

Committee Report

Application No:	DC/18/01036/FUL
Case Officer	Joanne Munton
Date Application Valid	4 October 2018
Applicant	Moorgate Bars Ltd
Site:	Woodmans Arms Fellside Road Whickham NE16 5BB
Ward:	Whickham South And Sunnyside
Proposal:	Construction of single storey extension to provide marriage and function room facilities, internal refurbishment and external alterations to existing building (revised application) (amended 10/01/19 and additional information received 14/01/19).
Recommendation:	GRANT
Application Type	Full Application

1.0 Background

- 1.1 This application was deferred at the meeting of the Planning and Development Committee on 20 February 2019 to allow the Committee to visit the site. Members visited the site on 7 March 2019. The application was reported back to Planning Committee on 13 March 2019, with a recommendation to refuse planning permission due to the impact on the Green Belt.
- 1.2 The Committee considered that the proposal would be inappropriate development but that by reason of the benefits to local employment and economic development, very special circumstances exist that clearly outweigh the intrinsic harm to the Green Belt and any other harm.
- 1.3 Therefore, the Committee was minded to grant the application, subject to conditions. This report seeks Committee approval for the recommended conditions below.

2.0 Recommendation:

- 2.1 It is therefore recommended that planning permission be granted subject to the below planning conditions:

1
Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below:

Site Location Plan (received 04.10.2018)
WA-18-01
WA-18-02 rev A

WA-18-03
WA-18-04
WA-18-05
WA-18-06 rev A
WA-17-07 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

The development hereby permitted shall be constructed entirely of the materials detailed and shown on plan number WA-18-04.

Reason

To ensure that the external appearance of the development is of an appropriate design and quality 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

Notwithstanding the approved plans, the single storey extension hereby approved shall not be occupied until final details of part of the car park (between bays 27 and 28 as shown on WA-17-07 rev C) to be marked out to be kept clear for coach turning have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure appropriate space for coach turning on site, in accordance with policy CS13 of the Core Strategy and Urban Core Plan.

5

The details approved under condition 4 shall be implemented in full accordance with the approved details before the single storey extension hereby approved is occupied and retained as such for the lifetime of the development.

Reason

To ensure appropriate space for coach turning on site, in accordance with policy CS13 of the Core Strategy and Urban Core Plan.

6

Notwithstanding the approved plans, the single storey extension hereby approved shall not be occupied until final details of secure and weatherproof cycle parking, including clarity over allocations for staff and customers, have been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure adequate cycle storage provision on site, in accordance with policy CS13 of the Core Strategy and Urban Core Plan.

7

The details approved under condition 6 shall be implemented in full accordance with the approved details before the single storey extension hereby approved is occupied and retained as such for the lifetime of the development.

Reason

To ensure adequate cycle storage provision on site, in accordance with policy CS13 of the Core Strategy and Urban Core Plan.

8

The development shall be implemented in full accordance with sections 3, 4 and 5 of the submitted Arboricultural Method Statement by All About Trees (dated 11.01.2019) at all times during construction and until final completion of the development.

The tree protection scheme shall be implemented in full accordance with plan AMS-TPP dated 11.01.2019, before external site works including demolition, soil stripping or movement, or bringing onto site of materials, supplies or machinery have commenced, and shall be retained on site at all times during construction and until final completion of the development.

Reason

To ensure the development would not have an unacceptable impact on trees, in accordance with saved policy ENV44 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

9

The single storey extension hereby approved shall not be occupied until a fully detailed replacement landscaping scheme has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details of all existing trees and hedges to be retained, ground preparation, planting plans noting the species, plant sizes, planting densities for all new planting, measures for management and maintenance, and timescales for implementation.

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 Policies DC1 and ENV3 of the Unitary Development Plan.

10

The details approved under condition 9 shall be implemented in accordance with the approved timescales and 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 safeguard the visual amenities of the area 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.

11

No breaking of ground associated with the 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.

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.

12

The remediation and monitoring measures approved under condition 11 shall be implemented in full accordance with the approved timescales and the approved details.

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.

13

Where remediation is required (under conditions 11 and 12), following completion of the approved remediation and monitoring measures, the single storey extension 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