

Date of Committee: 17 July 2019

Application Number and Address:

DC/18/01038/LBC
Former Windmill Hills Nursing Home
Mulgrave Terrace
Gateshead
NE8 1PS

Applicant:

Church of Scientology

Proposal:

LISTED BUILDING CONSENT: Internal and external alterations, underpinning, erection of three single storey extensions, two outdoor seating areas, provision of bin store, substation, new pedestrian access, associated car parking and landscaping (Amended 13/11/18, 14/12/18, 19/12/18, 14/01/19, 18/01/19, 28/01/19, 15/02/19, 25/02/19, 11/03/19 and 01/05/19 and additional information received 22/01/19, 28/01/19, 25/02/19, 11/03/19, 28/03/19 and 12/06/19).

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

None

Any additional comments on application/decision:

That Listed Building Consent 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 to which this permission relates must be commenced not later than 3 years from the date of this permission.

2

Prior to the commencement of the works hereby permitted within the basement of the building, a methodology to identify and agree the areas for the supervised exposure of the base of the existing walls, to confirm the final extent of repair and underpinning works required and a timetable of works shall be submitted for the consideration and written approval of the Local Planning Authority. The methodology shall include details of supervised exposure of the prevailing ground levels in the presence of the Council's appointed Historic Buildings Officer and Structural Engineer to identify a scheme for the final extent of the repair and underpinning works that are necessary to preserve the integrity of the building.

3

The methodology approved under condition 2 shall be implemented wholly in accordance with the approved details and timetable prior to the commencement of the development within the basement of the building hereby permitted.

4

Prior to the implementation of any underpinning and repair works, as identified under condition 2, a method statement for these underpinning and repair works shall be submitted for the consideration and written approval of the Local Planning Authority. This shall include:

- i) Details of archaeological building recording of the existing foundations and the report to be published and submitted to the HER
- ii) Details of working methods to expose and support the existing walls during the works
- iii) Details and samples of new materials to be used in the construction
- iv) Details of the proposed final design, extent, timetable and subsequent monitoring for the underpinning work to the basement
- v) A detailed schedule of repairs for the external envelope of the listed building

5

The repair works approved under condition 4 shall be implemented wholly in accordance with the approved details and timetable and monitored for the life of the development.

6

Prior to the works commencing to the basement area of the listed building, details of the proposed 'Pudlo' Waterproof system (or comparable system) for dry lining the existing basement including all channels, sumo and extraction methodology shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing to the basement.

7

The details approved by condition 6 shall be wholly implemented in accordance with the approved details prior to first occupation of the use hereby permitted and retained for the life of the development.

8

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a schedule and methodology of repairs statement shall be submitted for the consideration and written approval of the Local Planning Authority for:

- a) Methodology for demolition and strip out of extensions, internal partition walls, linings and ceilings.
- b) Methodology for stripping out of all existing services, pipes, vents.

9

The details approved under condition 8 shall be implemented wholly in accordance with the approved details for the duration of the demolition and construction works

10

Prior to commencement of development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a Careful Working Method Statement/ Heritage Tool Box Talk shall be submitted for the consideration and written approval of the Local Planning Authority. The Method statement shall thereafter be implemented with all contractors involved in undertaking any works to the building being made aware of the constraints of working on and around a listed building and the implications of not following the approved plans and or method statements prior to commencing works on site and must adhere at all times to the approved Careful Working Method Statement.

11

Prior to the commencement of the development hereby permitted and before any construction vehicles, plant or machinery are brought onto the site, the listed building shall be adequately protected against accidental damage, in accordance with measures which shall first have been submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be implemented and maintained until the development hereby approved is complete

12

Scaffolding shall not at any time be mechanically fixed to the masonry of the building unless otherwise approved in writing by the Local Planning Authority, and all elements in close proximity to masonry shall be fitted with plastic end caps and/or other measures appropriate for the protection of the masonry at all times for the duration of the demolition and construction of the development hereby permitted..

13

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a schedule and methodology for repairs to the historic fabric of the listed building both interior and exterior to include:

- a) the detail of blocking up internal openings;
- b) large scale detail of any proposed new openings internally; and
- c) the detail of the new staircases,
- d) large scale details of construction of new partition walls,
- e) suspended ceilings,
- f) doors,
- g) M&E services,
- h) floor and wall finishes, and
- i) soil and vent pipes

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

14

The details approved under condition 13 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter for the life of the development

15

Prior to commencement of the roof repairs for the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site

investigations and remediation) a schedule of repairs to the roof including a methodology, a sample of the Welsh slate and lead and a plan illustrating where Welsh slates and lead are proposed to be used shall be submitted for the consideration and written approval of the Local Planning Authority.

16

The approved details under condition 15 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained thereafter for the life of the development.

17

No opening up of the roof is to be carried out until adequate weather protection measures for the structure have been installed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved weather protection measures shall remain in place until the building itself is waterproof and weather-tight.

18

Prior to commencement of the development hereby permitted (except for the erection of tree protection measures, site security hoardings and site investigations and remediation) a schedule of repairs to the existing windows, where windows are to be replaced including a methodology and a plan illustrating where the repairs are proposed to shall be submitted for the consideration and written approval of the Local Planning Authority.

19

The details approved under condition 21 shall be implemented wholly in accordance with the approved details prior to the first occupation of the use hereby permitted.

20

At no time in constructing the development hereby permitted shall existing pointing be ground out mechanically.

21

Prior to commencement of the demolition works identified on drawings A01.00 Rev 5 Demolition Plan - Basement, A01.01 Rev 7 Demolition Plan - Ground Floor, A01.02 Rev 6 Demolition Plan - First Floor commence, the details of any satellite and television aerials or dishes which may need to be installed in the building, to include cables, sensors and alarms, CCTV cameras and the impact and appearance of these on its historic fabric, shall be submitted to and approved in writing by the Local Planning Authority.

22

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

23

Prior to commencement of development hereby permitted (except for site investigations, erection of tree protection measures and demolition works), a repair schedule and final details of the boundary treatment to include stonework repair methodology, full details of railings and sliding gate, shall be submitted for the

consideration and written approval of the Local Planning Authority

24

The details approved under condition 23 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development

25

Prior to the commencement of the development hereby permitted (with the exception of the site investigation and internal demolition work) final large scale details of the termination points of flues on the roof and vents and extract grilles and louvres and scaled elevations indicating their detailed appearance location on the building shall be

26

The details approved under condition 25 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development

27

The development hereby permitted shall not commence (other than site investigations, tree protection measures and demolition works), until samples of all materials, colours and finishes to be used on all internal and external surfaces have been made available for inspection on site (in the form of a sample panel) and are subsequently approved in writing by the Local Planning Authority.

Brick;

Render;

mortar mix (specification, texture finish and colour finish);

sample panel of proposed pointing;

aluminium curtain walling and glazing;

glazed balustrade;

rainwater goods in cast aluminium (finished black) goods, with drainage strategy

review for adequate self-cleaning, dispersal and improved detailing;

louvres; and

roof covering for annex, substation and bin store;

shall be submitted for the consideration and written approval of the Local Planning Authority. Thereafter, these materials shall be used in accordance with these approved details.

28

The materials approved under condition 27 shall be wholly implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and retained thereafter for the life of the development

29

Prior to cleaning of the brick elevations and stone wall final details of the DOFF cleaning system in order to remove atmospheric pollution, biological growth, and efflorescence and the Joss Torc cleaning system to be used to remove graffiti and general cleaning of stone shall be submitted for the consideration and written approval of the Local Planning Authority.

30

The details approved by condition 29 shall be wholly implemented in accordance with the approved details prior to first occupation of the use hereby permitted and retained for the life of the development.

31

Prior to commencement of the development hereby permitted (except for site investigations, erection of tree protection measures and demolition works) a methodology and drawings for the construction of the new build extensions (new entrance, cafe, extension and external plant area) to include large scale details of their junction with the listed building to show how this detail will be addressed making the transition have as minimal intervention with the host building as possible shall be submitted for the consideration and written approval of the Local Planning Authority.

32

The details approved by condition 31 shall be wholly implemented in accordance with the approved details prior to first occupation of the use hereby permitted and retained for the life of the development.

33

Prior to commencement of the development hereby permitted (except for site investigations, erection of tree protection measures and demolition works) a methodology for rebuilding of parts of the existing historic fabric in order to improve structural stability (Dutch gables) shall be submitted for the consideration and written approval of the Local Planning Authority.

34

The details approved by condition 33 shall be wholly implemented in accordance with the approved details prior to first occupation of the use hereby permitted and retained for the life of the development.

35

Prior to implementation of the proposed new cross and lettering of the development hereby permitted a methodology and largescale drawings setting out the materials, scale and methodology for fixing the proposed new Cross and lettering to be fitted to the front elevation of the listed building shall be submitted for the consideration and written approval of the Local Planning Authority.

36

The details approved by condition 35 shall be wholly implemented in accordance with the approved details prior to first occupation of the use hereby permitted and retained for the life of the development.

37

Prior to first occupation of the development hereby permitted full details of the location and method of fixing of an architectural lighting scheme, including a rendered image illustrating the final scheme shall be submitted for the consideration and written approval of the Local Planning Authority.

38

The details approved by condition 37 shall be wholly implemented in accordance with

the approved details prior to first occupation of the use hereby permitted and retained for the life of the development.

Any additional comments on application/decision:

None

Date of Committee: 17 July 2019

Application Number and Address:

DC/18/01058/FUL
Former Windmill Hills Nursing Home
Mulgrave Terrace
Gateshead
NE8 1PS

Applicant:

Church of Scientology

Proposal:

Three single storey extensions to, and conversion of, vacant nursing home (use class C2) to a D1 (Non-residential institutions) use comprising a place of worship, training facilities and meeting rooms with ancillary offices, cafe, two outdoor seating areas, new pedestrians access, substation, bin store, car parking and landscaping (additional information received 28/11/18, 17/12/18, 22/01/19, 28/01/19, 15/02/19, 11/03/19, 28/03/19, 05/04/19 and 12/06/19 and amended 13/11/18, 28/11/18, 14/12/18, 19/12/18, 14/01/19, 18/01/19, 28/01/19, 11/03/19 and 01/05/19).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Further representations made

The concerns raised relate to the proposed use being inappropriate for Gateshead.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

Heritage Statement - 1018373 Rev B
181031 Wall Survey Repairs
4866 Windmill Hills BR
4881 Windmill Hills DBA
Windmill Hills Interim DBA 4851

External Conservation and Repair Strategy 25-09-18
1846-WSP-00-XX-M2-C-00 1 - Below Ground Drainage Layout (B)
1846-WSP-00-XX-M2-C-002 - Typical Details
5520 Former Windmill Hill Nursing Home EA and Bat Survey R04
180727_70047749_Windmill Hill PRA_rev5
70047883-AC01 - Former Windmill Hill Nursing Home Noise Assessment rev2
Former Windmill Hill Nursing Home Final Planning Statement For Submission
180925 - CSI Gateshead - Sustainability Statement
0001.1s Transport Assessment + App
0002.1s Workplace Travel Plan + App
AIA Exi Rev A The Former Windmill Hill Nursing Home Half Moon Lane Gateshead
AIA R Rev A Former Windmill Hill Nursing Home Half Moon Lane Gateshead
AIA TPP Rev A The Former Windmill Hill Nursing Home Half Moon Lane
Gateshead
AMS R Rev A Former Windmill Hill Nursing Home Half Moon Lane Gateshead
AMS TPP Rev A The Former Windmill Hill Nursing Home Half Moon Lane
Gateshead
Former Windmill Hill Nursing Home SCI
1018375-RPT-01 - Windmill Hill Lift Condition Survey - Rev A
0003.1 Transport - Post Submission_APP_S
1505.003.600 Design and Access Statement Rev01 26.04.19
Church of Scientology - Technical Note - Drainage Rev C
Roof Condition Survey - Former Windmill Hill Nursing Home Gateshead
F30901 - Windmill Hill Care Homes Gateshead - 6-9-18 Revised
Window Measurements - Former Windmill Hill Nursing Home
Windmill Hills Condition Survey 27_08_2018
Windmill Hill Phase II Geotechnical Report

Plans

Structures:

CSI-WSP-00-XX-DR-S-130108
CSI-WSP-00-XX-DR-S-130109
CSI-WSP-00-XX-DR-S-130111
CSI-WSP-00-XX-DR-S-200901
CSI-WSP-0A-XX-DR-S-200901
CSI-WSP-0B-XX-DR-S-200901
CSI-WSP-0C-XX-DR-S-200901

Architectural

1505.003 - A10.05 - PROPOSED ANNEX ELEVATIONS Rev06
1505.003 - A10.02 - PROPOSED NORTH WEST ELEVATION Rev07
1505.003 - A10.03 - PROPOSED NORTH EAST ELEVATION Rev10
1505.003 - A10.06A - Proposed Street Elevations Sheet 1 Rev05
1505.003 - A10.06B - Proposed Street Elevations Sheet 2 Rev05
1505.003 - A15.03 Proposed Substation Rev01
1505.003 - A15.04 Proposed Bin Store Rev03
1505.003 -A10.01 - PROPOSED SOUTH EAST ELEVATION Rev 07
CSI-WSP-00-XX-DR-S-130112 retaining wall on pub boundary
CSI-WSP-00-XX-DR-S-130112 retaining wall on pub boundary
1505.003 - A00.07A Remaining Existing Elevations Rev00
1505.003 - A00.07A Remaining Existing Elevations Rev00

1505.003 - A18.02 Planning Application Annex GA plan - Area B Rev04
 1505.003 - A18.03 - Planning Application GA Plan - Ground Floor Area A Rev05
 1505.003 - A18.03 Planning Application Ground GA plan - Area A Rev05
 1505.003 - A18.04 Planning Application First Floor GA plan - Area A Rev05
 1505.003 - A10.15 - PROPOSED CAR PARK SECTIONS Rev03
 1505.003 - A04.10A - PLANNING RCP - BASEMENT AREA A Rev01
 1505.003 - A04.10B - PLANNING RCP - ANNEX AREA B Rev01
 1505.003 - A04.11A - PLANNING RCP - GROUND FLOOR AREA A Rev02
 1505.003 - A04.12A - PLANNING RCP - FIRST FLOOR AREA A Rev01
 1505.003 - A02.00 - PROPOSED ROOF PLAN Rev07
 1505.003 - A02.04 - Proposed Site Plan Rev09
 1505.003 - A10.19 - RETAINING WALLS SITE PLAN Rev03
 1505.003 - A15.01 Proposed Perimeter Repair and Security Plan Rev 08
 1505.003 - A15.02 Proposed Ecological Mitigation Plan Rev03
 1505.003 - A18.10 Planning Application Indicative Sun Studies Rev01
 1505.003 -A18.20 - Illustrative 3D Visuals Sheet 1 of 3
 1505.003 -A18.21 - Illustrative 3D Visuals Sheet 2 of 3
 1505.003 -A18.22 - Illustrative 3D Visual Sheet 3 of 3
 1503.003 - Window Schedule Rev00
 CSI-WSP-00-XX-RP-001 - Courtyard Planning Levels (B)

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

Prior to commencement of the development hereby permitted the tree protective measures at Section 5 of the Arboricultural Method Statement Rev A prepared by Andrew Watson of All About Trees dated 21 September 2018 must be installed for T3 and H1 prior to:

1) commencement of the demolition; 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 the Arboricultural Method Statement Rev A;

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 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

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 :

- details of the compound and storage area
- 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 prior to commencement condition

The CMP 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.

5

The development hereby permitted shall be undertaken wholly in accordance with the Demolition and Construction Method Statement approved under condition 4 for the duration of the construction period

6

No development shall take place (except for the erection of tree protection measures, site security hoardings and site investigations) until a drainage construction method statement has been submitted containing:

- o Consideration of any construction phasing, demonstrating that adequate interim drainage and surface water pollution protection measures are in place to protect surface water discharge off site during the construction phase.
- 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.

Reason for prior to commencement condition

The Drainage CMP must demonstrate that that adequate interim drainage and surface water pollution protection measures are in place to protect surface water discharge off site during the construction phase.

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 Drainage Construction Method Statement approved under condition 6 shall be adhered to throughout the construction of the development hereby permitted.

8

No development shall take place above damp proof course of the Annex building until full details of the permeable paving with subbase, and the permavoid storage, have been submitted for the consideration and written approval of the Local Planning Authority.

9

The details approved under condition 8 shall be implemented wholly in accordance with the approved details and maintained and retained for the life of the development.

10

Prior to first occupation of the use hereby permitted, a drainage maintenance document is required that shall include confirmation of expected lifespan of any treatment devices, flow controls, and geocellular storage. Detailed specification and methodology for their replacement if within the lifespan of the development should be included. The maintenance document shall define all 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 maintenance of all drainage elements is required.

11

The Drainage Maintenance Document approved under condition 10 shall be adhered to wholly in accordance with the approved details and maintained and retained for the life of the development.

12

Prior to commencement of the development hereby permitted a Remediation Strategy shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason for prior to commencement condition

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.

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.

13

The remediation measures approved under condition 12 shall be implemented wholly in accordance with the approved remediation measures prior to

commencement 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 for prior to commencement condition

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.

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.

14

No development hereby permitted shall be commenced until an intrusive site investigation is undertaken, to investigate the existence of shallow coal mining at the site that may need grouting and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of rotary open-hole drilling to ensure shallow coal mining is not present underlying the site and inform foundation matters.

The site investigation and Phase 2 Risk Assessment report shall identify possible areas which may require remedial works in order to make the site suitable for its proposed end use.

Reason for prior to commencement condition

The mitigation works to address shallow unrecorded mine workings must be undertaken before the development commences in order to ensure that the site is made safe prior to the commencement of the development to ensure the development can be carried out safely

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.

15

If the intrusive investigation approved under condition 15 confirms that there is a need for further remedial works to treat areas of shallow mine workings to ensure the safety and stability of the proposed development, full details of the remedial works shall be submitted to the Local Planning Authority for written approval prior to the commencement of the development hereby permitted.

Reason for prior to commencement condition

The mitigation works to address shallow unrecorded mine workings must be undertaken before the development commences in order to ensure that the site is made safe prior to the commencement of the development to ensure the development can be carried out safely

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.

16

The details of remedial measures approved under condition 15 shall be implemented as soon as practicable on discovery that they are required and maintained for the life of the development.

17

Following completion of the remediation measures approved under conditions 12 and 15 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.

18

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.

19

Prior to commencement of the development hereby permitted a structural survey of the retaining wall boundary of the Black Bull PH to include mitigation measures for stabilisation of the retaining wall should they be required, shall be submitted for the consideration and written approval of the Local Planning Authority that confirms the structural stability of the retaining wall and that it will not be compromised by the development of the Annex building hereby permitted. In the event that works to the retaining wall are required these shall be undertaken in accordance with the mitigation measures prior to the commencement of the development.

Reason for prior to commencement condition

The structural survey must be undertaken before the development commences in order to ensure that the site is made safe prior to the commencement of the development to ensure the development can be carried out safely

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.

20

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.

21

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.

22

Development hereby permitted shall not progress above damp proof course of the Annex building, 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.

23

The details approved under condition 22 shall be fully implemented in accordance with the approved specifications and timescales.

24

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.

25

Prior to the construction of the external plant area external walls of the development hereby permitted full details of external plant equipment shall be submitted for the consideration and written approval of the Local Planning Authority.

26

The details approved under condition 25 shall be implemented wholly in accordance with the approved details and maintained and retained for the life of the development thereafter.

27

Prior to first occupation of the development hereby permitted, and notwithstanding the Tula data sheet and Italo datasheet submitted on 2 May 2019, a lighting strategy for the car park and pedestrian access areas and the elevation to Windmill Park shall be submitted for the consideration and written approval of the Local Planning Authority. The strategy shall:

- ensure that the external lighting will not have a harmful impact on the listed building;
- identify those areas/features on site that are particularly sensitive for biodiversity, including bats; and
- 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.

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.

28

The details approved under condition 28 shall be implemented wholly in accordance with the approved details and retained for the life of the development thereafter

29

Prior to commencement of development a Careful Working Method Statement shall be submitted for the consideration and written approval of the Local Planning Authority. The Method statement shall thereafter be implemented with all contractors involved in undertaking tree works on site being made aware of the potential presence of bats prior to commencing works on site and must adhere at all times to the approved Careful Working Method Statement.

The removal/replacement of roof covering (roof tiles, ridge tiles, sarking, roofing timbers, roofing felt, soffits, fascia, barge-boards and guttering, etc.) will be done carefully by hand, checking for evidence of bats.

Should bats be encountered at any time during the works work in that area must cease immediately and a qualified ecologist and licensed bat worker must be contacted for urgent advice.

All contractors undertaking roofing works on site shall receive a 'tool box talk' on bats delivered by a suitably qualified ecologist/licensed bat worker in advance of commencing works on site.

Reason for prior to commencement condition

In order to ensure prior to the commencement of the development that bats and bat roosts can be protected during 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.

30

No works will be undertaken on site unless they are in strict accordance with the Method Statement contained within Section H. of the submitted Ecological Appraisal and Bat Survey report produced by E3 Ecology Ltd and dated September 2018.

31

The following key elements of work will not commence within the hibernation period (mid-November to mid-March inclusive):

- Re-structuring/re-pointing of existing stone/brickwork/breezeblock including externally/internally and around windows; and
- Removal of ridge tiles, slates, roof timbers and exposure of wall tops via roof stripping, in areas associated with the lined northern section of the roof, where roof wood cladding is present and around cupolas.

32

The bat roost features details approved under condition 1 shall be installed wholly in accordance with the approved details prior to first occupation of the building and retained for the life of the development.

33

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

34

The details approved under condition 33 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

35

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 to include Electric vehicle Charging points and showers and changing facilities for cyclists
- 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.

36

The Travel Plan approved under condition 35 shall be wholly implemented in accordance with the approved details for the life of the development

37

Prior to the café hereby permitted being 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.

38

The ventilation / extraction details approved under condition 38 shall be implemented wholly in accordance with the approved details prior to the first use of the kitchen and retained thereafter.

39

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.

40

A hard copy of the report of the archaeological building recording results shall be submitted to the Local Planning Authority and the County Archaeologist within one calendar month of the date of this decision for retention in the County Archives.

41

Prior to commencement of development hereby permitted (except for site investigations, erection of tree protection measures and demolition works), a repair schedule and final details of the boundary treatment to include stonework repair methodology, full details of railings and fob controlled sliding gate, shall be submitted for the consideration and written approval of the Local Planning Authority

Reason for prior to commencement condition

To minimise the risk of harm and long-term adverse impacts of the development on the structural integrity of the listed building 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.

42

The details approved under condition 41 shall be wholly implemented in accordance with the approved details prior to first occupation of the development hereby permitted and retained for the life of the development

43

Prior to occupation of the use hereby permitted the CCTV cameras in the locations indicated on drawing A15.01 Rev 08 shall be implemented wholly in accordance with the approved details

Any additional comments on application/decision:

None

Date of Committee: 17 July 2019

Application Number and Address:

DC/18/01165/FUL
Site of former social club
Gretna Terrace
Felling

Applicant:

Leamside Care Centre Ltd

Proposal:

Erection of 83 Bedroom Residential Care Centre with associated boundary treatments, on-site parking, servicing, landscaping and change of use of open space to form off-site parking provision (amended 13/02/19 and 06/06/19 and additional information received 26/03/19)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

Reason for Minor Update

Condition amended

The following list of plans are proposed to be added under condition 1 of the main agenda report.

L.01

L (0) 01 Rev A

L (0) 02

L (0) 03

L (0) 04

L (0) 05

L (9) 01 Rev B

L (0) 21 & 22

L (0) 23 & 24

AMS EXI

AMS TPP

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Service Director 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 -

L.01

L (0) 01 Rev A

L (0) 02

L (0) 03

L (0) 04

L (0) 05

L (9) 01 Rev B

L (0) 21 & 22

L (0) 23 & 24

AMS EXI

AMS TPP

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

Before any materials are brought onto site or any development granted in full is commenced, the tree protection measures shown on plan reference Tree Protection Plan (TPP) 10.09.18 shall be implemented on site. The fencing must remain in place for the duration of the development and shall not be moved or removed until all equipment; machinery and surplus materials have been removed from the site, unless otherwise and firstly approved in writing by the Local Planning Authority. No materials, plant or equipment or temporary buildings or structures shall be stored or located within the fenced areas.

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

No vegetation clearance works shall be undertaken during the bird breeding season (i.e. March to August inclusive). Where this is not possible a breeding bird checking survey will be undertaken by a suitably qualified ecologist immediately prior (i.e. no more than 48hrs) to the commencement of works on site. Where active nests are confirmed these must be retained undisturbed until the young have fledged and the nest(s) is no longer in use.

5

No development shall commence (except for tree protection measures and vegetation

clearance works) until a construction control plan including the hours of operation, location and layout of the compound area, a scheme for the control of noise and dust and vehicle access locations shall be submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

The construction control plan 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.

6

The construction control plan approved under condition 5 shall be implemented and complied with in full during all stages of construction, until completion.

7

No development shall commence (except for tree protection measures and vegetation clearance works) until a detailed remediation scheme to bring the site to a condition suitable for the intended use, by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, has been prepared and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable and phasing of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

NB The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in any proposed garden / soft landscape areas.

Reason for prior to commencement condition

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.

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.

8

The details of remediation measures approved under condition 7 shall be implemented prior to commencement of each phase 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.

9

Following completion of the remediation measures approved under condition 7 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.

10

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 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.

11

Development shall not commence in respect of the SuDS and drainage system until the following construction details have been submitted to and approved in writing by the Local Planning Authority:

1. Details of geocellular system and flow control.
2. Electronic drainage model submitted in Microdrainage format.

12

The details approved under condition 11 shall be implemented prior the first occupation of the development and maintained as such for the life of the development.

13

Prior to the first occupation of the development hereby approved a SuDS and drainage maintenance plan to cover the following:

- i. Clearly describe the drainage system and define the SuDS features, describing how each element is expected to work;
- ii. Confirm party responsible for the system maintenance in the short and long term;
- iii. Provide specification of maintenance tasks; and schedule of tasks and inspections for the lifetime of the development

shall be submitted to and approved in writing by the Local Planning Authority.

14

The details approved under condition 13 shall be implemented prior the first occupation of the development and maintained as such for the life of the development.

15

Construction of the new development hereby approved shall not proceed beyond damp proof course until 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.

16

The development shall be completed using the materials approved under condition 15 and retained as such in accordance with the approved details thereafter.

17

The development hereby approved shall not be occupied until a fully detailed scheme for the boundary treatment of and within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.

18

The boundary treatment details approved under condition 17 shall be implemented wholly in accordance with the approved details prior to the development being occupied and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

19

The development hereby approved shall not be occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard landscaping, proposed trees and hedges, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

20

The landscaping scheme approved under condition 19 shall be completed in full accordance with the approved plans during the first planting season (October to March) following commencement of the development unless otherwise approved in writing by the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

21

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.

22

Notwithstanding the details on the submitted plans, final details of secure and weatherproof cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

23

The details approved under condition 22 shall be implemented prior the first occupation of

the development and maintained as such for the life of the development.

24

Prior to the first occupation of the development hereby approved, a scheme for the provision of electric vehicle charging shall be submitted to and approved in writing by the Local Planning Authority:

25

The details approved under condition 24 shall be implemented prior the first occupation of the development and maintained as such for the life of the development.

26

Notwithstanding the details on the submitted plans, final details of motorcycle parking shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

27

The details approved under condition 26 shall be implemented prior the first occupation of the development and maintained as such for the life of the development.

28

No part of the residential accommodation shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

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

- 1) Reduction in car usage and increased use of public transport, walking and cycling;
- 2) Minimal operational requirements for car parking in accordance with the National Planning Policy Framework and Council Policy CS13;
- 3) A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.

29

The Travel Plan shall be implemented in accordance with the details and timescales approved under condition 28 and retained as such thereafter unless otherwise first approved in writing by the Local Planning Authority.

30

No development or other operations shall commence in respect of the car parking to serve the nursery or the boundary wall in the south east corner of the site until a detailed construction specification and arboricultural method statement for any works to trees or areas within the approved tree protection areas has been submitted to and approved in writing by the Local Planning Authority. This must provide for the protection and retention of the existing trees on the site during the construction of the development.

31

The details approved under condition 30 shall be implemented and adhered to at all time during construction the car parking to serve the nursery and any works to the boundary wall in the south east corner of the site.

32

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

Any additional comments on application/decision

None

Date of Committee: 17 July 2019

Application Number and Address:

DC/19/00213/OUT
Former Clasper Village Site
Tyne Road East
Gateshead

Applicant:

Gateshead Council

Proposal: Development of 6.6ha of land for residential (use class C3) comprising erection of 191 residential units with associated drainage, highway works and landscaping (amended 10/04/19, 06/06/19 and 08/07/19).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Condition amended

The following list of plans are proposed to be added under condition 1 of the main agenda report:

33477-GC-00-XX-DR-A-0001
33477-GC-00-XX-DR-A-0002
33477-GC-00-XX-DR-A-4001
33477-GC-00-XX-DR-A-4002 P1
33477-GC-00-XX-DR-A-9001 P3
33477-GC-00-XX-DR-A-9003
33477-GC-00-XX-DR-A-9004
33477-GC-00-XX-DR-A-9006
33477-GC-00-XX-DR-A-9101
33477-GC-00-XX-DR-A-9102
33477-GC-00-XX-DR-A-9103
33477-GC-00-XX-DR-A-9104
33477-GC-00-XX-DR-A-9105
33477-GC-A9-XX-DR-A-0001
33477-GC-A9-XX-DR-A-0003
33477-GC-A9-XX-DR-A-0004
33477-GC-A9-XX-DR-A-0005
33477-GC-A9-XX-DR-A-0008

33477-GC-A9-XX-DR-A-0009
33477-GC-A9-XX-DR-A-0010
33477-GC-A12-XX-DR-A-0001
33477-GC-A12-XX-DR-A-0003
33477-GC-A12-XX-DR-A-0004
33477-GC-A12-XX-DR-A-0005
33477-GC-A12-XX-DR-A-0008
33477-GC-A12-XX-DR-A-0009
33477-GC-T2-XX-DR-A-0001
33477-GC-T3-XX-DR-A-0001
33477-GC-T6-XX-DR-A-0001
33477-GC-T6V1-XX-DR-A-0001
33477-GC-T7-XX-DR-A-0001
33477-GC-T8-XX-DR-A-0001
33477-GC-T10V3-XX-DR-A-0001
33477-GC-T10V5-XX-DR-A-0001
33477-GC-T11-XX-DR-A-0001
33477-GC-T15-GC-XX-A-0001
33477-GC-T17-XX-DR-A-0001
33477-GC-T25-XX-DR-A-0001
33477-GC-T39-XX-DR-A-0001
33477-GC-T39V1-XX-DR-A-0001
33477-GC-T39V2-XX-DR-A-0001
33744-GC-T39V3-XX-DR-A-0001
33477-GC-T57-XX-DR-A-0001
33477-GC-T58-XX-DR-A-0001
33477-GC-T59-XX-DR-A-0001
33477-GC-TE-XX-DR-A-0001
P17-056-3E-00-XX-DR-C-1000 P6
P17-056-3E-00-XX-DR-C-1001 P2
P17-056-3E-00-XX-DR-C-1002 P2
P17-056-3E-00-XX-DR-C-1003 P2
P17-056-3E-00-XX-DR-C-2000 P2
P17-056-3E-00-XX-DR-C-2001 P1
P17-056-3E-00-XX-DR-C-2002 P1
P17-056-3E-00-XX-DR-C-5100 P1
P17-056-3E-00-XX-DR-C-5101 P1
P17-056-3E-00-XX-DR-C-7000 P2
P17-056-3E-00-XX-DR-C-7001 P3
P17-056-3E-00-XX-DR-C-7002 P3
33477-ALA-00-XX-DR-L-0001 P2
33477-ALA-00-XX-DR-L-0002 P2
33477-ALA-00-XX-DR-L-0003 P2
33477-ALA-00-XX-DR-L-0004 P2
33477-ALA-00-XX-DR-L-0005 P2
33477-ALA-00-XX-DR-L-0006 P2

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Service Director 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 -

33477-GC-00-XX-DR-A-0001
33477-GC-00-XX-DR-A-0002
33477-GC-00-XX-DR-A-4001
33477-GC-00-XX-DR-A-4002 P1
33477-GC-00-XX-DR-A-9001 P3
33477-GC-00-XX-DR-A-9003
33477-GC-00-XX-DR-A-9004
33477-GC-00-XX-DR-A-9006
33477-GC-00-XX-DR-A-9101
33477-GC-00-XX-DR-A-9102
33477-GC-00-XX-DR-A-9103
33477-GC-00-XX-DR-A-9104
33477-GC-00-XX-DR-A-9105
33477-GC-A9-XX-DR-A-0001
33477-GC-A9-XX-DR-A-0003
33477-GC-A9-XX-DR-A-0004
33477-GC-A9-XX-DR-A-0005
33477-GC-A9-XX-DR-A-0008
33477-GC-A9-XX-DR-A-0009
33477-GC-A9-XX-DR-A-0010
33477-GC-A12-XX-DR-A-0001
33477-GC-A12-XX-DR-A-0003
33477-GC-A12-XX-DR-A-0004
33477-GC-A12-XX-DR-A-0005
33477-GC-A12-XX-DR-A-0008
33477-GC-A12-XX-DR-A-0009
33477-GC-T2-XX-DR-A-0001
33477-GC-T3-XX-DR-A-0001
33477-GC-T6-XX-DR-A-0001
33477-GC-T6V1-XX-DR-A-0001
33477-GC-T7-XX-DR-A-0001
33477-GC-T8-XX-DR-A-0001
33477-GC-T10V3-XX-DR-A-0001
33477-GC-T10V5-XX-DR-A-0001
33477-GC-T11-XX-DR-A-0001
33477-GC-T15-GC-XX-A-0001
33477-GC-T17-XX-DR-A-0001
33477-GC-T25-XX-DR-A-0001
33477-GC-T39-XX-DR-A-0001
33477-GC-T39V1-XX-DR-A-0001
33477-GC-T39V2-XX-DR-A-0001
33744-GC-T39V3-XX-DR-A-0001
33477-GC-T57-XX-DR-A-0001

33477-GC-T58-XX-DR-A-0001
33477-GC-T59-XX-DR-A-0001
33477-GC-TE-XX-DR-A-0001
P17-056-3E-00-XX-DR-C-1000 P6
P17-056-3E-00-XX-DR-C-1001 P2
P17-056-3E-00-XX-DR-C-1002 P2
P17-056-3E-00-XX-DR-C-1003 P2
P17-056-3E-00-XX-DR-C-2000 P2
P17-056-3E-00-XX-DR-C-2001 P1
P17-056-3E-00-XX-DR-C-2002 P1
P17-056-3E-00-XX-DR-C-5100 P1
P17-056-3E-00-XX-DR-C-5101 P1
P17-056-3E-00-XX-DR-C-7000 P2
P17-056-3E-00-XX-DR-C-7001 P3
P17-056-3E-00-XX-DR-C-7002 P3
33477-ALA-00-XX-DR-L-0001 P2
33477-ALA-00-XX-DR-L-0002 P2
33477-ALA-00-XX-DR-L-0003 P2
33477-ALA-00-XX-DR-L-0004 P2
33477-ALA-00-XX-DR-L-0005 P2
33477-ALA-00-XX-DR-L-0006 P2

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

Before any materials are brought onto site or any development is commenced, all existing trees to be retained shown on plan reference 33477-ALA-00-XX-DR-L-0003 S2 Revision P01 (Tree Retention Removal Plan) shall be protected by suitable protective fencing, the specification and location of which shall first be submitted to and approved in writing by the Local Planning Authority.

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

The fencing details approved under condition 3 above must remain in place for the duration of the development and shall not be moved or removed until all equipment; machinery and surplus materials have been removed from the site, unless otherwise and

firstly approved in writing by the Local Planning Authority. No materials, plant or equipment or temporary buildings or structures shall be stored or located within the fenced areas.

5

No vegetation clearance works shall be undertaken during the bird breeding season (i.e. March to August inclusive). Where this is not possible a breeding bird checking survey will be undertaken by a suitably qualified ecologist immediately prior (i.e. no more than 48hrs) to the commencement of works on site. Where active nests are confirmed these must be retained undisturbed until the young have fledged and the nest(s) is no longer in use.

6

No development shall commence (except for tree protection measures and vegetation clearance works) until a construction control plan including the phasing of the development, hours of operation, location and layout of the compound area, a scheme for the control of noise and dust and vehicle access locations shall be submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

The construction control plan 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 construction control plan approved under condition 6 shall be implemented and complied with in full during all stages of construction, until completion.

8

No development shall commence (except for tree protection measures and vegetation clearance works) until a detailed remediation scheme to bring the site to a condition suitable for the intended use, by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, has been prepared and submitted for the written approval of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable and phasing of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

NB The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in any proposed garden / soft landscape areas.

Reason for prior to commencement condition

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.

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.

9

The details of remediation measures approved under condition 8 shall be implemented in accordance with the approved phasing details of works approved by condition 8 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.

10

Following completion of the remediation measures approved under condition 8 a verification report that demonstrates the effectiveness of the remediation carried out within each phase must be submitted for the written approval of the Local Planning Authority prior to first occupation of each phase of the development hereby permitted and maintained for the life of the development.

11

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 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.

12

No development shall commence (except for tree protection measures and vegetation clearance works) until a scheme for remedial works for the shallow mine workings and for the mine entries, including the phasing of any remedial works, has been submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

The mitigation works to address shallow unrecorded mine workings must be undertaken before the development commences in order to ensure that the site is made safe prior to the commencement of the development to ensure the development can be carried out safely

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.

13

The details to address coal mining legacy approved under condition 12 shall be implemented in accordance with the phasing approved under condition 12 and maintained for the life of the development.

14

Development shall not commence in respect of the SuDS and drainage system until the following construction details have been submitted to and approved in writing by the Local Planning Authority:

1. Details of raingardens and swales including cross sections, dimensions, falls, underdrainage layers, and connections to drainage system. Compliance with CIRIA SuDS Manual (C753) Tables B14 and B12 shall be demonstrated.
2. Details of geocellular storage include maintenance access, and connections.
3. Cross sectional detail of permeable paving including connection to the drainage system.

15

The details approved under condition 14 shall be implemented prior the first occupation of the development and maintained as such for the life of the development.

16

Prior to the first occupation of each phase of the development (as per plan ref. 9101-9105) hereby approved a SuDS and drainage maintenance plan including maintenance details of all hard and soft SuDS features including permeable paving, geocellular, hydrobrakes, swales and raingardens shall be submitted to and approved in writing by the Local Planning Authority. The plan shall also set out details of the arrangements for the ongoing maintenance of the drainage system over the lifetime of the development, and set out clearly where responsibility lies for the maintenance of all drainage features including underground storage, oversize pipes, permeable paving, flow control and water treatment devices.

17

The details approved under condition 16 shall be implemented prior the first occupation of each phase of the development and maintained as such for the life of the development.

18

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Proposed Drainage Layout Plan" dated March 2019. The drainage scheme shall ensure that foul flows discharge to the combined sewer at manhole 3812 and ensure that surface water discharges to the surface water sewer at manhole 3814. The surface water discharge rate shall not exceed the available capacity of 200l/sec that has been identified in this sewer.

19

The development shall be completed using the materials shown on plan reference 4001 Proposed Materials Plan and retained as such in accordance with the approved details thereafter.

20

The landscaping scheme shown on plan references "ares Landscape Architects 33477-ALA-00-XX-DR-L-0001 to 0006 Revision P01" submitted with the application shall be completed in full accordance with the approved plans during the first planting season (October to March) following commencement of the development unless otherwise approved in writing by the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within

7 days of that date.

21

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.

22

The development hereby approved shall not be occupied until a fully detailed scheme for the boundary treatment of and within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions, materials and a timetable for implementation of the boundary treatment.

23

The boundary treatment details approved under condition 22 shall be implemented wholly in accordance with the approved details and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

24

No part of the development hereby approved shall be occupied until final details of all works within the adopted highway have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- Change to existing traffic and proposed new traffic calming on Palmerston Road and Tyne Road East/Rose Street
 - Bus stop relocation on Palmerston Road
 - Visitor parking on Palmerstone Road
 - Amendments to footways
 - Introduction of 20MPH zone
 - Amendments to junction radii
 - Introduction of waiting restrictions
- and a timetable for their implementation.

25

The details approved under condition 24 shall be implemented in accordance with the agreed timetable and maintained as such for the life of the development.

26

Notwithstanding the details shown on the submitted plans, final details for the footway adjacent to plots 143 and plot 102 shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the construction of said footway.

27

The details approved under condition 26 shall be implemented wholly in accordance with the approved details and retained as such thereafter.

28

Notwithstanding the details shown on the submitted plans, details showing an additional parking space within the layby opposite plot 98 shall be submitted to and approved in

writing by the Local Planning Authority prior to works commencing on the construction of said parking space.

29

The details approved under condition 28 shall be implemented wholly in accordance with the approved details and retained as such thereafter.

30

Notwithstanding the details shown on the submitted plans, revised details showing that the 2 parking spaces in the turning head adjacent to plot 119 are reduced to one, and that the footpaths either side have been realigned, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on said works.

31

The details approved under condition 30 shall be implemented wholly in accordance with the approved details and retained as such thereafter.

32

Notwithstanding the details shown on the submitted plans, details showing two additional VP bays opposite plots 153-154 and opposite 151/190 shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the construction of said parking space.

33

The details approved under condition 32 shall be implemented wholly in accordance with the approved details and retained as such thereafter.

34

Notwithstanding the details shown on the submitted plans, details showing the removal of the bin store area serving plots 155-163 from the head of the turning head and relocated closer to the access to the apartments shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the construction of said bin store.

35

The details approved under condition 34 shall be implemented wholly in accordance with the approved details and retained as such thereafter.

36

Notwithstanding the details shown on the submitted plans, details of the traffic calming necessary to ensure there is no conflict with driveways in relation to plots 63, 55/56 and 114 shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the construction of said works.

37

The details approved under condition 36 shall be implemented wholly in accordance with the approved details and retained as such thereafter.

38

Notwithstanding the details shown on the submitted plans, final details of the pedestrian routes between the parking spaces and the properties on plots 164-173 shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the construction of said pedestrian routes.

39

The details approved under condition 38 shall be implemented wholly in accordance with the approved details and retained as such thereafter.

40

Notwithstanding the details shown on the submitted plans, final details showing the orientation of plots 104-110 and 186 to ensure safe manoeuvring of vehicles to and from driveways shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on the construction of said works.

41

The details approved under condition 40 shall be implemented wholly in accordance with the approved details and retained as such thereafter.

42

Notwithstanding the details on the submitted plans, final details of secure and weatherproof cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development.

43

The details approved under condition 42 shall be implemented prior the first occupation of the respective property and maintained as such for the life of the development.

44

Prior to the first occupation of the development hereby approved, the following details in respect of electric vehicle charging shall be submitted to and approved in writing by the Local Planning Authority:

1. Details to demonstrate that all affordable units have an appropriate charging unit.
2. The other dwellinghouses shall, as a minimum, be provided with a spur for units can be fitted as demand requires.
3. The blocks of apartments, a minimum of a charging point for each block, with all bays having passive infrastructure for future conversion.

45

The details approved under condition 44 for that property shall be implemented prior the first occupation of the respective property and maintained as such for the life of the development.

46

Prior to the first occupation of the development hereby approved full details of the proposed street lighting scheme, including a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority.

47

The street lighting details approved under condition 46 shall be implemented in accordance with the timetable approved under condition 46 and maintained as such for the life of the development.

48

Prior to the construction of any dwelling above damp course level a final travel plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include but should not be limited to:

- o Welcome packs
- o Travel plan co-ordination with agreed annual budget for running initiatives and promotion of sustainable travel.
- o Promoting electric vehicle use through provision of charging infrastructure at every property
- o Pre loaded Pop card for each property to encourage public transport use
- o Details of appropriate cycle parking facilities in line with Gateshead Council's Cycling Strategy.
- o Car sharing initiatives
- o Setting of modal shift targets
- o Monitoring and review regime

49

The Travel Plan shall be implemented in accordance with the details and timescales approved under condition 48 and retained as such thereafter unless otherwise first approved in writing by the Local Planning Authority.

50

Prior to the first occupation of the properties identified in the submitted Noise Assessment as requiring uprated ventilation and/or also acoustic barriers/fencing, details of said measures shall be submitted to and approved in writing by the Local Planning Authority.

These properties being:

uprated ventilation – 14-60; 62; 68-103; 117-119; 126-130; 143-185; 190-191.

acoustic barriers/fencing – 20-24; 49; 81-84; 91-92; 117; 174-184.

51

The details approved under condition 50 shall be implemented wholly in accordance with the approved details prior to the units identified under condition 50 being occupied and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

52

Prior to any of the residential units hereby approved being occupied details of an affordable scheme for the development which identifies

- which 29 units in the development will be affordable
- what type of affordable housing they will be, and
- the selection criteria to live in the units
- timetable for delivery

shall be submitted to and approved in writing by the Local Planning Authority. The approved affordable housing units shall be provided on site in accordance with the approved scheme and timetable and retained in perpetuity.

53

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

Any additional comments on application/decision:

None

Date of Committee: 17 July 2019

Application Number and Address:

DC/19/00294/COU
Glenroyd
Smailes Lane
Rowlands Gill
NE39 1JQ

Applicant:

Advocate

Proposal:

Change of use from Domestic Dwelling (Use Class C3) to Residential children's home (Use Class C2)

Declarations of Interest:

Name

Councillor Lynne Caffrey

Nature of Interest

Intended to refrain from participation in application DC/19/00294/COU on the basis of a possible appearance of pre-determination and removed herself from the meeting, discussion and subsequent voting.

List of speakers and details of any additional information submitted:

Councillor Dave Bradford spoke on behalf of an objector against the application.

Mr Paul Nevitt (applicant) spoke in favour of the application.

Decision(s) and any conditions attached:

Reason for Minor Update

Further consultation response received & conditions amended

Consultation Response

Further to Paragraph 2.0 of the main agenda Northumbria Police's Architectural Liaison Officer has confirmed that they have no objection to the proposed change of use.

Amended Conditions

Further to Paragraph 5.10 of the main agenda the applicant has prepared and submitted a Management Plan for the application site. The submitted plan includes information such as staffing number, resident numbers and visitor protocol; officers have assessed the plan and it is considered acceptable.

Therefore, it is recommended that Condition 3 of the recommendation be amended to be a compliance condition which requires the site to be operated in accordance with the submitted management plan. The full suggested wording is set out below;

Upon commencement of the use hereby permitted, the operation of the premises shall, at all times, be carried out in complete accordance with "Glenroyd – Rowlands Gill Management Plan" dated July 2019 unless an alternate management plan has first been submitted to and approved in writing by the Local Planning Authority. Any alternate management plan shall be required to demonstrate how the property will be managed, to minimise impact on neighbouring occupiers.

Reason

In the interests of residential amenity and so as to accord with Policy DC2 of the Unitary Development Plan and CS14 of the CSUCP.

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Service Director of DTPP be authorised to add, vary and amend the planning conditions as necessary:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -
Location Plan

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

Upon commencement of the use hereby permitted, the operation of the premises shall, at all times, be carried out in complete accordance with "Glenroyd – Rowlands Gill Management Plan" dated July 2019 unless an alternate management plan has first been submitted to and approved in writing by the Local Planning Authority. Any alternate management plan shall be required to demonstrate how the property will be managed, to minimise impact on neighbouring occupiers.

Any additional comments on application/decision:

None

Date of Committee: 17 July 2019

Application Number and Address:

DC/19/00519/COU
172 174 174A Prince Consort Road
Gateshead
NE8 4DU

Applicant:

Avreichim Gateshead

Proposal:

Change of use from retail (Use Class A1) at ground floor and residential above (Use Class C3) to place of worship (Use Class D1) (Revised Application)

Declarations of Interest:

Name

Nature of Interest

None

Reason for Minor Update

Condition(s) added/deleted/amended

Following discussion with the Applicant it is recommended that minor amendments be made to the wording of conditions 3, 4, 5 and 6 as reported on the main agenda.

Condition 3 on the main agenda states:

"The opening hours of the premises shall be restricted to between 08:00 until 23:00 hours each day of the week unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure that no disturbance is caused to neighbouring properties as a result of unreasonable opening hours at the premises in accordance with the NPPF, Saved Policy DC2 of the Unitary Development Plan and Policy CS14 of the CSUCP."

It is recommended that condition 3 be amended to state:

"The use hereby approved shall only be open between the hours of 0700 until 00:00 on any day unless otherwise approved in writing by the Local Planning Authority. The ancillary library element of the use hereby approved may be used outwith these hours provided that no noise associated with the use is audible outside of the premises.

Reason

To ensure that no disturbance is caused to neighbouring properties as a result of unreasonable

opening hours at the premises in accordance with the NPPF, Saved Policy DC2 of the Unitary Development Plan and Policy CS14 of the CSUCP.”

Condition 4 on the main agenda states:

“Prior to occupation of the use hereby permitted a detailed acoustic design scheme, to include noise mitigation measures to protect occupants of 172A and 176 Prince Consort Road, shall be submitted for the consideration and written approval of the Local Planning Authority.

Reason

To ensure that no disturbance is caused to neighbouring properties as a result of unreasonable opening hours at the premises in accordance with the NPPF, Saved Policy DC2 of the Unitary Development Plan and Policy CS14 of the CSUCP.”

It is recommended that condition 4 be amended to state:

“Prior to occupation of the use hereby permitted a detailed acoustic design scheme comprising noise mitigation measures to protect residents of 172A Prince Consort Road, shall be submitted for the consideration and written approval of the Local Planning Authority. For the avoidance of doubt, a noise mitigation scheme to protect the residents of 172A Prince Consort Road from noise that might be generated by the use hereby approved shall only be required to be implemented if the lawful use of 172A Prince Consort Road falls within use class C3 at the time the use hereby approved commences.

Reason

To ensure that no disturbance is caused to neighbouring properties as a result of unreasonable opening hours at the premises in accordance with the NPPF, Saved Policy DC2 of the Unitary Development Plan and Policy CS14 of the CSUCP.”

Condition 5 on the main agenda states:

“The acoustic mitigation measures approved under condition 4 shall be implemented wholly in accordance with the approved details prior to first occupation of the use hereby approved and retained for the life of the development

Reason

To ensure that no disturbance is caused to neighbouring properties as a result of unreasonable opening hours at the premises in accordance with the NPPF, Saved Policy DC2 of the Unitary Development Plan and Policy CS14 of the CSUCP.”

It is recommended that condition 5 be amended to state:

“The acoustic mitigation measures approved under condition 4 shall be implemented wholly in accordance with the approved details prior to first occupation of the use hereby approved and retained for the life of the development where the lawful use of 172A Prince Consort Road falls within use class C3 at the time the use hereby approved commences.

Reason

To ensure that no disturbance is caused to neighbouring properties as a result of unreasonable opening hours at the premises in accordance with the NPPF, Saved Policy DC2 of the Unitary Development Plan and Policy CS14 of the CSUCP.”

Condition 6 on the main agenda states:

“Prior to the use hereby permitted being brought into use; post installation testing of the acoustic

mitigation measures shall be undertaken, in accordance with a post installation monitoring scheme to be submitted to the Local Planning Authority for consideration and written approval. The testing shall demonstrate acceptable performance of the mitigation measures.

Should the testing fail to demonstrate this a scheme of further acoustic measures shall be submitted to the Local Planning Authority for consideration and written approval and thereafter implemented in accordance with the approved details and timetable and retained thereafter. The further acoustic measures shall be tested to demonstrate acceptable performance of the mitigation measures in accordance with the approved monitoring scheme.

Reason

To ensure that no disturbance is caused to neighbouring properties as a result of the use at the premises in accordance with the NPPF, Saved Policy DC2 of the Unitary Development Plan and Policy CS14 of the CSUCP."

It is recommended that condition 6 be amended to state:

"Prior to the use hereby permitted being brought into use; if an acoustic mitigation scheme is required by condition 4, post installation testing of the acoustic mitigation measures shall be undertaken, in accordance with a post installation monitoring scheme to be submitted to the Local Planning Authority for consideration and written approval. The testing shall demonstrate acceptable performance of the mitigation measures. Should the testing fail to demonstrate this a scheme of further acoustic measures shall be submitted to the Local Planning Authority for consideration and written approval and thereafter implemented in accordance with the approved details and timetable and retained thereafter. The further acoustic measures shall be tested to demonstrate acceptable performance of the mitigation measures in accordance with the approved monitoring scheme.

Reason

To ensure that no disturbance is caused to neighbouring properties as a result of the use at the premises in accordance with the NPPF, Saved Policy DC2 of the Unitary Development Plan and Policy CS14 of the CSUCP."

A further 83 letters of support have been received for the proposed use as there is a need to serve the local community.

Decision(s) and any conditions attached:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary and amend the planning conditions as necessary:

1

The development shall be carried out in complete accordance with the approved plan(s) as detailed below -

1:1250 location plan

A4 ground floor plan

A4 first and second floor plan

Any material change to the approved plans will require a formal planning application

to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

2

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

3

The use hereby approved shall only be open between the hours of 0700 until 00:00 on any day unless otherwise approved in writing by the Local Planning Authority. The ancillary library element of the use hereby approved may be used outwith these hours provided that no noise associated with the use is audible outside of the premises.

4

Prior to occupation of the use hereby permitted a detailed acoustic design scheme comprising noise mitigation measures to protect residents of 172A Prince Consort Road, shall be submitted for the consideration and written approval of the Local Planning Authority. For the avoidance of doubt, a noise mitigation scheme to protect the residents of 172A Prince Consort Road from noise that might be generated by the use hereby approved shall only be required to be implemented if the lawful use of 172A Prince Consort Road falls within use class C3 at the time the use hereby approved commences.

5

The acoustic mitigation measures approved under condition 4 shall be implemented wholly in accordance with the approved details prior to first occupation of the use hereby approved and retained for the life of the development where the lawful use of 172A Prince Consort Road falls within use class C3 at the time the use hereby approved commences

6

Prior to the use hereby permitted being brought into use; if an acoustic mitigation scheme is required by condition 4, post installation testing of the acoustic mitigation measures shall be undertaken, in accordance with a post installation monitoring scheme to be submitted to the Local Planning Authority for consideration and written approval. The testing shall demonstrate acceptable performance of the mitigation measures. Should the testing fail to demonstrate this a scheme of further acoustic measures shall be submitted to the Local Planning Authority for consideration and written approval and thereafter implemented in accordance with the approved details and timetable and retained thereafter. The further acoustic measures shall be tested to demonstrate acceptable performance of the mitigation measures in accordance with the approved monitoring scheme.

7

No music, singing or other forms of live entertainment shall be permitted outside the host premises nor shall any equipment for the amplification of music and/or other sound be installed in the premises.

Any additional comments on application/decision:

None

