

Committee Report

Application No:	DC/19/00299/FUL
Case Officer	David Morton
Date Application Valid	15 April 2019
Applicant	John Moody
Site:	Whickham And District Social Club School Street Whickham Newcastle Upon Tyne NE16 4AD
Ward:	Whickham North
Proposal:	Demolition of existing club and erection of building comprising of 13 apartments (amended 16/08/19).
Recommendation:	GRANT PERMISSION AT THE END OF THE PUBLICITY PERIOD AFTER CONSULTATION WITH THE CHAIR AND/OR VICE-CHAIR
Application Type	Full Application

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

The application site is located on the site of the former Whickham Social Club, School Street, Whickham. The Social Club closed in 2016 and has since fallen into disrepair. Land levels within the area (and on the application site) fall steeply from south to north.

1.2 To the west side of the application site lies Victoria Mews a development of six townhouses accessed off a private driveway. To the south side of the proposed site lies the former Front Street Primary School, this building is now vacant. To the east side of the site lies a single detached dwelling (River View House); the front elevation of the property faces the application site. To the north of the proposed site lies an existing dwelling; planning permission was recently obtained for the extension of the dwelling (DC/19/00187/HHA).

1.3 The club building itself is a brick-built structure with a rendered upper floor. The building features a brick quoin detailing, arched ground floor windows and a slate roof finish. A single storey part (adjoining the dwelling to the north) is finished in stone with a slate roof.

1.4 The application site is located just outside of Whickham Conservation Area and is not allocated for any purpose within the Local Plan.

1.5 DESCRIPTION OF THE PROPOSAL

The application seeks full planning permission for the demolition of the club building and the erection of 13 apartments and associated infrastructure.

- 1.6 The application proposes for the development to be comprised of a single 'L' shaped block, the property would be three storeys to the north of the site stepping up to four storeys to the south of the site. It is proposed for the ground floors to be finished in facing brick with render above, the design would incorporate stone detailing and would be finished with grey concrete roof tiles.
- 1.7 The main car park is located to the north of the site and is accessed via an undercroft to the south via Simonside View. A total of 14 carparking spaces are to be provided.
- 1.8 It is proposed that all of the properties would be designed to accommodate wheelchair users in terms of access and facilities.
- 1.9 The application is accompanied by the following documents:
- Bat Risk Assessment;
 - Coal Mining Risk Assessment;
 - Contaminated Land Preliminary Risk Assessment;
 - Design and Access Statement;
 - Flood Risk and Drainage Assessment;
 - Heritage Statement;
 - Planning Statement; and
 - Tree Survey
- 1.10 **PLANNING HISTORY**
The planning history relevant to the current application is set out below;
- 1250/01; Planning permission granted for 'Erection of six terraced dwellinghouses (use class C3) in two blocks and associated car parking (amended 30/11/01).' Date; 28 November 2002.

2.0 Consultation Responses:

Northumbrian Water	No objection subject to condition.
Coal Authority	No objection subject to conditions.

3.0 Representations:

- 3.1 Neighbour notifications were carried out in accordance with the formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015. Neighbours have been re-notified following the receipt of amended plans. This publicity period ends on 11 September 2019, no representations have been received to date.

4.0 Policies:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance
DC2 Residential Amenity

ENV3 The Built Environment - Character/Design

ENV9 Setting of Conservation Areas

ENV44 Wood/Tree/Hedge Protection/Enhancement

ENV46 The Durham Biodiversity Action Plan

ENV47 Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

H4 Windfall and Small Housing Sites

H5 Housing Choice

H10 Wheelchair Housing

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

DC1D Protected Species

DC1H Pollution

DC1J Substrata Drainage-Water Quality

CFR20 Local Open Space

CFR21 Neighbourhood Open Spaces

CFR22 Area Parks

CFR23 Protecting and Imp Existing Open Space

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

GPGSPD Gateshead Placemaking Guide SPG

5.0 Assessment:

5.1 The detailed planning considerations are the principle of the proposed development, the impact on design, residential amenity, flood risk, drainage, land contamination, highway safety, contamination, ecology, open space and play area provision and CIL.

5.2 PRINCIPLE

As the application site is not specifically allocated for housing in the UDP, proposals for housing need to be considered in terms of windfall housing under policy H4 of the UDP. Policy H4 of the UDP gives a number of criteria that need to be assessed.

5.3 It is considered that the site meets the saved criteria set out in policy H4 in relation to its sustainable location within an established housing area, close to local services and public transport routes, and it would help to sustain the local community. As a result, the principle of developing this site for residential use is considered acceptable should all other material planning considerations be satisfied.

5.4 Housing Mix

Core Strategy and Urban Core Plan (CSUCP) policy CS11(1) requires that a minimum of 60% of new private housing across the plan area is suitable and attractive for families (i.e. homes with three or more bedrooms).

5.5 The plans propose the erection of 13 two-bedroomed apartments, none of which could be considered to be family homes. However, the application proposes the creation of 13 wheelchair accessible homes, the provision of which is supported by policy CS10 of the CSUCP.

5.6 It cannot be considered that the proposed mix provides a range, choice of accommodation or family homes, however it is considered that the creation of a large number of wheelchair accessible homes is considered to be of significant benefit. In this context it is considered that the housing makeup is appropriate in accordance with policies CS10 and CS11 of the CSUCP and saved UDP policies H5 and H10.

5.7 Residential space standards

Policy CS11(4) requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents". It is

considered based upon the submitted information that the application meets this requirement providing adequate space both internally and externally.

- 5.8 It is considered that the principle of residential development of this site is acceptable, subject to all other material planning considerations being satisfied and would be in accord with saved UDP policies H5 and H10 of the UDP, policy CS11 of the CSUCP as well as the NPPF.

5.9 HERITAGE ASSETS

The application site is located just outside of Whickham Conservation Area. It is considered that the scale and appearance of the proposed building is not dissimilar to that of the existing club, as such the development could not be considered to have any significant impact on views into or out of the conservation area. The development is therefore considered to comply with the requirements of the NPPF in regard to heritage assets.

5.10 DESIGN ISSUES

The NPPF at Paragraph 124 makes it clear that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve.' It goes on to make clear that '*good design is a key aspect of sustainable development...*'

- 5.11 Further, Paragraph 130 states that;

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents."

- 5.12 The CSUCP reflects the general aims of the NPPF encouraging economic growth and identifying the importance of quality of place. Policy CS15 refers specifically to Place Making and the need for new development to demonstrate high and consistent design standards in line with the Council's design guidance contained in the Gateshead Placemaking SPD.

- 5.13 The design, scale, layout, height, density and appearance of the proposed development is considered to be adequately sympathetic to the surrounding area and would not appear out of keeping with the existing housing stock and other buildings as a result. It is considered that the proposed development would represent an appropriate design solution. It considered necessary to condition that the final details of materials be submitted to the Council (Conditions 3 and 4) and also that the submitted landscaping scheme be implemented (Conditions 5 and 6).

- 5.14 Based on the above, it is considered that the proposed development has successfully demonstrated that it has achieved an appropriate standard of design that will contribute to the site and its surrounding context. The scheme is acceptable from a design point of view and subject to the recommended conditions accords with the design aims and objectives of the NPPF, saved policy ENV3 of the Council's UDP and policy CS15 of the Council's CSUCP.

5.15 RESIDENTIAL AMENITY ISSUES

It is considered that the proposed development has been designed in a thoughtful manner in order to reduce the potential for any unacceptable impact on amenity. The portion of the building to the north effectively has a single aspect (to the west) in order to ensure that no overlooking occurs to the property located to the east of the site (River View House). Further, given the non-residential nature of the property to the south of the site and the separation distances afforded to the west it considered no significant impact on amenity would occur.

5.16 It is considered that the internal separation distances within the site strike an appropriate balance between ensuring an acceptable level of residential amenity and encouraging an appropriate design solution. On this basis, the internal layout is considered to be acceptable and would not cause any significant harm to the living conditions of the future occupiers of the proposed dwellings in terms of loss of light, overshadowing or visual intrusion.

5.17 Construction works associated with the development could impact on the living conditions of adjacent neighbours. It is recommended that conditions be imposed that would require the submission and approval of appropriate details in regard to hours of operation, location of the site compound (including locations for site vehicles and materials) and controls over dust and noise (Conditions 7 and 8).

5.18 Based on the above, it is considered that the development is acceptable from a residential amenity point of view and accords with the aims and objectives of the NPPF, saved policy DC2 of the Council's UDP and policy CS14 of the Council's CSUCP.

5.19 TRANSPORT ISSUES

The site is very accessible to all the amenities within the village centre such as doctors' surgeries, chemists, the post-office and shops and restaurants. It is also very accessible to public transport with regular services along the Front Street and bus stops less than 50 metres away at the top of School Street.

5.20 The site is on the corner of School Street and Simonside View which is relatively steep and has been traffic calmed by the Council. It is considered that the accessing of the application site from Simonside View is acceptable. The proposed carpark layout has been amended to take account of officer's concerns in regard to circulation, it is the view of officers that the carpark can now adequately accommodate 14 carparking spaces.

5.21 Further, the application proposes the creation of 14 secure cycle and mobility scooter; the delivery of these spaces can be secured via planning condition (Condition 9).

5.22 It is therefore considered that subject to the above conditions the proposed development is acceptable in highways terms and would accord with the aims and objectives of the NPPF and policy CS13 of the Council's CSUCP.

5.23 FLOOD RISK/DRAINAGE

A drainage assessment has been submitted and it has been demonstrated that a greenfield runoff rate is achievable. The scheme comprises seven cascading pools to provide rainwater storage capacity within landscaped areas. Given the small scale of the site and the potential flood risk, the proposed approach is considered to be proportionate.

5.24 It is accepted that the proposed drainage system offers a workable solution to dealing with the drainage associated with the site, as such the delivery of the drainage system should be secured through a planning condition (Condition 10).

5.25 Subject to the above planning condition the proposal is considered to be acceptable from a flood risk and drainage point of view and would accord with the aims and objectives of the NPPF, saved policy DC1 (j) of the Council's UDP and policy CS17 of the Council's Core Strategy and Urban Core Plan.

5.26 LAND CONTAMINATION

A Contaminated Land Risk Assessment has been submitted in support of the application. The submitted report concludes that the site is developable, however it is considered that further investigation is required prior to the commencement of work on site and the demolition of the club building.

5.27 It is therefore considered necessary to condition further investigative works in the form of a Phase II CS18 Green Infrastructure/Natural Environment Risk Assessment (Conditions 11 to 16).

5.28 Subject to the above conditions, the proposal would comply with the aims and requirements of saved policy DC1 of the UDP and policy CS14 of the CSUCP.

5.29 LAND STABILITY

The application site falls within a defined Development High Risk Area and therefore the site and surrounding area is potentially at risk from coal mining features and hazards. As a result, the applicant has submitted a Coal Mining Risk Assessment, which has been assessed by the Coal Authority.

5.30 The Coal Authority is satisfied with the broad conclusions of the report, informed by the site investigation works; however it is considered necessary to condition that an intrusive investigation is undertaken to identify any potential remedial works required. Subject to appropriate conditions (Conditions 17 and 18), The Coal Authority does not object to the proposed development.

5.31 The development is, therefore, considered to comply with policy CS15 of the CSUCP and saved policy ENV54 of the UDP.

5.32 ECOLOGY

The planning application is supported by a bat survey, the report indicates that the site has sub-optimum suitability for roosting bats. Based on the information provided, it is considered that the application site can be developed without

impacting on ecology, subject to conditions. It is considered necessary to condition the undertaking of works in accordance with the submitted ecology method statement (Condition 19).

5.33 Therefore, subject to the above condition, it is considered that the proposal would be acceptable in terms of impact on ecology and is in accordance with the aims and requirements of saved policies DC1(d), ENV46 and ENV47 of the UDP and policy CS18 of the CSUCP.

5.34 TREES

An Arboricultural Impact Assessment has been submitted as part of this planning application. The trees to be retained, either on or abutting the site would be protected through the use of the protective fencing, to this end a tree protection plan has been submitted as part of the application, the installation of the protective fencing can be conditioned (Condition 20). However, the submitted information is lacking in details regarding the construction details of hardstanding within tree root protection zones; conditions can be imposed requiring the submission of further information (Conditions 21 and 22).

5.35 Subject to these planning conditions and satisfactory resolution/protection of retained trees, it is considered that the proposed development is acceptable in terms of impact on the existing trees and accords with the aims and objectives of the NPPF, saved policies ENV44 of the Council's UDP and policy CS18 of the CSUCP.

5.36 OPEN SPACE

The site is located within a residential neighbourhood that is not deficient in open space provision. Further, the proposed layout includes the provision of some level of amenity space within the application site. It is considered that this meets the requirements of saved UDP policies CFR20, CFR21, CFR22.

5.37 PLAY SPACE

Pooling restrictions were introduced by the Community Infrastructure Levy Regulations 2010 which means that no more than 5 obligations can be pooled in respect of an infrastructure type or infrastructure project, unless specific projects can be identified.

5.38 The Council has already exceeded the five obligation maximum in respect of all three types of play (toddler, junior and teen) and for open space in this area and therefore cannot seek any further obligations in respect of these matters. Therefore, whilst the proposal is considered to be unacceptable in terms of on-site open space and play space provision and does not accord with saved UDP policies CFR28, CFR29 and CFR30, it is also not possible to require any contribution for either play or open space provision in this case, based on the above assessment.

5.39 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable

development as it is for housing related development. The development is located within a charging zone with a levy of £60 per square metre for this type of development.

6.0 CONCLUSION

- 6.1 It is considered that the development would bring about a number of benefits such as the provision of additional wheelchair accessible housing in Gateshead and the housing growth required in the Local Plan. The development would also have economic benefits from construction jobs.
- 6.2 Taking all other relevant issues into account, it is considered that the proposed development is acceptable; the proposal (subject to planning conditions) is considered to accord with the aims and objectives of both national and local planning policies.
- 6.3 Given the above, it is recommended that planning permission be granted subject to the planning conditions set out below.

7.0 Recommendation:

Authorise the Service Director of Development, Transport and Public Protection to deal with at the end of the publicity period after consultation with the Chair and/or Vice-Chair with a view to GRANT permission subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection be authorised to add, vary and amend the planning conditions as necessary:

1

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

25850 1200 P16 - Proposed Site Plan

25850 1250 P06 - Elevations 1

25850 1251 P05 - Elevations 2

25850 1212 P07 - Third Floor and Roof Plans

25850 1211 P06 - First and Second Floor Plans

25850 1210 P06 - Basement and Ground Floor Plans

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

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

2

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

3

No individual external materials shall be used on site until a sample of the relevant material to be used has been submitted to and subsequently approved in writing by the Local Planning Authority.

Reason

To safeguard the visual amenities of the area in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

4

The development shall be completed using the materials approved under Condition 3 and retained as such in accordance with the approved details thereafter.

Reason

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with the NPPF, Saved Policies DC2 and ENV3 of the Unitary Development Plan and Policies CS14 and CS15 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

5

The landscaping scheme shown on drawing number 25850 1200 P16 - Proposed Site Plan submitted with the application shall be completed in full accordance with the approved plans prior to the first occupation of any residential unit hereby permitted unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with the NPPF, saved policies DC2 and ENV3 of the Unitary Development Plan and policies CS14 and CS15 of the CSUCP.

6

The landscaping scheme shall be maintained in accordance with British Standard 4428 (1989) Code of Practice for General Landscape Operations for a period of 5 years commencing on the date of Practical Completion and during this period any trees or planting which die,

become diseased or are removed shall be replaced in the first available planting seasons (October to March) with others of a similar size and species and any grass which fails to establish shall be re-established.

Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and in accordance with the NPPF, saved policies DC2 and ENV3 of the Unitary Development Plan and policies CS14 and CS15 of the CSUCP.

7

No development shall commence until a Demolition and Construction Management Plan (DCMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include:

- a dust management plan
- a noise management plan
- contractor parking
- details of delivery arrangements

All works and ancillary operations in connection with demolition and/or 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, unless otherwise approved in writing by the Local Planning Authority.

Reason

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

8

The development shall be implemented in accordance with the Demolition and Construction Management Plan (DCMP) measures approved at condition 7.

Reason

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

9

The cycle storage shown on approved plan 25850 1210 P06 - Basement and Ground Floor Plans shall be provided in full prior to the first occupation of any residential unit hereby permitted.

Reason

In the interests of sustainable development and in order to accord with policy CS13 of the CSUCP and the Gateshead Cycling Strategy.

10

The drainage scheme hereby approved shall be constructed and maintained in full accordance with the following information;

- 25850 1200 P16 - Proposed Site Plan
- Outline Drainage Design (16919)

Reason

In order to ensure the provision of satisfactory drainage and avoid pollution of the environment in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

11

No development other than demolition and site clearance shall be commenced until a site investigation is undertaken and a Phase II Risk Assessment report of the findings submitted to the Local Planning Authority for approval. The site investigation will consist of a series of boreholes and trial pits, in situ testing, groundwater and ground gas monitoring, soil sampling and chemical and geotechnical laboratory testing of samples to assess potential contamination issues and inform foundation design.

The site investigation and Phase II Risk Assessment report shall identify potential contamination, and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

Reason

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use 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.

12

Following completion of the site investigation and Phase II Risk assessment site investigation works (condition 11.), and following approval by the Local Planning Authority, if the findings of the Phase II

investigation require remediation works to be undertaken then a 'Remediation Strategy' statement document is required to be produced and submitted to the Local Planning Authority for written approval. The 'Remediation Strategy' (including timescales) must detail objectives, methodology and procedures of the proposed remediation works. This must be submitted to the Local Planning Authority, for written approval, before any remediation works commence.

Reason

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

13

The remediation works detailed in the 'Remediation Strategy' submitted and approved by the Local Planning Authority in respect of Condition 12, shall be wholly undertaken within the timescales set out within the approved strategy.

Reason

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

14

Upon completion of the remediation works detailed in the approved Remediation Strategy approved under condition 12 and prior to the first occupation of any residential unit hereby permitted, a detailed Remediation Verification report shall be submitted to the Local Planning Authority for approval. The report should provide verification that the required works regarding contamination have been carried out in full accordance with the approved Remediation Strategy and should provide a summary of remedial works carried out together with relevant documentary evidence and post remediation test result to demonstrate that the required remediation has been fully met.

Reason

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use 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.

15

During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. An

amended risk assessment of the development (including a timescale for implementation) should then be undertaken, to determine whether remedial works are necessary.

Reason

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use 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.

16

Any works deemed to necessary following testing (as part of condition 15) shall be carried out in accordance with the timescales approved as part of condition 15.

Reason

In order to ensure the safety of site operatives and to ensure that the land is suitable for its end use 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.

17

No development other than demolition and site clearance shall be commenced until intrusive site investigation works have been undertaken in order to establish coal mining legacy issues on site. The findings of the intrusive site investigations works in relation to coal mining legacy issues along with details of any remedial works (and timescales) required shall be submitted and approved by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason

To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF and Policy DC1 of the Unitary Development Plan.

18

Any remedial works identified under Condition 17 shall be implemented in accordance with the timescale set out in the approved findings.

Reason

To ensure that risks from coal mining legacy issues to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the NPPF and Policy DC1 of the Unitary Development Plan.

19

All works shall be undertaken in accordance with paragraph 5.0.2 of the submitted bat survey (Bat Risk Assessment of Whickham Social Club, PASD_WhickhamSC_Bat1.1, March 2019).

Reason

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

20

The tree protective fencing specified in Figure 3 of the submitted Arboricultural Impact Assessment (Dendra, PASD_Whickham_AIA1.1, March 2019) shall be installed in the locations specified in Appendix 1 of the Arboricultural Impact Assessment prior to the commencement of development (including demolition) and thereafter retained intact for the full duration of the construction works (unless and alternative is agreed in writing by the Local Planning Authority) 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

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with the NPPF, policy CS18 of the Core Strategy and Urban Core Plan and saved policies DC1, ENV3, ENV44 and ENV47 of the Unitary Development Plan.

21

Notwithstanding the submitted tree survey, no works shall take place within the root protection zones identified in Appendix 1 of the Arboricultural Impact Assessment (Dendra, PASD_Whickham_AIA1.1, March 2019) until an updated Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The updated AMS shall address how the proposed hardstanding will be constructed i.e. the provision and installation of low impact hard landscaping.

Reason

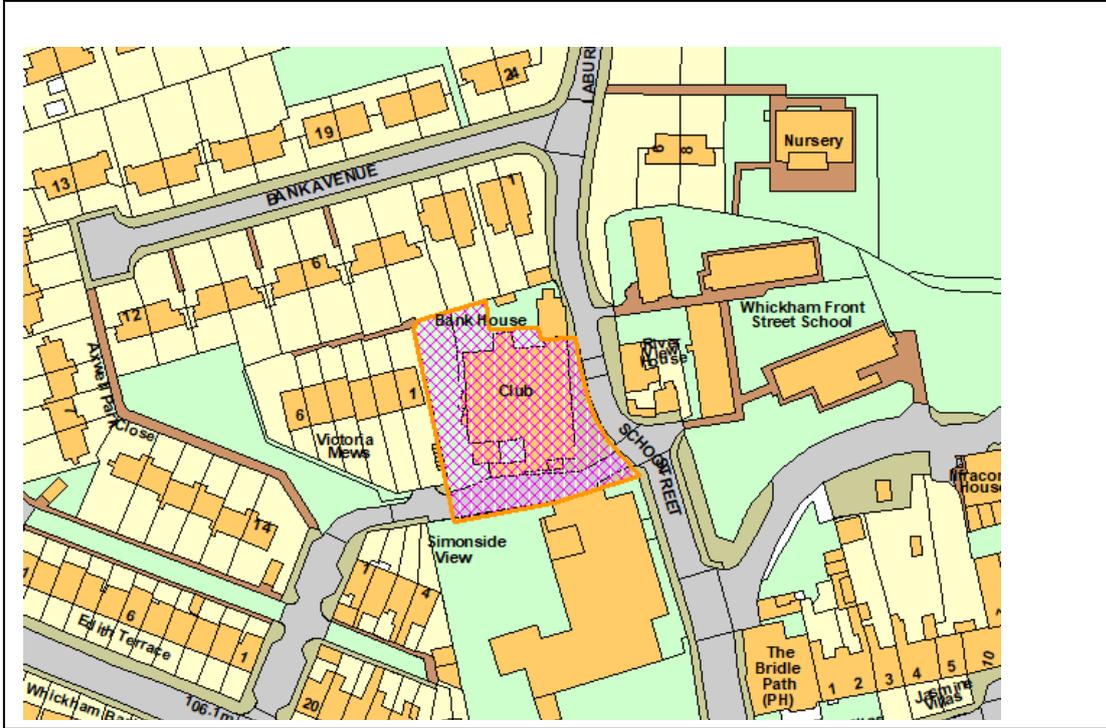
To ensure the satisfactory protection of trees, shrubs and hedges in accordance with the NPPF, policies GV6 and CS18 of the Core Strategy and Urban Core Plan and saved policies DC1, ENV3, ENV44 and ENV47 of the Unitary Development Plan.

22

The development shall be undertaken in full accordance with the Arboricultural Method Statement approved at condition 21.

Reason

To ensure the satisfactory protection of trees, shrubs and hedges in accordance with the NPPF, policies GV6 and CS18 of the Core Strategy and Urban Core Plan and saved policies DC1, ENV3, ENV44 and ENV47 of the Unitary Development Plan.



This map is based upon Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Gateshead Council. Licence Number LA07618X