

Committee Report

Application No:	DC/19/00268/FUL
Case Officer	Lois Lovely
Date Application Valid	28 March 2019
Applicant	Galliford Try NE
Site:	Ravensdene Lodge 55 Consett Road Gateshead NE11 0AN
Ward:	Lobley Hill And Bensham
Proposal:	Demolition of existing hotel and erection of 2, 3 and 4-storey scheme to provide extra care housing development comprising 58 x 1 bed apartments and 24 x 2 bed apartments communal facilities including dining, coffee bar, lounges, salon, assisted bathing, activities room, buggy store and offices (amended/additional information 02/04/19, 16/04/19, 17/04/19, 25/04/19, 01/05/19, 02/05/19, 22/05/19, 24/05/19, 03/06/19 and 05/06/19).
Recommendation:	GRANT
Application Type	Full Application

1.0 The Application:**1.1 DESCRIPTION OF THE SITE**

The application site is that of the vacant Ravensdene Lodge Hotel located adjacent to Beggars Wood to the west of the Team Valley Trading Estate in the Lobley Hill area of Gateshead.

1.2 Ravensdene Lodge Hotel comprises a number of interconnected buildings with a single storey reception area fronting onto Consett Road (the A692). The site entrance is to the north of the site with a large car park to the rear of the building to the north east. Large swathes of grassed areas lie between the site boundaries and the car park. The building extends back into the site towards the south east.

1.3 To the rear, the hotel becomes 2 storey and due to its deep form, the roof is tall. There have been a number of extensions each extending further in a south easterly direction.

1.4 Of the immediate neighbours on Consett Road, to the south west No. 57 is the closest and presents a gable end to within 3 metres of the gable of the hotel. The curtilage of the site runs along the rear garden boundaries of Nos.57 and

61 Consett Road some 12m from the rear elevation of the dwelling of No.57 and 16m from the rear elevations of Nos. 59 and 61. To the north lies Garth Cottage (No. 53) whose garden boundary runs along the north side of the existing hotel access with the gable end of the dwelling being 2m from the boundary. On the opposite side of Consett Road is Greens Farm which is set back from the road by some 20 metres and their neighbour is a stone built detached dwelling fronting onto the road and directly opposite the entrance to the hotel some 22m from the front curtilage of the site.

- 1.5 The site is surrounded by the wooded recreational area of Beggars Wood with Lobley Hill housing estate to the north east; comprising post war semi-detached dwellings, that are well screened from the proposed development by the mature trees.
- 1.6 The trees on the south west and north west perimeters of the application site are designated as Ancient Woodland. There are other trees towards the north east boundaries of the site but no trees on or immediately adjacent to the site are subject to Tree Preservation Orders or within a Conservation Area.
- 1.7 The site measures 0.827 ha. The site levels generally fall towards the northern boundary. There is a steep embankment to the southern boundary of the site, falling towards a culverted named watercourse located approximately 30m from the site boundary, the Black Burn.
- 1.8 **DESCRIPTION OF THE PROPOSAL**
The proposal is to demolish the existing hotel and to erect a 2, 3 and 4 storey extra care housing development to create 58 No. 1bed apartments and 24 No. 2bed apartments (a reduction of 3no. 1Beds from the scheme as originally submitted) plus associated communal areas offering a range of amenities to both the residents and wider community such as a commercial kitchen and café dining facility, restaurant dining area, a coffee bar, a hair salon and treatment room, assisted bathing, mobility scooter storage (and charging) room, a number of residents' lounges and two terrace areas. The building itself sits in landscaped grounds along with a car park that comprises 44 car parking spaces, a bin store, sprinkler tank and substation.
- 1.9 **EXTRA CARE**
Extra care housing is designed for people who do not need or want to move into residential or nursing homes, but their disability or health needs make ordinary housing unsuitable. It is made up of self-contained homes which have additional support services to help residents live independently.
- 1.10 The schemes have a manager and trained care staff on site or on call 24/7 to provide any extra care and support that may be needed, whilst residents still have the comfort, security and privacy of their own front door. The schemes are popular and often have waiting lists.
- 1.11 Extra Care housing is based on the following principles:

conclusions of the Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system and meets the requirements of NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development.

Northumbria Water

NWL has no issues to raise with the application, provided a condition requiring the development is implemented in accordance with the submitted Flood Risk Assessment and Drainage Strategy that states that foul and surface water will discharge to the existing sewer connection from the site, with surface water being restricted to 5l/sec.

Tyne And Wear
Archaeology

The site lies on the old Gateshead to Wolsingham toll road.

There are no known archaeological features on the site.

No archaeological work is required.

3.0 Representations:

Neighbour notifications were carried out in accordance with formal procedures introduced by the Town and Country Planning (Development Management Procedure) Order 2015. A total of 44 properties in the surrounding area have been notified about the application. In addition, site notices were posted at the site on 5 April and 9 May 2019 and notices were published in the local press on the 3 April and 1 May 2019 in order to alert the public to the submission of the planning application.

3.1 Further neighbour notifications were sent on receipt of amended plans on 25 May 2019 with a response date of 18 June 2019.

3.2 There have been 32 letters of objection received from a total of 15 individuals, and 2 letters of support. The objections include concerns over:

- loss of privacy and overlooking
- dominate outlook
- loss of outlook onto trees and nature
- impact on health, well being and quality of life
- noise and disturbance during construction works
- loss of daylight and sunlight particularly in winter
- location of substation - visual impact, noise and health risk implications of living so close to high voltage being generated.

- impact on and loss of trees and hedgerows and wildlife
- It is overbearing and out of character with the area due to the size and scale of the development. It would completely alter the landscape.
- Overdevelopment
- The development is all about housing as many people into as small an area as possible, in order to raise capital and nothing to do with care
- Traffic generation
- Existing parking problem associated with Emmanuel College will be made worse.
- insufficient car parking will result in overspill parking onto the street
- Air quality associated with additional traffic

- Community engagement was not effective as residents were given very little information and were misled.
- There should be another consultation process undertaken.
- Concerns related to drainage and flooding. Existing problems will be made worse.
- Some of the amendments have improved the scheme, but more changes are needed to overcome concerns.
- Loss of property value
- The letters of support favour the provision of new extra care affordable housing.

3.3 One resident who did not object requested that the current right of access to the back of their property be retained as they have plans for a future extension to their property.

4.0 Policies:

CS10 Delivering New Homes

CS5 Employment-Economic Growth Priorities

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

H4 Windfall and Small Housing Sites

H5 Housing Choice

H9 Lifetime Homes

H10 Wheelchair Housing

DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV44 Wood/Tree/Hedge Protection/Enhancement

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

MSGP Making Spaces for Growing Places

CS21 Waste

DC1P Contamination, derelict land, stability

DC1C Landform, landscape and after-use

DC1E Planting and Screening

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

5.1 Assessment of the Proposal:

The main planning considerations are the principle of the proposed development, impacts on highways, flood risk and drainage, residential amenities, design and layout, landscape, ecology, heritage, ground conditions and community involvement.

5.2 PRINCIPLE

The existing use of the site is a vacant hotel. The site is not an allocated housing site.

5.3 The emerging Local Plan seeks to increase the range and choice of housing across Gateshead by improving the balance of the Borough's housing stock in terms of dwelling size, type and tenure.

5.4 Policy CS10 of the CSUCP states that 11,000 new homes (excluding purpose built student accommodation) will be built in Gateshead over the period April 2010 to March 2030.

5.5 The site would be considered as a housing windfall site under policy H4 of the UDP. Given the choice of amenities included within the proposal and the

accessible nearby local amenities the site is not considered to be in an isolated location, and it is considered that the location of the proposal is sustainable.

5.6 Family Homes

CSUCP policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms). The proposal is for 82 extra care homes comprising 58 x 1 bedroom and 24 x 2 bedrooms flats which does not satisfy this policy.

However, the Council's Commissioning Team have identified a local need for this type of accommodation.

5.7 Building Use, Need and Extent of Development

The demographic context to this planning application is of an area with an ageing population. The ORS' Gateshead and Newcastle upon Tyne 'Strategic Housing Market Assessment 2017' (SHMA) includes:

5.8 Need for Older Persons Housing

The population aged 65 or over is projected to increase by 9,750 persons in Gateshead and by 14,200 in Newcastle upon Tyne between 2015 and 2030.

5.9 The SHMA has identified that between 2015 and 2030, groups in institutional population are likely to increase by 414 persons aged 75 years or over in Gateshead and 593 persons in Newcastle upon Tyne. This increase in institutional population is a consequence of the CLG approach to establishing the household population, which assumes "that the share of the institutional population stays at 2011 levels by age, sex and relationship status for the over 75s" on the basis that "ageing population will lead to greater level of population aged over 75 in residential care homes".

5.10 However, it does not necessarily follow that all of the increase in the institutional population should be provided as additional bed spaces in residential institutions in Use Class C2; some of the specialist older persons' housing, including sheltered or extra care, such as this development, may be more appropriate for their needs, and to maintain independent living.

5.11 Older people - local context Gateshead

Gateshead Housing Strategy 2013-18 is structured around 3 linked objectives: Support – to help residents' access and sustain a home which promotes their wellbeing.

Standards - improve the quality, condition and management of housing so that all residents benefit from safe, healthy and well-managed homes.

Supply - ensure use of existing stock and supply of new housing best meets current and future needs and aspirations.

5.12 The Housing Strategy Action Plan includes several aims related to improving accessible and wheelchair housing.

5.13 Under the support objective, Gateshead Council aims to:

- Identify clear commissioning priorities for independent living
- Develop a framework for Independent Supported Living service providers

- Carry out market appraisal of residential care homes sector
 - Develop forward plan of new specialist housing provision to reduce long-term care and support costs (with the outcome: New accommodation which supports people to live independently)
- 5.14 Gateshead's population is ageing and the Council needs to consider how it can increase older person's housing options in the future to make 'downsizing' or moving to specialist housing simpler and more attractive.
- 5.15 The increasing older population and their aspirations will have far reaching implications for housing markets. Many of these households are currently remaining in their existing homes because alternative housing choices are limited. The growth in older person households needs to be accommodated whilst offering choice - one size does not fit all and the Council will need to ensure that there is a range of housing options for older people including bungalows, flats, assisted living and extra care to complement existing care home provision.
- 5.16 **Affordable Homes**
The NPPF at paragraph 64 seeks the provision of at least 10% of homes in major development to be available for affordable home ownership. However, an exemption to this 10% requirement is if the development provides specialist accommodation for a group of people with specific needs (such as purpose built accommodation for the elderly).
- 5.17 The proposed 82 apartments will provide specialist accommodation for the increasing institutional population reflected above.
- 5.18 Galiford Try, the applicant, are working in partnership with Home Group who will manage the development. Galiford Try seek to secure planning permission, and will then sell the land to Home Group. Galiford Try construct the development for Home Group who will secure a grant from Homes England for the specialist accommodation on the site. Home Group are bound by the Homes England agreement which requires the apartments to be retained in perpetuity in accordance with the NPPF.
- 5.19 Gateshead Council will enter into a nominations agreement with Home Group to ensure that the apartments are prioritised for the people of Gateshead. All properties will be limited for use with prospective tenants being subject to a strict needs assessment by Gateshead Council / Home Group. An Allocations Panel will determine who is eligible for the service considering people's age, any support they require and whether there is a housing need. The Council are likely to have 100% nomination rights on first let and 75% of nomination rights on relets.
- 5.20 It would be unreasonable to require provision of affordable housing through a s106 legal agreement, however, a condition is recommended to require details of the nominations assessment of prospective tenants to be submitted to ensure that the development remains available as specialist accommodation for people with specific needs (CONDITION 17).

- 5.21 All rent levels will be set by Gateshead Council at levels considered affordable.
- 5.22 Home Group is a registered social landlord and registered charity operating on a not for profit basis for over 80 years. The scheme as a whole is only able to be delivered with significant grant funding from Homes England and does not stack up financially on a commercial basis without this funding.
- 5.23 This accords with the requirement of CSUCP Policy CS11 (5) for the provision of 15% affordable homes on all developments of 15 or more dwellings, subject to viability.
- 5.24 Lifetime Homes and Wheelchair Accessible Homes
CSUCP Policy CS11 (2) and saved UDP policies H9 and H10 require Lifetime Homes and Wheelchair Standard housing, within developments of 25 or more dwellings, or on sites of 1.0 ha or more. To accord with this policy 9 flats should meet the Wheelchair Housing Standards and 2 flats should meet the Lifetime Homes Standard.
- 5.25 The design of the building aims to provide a barrier free environment, thus enabling the residents to maintain their independence much further into their life.
- 5.26 All flats comply with the requirements of Lifetime and Wheelchair Homes and are in accordance with Saved UDP policies H9 and H10 and CSUCP policy CS11(2).
- 5.27 Suitable accommodation for the elderly
Policy CS11(3) relates to increasing the choice of suitable accommodation. This proposal is in accordance with the policy.
- 5.28 Residential space standards
Policy CS11(4) of the CSUCP requires that new residential development provides adequate space inside and outside of the home to meet the needs of residents.
- 5.29 This is reflected in Making Spaces for Growing Places policy (MSGP) MSGP13 Housing Space Standards that requires new homes to be built in accordance with the Nationally Described Space Standards (NDSS), or equivalent successor standards, as a minimum.
- 5.30 With regard to this requirement, it should be noted that in March 2015 DCLG published nationally described space standards for new housing. The Council expects that proposals for new residential development will, as a minimum, seek to achieve nationally described space standards.
- 5.31 The nationally described space standards require a two person one bed flat to be a minimum of 50sqm with 1.5sqm of storage.

- 5.32 A typical one bedroom flat is 54sqm with a bedroom of 13.8sqm with two storage cupboards of 1.08sqm and 0.91sqm, a wheelchair storage area and wardrobes and drawers in the bedroom. An open plan one bed dementia flat is GIFA 54sqm with a large cupboard of 1.54sqm, a wheelchair storage area and divisional shelving. The dining area accommodates three persons and the lounge area seating for four.
- 5.33 The nationally described space standards require a three person two bed flat to be a minimum gross internal floor area (GIFA) of 61sqm with 2sqm of storage.
- 5.34 A typical two bedroom flat is GIFA 68sqm, one bedroom is 13.8sqm and the second single bedroom is 8.5sqm, each have wardrobe and door space, storage cupboards of 0.94sqm and 1.45sqm plus a wheelchair storage area. The dining area accommodates three persons and the lounge area seating for four.
- 5.35 A two bed corner turner flat is GIFA 72.5sqm, bedroom 1 is 14sqm and the single bedroom is 7.7sqm each have wardrobe and door space, storage cupboards of 2.2sqm and 1.03sqm plus a wheelchair storage area. The dining area accommodates three persons and the lounge area seating for four.
- 5.36 A number of the flats have external balcony areas but even without the balconies all of the proposed apartments significantly exceed the nationally described space standards.
- 5.37 Open space and play
The site is not located within an area that is deficient in open space provision, and there is no formal requirement for this proposal to provide any. However, the inclusion of external communal space within the layout is welcomed.
- 5.38 To comply with the provisions of policy H15, that requires play areas in housing developments (other than developments exclusively for students or elderly people), the development would need to be exclusively for elderly residents, however the proposal is for residents over 55 who require or who will require extra care. Whilst the proposal is not in accordance with Saved UDP policy H15 it is considered that given the expansive grounds and the proximity of Beggars Wood Recreation Park there is ample opportunity for the children or grandchildren of residents and visitors to play without the specific provision of a play area.
- 5.39 MSGP Policy 11 requires accessible and adaptable dwellings on housing developments of 15 or more dwellings. 25% of dwelling will be constructed to meet the Building Regulation M4(2) Category 2: Accessible and Adaptable Dwellings standard or equivalent successor standards. The proposed development would meet the requirements of this draft policy.
- 5.40 MSGP Policy 12 Housing for specific groups requires specialist and supported accommodation and care schemes will be expected to:

1) provide on-site, or have good accessibility to, shops, services, community facilities and open space appropriate to the needs of the intended occupiers, their carers and visitors; and/or

2) have good accessibility to public transport routes.

- 5.41 In determining whether the accessibility to shops, services, community facilities, open space and public transport routes is good, the Council will have regard to the distance, gradient, simplicity of navigation and the security and safety of the route taking into account the extent to which it is overlooked or has other natural surveillance and the need to cross roads.
- 5.42 This site is ideally located for public transport links providing access to wider services, however, the on site facilities will meet the needs of intended occupants and the wider community in accordance with the requirements of this draft policy.
- 5.43 Given the above the principle of the proposal is considered to be acceptable and in accordance with Saved UDP policies H4, H5, H9, H10, H15, CSUCP policies CS10 and CS11 and draft MSGP policies 11, 12 and 13.
- 5.44 HIGHWAYS
The site is located near the edge of the suburban area of Lobley Hill, three miles from Gateshead town centre.
- 5.45 The location is partially sustainable in transport terms as few of the shops and services are within walking distance, however, the proposed facilities on the site go some way to addressing this and will also attract visits to the site There will be a need to travel for the independent residents not requiring a high level of care. Car ownership tends to reduce with age in such facilities therefore it is important that the development ensures good use of the public transport facilities on the A692 Consett Road outside the site both for staff, visitors and residents.
- 5.46 There are good quality bus routes with frequent services both into Gateshead and Newcastle as well as to Consett and Stanley from the bus stops outside the site. There is an existing bus shelter on the eastbound carriageway but only a bus stop on the westbound carriageway.
- 5.47 The proposed 82 units have the potential for 106 residents and there are likely to be 25 full time equivalent staff comprising of staff for the health and treatment suite, assisted bathing room, hair salon, dining room and kitchen staff. Whilst the 44 parking spaces proposed is below the requirement for a standard C3 development, the assessment has been based on the developer's evidence of the parking requirements of similar developments and Officers accept the reduced parking provision. This will result in a proportion of residents and staff without access to a private car who would rely on public transport.

- 5.48 Officers are in broad agreement with the Transport Assessment (TA) including traffic generation and parking levels evidenced from the company's other developments.
- 5.49 Swept path analysis has been submitted to demonstrate how service vehicles would operate within the site in addition to drawings showing the improved sight line at the access onto the A692. These are considered to be acceptable as is the internal site layout. The access road is proposed to be widened to 5.5m for the first 12m and a 2m footpath provided on either side to meet officer requirements. Secure cycle storage facilities are also proposed and the implementation can be secured by conditions (CONDITIONS 39 and 40).
- 5.50 Where there is not agreement is in the estimation of future pedestrian movements and previous pedestrian movements. In planning terms where there is a change of use it is generally accepted that the difference in the previous land use generation figures and the new estimated figures for the proposed development is a measure to ascertain whether transport improvements are needed.
- 5.51 In order to estimate the future modal split and pedestrian movements the TA has utilised 2011 census travel to work data which is generally acceptable for housing developments however it is not as accurate for a development such as the one proposed at Ravensdene Lodge where the TRICS database provides a better multi modal split for the development.
- 5.52 Transport officers consider that the TA has underestimated the number of likely trips by foot and public transport to and from the development which is considered will be somewhat higher than for a hotel on the very edge of the built up area particularly considering the reductions in car parking.
- 5.53 In order to access the east bound (Newcastle/Gateshead) bus shelter pedestrians will need to cross the busy A692 on which the road traffic volumes are highest during the morning peak at over 1400 vehicles per hour. Many of the pedestrians may be less able bodied and so the width of the road, at 7.6m, could render crossing difficult or prohibitive. There will not be enough pedestrians to merit a formal crossing, however, where there are high volumes of traffic and elderly or less mobile pedestrians, a pedestrian refuge (island) is very useful in assisting safe movements allowing each carriageway to be crossed in turn.
- 5.54 There is a suitable location for a pedestrian/cycle refuge some 60m to the north east of the development access on Consett Road. However, this would require the bus shelter to be relocated a similar distance. No details of a pedestrian refuge have been provided in support of the planning application, however, it is considered necessary to impose a condition requiring the final details of the pedestrian refuge and the implementation (CONDITIONS 41 and 42). A crossing at this location coincides with the location that the cycle route across the site frontage crosses the road to Watergate Park.

- 5.55 Works on the highway to provide a pedestrian/ cycle refuge and to move the bus stop as well as altering the access to the highway (with dropped kerbs and tactile indicators) will require a section 278 agreement between the developer and the Council. The cost of the works and their design by Gateshead Council will need to be met by the developer.
- 5.56 **Travel Plan**
There has been a commitment from the developer setting a Travel Plan along with a Travel Plan Coordinator to encourage staff and visitors to travel sustainably where possible. A condition is recommended to secure a Travel Plan and its implementation (CONDITIONS 43 and 44).
- 5.57 Given the above and subject to the recommended conditions the proposal is considered to be acceptable and in accordance with CSUCP policy CS13 and MSGP16.
- 5.58 **FLOOD RISK AND DRAINAGE (SUDS)**
The is a brownfield site that lies within a Flood Risk 1 area with an existing impermeable area of approximately 0.428Ha. The Flood Risk Assessment submitted in support of the application concludes that the proposed development will not exacerbate flood risk either on the site or downstream of it and the proposed development is not at risk of flooding. The proposed development is considered appropriate being within a Flood Zone 1 in accordance with the National Planning Policy Framework for flooding. It is considered that to ensure the recommendations of the FRA report are adhered to a condition should be imposed (CONDITION 20).
- 5.59 **Drainage- SUDS**
The applicant has demonstrated that the only viable discharge route for surface water is to the Northumbrian Water combined sewer in Alwinton Gardens. They have demonstrated that the preferred options within the drainage hierarchy of infiltration to the ground or a connection to the nearby Black Burn watercourse are not feasible.
- 5.60 Residents at the consultation event and subsequently through written objections have expressed concern over existing flooding problems and the potential for these to be increased via the development. These concerns were noted and have been addressed in the FRA.
- 5.61 A storage tank with a volume of 164m³ is proposed to be located beneath the car park with flow from the site limited to 5l/s - a betterment of 98% on the current unrestricted flows leaving the site which will greatly reduce the potential surcharging of the existing drains and subsequent flooding noted by the residents.
- 5.62 Conditions are recommended to secure a drainage construction method statement (CONDITIONS 8 and 9) that contains:
o Consideration of any construction phasing, demonstrating that adequate interim drainage and surface water pollution protection measures are in place.

- o Description of any construction methodologies to protect the SuDS functionality including the provision of any required temporary drainage systems, and methods for temporary protection of infiltration features, permeable surfaces, erosion prevention, pollution control, and de-silting prior to completion of works.
- 5.63 In addition, a drainage maintenance document (CONDITIONS 28 and 29) is required to include confirmation of expected lifespans of underground storage, filter drains, and flow controls, and detailed specification and methodology for their replacement if within the lifespan of the development.
- 5.64 Given the above and subject to the recommended conditions the proposals are considered to be acceptable and in accordance with the NPPF and CSUCP policy CS17 and MSGP30.
- 5.65 **RESIDENTIAL AMENITY**

The dwellings in closest proximity to the site are on Consett Road to the north west and Alwinton Gardens to the north east boundaries. The dwellings that comprise Green Farm lie on the opposite side of Consett Road directly opposite the development site.
- 5.66 The nearest dwellings are Garth Cottage No.53 Consett Road to the north east of the access to the site, with Nos. 51 and 49 beyond that who share the north west boundary with the site. The proposed car park lies to the rear of the gardens of these properties separated by a strip of landscaping varying between 5m in depth to the rear of Garth Cottage to 1m to the rear of No.51 Consett Road.
- 5.67 Garth Cottage does not have any windows on the gable end. It has a sun room extension to the rear elevation that is 19.5m from the 2.5 storey element of the proposed development and a large garden that is bounded by the site on two sides.
- 5.68 The rear garden boundaries of six dwellings on Alwinton Gardens share the north east boundary with the site. The proposed car park lies to the rear of the gardens of these properties. The gardens are a minimum of 26m long with the rear elevation of these properties being 30m from the car park and 64m from the four storey block projecting north east from the primary facing elevation of the proposed development.
- 5.69 To the south west of the development are dwellings Nos.57, 59 and 61 that share a boundary with the site. No.57 that is a two storey detached dwelling is 3m off the proposed gable end of the two storey element at the front of the site facing Consett Road. There are some large conifers along this boundary within the hotel curtilage that would be removed to accommodate the development. The area to the rear of Nos.59 and 61 and to the side of No. 57 is proposed to be soft landscaped garden for the future residents of the proposed development. The distance from the rear of No.57 to the nearest part of the proposed development is 33m and from No. 59 is 40m. The proposed block is

10m further away from these dwellings than the two storey element of the existing hotel building.

- 5.70 Two roof top areas are proposed for the residents. One is a residents' lounge on the first floor to the south west of the development and to the rear of the apartments facing Consett Road. The orientation of this room is such that there would be no overlooking of existing properties and there is no access to an external roof terrace from this room. The second is a winter garden room and roof terrace on the 4th storey on the south east elevation facing out over Beggars Wood. There are no concerns with regard to loss of privacy or overlooking from this terrace.
- 5.71 A number of representations have been received from neighbours expressing a number of concerns and the scheme has been amended to respond to these in a positive way. Taking the comments in turn:
- 5.72 The development does not sit comfortably within streetscene
The scheme has been amended so that a one bed apartment has been omitted from the top floor of the northern most corner of the layout, adjacent to the site entrance from Consett Road. This omission means that the streetscene elevation now steps down at both sides to 2 storeys towards the adjacent houses with eaves and ridge levels and overall scale being not dissimilar to the neighbouring properties.
- 5.73 Height of the Development:
In addition to the omission of an apartment to reduce the height of the Consett Road elevation as mentioned above, the central section of the building, above the main entrance, has been reduced from 3.5 storey to 2.5 storey facing Garth Cottage. Of the six apartments removed from the upper floor, four have been relocated within the southern wings and two have been omitted from the scheme entirely, reducing apartment numbers from 85 to 82.
- 5.74 Whilst this section of the building is higher than the existing hotel it is also 5.6m further away from the boundary with Garth Cottage (12.35m in total). The eaves height has been lowered by a full storey and the roof pitch is a shallow 25 degrees, so the impact, given perspective and field of depth, will be substantially less than might be envisaged when viewing a 'flat' 2D elevation.
- 5.75 The southernmost wings of the scheme remain at 4 storeys and they are located a minimum of 35m from the rear of properties on Consett Road and over 60m from the rear of properties on Alwinton Gardens.
- 5.76 Separation distances between habitable rooms are in excess of those required for the protection of residential amenity.
- 5.77 The changes in building height minimise visual impact by reducing both the perceived scale and mass of the proposal whilst minimising overshadowing as demonstrated by the submitted Daylight and Sunlight Assessment.
- 5.78 Potential for Overlooking

Following concerns in respect of overlooking raised by the owners of Garth Cottage, the proposals have been amended in a number of ways:

- As already stated the upper floor of the central section has been entirely removed lowering this section of the building from 3.5 to 2.5 storeys which removes the potential for overlooking from higher level.

- The first and second floor apartments in closest proximity to the rear garden of Garth Cottage have now been given 'Oriel Windows'. These windows are angled at 45 degrees away from the Garth Cottage that restrict views from these apartments to an easterly direction over the car park.

- The staircase facing the rear garden of Garth Cottage is proposed to be fitted with obscure glazing and the second floor window has been removed and replaced with a rooflight which also acts as a smoke vent and is positioned at a height well above eye level with no outward views possible.

5.79 Loss of Daylight and Sunlight

A sunpath assessment was submitted in support of the application, however, officers requested a BRE Daylight and Sunlight Assessment and this has been carried out on the impact the proposed development would have on neighbouring properties in support of the planning application.

5.80 The BRE Guide states in section 3.3.3 "The availability of sunlight should be checked for all open spaces where it will be required. This would normally include gardens, usually the main back garden of a house ...".

5.81 The BRE Guide states in section 3.3.4 "Each of these spaces will have different sunlighting requirements and it is difficult to suggest a hard and fast rule. However, it is clear that the worst situation is to have significant areas on which the sun only shines for a limited period over a large part of the year."

5.82 The BRE Guide states in section 3.3.11 "The above guidance applies to both new gardens and amenity areas and to existing ones which are affected by new developments."

5.83 The Assessment confirms that the proposed development will not create more than 1% of any garden or amenity area which will receive less than two hours of sunlight on 21 March. This is better than the BRE minimum requirement which states that a reduction up to 20% from starting figures would be unlikely to be noticeable. As such, the proposed development, therefore, passes the BRE overshadowing to gardens and open spaces test.

5.84 The Assessment concludes that the numerical results in this study demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In the opinion of the surveyor who compiled the assessment, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

5.85 The concerns raised in respect of loss of light and loss of solar gain have been dispelled by the assessment. The objector pointed out that the sun room to

No.53 has been part of the house for over 20 years and in this time, has never had any sun obstruction. The assessment has demonstrated that the proposed development will not obstruct the sun.

5.86 Substation Location

Due to concerns raised by residents and Environmental Health Officers with regard to the originally proposed location for the new substation, the car parking layout has been amended to relocate the substation away from rear garden fences. The substation is now separated from both existing and proposed properties to the greatest extent allowed by the site, being over 30m from properties on Alwinton Gardens and 23m from the nearest extra care apartment. Furthermore, it is also separated from residential gardens by the northern part of Beggar Wood. No details have been provided of the appearance or scale of the substation therefore a condition is recommended to secure the details (CONDITIONS 21 and 22)

5.87 Lack of Landscaping between Car Parking and adjacent Gardens

Between the car parking and existing garden fences there is between 1m - 5m of landscaping buffer, reducing to 1m at its tightest with more space available at the northern and north eastern corners of the car park. This space is sufficient to plant hedging or medium height shrubs; the species will need to balance the need to provide a visual buffer whilst not growing too high to overshadow the existing gardens. The details can be secured by conditions (CONDITIONS 23, 24 and 25).

5.89 Construction and demolition

The site is positioned between residential properties that are directly adjacent to the site, with other dwellings in close proximity. The existing residents living adjacent and opposite the site will be impacted during the demolition and redevelopment, therefore it is crucial to have measures in place to protect their amenity as much as possible during development. Conditions are recommended to require a scheme for the control of noise and dust to be submitted for approval (CONDITIONS 6 and 7) and to restrict the demolition and construction hours, including for deliveries to the site (CONDITION 19).

5.90 External Plant

No details of the location of any external plant have been provided although there are proposed plant rooms. Details of any external plant, i.e. the location and number of air conditioning fans and decibel levels can be secured by conditions (CONDITIONS 26 and 27).

5.91 Noise Assessment

Given that some of the proposed bedrooms front directly onto a busy A-road a post construction noise monitoring survey is considered to be necessary to establish what internal noise levels have been achieved. If necessary, noise mitigation measures would then be required to ensure the internal noise bedroom standards can be achieved i.e. 35dB LAeq, 16 hours (daytime) and 30 dB LAeq, 8 hours (night time) as per BS: 8233:2014 (CONDITIONS 31, 32 and 33).

- 5.92 Lighting
Developments such as this typically have a lot of artificial lighting, with the potential to cause lighting nuisance to residents should the lighting positioning and intensity. To secure details of the lighting scheme a condition is recommended to secure a lighting assessment prior to development being occupied (CONDITIONS 34 and 35).
- 5.93 Given the above, and subject to the recommended conditions, the proposal as amended is considered to be acceptable and in accordance with Saved UDP policies ENV3 and DC2, CSUCP policy CS14 and draft MSGP policy 19.
- 5.94 DESIGN AND LAYOUT
An initial scheme was submitted to Gateshead Council for pre application planning advice. The advice given resulted in changes being made to the overall site layout, scale and massing of the building and positioning of the car park. The principle of the changes requested at this stage have been maintained throughout further re-design and still form the basis of the current updated design.
- 5.95 Subsequently it was brought to the design team's attention that the surrounding Beggars wood is in fact Ancient Woodland which resulted in the need for significant design changes including moving the building NW towards Consett Road and increasing the scale of the street scene elevation from 2 to 3 storeys to mitigate against the loss of residential units adjacent to the woodland.
- 5.96 Representations have been made in respect of the scale of the development and the design not being in character with the area. Buildings in the surrounding area are an eclectic mix of brick; stone built, stone clad and rendered facades. The vernacular roofing materials seem to be somewhat location specific as dwellings on the north west side of Consett Road are slate roofed and those on the opposite side being in terracotta or concrete tiles of varying formats.
- 5.97 The Lobley Hill estate is fairly uniform as the majority of development was constructed at the same time in the post WWII era. Almost exclusively built as semi-detached dwellings, with simple pitched roofs some with half hipped gables, bay windows are also typical. Many retain their original brickwork, while others have been personalised with pebble-dash, stone cladding or render. Typically clay pantiles pervade.
- 5.98 The proposed extra care development relates to the rest of the area in terms of materiality and roofscape. Large windows articulate the facades. The building is unique within its setting yet sits comfortably. The proposed building aims for a contemporary 21st century interpretation of vernacular qualities. The design aims to respect the local vernacular in terms of aspects of materiality but offers a contrast in other areas, becoming a 'landmark building'.
- 5.99 This approach to working with architectural context has resulted in the design of the scheme. The detailing of the fenestration to the extra care building will be contemporary with large dark grey window frames providing the necessary levels of light into and views from all apartments, for all residents including

those who may be in a wheelchair. Large bi-fold doors will give flush access from the new communal lounges onto terraces and garden areas beyond. Panels of floor to ceiling curtain walling will light the corridors, giving views out and helping residents with wayfinding through improved legibility.

- 5.100 When considering the elevation fronting Consett Road as referred to above the proposal has now been 'stepped down' to two storeys at both sides to sit more comfortably alongside the adjacent detached properties.
- 5.101 Particular care has also been taken to ensure the rear aspect of number 57 is improved over the current situation, and to that end, the first floor apartment directly in the sun path has been omitted completely and has been replaced with a curved residents' lounge with limited windows which will not overlook number 57. The flat roof will not be accessible and is likely to be a 'green' roof.
- 5.102 The perceived scale of the elevations is reduced by using two different facing materials comprising a quality multi brick and high quality through-colour acrylic render. Used in blocks, the elevations are visually broken into a number of smaller volumes, thus reducing the horizontal emphasis of a building with a relatively large footprint. Additional emphasis is also given to the building entrance to ensure it is clearly legible to visitors. There is a hierarchy of fenestration, the apartment lounges having French doors to the private garden areas or large windows of an equal width, these being larger and having greater emphasis over the bedroom windows, which again are sized to reflect the room size behind reinforcing legibility. Final details of materials are recommended to be secured by condition (CONDITIONS 45 and 46).
- 5.103 It is considered the design responds positively to the site and its context. The massing of the main building is arranged to create attractive and useable outdoor spaces, it is well-articulated using varied height to break up the mass and employing a good range of materials and elevational design techniques to break up the elevations further. The building is well laid out internally providing communal facilities and social spaces for the benefit of residents and the apartments are generous and well laid out exceeding NDSS. The building is arranged and located within the site to maintain a positive frontage onto the main road and to make best use of the space available within the site to maximise privacy distances and minimise overlooking, placing car parking in the area closest to neighbouring gardens.
- 5.104 Given the above the proposal is considered to be acceptable and in accordance with Saved UDP policy ENV3 and CSUCP policy CS15 and draft MSGP policy 25.
- 5.105 AMENITY OF FUTURE RESIDENTS
The Extra Care building is designed on the basis of progressive privacy.
- 5.106 Access is controlled into the semi-private corridors via a secure door, visitors can only be let through via tele communication with a resident or staff intervention. Each apartment is individually keyed, access being activated by the resident.

- 5.107 Garden areas are made secure for the protection of residents. However, the 2m high perimeter mesh fence as proposed would result in damage to the trees within the ancient woodland if the fence posts were not hand dug therefore a condition is recommended to secure installation in accordance with the method set out by the Applicant (CONDITION 36).
- 5.108 Ground floor apartments have patio doors opening onto these secure areas, otherwise windows are provided with opening restrictors. The external spaces are proposed to be lit at night time and covered by the CCTV camera system.
- 5.109 The main security features of this building include, but are not limited to;
Secure entrance door with CCTV surveillance and electronic control.
Secure windows and doors to ground floor incorporating laminated (anti-bandit) glazing.
- 5.110 Communal area secured from residential areas via a progressive privacy door, again with CCTV surveillance and electronic control.
All external areas of building suitably illuminated.
Private secure garden with 2.0m high fence.
Secure entrance doors to all apartments.
All external areas overlooked / observable from within building.
Building to be staffed 24 hrs / day, 365 days per year
It is the aim of the social housing provider to create a safe and secure environment at all times to assist in the wellbeing of the residents.
- 5.111 Given the above the proposal is considered to be acceptable and in accordance with Saved UDP policy ENV3 and CSUCP policy CS15 and draft MSGP policy 25.
- 5.112 LANDSCAPE
The trees on site are primarily located around the perimeter as part of a woodland strip, with the majority growing on Council land, just outside the site boundary. There are 29 individual trees (T1-T29); 4 groups of trees (G1-G4); 1 woodland compartment (W1); and 1 hedge (H1).
- 5.113 Nine individual trees and 3 tree groups would need to be removed to facilitate the proposed development. These include the conifers growing between the hotel and No.57, T26, T27, T28 and Group 4 to the rear of Garth Cottage, T25 a crack willow 'stump' on north eastern boundary. The stump is comprised of several stems at the base, each stem with regrowth that will become liable to failure as they grow. As with any old tree stump it is exhibiting signs of decay. T29 a conifer growing to the rear of the existing hotel building. To the north there are several trees (T22-T25) situated on a lawn between the car park and the fence of residential gardens.
- 5.114 No hedgerow would be removed to facilitate the development proposals.
- 5.115 The trees of W1; T1-T9, T12-T17 and T19-T21 (along the south west and north west perimeter of the site) are identified on the tree survey submitted in support

of the application form part of an Ancient Woodland. Ancient Woodland is defined as an area which has been wooded continuously since at least 1600 AD. Trees T10, T11, T18, and T22-T24 are contiguous with this woodland. However, they stand in amenity grassland alongside the existing hotel carpark which distinguishes them from ancient and semi-natural woodland.

- 5.116 The NPPF at paragraph 175 assumes protection of all Ancient Woodland and veteran trees unless there are wholly exceptional reasons and a compensation strategy exists. Consequently, the potential impact of this development on the Ancient Woodland has been very carefully considered and, as referred to above, the position of the development within the site has been relocated away from the Ancient Woodland specifically in order to ensure there are no harmful effects arising.
- 5.117 Natural England publishes Standing Advice in collaboration with the Forestry Commission. This Advice reinforces the assumption in the NPPF that development within an Ancient Woodland normally requires exceptional circumstances. In addition, a buffer of at least 15m is recommended between any new development and Ancient Woodland to avoid root damage. This 15m buffer is maintained in the proposals and no trees from the ancient woodland would be removed. A small section of the building and a refuse storage area encroach slightly into the 15m ancient woodland buffer zone however as existing this an area of hard surface car park thus is already developed. A section of garden path also encroaches within this buffer. None of these are within the Root Protection Area of any of the trees, however, controlled removal of the existing hard standing will be required to reduce or avoid incidental damage to the roots of retained trees but the risk of adverse effects arising is vastly reduced compared to construction within soft ground.
- 5.118 Tree T18 stands in amenity grass alongside the ancient woodland. It is of moderate value but its removal is required to facilitate the construction of the refuse storage area.
- 5.119 Trees T22, T23, and T24 stand in a small strip of amenity grass between the existing car park and fenced residential gardens. These trees are of low quality and their removal is required to facilitate the construction of the proposed car park.
- 5.120 The demolition and construction phases will require different protective fencing alignment. Fencing for each phase will need to be installed and not removed until the physical construction phase has been completed and all vehicles have been removed from site. The tree protection measures included in the Arboricultural Impact Assessment are comprehensive and considered to be acceptable subject to a condition requiring the implementation of the measures (CONDITION 3).
- 5.121 Whilst the crack willow stump (T25) is considered to have some value in terms of its contribution to biodiversity, it is not of cultural or historic value, is not prominent in the landscape, nor is of high aesthetic value. It not considered to

meet the criteria for it to be made the subject of a Tree Preservation Order, nor would its removal be contrary to Paragraph 175 of the NPPF.

- 5.122 Whilst it is regrettable that some individual trees must be removed to allow the development to proceed, as previously stated the entire scheme design has been significantly changed to protect Beggars Wood Ancient Woodland as a whole. All trees to be removed have been agreed with officers.
- 5.123 In addition, the proposed site layout, when compared to the existing external space around the Ravensdene Hotel offers the opportunity to extend the influence of the wood further into the site.
- 5.124 Detailed landscaping proposals to include native species which are complimentary to those already found within the adjacent woodland and which encourage wildlife into the area can be secured by condition that would enhance the setting of Beggars Wood extending its influence into the Extra Care Gardens (CONDITIONS 23 and 24).
- 5.125 Given the above and subject to the recommended conditions the proposal is considered to be acceptable and in accordance with paragraph 175 of the NPPF, Saved UDP policies ENV3, ENV44, ENV46, ENV47, CSUCP policy CS18 and draft MSGP policies 37 and 38.
- 5.126 ECOLOGY
Paragraph 170 of the NPPF requires that planning decisions should contribute to and enhance the natural and local environment through a number of criteria including:
a) protecting and enhancing sites of biodiversity in a manner commensurate with their statutory status or identified quality in the development plan;
d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 5.127 The NPPF requires a 15m buffer between the trunk of the trees in the Ancient Woodland and the development and this is maintained with the exception of a slight encroachment in an area that is already developed.
- 5.128 It is considered that, except for the trees that are to be felled (referred to above), there would be no loss of biodiversity. A condition is recommended above (CONDITIONS 23 and 24) to secure replacement and additional planting that will enhance the biodiversity on site.
- 5.129 As such the proposal is acceptable and in accordance with NPPF paragraph 170.
- 5.130 The ecological survey submitted in support of the application recorded good levels of bat activity along the southeast and southwest boundaries of the site.
- 5.131 The recommendations included within Section H of the Preliminary Ecological Appraisal and Bat Survey are considered to be acceptable and should be

secured by a condition (CONDITION 38) in addition to conditions requiring an Ecological Method Statement in relation to site clearance, construction and operational phases of the development (CONDITIONS 4 and 5), no vegetation clearance during the bird breeding season (CONDITION 18) and external lighting (CONDITIONS 34 and 35).

5.132 Given the above and subject to the recommended conditions the proposal is considered to be acceptable and in accordance with paragraphs 170 and 175 of the NPPF, CSUCP policy CS18 and draft MSGP policy 38.

5.133 HERITAGE ASSETS

The land is at the edge of part of the Locally Listed Ravensworth estate and Ravensworth Conservation Area. This development is not considered to detrimentally influence the setting of these two heritage assets as much of the scheme will be screened from view by the strong bank of trees, and there is some separation afforded by Beggars Wood.

5.134 Given the above the proposal is in accordance with NPPF paragraph 192 and CSUCP policy CS15 and draft MSGP policy 26.

5.135 GROUND CONDITIONS

The application is supported by a full Phase 1 desk top Geo-environmental study and Phase 2 Geo-Environmental Assessment.

5.136 The site has been assessed and inspected as part of the Council's Contaminated Land Strategy and is situated on potentially contaminated land based on previous historic use. The north west of the site was previously occupied by Lobley Hill Social Club and Institute though it is believed that the current hotel contains the original building. The remainder of the site south of the hotel building including the car parking to the south and east has not been subject to development with the site appearing to be open space/ garden area since 1856.

5.137 In addition to the above, the accumulation of waste materials to the south of the site (Beggars Wood) was officially classified as a landfill between 1963 and 1973 (however uncontrolled tipping commenced in 1938) and was licensed to accept domestic and trade refuse.

5.138 Consequently, it is likely that the development area may be affected by ground contamination. Contamination may possibly exist:

- in any historic made ground deposits present,
- from imported fill materials and material used to construct a development platform for the site and current/ former buildings,
- from materials e.g. asbestos used in former/ current buildings

5.139 It is recommended that an asbestos survey is secured by condition (CONDITION 15) and following this, should the materials be confirmed to contain asbestos, then localised removal of these materials off-site by a specialist asbestos contractor, thereby negating any future risk to end users (human health) will be required and secured by condition (CONDITION 16).

- 5.140 The submitted report states "the testing undertaken on the 'organic clay' screened from areas of soft landscaping indicates that these materials are potentially chemically suitable for use as part of the future development, therefore potentially reducing the requirement for off-site disposal. Should this material be proposed for use within areas of future soft landscaping, further screening will be required to confirm suitability for use including testing in accordance with BS3882:2015 to confirm its suitability as a plant growth medium.". Consequently, this additional recommendation for further site investigation should be secured by condition (CONDITION 10).
- 5.141 Conditions are recommended to require the applicant to undertake the necessary site investigations and devise suitable remediation strategies if required, so that any contamination is dealt with in a responsible and effective manner (CONDITIONS 10 - 14).
- 5.142 Given the above and subject to the recommended conditions the proposal is considered to be acceptable and in accordance with Saved UDP policy ENV54, CSUCP policies CS14 and CS21 and draft MSGP policy 22.
- 5.143 **COMMUNITY INVOLVEMENT**
A formal consultation event was recently held on Monday 18th March 2019 at The Lobley Hill Community Centre at 47-49 Scafell Gardens, Lobley Hill, NE11 9LS. The event ran from 3pm-6pm and was attended by members of the public. Presentation boards, displaying proposed layouts and scheme visuals along with photographs from similar schemes were on show.
- 5.144 A number of the design team were present including two from SPA Architects, two from Galliford Try (Main Contractor) and also two from Home Group who will own and run the scheme once complete.
- 5.145 Feedback forms were provided for people attending and 18 out of 34 attendees responded with comments.
- 5.146 The public were generally supportive of the proposal and recognised the need for such accommodation with many any attendees being supportive of the scheme and providing feedback as outlined below:
- o cannot wait to see the Hotel demolished
 - o liked the modern design of the building
 - o the building would be an asset for the area
 - o Many attendees felt they or someone they knew would make use of the communal facilities which are open to the public
 - o A number of people enquired about potentially moving into the development once completed
- 5.147 However there were also concerns raised the key themes were:
- o The height of the building overall
 - o The height and scale of the proposal fronting Consett Road
 - o Overlooking issues.
 - o Existing flooding problems in the area

- o Noise and general disruption during construction.
- o General issues around road safety on Consett Road
- o Parking, particularly associated with the start and end of the school day.

5.148 Written representations received in response to the planning application have criticised the event and that attendees felt that they were misled as to the scale of the development and who would be eligible for an apartment and that they were told that the scheme could not be changed as it had been agreed.

5.149 To address these concerns, a further consultation event was held on 11 June between 4pm and 6pm at Lobley Hill Community Centre at 47-49 Scafell Gardens, Lobley Hill.

5.150 Any feedback received at this event will be submitted as an addendum and reported as an Update.

5.151 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the application site is within Residential Zone C and the levy is £0 per sqm for market housing. In any event there would be an exception provided for on site affordable housing. The development is not CIL chargeable development.

5.152 OTHER MATTERS

Representations were received that insinuated that the developer was seeking the maximum profit.

5.153 The number of apartments is the minimum that will support the other uses (hair salon, restaurant) and maintain the vitality and viability of the proposal. Therefore the number of apartments is driven by a model to ensure that the scheme is successful. Fewer apartments would mean that the additional facilities could not be included successfully. As said earlier in the report Home Group is a registered social landlord and registered charity operating on a not for profit basis. The scheme as a whole is only able to be delivered with significant grant funding from Homes England and does not stack up financially on a commercial basis without this funding.

5.154 Loss of property value has also been the subject of representations, however, this not a material planning consideration.

6.0 CONCLUSION

Taking all of the relevant issues into account, it is considered that the proposed development is acceptable and accords with the relevant national and local planning policies.

Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection 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 -

S 00-01 Site Location Plan

S 00-03 Site Layout - Demolitions received 25 March 2019

D 50-01 Rev D Proposed Site Layout received 25 April 2019

D 50-07 Rev D Proposed Site Layout - Constraints received 25 April 2019

D 50-14 Fine Mesh Fence Setting Out received 3 June 2019

D 50-02 Rev D Proposed Ground and First Floors received 25 April 2019

D 50-03 Rev D Proposed Second and Third Floors received 25 April 2019

D 50-04 Rev C Proposed Roof Plan received 25 April 2019

D 50-09 Rev A Typical Section through Communals received 25 April 2019

D 50-08 Proposed Apartment Layouts received 25 March 2019

D 50-05 Rev C Proposed Elevations Sheet 1 of 2 received 25 April 2019

D 50-06 Rev C Proposed Elevations Sheet 2 of 2 received 25 April 2019

SK21 rev P1 Visibility Splay received 1 May 2019

SK11 Rev P1 Vehicle Swept Path Analysis received 25 March 2019

SK12 Rev P1 Vehicle Swept Path Analysis received 25 March 2019

SK13 Rev P1 Vehicle Swept Path Analysis received 25 March 2019

SK14 Rev P1 Vehicle Swept Path Analysis received 25 March 2019

Design and Access Statement Revision A by SPA Architects received 3 May 2019

Arboricultural Impact Assessment prepared by Paul C Lambert of The Environment Partnership dated March 2019

Daylight and Sunlight Study (Neighbouring Properties) prepared by Adrian Marston of Smith Marston Ltd dated 23 May 2019

Ecological Appraisal and Bat Survey prepared by Ben Crossmand of E3 Ecology Dated May 2019

Flood Risk and Drainage Strategy prepared by Richard Hall of Coast dated 2 April 2019

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

Prior to commencement of the development hereby permitted the tree protective measures at Sections 6 and 7 and Drawings 2, 3 and 4 in the Appendix entitled Drawings of the Arboricultural Impact Assessment prepared by Paul C Lambert of The Environment Partnership dated March 2019 must be installed prior to:

1) commencement of the demolition of the existing buildings wholly in accordance with drawings 2 and 4; and

2) the commencement of construction of the development hereby permitted and thereafter retained intact for the full duration of the construction works of the development wholly in accordance with drawings 3 and 4;

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.

Reason for condition

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with the NPPF, saved policy ENV44 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the trees to be retained by ensuring the trees are retained and protected before the development commences.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

4

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations) and notwithstanding the information submitted; a Biodiversity Method Statement covering:

- o protection, creation, enhancement and maintenance of habitats/ecological features to be retained and/or created on site
- o protected and priority species including bats, breeding birds and hedgehog, and;
- o invasive non-native species

shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site. The content of the method statement shall include timescales and details of measures to be implemented to avoid/minimise the residual risk of harm to individual species during the construction and operations phases of the development; and to ensure, where possible, local populations are maintained at or above their current levels.

Reason for condition

To minimise the risk of harm and long-term adverse impacts of the development on protected and priority species in accordance with CSUCP policy CS18, Saved UDP policies DC1(s) and ENV46 and the NPPF.

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on protected and priority species in advance of the commencement of the development hereby permitted.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

5

The details approved under condition 4 shall be implemented wholly in accordance with the approved details and adhered to during the construction and operational periods.

Reason

To minimise the risk of harm and long-term adverse impacts of the development on protected and priority species in accordance with CSUCP policy CS18, Saved UDP policies DC1(s) and ENV46 and the NPPF.

6

No development shall commence (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) until a Demolition and Construction Management Plan (DCMP) for the development has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include :

- a dust management plan
- a noise management plan
- pollution prevention measures
- contractor parking
- details of delivery arrangements, hours and routing
- measures to limit and manage transfer of debris on to the highway
- Dampening down of exposed stored materials, which will be stored as far from sensitive receptors as possible;
- Ensure all vehicles switch off engine when stationary; and
- Avoiding dry sweeping of large areas

Reason for condition

In order to avoid nuisance to the occupiers of adjacent properties during the demolition and construction phases of the development in accordance with the NPPF, saved policies DC1(h) and DC2 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan.

Reason for prior to commencement condition

The DCMP must demonstrate that the residential amenities of adjacent properties will be protected during construction of the development.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

7

The development hereby permitted shall be undertaken wholly in accordance with the Demolition and Construction Method Statement approved under condition 6 for the duration of the demolition and construction periods.

Reason:

To ensure that the site set up does not impact on highway safety, pedestrian safety, retained trees (where necessary) and residential amenity in accordance with Saved UDP policies ENV3, DC2 and CSUCP policies CS13, CS14, CS18 and National Planning Policy Framework.

8

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings, demolition of the existing hotel and site investigations and remediation) a drainage demolition and construction method statement (DCMS) shall be submitted to and approved in writing by the Local Planning Authority. The content of the CMS shall be in accordance with Appendix B6 of the CIRIA SuDS Manual, and Gateshead Interim SuDS Guidelines (Version 2 - March 2016) for best practice:

Reason

To ensure the works do not increase risk of flooding or pollution of watercourses in accordance with the NPPF and Policy CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

9

The drainage demolition and construction method statement details approved under condition 8 shall be wholly implemented prior to first occupation of any of the building hereby permitted in accordance with the approved details and retained for the full duration of the development

Reason

To prevent the increased risk of flooding from any sources in accordance with the NPPF and CSUCP policy CS17.

10

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings, demolition of the existing hotel and site investigations and remediation) additional Phase II intrusive site investigation works shall be undertaken, in the areas of the existing site buildings after demolition and site clearance has been undertaken to complete a full investigation of the site boundaries and a Phase II Risk Assessment report shall be completed and the findings submitted for the written approval of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policies CS14 and CS21 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

11

In the event that the need for remedial measures are confirmed following the site investigations approved under condition 10 to treat contaminated ground, prior to construction of the development hereby permitted, a scheme of remediation for the site as a whole shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1 and ENV54 of the Unitary Development Plan and CS14 and CS21 of the CSUCP.

12

The remediation measures approved under condition 11 shall be implemented wholly in accordance with the approved remediation measures prior to construction of the development hereby permitted 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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

13

Following completion of the remediation measures approved under condition 11, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted and maintained for the life of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

14

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. Development must be halted on that part of the site affected by the

unexpected contamination. Where required by the Local Planning Authority an investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1, and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

15

Prior to commencement of the development hereby permitted an asbestos survey shall be undertaken and the findings submitted for the written approval of the Local Planning Authority.

Reason for condition

To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours in accordance with the National Planning Policy Framework, policies CS14 and CS21 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

Reason for prior to commencement condition

To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

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16

Should the Asbestos Survey undertaken under condition 15 confirm that materials contain asbestos, then localised removal of these materials off-site by a specialist asbestos contractor shall be undertaken prior to the commencement of the development hereby permitted.

The approved methodology shall be undertaken wholly in accordance with the approved details prior to commencement of the development hereby permitted.

Prior to commencement of the development hereby permitted an asbestos survey shall be undertaken and the findings submitted for the written approval of the Local Planning Authority.

Reason for condition

To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours in accordance with the National Planning Policy Framework, policies CS14 and CS21 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

Reason for prior to commencement condition

To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

17

Prior to first occupation of the development hereby permitted full details of the Nominations Assessment for prospective tenants shall be submitted for the consideration and written approval of the Local Planning Authority.

Thereafter the approved Nominations Assessment shall be wholly implemented in accordance with the approved details for the lifetime of the development.

Reason

In order to ensure the prospective tenants meet the criteria for occupation of the specialist accommodation in accordance with the NPPF.

18

All vegetation clearance works will be undertaken outside the bird breeding season (March to August inclusive). Where this is not possible, a checking survey will be undertaken by a suitably qualified person immediately prior to the commencement of works on site. Where active nests are present these will remain undisturbed until the young have fledged and the nest is no longer in use.

Reason

To avoid/minimise harm to protected/priority species in accordance with the NPPF, Policy CS18 of the CSUCP, and saved policies of the UDP DC1(e) and ENV46.

19

Unless otherwise approved in writing by the Local Planning Authority, all works, demolition and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason

To safeguard the amenities of nearby residents and in accordance with Saved Policy DC2 of the Unitary Development Plan and CS14 of the CSUCP.

20

The development hereby permitted shall be implemented wholly in accordance with the drainage scheme contained within the submitted document entitled "Flood Risk Assessment and Drainage Strategy" dated 22nd March 2019. The drainage scheme shall ensure that foul and surface water flows discharge to existing sewer connection and ensure that surface water is restricted to 5l/sec.

Reason

To prevent the increased risk of flooding from any sources in accordance with the NPPF, and CSUCP policy CS17.

21

Prior to the development hereby permitted progressing above damp proof course final details of the substation shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

In the interests of visual amenity and in accordance with Saved UDP policy ENV3 and CSUCP policy CS14.

22

The details of the substation approved under condition 21 shall be implemented wholly in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development thereafter

Reason

In the interests of visual amenity and in accordance with Saved UDP policy ENV3 and CSUCP policy CS15.

23

Development hereby permitted shall not progress above damp proof level, until final details of a fully detailed scheme for the landscaping of the site detailing the retention, creation, enhancement and management of all soft landscaping areas within the site has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details and proposed timetable for hard and soft 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.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and to ensure adverse impacts on biodiversity are adequately mitigated/compensated in accordance with the NPPF and in accordance with Policies DC1(d) and (e), ENV44, ENV46 and ENV47 of the UDP and policies CS14 and CS18 of the CSUCP.

24

The details approved under condition 23 shall be fully implemented in accordance with the approved specifications and timescales.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and to ensure adverse impacts on biodiversity are adequately mitigated/compensated in accordance with the NPPF and in accordance with Policies DC1(d) and (e), ENV44, ENV46 and ENV47 of the UDP and policies CS14 and CS18 of the CSUCP.

25

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 ensure that the landscaping scheme becomes well established and is satisfactorily maintained in the interests of the visual amenity of the area and in accordance Saved Policies DC1 and ENV3 of the Unitary Development Plan, CSUCP policies CS15 and CS18 and the NPPF.

26

Prior to the development hereby permitted progressing above damp proof course full details of external plant equipment, including their noise generation levels and any acoustic mitigation measures, shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To safeguard the amenities of nearby residents and to ensure that any external equipment does not have an adverse effect upon the appearance of the area and in accordance with Saved UDP Policies DC2 and ENV3 and CSUCP policy CS14

27

The details approved under condition 26 shall be implemented wholly in accordance with the approved details and maintained and retained for the life of the development thereafter.

Reason

To safeguard the amenities of nearby residents and to ensure that any external equipment does not have an adverse effect upon the appearance of the area and in accordance with Saved UDP Policies DC2 and ENV3 and CSUCP policy CS14

28

Prior to occupation of the development hereby permitted a drainage maintenance document shall be submitted that shall include confirmation of expected lifespans of underground storage, filter drains, and flow controls, and detailed specification and methodology for their replacement if within the lifespan of the development. The maintenance document shall define the SuDS and drainage features, include specification of maintenance tasks; and schedule of tasks and inspections for the lifetime of the development. Confirmation of parties responsible for the system maintenance is required. The document shall include the replacement or refurbishment of the filter drains and desilting of the geocellular storage. Procedures for checking and cleaning of any drainage features at completion should be included.

Reason

To prevent the increased risk of flooding from any sources in accordance with the NPPF and CSUCP policy CS17.

29

The details approved under condition 28 shall be wholly implemented prior to first occupation of any of the development hereby permitted in accordance with the approved details and retained thereafter for the life of the development

Reason

To prevent the increased risk of flooding from any sources in accordance with the NPPF and CSUCP policy CS17.

30

Notwithstanding drawing D 50-04 Rev B as submitted prior to the kitchen hereby permitted is brought into use a detailed scheme covering the ventilation, extraction and control of cooking odours from the kitchen shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the development is designed and adequately ventilated to control odour nuisance, in accordance with Saved UDP Policies DC2 and ENV3 and CSUCP policy CS14.

31

The ventilation / extraction details approved under condition 30 shall be implemented wholly in accordance with the approved details prior to the first use of the kitchen and retained thereafter.

Reason

To safeguard the amenities of nearby residents and to ensure that any external equipment does not have an adverse effect upon the appearance of the area and in accordance with Saved UDP Policies DC2 and ENV3 and CSUCP policy CS14.

32

Prior to first occupation of the apartments facing Consett Road, a post construction noise monitoring survey shall be undertaken to demonstrate that the internal noise bedroom standards of 35dB LAeq, 16 hours (daytime) and 30 dB LAeq, 8 hours (night time) as per BS: 8233:2014 have been achieved. If these internal noise levels are not demonstrated through the post-construction noise testing, details of noise attenuation measures, in order for these noise levels to be achieved shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

In the interests of the amenity of the occupants of the affected rooms and in accordance with Saved UDP Policy DC2 and CSUCP policy CS14.

33

Any mitigation measures approved under condition 32 shall be implemented wholly in accordance with the approved details prior to the first occupation of the apartments facing Consett Road and maintained and retained for the life of the development

Reason

In the interests of the amenity of the occupants of the affected rooms and in accordance with Saved UDP Policy DC2 and CSUCP policy CS14.

34

Prior to first occupation of the development hereby permitted, an external lighting strategy for the proposed development site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- o identify those areas/features on site that are particularly sensitive for biodiversity, including bats; and
- o show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can clearly be demonstrated that areas to be lit will not prevent bats and other wildlife using their territory or having access to their resting places, whilst also considering the residential amenity impacts from light spillage on both residents of the development and neighbouring occupiers.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

To avoid harm to bats and ensure the maintenance of the 'local' bat population at or above its current level and in order to protect the amenities of nearby occupiers in accordance with CSUCP policies CS14 and CS18, Saved UDP policies DC1(s), DC2 and ENV46 and the NPPF.

35

The details approved under condition 34 shall be implemented wholly in accordance with the approved details, prior to the first occupation of the development and retained for the life of the development thereafter

Reason

To avoid harm to bats and ensure the maintenance of the 'local' bat population at or above its current level and in order to protect the amenities of nearby occupiers in accordance with CSUCP policies CS14 and CS18, Saved UDP policies DC1(s), DC2 and ENV46 and the NPPF.

36

The fence details indicated on drawings D 50 15 2m high fine mesh, D 50 16 1.2m high metal railings and D 50 17 2m high close board fence shall be implemented wholly in accordance with the approved details and the approved drawing D 50-14 Fine Mesh Fence Setting Out and the methodology for installation outlined in an email from Iain Mullen dated 3rd June 2019 prior to the first occupation of the development hereby permitted and maintained and retained for the life of the development.

Reason

In the interests of protecting the Ancient Woodland and in accordance with the NPPF, Saved UDP policies ENV3, ENV44, ENV46 and ENV47 and CSUCP policies CS15 and CS18.

37

Deliveries to the operational phase of the development hereby permitted shall only be between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays to protect the amenity of the residents.

Reason

In order to protect the amenities of the nearby and future residents in accordance with Saved UDP policy DC2 and CSUCP policy CS14.

38

Prior to the development hereby permitted progressing above damp proof course, the ecological mitigation measures at Section H of the Preliminary Ecological Appraisal and Bat Survey Draft May 2019 prepared by Ben Crossman of E3 Ecology shall be wholly implemented and thereafter retained.

Reason

To minimise the risk of harm and long-term adverse impacts of the development on protected and priority species in accordance with CSUCP policy CS18, Saved UDP policies DC1(s) and ENV46 and the NPPF.

39

Prior to first occupation of the development hereby permitted full details of secure and weatherproof cycle storage for residents and cycle storage for visitors and staff shall be submitted for the consideration and written approval of the Local Planning Authority

Reason

In order to encourage sustainable modes of travel and in accordance with CSUCP policy CS13 and Gateshead Cycling Strategy.

40

The details approved under condition 39 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development thereafter

Reason

In order to encourage sustainable modes of travel and in accordance with CSUCP policy CS13 and Gateshead Cycling Strategy.

41

Prior to the first occupation of the development hereby permitted final details of the highway layout/markings on Consett Road shall be submitted for the written approval of the Local Planning Authority. The final details shall include a pedestrian crossing refuge on Consett Road and the relocation of the eastbound bus stop.

Reason

In the interest of highway safety and in accordance with the NPPF and CSUCP policy CS13.

42

The details approved under condition 41 shall be implemented in full prior to the first occupation of the development hereby permitted.

Reason

In the interest of highway safety and in accordance with the NPPF and CSUCP policy CS13.

43

The development hereby permitted shall not be occupied until the submission of a final Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

- An assessment of the site, including the transport links to the site, on-site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- Clearly defined objectives, targets and indicators.
- Details of proposed measures.
- Appointment of a travel plan co-ordinator and their allocated budget
- Detailed timetable for implementing measures.
- Proposals for maintaining momentum and publicising success.
- A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

Evidence of the implementation of the hereby approved Framework Travel Plan over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition.

Reason

In order to accord with the NPPF and policy CS13 of the CSUCP.

44

The Travel Plan approved under condition 43, and as subsequently revised, shall be wholly implemented in accordance with the approved details for the life of the development

Reason

To ensure sustainable travel and in accordance with CSUCP CS13 and the NPPF.

45

The development hereby permitted shall not progress above damp proof course until a materials schedule has been submitted for the consideration and written approval of the Local Planning Authority and samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection on site and are subsequently approved in writing by the Local Planning Authority.

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.

46

The development hereby permitted shall be undertaken wholly in accordance with the materials approved by condition 45 and retained for the life of the development thereafter.

Reason

To ensure that the proposed development does not have an adverse effect upon the appearance 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.

47

Prior to first occupation of the building hereby permitted final details of:

the bin store; and
the sprinkler tank,

shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

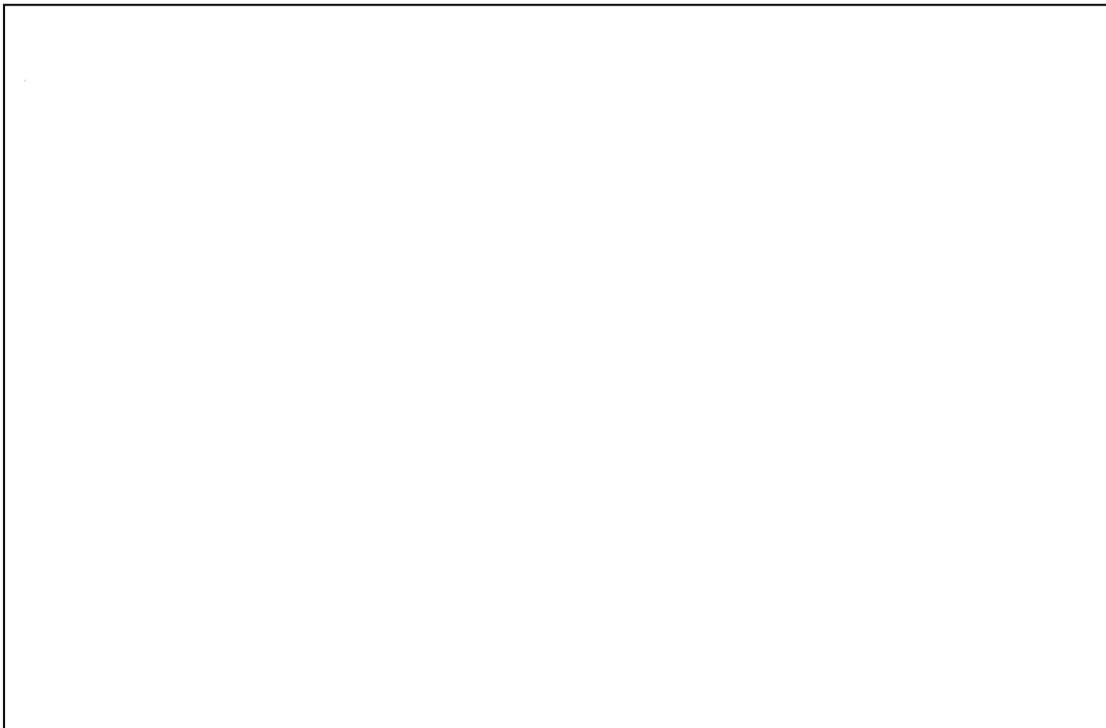
In the interests of visual amenity and in accordance with Saved UDP policy ENV3 and CSUCP policy CS15.

48

The details approved under condition 47 shall be implemented wholly in accordance with the approved details prior to the first occupation of the development hereby permitted and retained for the life of the development thereafter

Reason

In the interests of visual amenity and in accordance with Saved UDP policy ENV3 and CSUCP policy CS15.



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