

Date of Committee: 20 May 2020

Application Number and Address: DC/20/00165/FUL Whickham & District Social Club School Street Whickham Newcastle upon Tyne NE16 4AD	Applicant: John Moody				
Proposal: Demolition of existing club and erection of building comprising of 14 apartments (Revised Application) (amended 11/03/20 & 16/04/20)					
Declarations of Interest: <table border="1"> <thead> <tr> <th data-bbox="86 846 788 882">Name</th> <th data-bbox="788 846 1497 882">Nature of Interest</th> </tr> </thead> <tbody> <tr> <td data-bbox="86 913 788 949">None</td> <td data-bbox="788 913 1497 949">None</td> </tr> </tbody> </table>		Name	Nature of Interest	None	None
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None	None				
List of speakers and details of any additional information submitted: Reason for Minor Update: See attached update report <i>Report Wording</i> At Paragraph 5.39 of the main agenda it is stated that; <i>‘The development is located within a charging zone with a levy of £60 per square metre for this type of development.’</i> The report should read; <i>‘The development is located within a charging zone with a levy of £0 per square metre for this type of development.’</i> Further, the recommendation at paragraph 7.0 currently reads: <i>“That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Communities and Environment be authorised to add, vary, delete and amend the planning conditions as necessary:”</i> It is recommended that the recommendation is changed to read: <i>“That permission be GRANTED subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection be authorised to add, vary, delete and amend the planning conditions as necessary:”</i> <i>Additional Condition</i> In addition to the above, following further consultation with the Transport Planner it is					

recommended that a further planning condition be attached to the recommendation. This condition should require the waiting restrictions and parking bay control measures on School Lane and Simonside View to be implemented/installed prior to the first occupation of any unit hereby permitted.

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 -

25850 1200 P19 - Proposed Site Plan

25850 1250 P12 - Elevations 1

25850 1251 P11 - Elevations 2

25850 1210 P10 - Basement and Ground Floor Plans

25850 1211 P09 - First and Second Floor Plans

25850 1212 P12 - Third Floor and Roof 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.

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

The landscaping scheme shown on drawing number 25850 1200 P19 - 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.

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.

7

The development shall be implemented in accordance with the submitted Demolition and Construction Management Plan (Demolition and Construction Management Plan, 30/08/2019).

8

The cycle storage shown on approved plan 25850 1210 P10 - Basement and Ground Floor Plans shall be provided in full prior to the first occupation of any residential unit hereby permitted.

9

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

- 25850 1200 P19 - Proposed Site Plan
- Outline Drainage Design (16919)

10

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 Council 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.

11

Following completion of the site investigation and Phase II Risk assessment site investigation works (condition 10), and following approval by the Council, 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 Council for approval. The 'Remediation Strategy' (including timescales) must detail objectives, methodology and procedures of the proposed remediation works. This must be submitted to the Council, for approval, before any remediation works commence.

12

The remediation works detailed in the 'Remediation Strategy' submitted and approved by the Council in respect of Condition 11, 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 11 and/or condition vii., 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

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 LPA prior to the commencement of the development hereby approved.

17

Any remedial works identified under Condition 16 shall be implemented in accordance with the timescale set out in the approved findings.

18

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).

19

At the point of the first occupation of any unit hereby approved, a Travel Plan, or 'Welcome Pack' shall be provided to the occupants, to encourage the use of alternative modes of travel to the site other than by private vehicle. This must include local cycle maps, bus stop locations, bus timetables and maps showing pedestrian routes to local amenities.

Date of Committee: 20 May 2020

Application Number and Address:

DC/20/00208/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 B (pursuant to OUTLINE APPLICATION DC/18/00574FUL which was submitted with an ENVIRONMENTAL STATEMENT)

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Reason for Minor Update

1.1 Amended recommendation wording

1.2 Condition added

2.0 Amended recommendation wording

2.1 The recommendation currently reads :

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

2.3 It is recommended that the recommendation is changed to read :

2.4 That permission be **GRANTED** subject to the following condition(s) and that the Service Director of Development, Transport and Public Protection be authorised to add, vary, delete and amend the planning conditions as necessary:

3.0 Condition Added

3.1 Council officers would like to improve the legibility of the pedestrian and cycle routes within the site. A further condition has therefore been recommended to achieve this by agreeing signage and internal road markings to highlight the cycle and pedestrian routes.

3.2 Condition 5

Notwithstanding the submitted drawings, prior to the laying out of the pedestrian and cycle routes within the site details of a scheme to improve the legibility of these routes including signage and internal road markings to mark the internal pedestrian and cycle routes shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided in accordance with the approved details prior to the warehouse building on plot B being brought into use.

Reason

In the interest of highway safety and to facilitate safe pedestrian and cycle access within the site in accordance with the NPPF and policy CS13 of the Core Strategy and Urban Core Plan

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, delete 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 -

Site location plan	2001 S4 P3
Proposed site plan	2004 S4 P6
Proposed warehouse elevations	2101 S4 P2
Landscape masterplan	D224 L 001 C
Guard cabin and hut detail	2007 S4 P2
Cycle and smoking shelters	2008 S4 P2
Height restrictor / barrier detail	2009 S4 P2
Proposed warehouse floor plan	2102 S4 P4
Proposed warehouse roof plan	2103 S4 P2

Reason

In order to ensure that the development is carried out in complete accordance with the approved plans.

2.

Notwithstanding the submitted drawings, prior to the laying out of the car parking spaces in plot B details of inset dropped crossings with tactile paving at the accesses for plot B 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 warehouse building on plot B being brought into use.

3.

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

4.

Notwithstanding the submitted drawings, prior to any boundary treatments being installed on plot B within or around the site, final details of the boundary treatments for plot B including permanent newt fencing to prevent amphibians from accessing the operational areas of the site 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 relating to the acoustic fencing and permanent newt fencing shall be provided on site in accordance with the approved details prior to the warehouse building on plot B being brought into use. The approved acoustic fencing and approved measures to permanently exclude amphibians from operational areas of plot B shall be retained thereafter.

