP.
- 5.14 ECOLOGY
The development of the car park, SuDS basin and relocation of excavated material does result in the direct loss of UK and local BAP priority habitat including the loss of fauna, including statutorily protected and priority species.
- 5.15 In accordance with the mitigation hierarchy in the NPPF as well as policies DC1, ENV46 and ENV47 of the UDP and policy CS18 of the CSUCP, appropriate mitigation and/or compensation should be provided to address the impacts of the development.
- 5.16 The opportunities for on site mitigation at this stage are limited. Therefore, either off site compensatory measures or potentially an on site scheme that can be implemented as part of the restoration of the site, is recommended and this can be conditioned (CONDITIONS 5 AND 6). Should any future development

on the site come forward, ecological measures would be a material consideration.

- 5.17 Consequently, subject to an appropriate ecological mitigation/compensation scheme, it is considered the development of a temporary car park in this location, does not conflict with the aims and objectives of the NPPF, policies DC1, ENV46 and ENV47 of the UDP or policy CS18 of the CSCUP.

6.0 CONCLUSION

- 6.1 Taking all relevant issues into account it is recommended that in accordance with local and national planning policy, temporary planning permission is granted as the principle of development is acceptable as is, subject to conditions, the impact on amenity, highway safety drainage and ecology.

7.0 Recommendation:

That temporary 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 -

TS-0417-001, TS-0417-501, TS-03-04

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

Prior to the expiry of the temporary permission a restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all of the following:

- a) Restoration of the site including the removal of all temporary surface treatment, fencing, lighting and infrastructure
- b) Removal of the vehicular access and restoration of that land

The approved restoration scheme shall be completed to the satisfaction of the Local Planning Authority within six months of its approval.

Reason

To enable the Local Planning Authority to ensure that site is fully restored to its former condition in the interests of visual amenity and to re provide the temporarily lost recreation land in accordance with policies DC1 and ENV3 of the Unitary Development Plan and policy CS15 of the Core Strategy.

3

Within 3 months of planning permission being granted a final surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a - A drainage statement setting out details of the design storm period and intensity; approach to modelling and a summary of results including modelling for climate change; conformity to the DEFRA Non-Statutory Standards for SuDS; confirmation of exceedance flow routes and volumes including demonstration that surrounding property is free from risk from runoff from this site; confirmation of drain down times of basin; confirmation of storage volumes within paving and basin, taking into account site gradients.
- b - A plan of proposed finished levels to demonstrate flow and exceedance routes.
- c - Drainage Construction Method Statement for the permeable paving and detention basin, and to demonstrate correct management of surface runoff during construction phase.
- d - Construction details of basin overflow and car park construction, plus details of soiling and seeding for the basin.
- e - the measures taken to prevent pollution of the receiving groundwater and/or surface waters, including consideration of the potential impact of infiltration on any contaminated ground.
- f - copy of full drainage model results and an electronic copy of the model;
- g - a management and maintenance plan for the lifetime of the development, including specification and schedule of maintenance; confirmation from maintenance operative that basin is acceptable to maintain; confirmation of maintenance access.

Reason

To ensure appropriate drainage so as to prevent the risk of flooding in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

4

The drainage details shall be implemented and maintained in accordance with the details approved under condition 4.

Reason

To ensure appropriate drainage and the exploration as to sustainable urban drainage systems so as to prevent the risk of flooding in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

5

Within 3 months of planning permission being granted details of an ecological compensation scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail on and/or off site measures as well as a timetable for implementation, management plan and a monitoring regime.

Reason

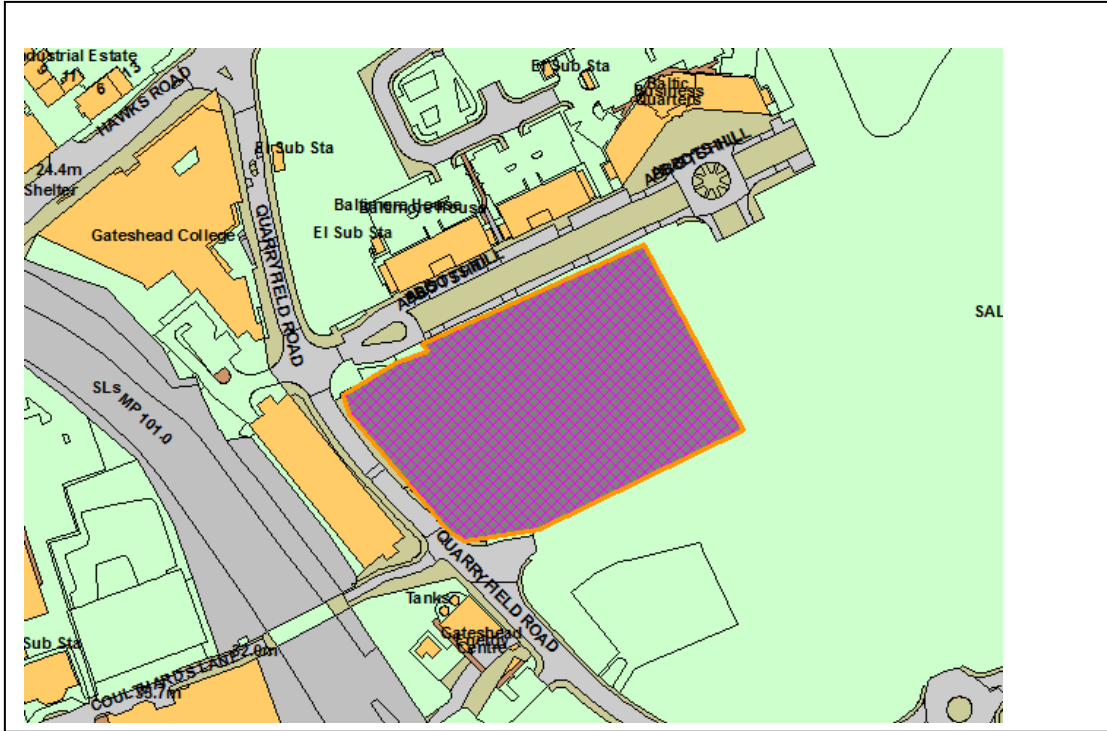
To ensure that a satisfactory balance is achieved between development of the site and the protection of nature conservation in accordance with policies DC1 and ENV47 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

6

The ecological compensation scheme shall be implemented in accordance with the details approved under condition 5.

Reason

To ensure that a satisfactory balance is achieved between development of the site and the protection of nature conservation in accordance with policies DC1 and ENV47 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.



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