

Committee Report

Application No:	DC/20/00069/REM
Case Officer	David Morton
Date Application Valid	20 February 2020
Applicant	DAMF (NE) LTD
Site:	Land At Highfield Road Rowlands Gill
Ward:	Chopwell And Rowlands Gill
Proposal:	APPROVAL OF RESERVED MATTERS: for planning application DC/19/00279/OUT relating to Access, appearance, landscaping, layout and scale (amended plans and additional information received 19/05/20).
Recommendation:	GRANT
Application Type	Approval of Reserved Matters

1.0 The Application:

1.1 DESCRIPTION OF SITE

The application site is located to the north of Wellfield Road, Rowlands Gill. The application site was formally occupied by Highfield School and is now vacant. Highfield Road itself bounds the site to the west, Smailes Lane is to the north and to the east there are the gardens of the neighbouring properties.

1.2 The site is uneven, a clear slope can be seen to be directed from the north east corner down to the south east of the site; this is slope is also reflected in the surrounding streets.

1.3 The site is located within an established residential area with the majority of the surrounding streets being characterised by private residential dwellings.

1.4 An adjacent development site is located to the north west, this site is currently the subject of an outline planning application (DC/20/00060/OUT).

1.5 DESCRIPTION OF APPLICATION

Outline planning permission was granted in October 2019 following consideration by Planning and Development Committee (DC/20/00060/OUT). The application granted outline planning approval for the erection of 13 dwellings, with all matters reserved.

1.6 Consequently, this application is for the approval of reserved matters relating to access, appearance, landscaping, layout and scale for the erection of 13 dwellings and associated works.

1.7 The outline planning approval included an indicative layout and the reserved matters application does not deviate significantly from the indicative layout. The application seeks to provide a mix of three (5no.) and four (8no.) bedroomed properties. All of the properties have two storeys.

1.8 The following documents have been submitted by the applicant in support of the application:

- Design and Access Statement;
- A Flood Risk Assessment and Drainage Strategy;
- A Phase II Contaminated Land Risk Assessment; and
- Arboricultural Impact Assessment & Method Statement.

1.9 RELEVANT PLANNING HISTORY

The relevant planning history associated with the application site is summarised as follows;

- DC/04/00622/GBO; Outline planning permission granted for 'Development of 1.08 ha of land for residential purposes.' Date; 16 July 2004.
- DC/07/00958/REM; Planning permission granted for 'Erection of 33 semi-detached and town houses and 56 flats in a 4 storey block with associated car parking and landscaping (amended 12/10/07, 7/11/07, 21/11/07 and 5/12/07).' Date; 20 December 2007.
- DC/19/00279/OUT; Outlined planning permission granted for 'Proposed erection of thirteen dwellings.' Date; 17 October 2019.
- DC/20/00060/OUT; Outline planning permission sought for 'Proposed 5 no. townhouses and 10 no. apartments with associated works (amended plans and additional information received 19/05/20).' Date submitted; 21 January 2020.

2.0 Consultation Responses:

Tyne and Wear Archaeology Officer	No objection.
Northumbria Police	No objection.
Northumbrian Water	No objection, subject to condition.

3.0 Representations:

3.1 Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) Order 2015. No representations have been received.

3.2 Objections have been received in regard to application DC/20/00060/OUT. For completeness, and where considered relevant, the points raised in these representations have been considered in the assessment of both DC/20/00060/OUT and DC/20/00069/REM.

4.0 Policies:

GPGSPD Gateshead Placemaking Guide SPG

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

ENV3 The Built Environment - Character/Design

ENV47 Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

ENV61 New Noise-Generating Developments

H13 Local Open Space in Housing Developments

DC1D Protected Species

DC1J Substrata Drainage-Water Quality

DC2 Residential Amenity

DC1P Contamination, derelict land, stability

H3 Sites for New Housing

H5 Housing Choice

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

CFR20 Local Open Space

CFR21 Neighbourhood Open Spaces

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS18 Green Infrastructure/Natural Environment

5.0 Assessment:

5.1 The key considerations to be taken into account when assessing this application are the impact the proposal will have on visual amenity, residential amenity, ecology, highway safety and parking, ground conditions and flood risk.

5.2 PRINCIPLE

5.3 Housing Mix

Policy CS11 of the CSUCP sets out the mix of housing and aims to promote lifetime neighbourhoods with a good range and choice of accommodation. Additionally, saved Policy H5 of the UDP requires developments to offer a range of housing in terms of sizes and types for different groups. It is considered that the proposed mix provides a good range and choice of accommodation in accordance with policy CS11 of the CSUCP and saved UDP policy H5.

5.4 Family Homes

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). The proposed layout comprises entirely of family homes, with a mix of three and four bedroomed properties. Therefore, the layout complies with policy CS11(1).

5.5 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 that the indicative layout and house types meet this requirement providing adequate space both internally and externally.

5.6 VISUAL AMENITY

Saved policy ENV3 of the UDP requires that new development should make a positive contribution to the established character and identity of its locality; policy CS15 of the CSUCP requires that development should contribute to good place-making through the delivery of high quality and sustainable design by responding positively to local distinctiveness and character.

5.7 As stated above, the proposed site layout largely mirrors that of the outline planning approval and is considered to be acceptable. Further, the scale and appearance of the proposed dwellinghouses is considered appropriate when considered alongside dwelling immediately adjacent to the application site, however final details of materials will need to be provided via planning condition (Conditions 3 and 4).

- 5.8 Subject to the above condition it is considered that the development is acceptable in regard to its appearance, landscaping, layout and scale and the development is considered to comply with the aims and requirements of the Gateshead Placemaking SPD, saved policy ENV3 of the UDP, policy CS15 of the CSUCP and the NPPF.
- 5.9 **RESIDENTIAL AMENITY**
Given the separation distances afforded between the existing adjacent houses and the proposed development it is considered that the development would not cause any significant harm to the living conditions of adjacent residents through loss of light, overshadowing or visual intrusion. The proposed internal layout is considered to be acceptable and would allow future residents to experience acceptable living conditions.
- 5.10 Conditions were attached to the outline approval requiring 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.
- 5.11 Officers are therefore of the opinion that subject to the condition attached to the outline and the above assessment, the proposed development would not have an unacceptable impact on the living conditions of adjacent residential properties and the living conditions of the future occupiers of the proposed houses. It is therefore 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.
- 5.12 **HIGHWAY SAFETY AND PARKING**
It is considered that the location of the indicated site access is appropriate, and the final design of the site access is considered to be acceptable. Further the layout of the development is considered to provide an appropriate level of parking and would allow the turning of large vehicles i.e. refuse collection vehicles.
- 5.13 Details of weatherproof cycle storage and facilities for electric charging for each property were secured via the outline planning approval.
- 5.14 The proposal would comply with the aims and requirements of policy CS13 of the CSUCP and the NPPF.
- 5.15 **TREES**
An Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS) were submitted at outline stage. Further, a tree protection plan was provided as part of the reserved matters submission, no further tree felling is proposed on site and it is proposed that all retained trees will be protected by fencing. 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.

5.16 ECOLOGY

The application has been supported by an updated Preliminary Ecology Appraisal. Sufficient information is available to determine the likely impacts of the development on biodiversity, including priority habitats and species. At outline stage, a appropriate/proportionate scheme of on and offsite mitigation and compensation measures were approved by way of planning conditions and obligations (S106).

5.17 The planning condition required the submission of a biodiversity method statement. The S106 agreement required the creation of circa 0.35ha of species rich early successional brownfield habitat and the restoration/enhancement of circa 0.08ha of early successional brownfield habitat/species poor semi-improved grassland on land to the south east of Derwenthaugh Road, Swalwell. These works would be provided through a commuted sum secured via a S106 agreement.

5.18 On the basis of the above, the proposal would comply with the aims and requirements of saved policies DC1(d) and ENV46 of the UDP, policy CS18 of the CSUCP and the NPPF.

5.19 GROUND CONDITIONS

The application has been supplemented by further contaminated land information in the form of a Phase II site investigation and a remediation strategy. While the Phase II investigation is considered to be acceptable an amended remediation scheme will be required, however this was secured by condition at outline stage.

5.20 The proposal would comply with the aims and requirements of saved policies DC1(p) and ENV54 of the UDP and policy CS14 of the CSUCP.

5.21 FLOOD RISK

To prevent the increased risk of flooding from the development, conditions pertaining to drainage were attached to the original outline application. Further information has been provided by the applicant at reserved matter stage and officers are of the view that the development would not prejudice the delivery of a suitable drainage design, the final design of which will be dealt with as a condition. It is likely that as a result of land levels this system will be made up of 'oversized' pipes, underground storage and controls to the flow rate e.g. a hydro brake.

5.22 As a result of the proposed layout and the expected drainage design it is considered necessary to attach further conditions pertaining to the preparation and distribution of a SuDS information pack for future residents (Conditions 5 and 6).

5.23 The proposal would comply with the aims and requirements of policy CS17 of the CSUCP.

5.24 OPEN SPACE

The neighbourhood area to which the application site belongs is identified as having an adequate level of open space according to the standard set by policy CFR20. This would mean that the development would not result in a deficiency, so there is no requirement to provide any open space as part of this development proposal. It is considered that this meets the requirements of saved UDP policies CFR20, CFR21, CFR22.

5.25 PLAY SPACE

It is considered that the proposed development provides links to the wider area and also provides adequate opportunity within the site for small areas of play as well as generous garden areas.

5.26 It is considered that the development accords with saved UDP policies CFR28, CFR29 and CFR30.

5.27 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 housing related. The development is located within Charging Zone C, with a levy of £0 per square metre for this type of development. Therefore, this proposal would not be charged.

6.0 CONCLUSION

6.1 The proposal would result in the redevelopment of previously developed land that would contribute to the Borough's housing stock. Further, consideration has been offered to the development proposed on the wider housing allocation (DC/20/00060/OUT) and it is considered this proposal would not inhibit the development proposed.

6.2 Taking all the relevant issues into account, it is considered that the proposal is acceptable in terms of visual and residential amenity, highway safety and parking, ecology, flood risk, ground conditions, trees, and open space/play provision, and would comply with the aims and objectives of the NPPF, and the relevant policies of the UDP and the CSUCP.

7.0 Recommendation:

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

1

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

25830-NNA-1100-Ex_Site_and_Location_Plan-P02

25830-NNA-3100-Pr_Site_and_Location_Plan-P04

25830-NNA-3105-Pr_Landscaping_Plan-P03

25830-NNA-3110-Type_1-Pr_Plans-P03

25830-NNA-3120-Type_1-Pr_Elevations-P04

25830-NNA-3210-Type_2-Pr_Plans_Elevations-P05
25830-NNA-7110-Type_1-Proposed_Views-P03
25830-NNA-7210-Type_2-Proposed_Views-P03
AMA Highways Technical Note - 20723 - Highfield Road Rowlands Gill
- 11.05.20
25830-NNA-3105-Pr_Landscaping_Plan-P03
JCC19-225-100-B Proposed External Levels 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.

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 2 years from the date of this approval of the reserved matters.

(N.B. if the reserved matters are approved on different dates, the two-year period is calculated from the approval of the last such matter to be approved.)

Reason

This condition is imposed pursuant to the requirements of section 92 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

Prior to the occupation of any unit hereby approved a SuDS information and communication plan, including an information pack for residents shall be submitted to and approved in writing by the LPA.

Reason

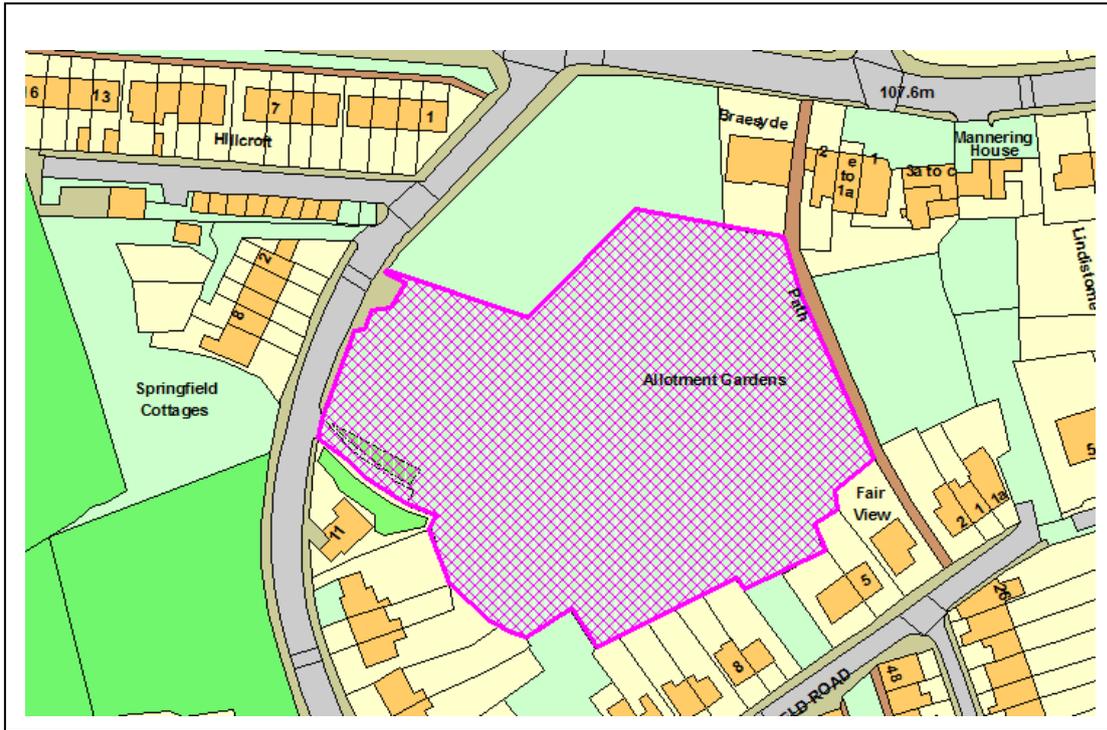
In order to inform/educate residents about the SuDS drainage system (including in curtilage permeable paving) associated with the site in order to comply with the NPPF, saved Policy DC1(j) of the Unitary Development Plan and Policies CS14 and CS17 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

6

At the point of occupation of any unit hereby approved, the SuDS information and communication plan approved under condition 5, shall be provided to the occupants of each dwelling.

Reason

In order to inform/educate residents about the SuDS drainage system (including in curtilage permeable paving) associated with the site 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.



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