

Date of Committee: 18 March 2020

Application Number and Address:

DC/19/00349/FUL
Garage Block South of 11 South Road
Chopwell

Applicant:

Gateshead Council

Proposal:

Creation of 2no. bedroom dwellinghouses and temporary change of use for the erection of temporary site compound (description amended 17/06/19 and 14/02/20 and amended information received 17/06/19 and 18/06/19, 20/01/20, 23/01/20, 11/02/20, 14/02/20, 10/03/20)

Declarations of Interest:**Name**

None

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

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 -

AL(90)003 Feb 2020 Site Boundary

AL(00)001 G Proposed Site Plan

AL(90)004 Enabling Works

AL(00) 004 J Section A-A

34454-GC-T10V5XX-DR-A-0001 T10 V5 Proposed Plans and Elevations

3-Bed, 5-Person 93m2 GIFA M4(2)

ARB/AE/2053/TiP

ARB/AE/2053/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

Within one month of the practical completion of the dwellings for which permission is hereby granted, the site compound shall be cleared of all buildings, plant, machinery and all other structures and materials connected with the temporary use.

4

No development shall commence above damp-proof course level on the dwellings hereby approved 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.

5

The dwellings shall be constructed in full accordance with the details approved under condition 4.

6

Prior to occupation of either dwelling, a fully detailed scheme for landscaping and ecology enhancement shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include details of ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

The ecology enhancement scheme shall include details of a replacement tree-planting scheme, on-site habitat creation, restoration and enhancement measures.

7

The landscaping and ecology enhancement scheme approved under condition 6 shall be completed in full accordance with the approved details during the first planting season (October to March) following clearance of all buildings, plant, machinery and all other structures and materials connected with the site compound, unless otherwise approved in writing by the Local Planning Authority. The date of Practical Completion of the landscaping and ecology enhancement scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

8

The approved landscaping and ecology enhancement 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.

9

Prior to occupation of either dwelling, a fully detailed scheme for the boundary treatment (including the retaining wall structure) of and within the site shall be 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.

10

Prior to occupation of either dwelling, the respective boundary treatment details for that dwelling, approved under condition 9, 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.

11

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.

12

All access gates into the development hereby approved shall open inwards only.

13

Prior to occupation of the dwellings hereby approved, the secure and weatherproof cycle parking facilities (shown on approved plan 'AL(00)001 F' and the submitted image 'Secure Bike Store_Trimetals') shall be implemented in full accordance with the submitted details. The cycle parking shall be retained thereafter.

14

No development or any other operations shall commence until a scheme for the protection of the retained trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.

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.

15

Before any materials are brought onto site or any development is commenced, the tree protection measures approved under condition 14 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.

16

No development or any other operations shall commence until a detailed construction specification of the retaining wall 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 or adjacent to the site during the construction of the development.

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.

17

The details approved under condition 16 shall be implemented and adhered to at all times during construction of the development hereby approved.

18

No development hereby approved shall commence until details of the bat and bird boxes to be incorporated in the dwellings (including the number, specification and precise locations) have been submitted to and approved in writing by the Local Planning Authority.

19

The bat and bird boxes approved under condition 18 shall be installed prior to occupation of the development hereby approved and retained as such in accordance with the approved details thereafter.

20

No vegetation/site clearance works, including the removal of trees T1-T5 and T13-T15 as shown on plan reference ARB/AE/2053/TiP, 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.

21

No development hereby approved shall commence (except for tree protection measures and vegetation clearance works) until a Preliminary Risk Assessment and, where required, a report of findings arising from Phase II intrusive site investigations and a Phase II Detailed Risk Assessment have been submitted to and approved in writing by the Local Planning Authority. 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 for pre-commencement

To ensure adequate safety on-site during development works in terms of risks from contamination in accordance with the NPPF.

22

Prior to the commencement of development hereby approved, where remediation is identified under condition 21, a detailed 'Remediation Strategy' 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 environment shall be submitted to and approved in writing by the Local Planning Authority.

The 'Remediation Strategy' (including timescales for implementation) shall detail objectives, methodology and procedures of the proposed remediation works.

Reason for 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 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.

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.

23

The remediation works detailed in the 'Remediation Strategy' approved under Condition 22, shall be wholly undertaken within the timescales set out within the approved strategy.

Reason for 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 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.

24

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

The works shall not continue until an amended Risk Assessment and, if required, amended remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

25

The amended remediation and monitoring measures approved under condition 24 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) 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.

26

Where remediation is required, following completion of the approved remediation and monitoring measures, the development hereby approved shall not be occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

Date of Committee: 18 March 2020

Application Number and Address:

DC/19/00476/FUL
Land East of Kwik Fit Euro Exhaust Centre
Sunderland Road
Gateshead
NE10 0NR

Applicant:

Mr Miran Mehmet

Proposal:

Erection of industrial workshop/storage building (use class B1 (c) and/or B8) comprising 1 unit and car sales area (sui generis) (amended description) (amended 18/11/19 and 13/12/19)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Christine Nicholson spoke in objection to the application.

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 -

Location plan (Drawing No C-00)

Proposed Site Plan and Roof Plan (Drawing No C-03 N)

Proposed Floor Plans (Drawing No C-04 B)

Proposed Elevations (Drawing No C-05 A)

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 the commencement of the development hereby permitted a scheme to restrict the parking and loading of vehicles along the frontage of the site along Sunderland Road shall be delivered.
Reason for pre-commencement
To ensure that parking and loading restrictions can be delivered at the site.

4. Prior to the commencement of the development hereby permitted a Construction Management Strategy including the hours of construction, vehicle access locations, location and layout of compound area(s) and a scheme for the control of noise and dust shall be submitted to and approved in writing by the Local Planning Authority in consultation with Nexus.

Reason for pre-commencement

The Construction Management Strategy must be submitted and approved in writing before the development commences in order to ensure that an appropriate scheme can be implemented prior to works starting on site which may have a detrimental impact upon the amenity of local residents and public safety.

5. The Construction Management Strategy approved under condition 4 shall be adhered to throughout the construction period.
6. Prior to the commencement of the development hereby permitted, a scheme for the protection of existing trees that are to be retained, which for the avoidance of doubt are trees T3, T4, T5 and T(0)6 as shown on 'Dwg No. 0009009/P1', shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include an Arboricultural Method Statement to address the construction within the root protection areas and a Tree Protection Plan clearly showing the trees to be retained and the location and specification of the protective fencing to be used.

Reason for pre-commencement

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.

7. The tree protection measures approved under condition 6 shall be implemented prior to the commencement of the construction of the development and thereafter retained for the full duration of the construction of the development.

There shall be no access, storage, ground disturbance or contamination within any protective fenced area without the prior written approval of the Local Planning Authority.

Reason for pre-commencement

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.

8. Prior to the commencement of the development hereby permitted a detailed scheme for the disposal of foul and surface water from the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water, Nexus and the Lead Local Flood Authority where required.

The drainage strategy shall include details of drainage for the site including a management and maintenance plan for the drainage system where necessary.

The drainage measures to be installed shall ensure that the surface water discharge

rate is no greater than the existing greenfield runoff rate which shall be demonstrated by existing and proposed runoff volumes via supporting calculations.

Reason for pre-commencement

To ensure that it has been demonstrated that the drainage scheme will prevent the increased risk of flooding prior to construction of the development and to ensure that the site layout can accommodate the proposed drainage measures prior to the commencement of the construction of the development.

9. The drainage strategy approved under condition 8 shall be implemented prior to first use of the development hereby approved and shall be retained/maintained in accordance with the approved details for the lifetime of the development.
10. Prior to first bringing the development hereby approved into use details of the containment barrier to be installed as indicated on 'Proposed Site Plan and Roof Plan (Drawing No C-03 N)' including final location and specification of the barrier shall be submitted to and approved in writing by the Local Planning Authority in consultation with Nexus.
11. The containment barrier approved under condition 10 shall be installed in accordance with the approved details prior to first bringing the development into use and shall be retained as such for the lifetime of the development.
12. No vehicles shall be brought onto the site for sale in connection with the car sales display area hereby approved until details of a management plan for the delivery of vehicles for sale and how the site will be managed during the moving of cars in and out of the sales area has been submitted to and approved in writing by the Local Planning Authority.
13. The vehicular sales management strategy approved under condition 12 shall be implemented in full accordance with the approved details and shall be maintained as such for the lifetime of the development.
14. No deliveries associated with the development hereby approved shall take place until details of a management plan which shall include but not be limited to the type of delivery vehicles and frequency of deliveries have been submitted to and approved in writing by the Local Planning Authority.
15. The delivery strategy approved under condition 14 shall be implemented in full accordance with the approved details and shall be maintained as such for the lifetime of the development.
16. Prior to the construction of the car sales office building as shown on 'Proposed Site Plan and Roof Plan (Drawing No C-03 N)' full details of the building shall be submitted to and approved in writing by the Local Planning Authority.
17. The car sales office approved under condition 16 shall be implemented in accordance with the approved details and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.
18. No display or storage of goods, materials or equipment associated with the industrial workshop/storage building hereby approved shall take place other than within the approved building.

19. Prior to first use of the car park as shown on 'Proposed Site Plan and Roof Plan (Drawing No C-03 N)' the site ingress and egress hereby approved shall be implemented in full.
20. Prior to first use of the car sales area and industrial workshop/storage building hereby approved the car park as shown on 'Proposed Site Plan and Roof Plan (Drawing No C-03 N)' shall be implemented in full.
21. The operation of the industrial workshop/storage building hereby approved including deliveries associated within the building shall be limited to between 0800-2200 Monday to Friday, between 0900-1800 on Saturdays and between 0900-1600 on Sundays and Public Holidays.
22. The industrial workshop/storage building hereby approved shall not be brought into first use until final details of refuse storage for the building have been submitted to and approved in writing by the Local Planning Authority.
23. The industrial workshop/storage building hereby approved shall not be occupied until the details approved under condition 22 have been implemented in full accordance with the approved details. The approved implemented scheme shall be retained as such for the lifetime of the development.
24. Prior to the provision of any external lighting within the site details of the lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority in consultation with Nexus. The details shall include the design and specification, height, location and level of illumination of the external lights to be installed
25. The external lighting details approved under condition 24 shall be implemented in accordance with the approved details and shall be retained as such unless otherwise agreed in writing by the Local Planning Authority.
26. Notwithstanding the information already submitted, the development hereby approved shall not be brought into first use until details for the provision of secure and weatherproof cycle parking facilities for the development have been submitted to and approved in writing by the Local Planning Authority.
27. The cycle parking provision approved under condition 26 shall be provided in accordance with the approved details prior to first use of the development hereby permitted shall be retained as such for the lifetime of the development.

Date of Committee: 18 March 2020

Application Number and Address:

DC/19/00778/FUL
The Co-op
Parsons Drive
Ryton
NE40 3RA

Applicant:

Lidl - Ryton

Proposal:

Proposed physical alterations to existing building, reconfiguration works to car park and landscaping and extension to servicing hours to allow deliveries between 0700 and 2200 Monday to Saturday and between 0800 and 2000 on Sunday (amended 14/01/20)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Chris Buckley spoke in objection to the application

Mr Paul Mullen spoke in objection to the application

Mr Marcin Koszyczarek (Agent) spoke in support of the application.

Reason for Minor Update

Further representations made

A single further letter of objection has been received from a Ward Councillor (Councillor Chris Buckley), the letter is summarised as follows;

- The amended hours of delivery would have an unacceptable impact on the amenity of neighbouring occupiers, further the change in offer (moving away from a convenience offer) also causes concern;
- The removal of 22 trees within the site is unacceptable and such changes are not needed, further the mitigation through tree planting could take a number of years to mature; and
- The development would impact on current staff at the Co-Op.

It is considered that the issues raised within the objection have been addressed within the main report.

Further Verbal Update

1 further objection received from a local resident and MP Liz Twist objecting on the increased impact on residential amenity as a result of the delivery hours and also the unacceptable loss of trees.

Any additional comments on application/decision:

The application was deferred until the next Committee for Councillors to receive further information about the site.

Date of Committee: 18 March 2020

| Application Number and Address: DC/20/00062/ADV The Co-op Parsons Drive Ryton NE40 3RA | Applicant: Lidl GB | | | | |
|--|----------------------------------|------|--------------------|------|--|
| Proposal: Display of various internally illuminated and non-illuminated fascia, flag pole, wall mounted signs and poster display units within site boundary. | | | | | |
| Declarations of Interest: <table border="0"> <thead> <tr> <th data-bbox="86 703 748 741">Name</th> <th data-bbox="748 703 1497 741">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="86 770 748 808">None</td> <td data-bbox="748 770 1497 808"></td> </tr> </tbody> </table> | | Name | Nature of Interest | None | |
| Name | Nature of Interest | | | | |
| None | | | | | |
| List of speakers and details of any additional information submitted: Mr Paul Mullen spoke in objection to the application. Mr Marcin Kosyczarek (Agent) spoke in favour of the application Reason for Minor Update Further representations made A single additional objection has been received, no further material planning consideration were raised. | | | | | |
| Any additional comments on application/decision: That temporary permission be GRANTED | | | | | |

Date of Committee: 18 March 2020

| Application Number and Address: DC/19/01257/FUL Oban Terrace Gateshead | Applicant: Home Group | | | | |
|--|-------------------------------------|------|--------------------|------|--|
| Proposal: Erection of a residential apartment block, consisting of 12no. 1 bed self contained flats with communal and office space | | | | | |
| Declarations of Interest: <table border="1"> <thead> <tr> <th data-bbox="86 636 748 680">Name</th> <th data-bbox="748 636 1495 680">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="86 703 748 748">None</td> <td data-bbox="748 703 1495 748"></td> </tr> </tbody> </table> | | Name | Nature of Interest | None | |
| Name | Nature of Interest | | | | |
| None | | | | | |
| List of speakers and details of any additional information submitted: None Reason for Minor Update Further representations made A single additional objection has been received, no further material planning considerations were raised. | | | | | |
| 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 - 9102 S2 P1 – Existing Site Plan 9103 S2 P1 – Proposed Site Plan 9108 S2 P1 – Site Sections 9105 S2 P2 – Site Elevations 1 of 2 14N617-SK002 P1 – Drainage Layout 1552-4-2 Rev A – Garden Layout 9107 S2 P1 – GA Planning Elevations 9106 S2 P2 – Site Elevations 2 of 2 1552-4-1 Rev A – Landscape Layout Plan Site 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

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.

4

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

5

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

The CMP shall include:
a dust management plan
a noise management plan
contractor parking
details of delivery arrangements

All 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, unless otherwise approved in writing by the Local Planning Authority.

6

The development shall be implemented in accordance with the CMP measures approved at condition 5.

7

Prior to the commencement of use hereby permitted final details of cycle storage for staff and residents, including details of the locking mechanism and/or anchor point shall be submitted to and approved in writing by the Local Planning Authority.

8

The cycle storage provision approved at condition 7 shall be provided prior to the commencement of the use hereby permitted.

9

Prior to first occupation of unit hereby permitted details of electric vehicle charging points to be provided including details of the number, location, specification and timescale for implementation of the charging points have been submitted to and

approved in writing by the Local Planning Authority.

10

The electric vehicle charging units/points approved at condition 9 shall be provided in accordance with the approved timescales.

11

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

Drainage Impact Assessment, BGP, August 2019.

12

The remediation works detailed in the 'Remediation Strategy' made up of the following documents;

- Phase 2 Site Investigation Report (S140405/SI), Solmek, July 2014;
- Further Contamination Investigation Report (S180616), Solmek, July 2018;
- and
- Ground Gas Assessment Report (S140405/GAS), November 2014

shall be wholly undertaken within the timescales set out within the approved strategy.

13

Upon completion of the remediation works detailed in the approved Remediation statement and prior to the occupation of any dwellinghouse hereby permitted, under condition 12, 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 Statement, 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.

14

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.

15

Any works deemed to necessary following testing (as part of condition 14) shall be carried out in accordance with the timescales approved as part of condition 14.

16

Notwithstanding the submitted plans, prior to the first occupation of any residential unit hereby approved full details of the proposed landscaping to be provided on site including tree and shrub planting, hedgerow creation and wildflower grassland creation must be submitted to and approved in writing by the local planning

authority. The submitted details shall include a timetable for implementation, information on site preparation, species, sizes, planting schedules, establishment, aftercare and long-term management

17

The approved landscaping scheme shall be implemented, maintained and retained in full accordance with the detailed approved under Condition 16.

18

Notwithstanding the information submitted no development shall progress above damp course level of the building hereby approved until full details of the bird and bat box scheme to be provided as part of the development, including a timescale for implementation, has been submitted to and approved in writing by the Local Planning Authority.

19

The approved bird and bat box scheme shall be implemented and retained in full accordance with the detailed approved under Condition 18.

20

Notwithstanding the submitted information, no development shall commence until a scheme for the protection of the retained trees has been submitted to and approved in writing by the Local Planning Authority. The scheme must include a plan clearly showing the location and specification of the protective fencing to be used.

Reason for Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

The tree protective fencing approved at condition 10 must be installed prior to the commencement of development and thereafter retained intact for the full duration of the construction works (unless and alternative is agreed in writing by the LPA) 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 Pre-commencement Condition

This pre-commencement condition is required to satisfy the Local Planning Authority that the development can be carried out in a manner that protects existing trees that are to be retained. This information is fundamental to the development and requires approval prior to development starting on the site.

Date of Committee: 18 March 2020

Application Number and Address:

DC/19/01266/FUL
Site of Former Social Club
Gretna Terrace
Felling
Gateshead

Applicant:

Mr Gary Lewis

Proposal:

Erection of Transitional Care Centre with associated parking, servicing and landscaping (description amended 03/03/20, amended 05/02/20, 27/02/20 and 02/03/20).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

None

Any additional comments on application/decision:

It is recommended that permission be GRANTED at the end of the consultation period subject to no further material planning considerations being raised as part of any representations received and which have not been previously raised and addressed within the report above, 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 -

L.01 Location Plan

B336-001 Topographic Survey

E.02 Sections

L [9] 01 D Site Plan

L [0] 01 D Level 1 Plan

L [0] 02 E Level 2 Plan

L [0] 03 E Level 3 Plan

L [0] 04 E Level 4 Plan

L [0] 05 A Roof Plan

L [0] 21 & 22 C Elevations as Proposed North & South

L [0] 23 & 24 C Elevations as Proposed East & West

AIA EXI

AMS TPP 10.09.18

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

No development shall commence above damp-proof course level 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.

4

The development hereby permitted shall be constructed in full accordance with the details approved under condition 3.

5

Prior to occupation of the development hereby approved, a fully detailed scheme for the boundary treatment of and within the site shall be 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.

6

Prior to occupation of the development hereby approved, the boundary treatment details approved under condition 5 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.

7

Prior to occupation of the development hereby approved, a fully detailed scheme for the landscaping of the site, along with timetables for implementation, shall be 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.

8

The landscaping scheme approved under condition 7 shall be implemented in full accordance with the approved details and completed prior to occupation of the development hereby approved, 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.

9

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.

10

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.

11

The construction control plan approved under condition 10 shall be implemented and complied with in full during all stages of construction, until completion.

12

No development or other operations shall commence in respect of the car parking to serve the nursery or the boundary wall in the south-west and south-east corners 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.

13

The details approved under condition 12 shall be implemented and adhered to at all time during construction of the car parking to serve the nursery and any works to the boundary wall in the south-west and south-east corners of the site.

14

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.

15

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.

16

The details approved under condition 15 shall be implemented prior the first occupation of the development and maintained as such for the life of the

development.

17

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.

18

The details approved under condition 17 shall be implemented prior the first occupation of the development and maintained as such for the life of the development.

19

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.

20

The details approved under condition 19 shall be implemented prior the first occupation of the development and maintained as such for the life of the development.

21

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.

22

The Travel Plan shall be implemented in accordance with the details and timescales approved under condition 21 and retained as such thereafter unless otherwise first approved in writing by the Local Planning Authority.

23

Before any materials are brought onto site or any development granted in full is commenced, the tree protection measures shown on plan reference AMS 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.

24

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.

25

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.

26

The details approved under condition 25 shall be implemented prior to the first occupation of the development and maintained as such for the life of the development.

27

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.

28

The details approved under condition 27 shall be implemented prior the first occupation of the development and maintained as such for the life of the development.

29

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.

30

The details of remediation measures approved under condition 29 shall be implemented prior to commencement of the development hereby permitted and retained for the life of the development.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

31

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

The works shall not continue until an amended Risk Assessment and, if required, amended remediation and monitoring measures have been submitted to and approved in writing by the Local Planning Authority.

32

The amended remediation and monitoring measures approved under condition 31 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) 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.

33

Where remediation is required, following completion of the approved remediation and monitoring measures, the development hereby approved shall not be occupied

until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

| Date of Committee: 18 March 2020 | | | | | | | | | | | |
|--|---|--------------------|--------------------------------|-------------------------------------|--------------------------------|-------------------------------|--------------------------------|------------------------------|--------------------------------|--------------|--------------------------------|
| Application Number and Address: DC/20/0021/REM Follingsby Park South Follingsby Lane Gateshead NE10 8YA | Applicant: Follingsby International Enterprise Park Limited | | | | | | | | | | |
| Proposal: RESERVED MATTERS APPLICATION (relating to appearance, landscaping, layout and scale) for a storage and distribution unit (use class B8) with ancillary offices, car parking, servicing and landscaping on PLOT A (pursuant to OUTLINE APPLICATION DC/18/00574/FUL which was submitted with an ENVIRONMENTAL STATEMENT) (amended plans received 3 March 2020) | | | | | | | | | | | |
| Declarations of Interest: <table border="1"> <thead> <tr> <th>Name</th> <th>Nature of Interest</th> </tr> </thead> <tbody> <tr> <td>None</td> <td></td> </tr> </tbody> </table> | | Name | Nature of Interest | None | | | | | | | |
| Name | Nature of Interest | | | | | | | | | | |
| None | | | | | | | | | | | |
| List of speakers and details of any additional information submitted: None | | | | | | | | | | | |
| Any additional comments on application/decision: <p>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:</p> <ol style="list-style-type: none"> The development shall be carried out in complete accordance with the approved plan(s) as detailed below - <table border="1"> <tbody> <tr> <td>Site Location Plan</td> <td>7191 SMR 01 ZZ DR A 2001 A3 C3</td> </tr> <tr> <td>Proposed Site Plan Plot A Unit 1</td> <td>7191 SMR 01 ZZ DR A 2005 A3 C5</td> </tr> <tr> <td>Ground Floor Building Plan</td> <td>7191 SMR 01 ZZ DR A 2010 A3 C2</td> </tr> <tr> <td>First Floor Building Plan</td> <td>7191 SMR 01 ZZ DR A 2011 A3 C2</td> </tr> <tr> <td>Second Floor</td> <td>7191 SMR 01 ZZ DR A 2012 A3 C2</td> </tr> </tbody> </table> | | Site Location Plan | 7191 SMR 01 ZZ DR A 2001 A3 C3 | Proposed Site Plan Plot A Unit 1 | 7191 SMR 01 ZZ DR A 2005 A3 C5 | Ground Floor Building Plan | 7191 SMR 01 ZZ DR A 2010 A3 C2 | First Floor Building Plan | 7191 SMR 01 ZZ DR A 2011 A3 C2 | Second Floor | 7191 SMR 01 ZZ DR A 2012 A3 C2 |
| Site Location Plan | 7191 SMR 01 ZZ DR A 2001 A3 C3 | | | | | | | | | | |
| Proposed Site Plan Plot A Unit 1 | 7191 SMR 01 ZZ DR A 2005 A3 C5 | | | | | | | | | | |
| Ground Floor Building Plan | 7191 SMR 01 ZZ DR A 2010 A3 C2 | | | | | | | | | | |
| First Floor Building Plan | 7191 SMR 01 ZZ DR A 2011 A3 C2 | | | | | | | | | | |
| Second Floor | 7191 SMR 01 ZZ DR A 2012 A3 C2 | | | | | | | | | | |

Building Plan

| | |
|---------------------------------|--------------------------------|
| Third Floor Building Plan | 7191 SMR 01 ZZ DR A 2013 A3 C2 |
| Building Roof Plan | 7191 SMR 01 ZZ DR A 2014 A3 C2 |
| Proposed Building Elevations | 7191 SMR 01 ZZ DR A 2015 A3 C3 |
| Proposed Gatehouse | 7191 SMR 01 ZZ DR A 2016 A3 C2 |
| Proposed Guardshacks | 7191 SMR 01 ZZ DR A 2017 A3 C2 |
| Landscape Masterplan | D222 L 001 Rev D |

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.

Notwithstanding the submitted drawings, prior to the laying out of the car parking spaces in plot A details of inset dropped crossings with tactile paving at the accesses for plot A for the use of pedestrians shall be submitted to and approved in writing by the Local Planning Authority. The approved pedestrian crossing points shall be provided prior to the buildings on plot A being brought into use.

3.

The landscaping scheme for Plot A hereby approved as shown on drawing D222 L 001 Rev D shall be carried out in accordance with the approved plan prior to the buildings on Plot A being occupied or the first available planting season thereafter.

4.

Notwithstanding the submitted drawings, prior to any boundary treatments being installed on plot A within or around the site, final details of the boundary treatments for plot A shall be submitted to and approved in writing by the Local Planning Authority.

The boundary treatment scheme shall include details of the type, position, design, dimensions, materials and colour of the boundary treatment.

The approved boundary treatments shall be provided on site in accordance with the approved details prior to the buildings on plot A being brought into use. The approved acoustic fencing and approved measures to permanently exclude amphibians from plot A shall be retained thereafter.

Date of Committee: 18 March 2020

Application Number and Address:

DC/20/00102/COU
10 Dewhurst Terrace
Sunniside
Whickham
NE16 5LP

Applicant:

Mr M Nawaz

Proposal:

Change of use and conversion of existing house (C3) to A5 (Hot food) on ground floor and 2 bedroom flat (C3) on first floor. Proposed shop window to front elevation and access door on side elevation for proposed flat on first floor. To include new shopfront and extend flue to rear.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

Application has been withdrawn

The application has been withdrawn in accordance with the applicant's email of 12 March 2021.

Any additional comments on application/decision:

Reason for Minor Update

Application has been withdrawn

The application has been withdrawn in accordance with the applicant's email of 12 March 2021.