

Date of Committee: 29 July 2020

Application Number and Address:

DC/19/00779/FUL

Pear Trees
Orchard Road
Rowlands Gill
NE39 1DN

Applicant:

Mr and Mrs Jamie Wilson

Proposal:

Demolition of existing bungalow and detached garage and erection of two new dwellings with associated pedestrian/vehicular access (revised plans/documents received 25 Jan, 24 April, 20 May 2020).

Declarations of Interest:**Name****Nature of Interest**

None

None

List of speakers and details of any additional information submitted:

Mr Jamie Wilson (Applicant)

Mr Wilson indicated that further reports had been submitted from their tree specialist and queried whether this information had been passed to members of the Committee. It was noted that the additional information submitted had been considered by Officers (including the Council's Arboricultural Officer) and it was considered that there was not anything additional within the report that changed the recommendation with regards to the trees which would be affected.

It was also raised by Mr Wilson that ENV10 was out of date, however, officers advised the Committee that this is a saved policy and in the opinion of officers this is still relevant.

Any additional comments on application/decision:

That permission be REFUSED for the following reasons:

1. The proposed sub division of the site and construction of two houses would result in less than substantial harm to the Rowlands Gill conservation area, that would not be outweighed by public benefits, contrary to the aims and objectives of the NPPF, saved policies ENV7 and ENV10 of the Unitary Development Plan and policy CS15 of the Core Strategy and Urban Core Plan, which seek the conservation and enhancement of the historic environment.
2. The proposed development will have a negative impact on and will harm a number of trees surrounding the site, that are very prominent within the landscape and contribute to the character and appearance of the site and area, contrary to the aims and objectives of the NPPF, saved policies ENV7 and ENV44 of the Unitary Development Plan and policy CS18 of the Core Strategy and Urban Core Plan, which seek to protect trees of value.

Date of Committee: 29 July 2020

Application Number and Address:

DC/20/00060/OUT

Highfield Road
Rowlands Gill

Applicant:

Mr Simon Ragg

Proposal:

Proposed 5 no. townhouses and 9 no. apartments with associated works (amended plans and additional information received 19/05/20).

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

An update report was circulated to the Committee that the following reason for Condition 9 be added to the condition wording.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the required highway works can be delivered in a timely manner so as not in impact on the highway network. This information is fundamental to the development and requires approval prior to development starting on the site to ensure the deliverability of the works."

Any additional comments on application/decision:

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. Application for approval of the reserved matters (access, appearance, landscaping, layout and scale) shall be made to the Local Planning Authority within three years of the date of this permission.

Reason

This condition is imposed pursuant to the requirements of section 92 of the Town and Country Planning Act 1990.

2. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final 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.

3. No development shall commence (except for the installation of tree protection measures) until a Construction Management Plan (CMP) 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 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, 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 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.

4. The development shall be implemented in accordance with Construction Management Plan (CMP) measures approved at condition 3.

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.

5. Prior to the first occupation of any residential unit hereby approved final details of cycle storage for each residential unit including details of the locking mechanism and anchor point shall be submitted to and approved in writing by the Local Planning Authority.

Reason

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

6. The cycle storage provision approved at condition 5 shall be provided for each house prior to each house being occupied.

Reason

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

7. Prior to first occupation of any residential unit hereby permitted details of electric vehicle charging points to be provided including details of the number, location and specification of the charging points have been submitted to and approved in writing by the Local Planning Authority.

Reason

To promote sustainable travel choices in accordance with the NPPF and policies CS13 of the Council's Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

8. The electric vehicle charging units/points approved at condition 7 shall be provided for each house prior to each house being occupied.

Reason

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

9. Prior to the commencement of any works hereby approved final details of a scheme for provision of waiting restrictions to Highfield Road shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of highway safety and sustainable development in accordance with policy CS13 of the CSUCP.

Reason for Pre-Commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the required highway works can be delivered in a timely manner so as not to impact on the highway network. This information is fundamental to the development and requires approval prior to development starting on the site to ensure the deliverability of the works.

10. Prior to the first occupation of any dwelling hereby approved waiting restrictions to Highfield Road shall be installed/completed in full, in accordance with the details approved under Condition 9.

Reason

In the interests of highway safety and sustainable development in accordance with policy CS13 of the CSUCP.

11. Prior to the first occupation of any dwelling hereby permitted full details including the number, specification and precise location of building and tree mounted bat and bird boxes to be installed on site (including a timescale of installation), shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the maintenance of the local bat and bird populations at or above its current level in accordance with the NPPF and Saved UDP policies CS18, DC1(d) and ENV46.

12. The bat and bird box details approved at Condition 11 shall be implemented in full prior in accordance with the approved timescale.

Reason

To ensure the maintenance of the local bat and bird populations at or above its current level in accordance with the NPPF and Saved UDP policies CS18, DC1(d) and ENV46.

13. No development shall commence until an intrusive site investigation is undertaken, and a Phase 2 Risk Assessment report of the findings submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, soil sampling, chemical laboratory testing, to assess potential contamination issues.

The site investigation and Phase 2 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 the environment, 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 land is suitable for its sensitive 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.

Reason for Pre-commencement Condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation suitable for the sensitive end use is identified and approved prior to the commencement of the development.

14. The recommendations of the intrusive site investigation and the Phase 2 Risk Assessment Report approved under condition 13 shall be implemented prior to commencement of the development hereby permitted.

Reason

In order to ensure the land is suitable for its sensitive 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. Prior to commencement of the development hereby permitted, where required, 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 must be 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 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.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers,

neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

Reason for Pre-commencement Condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation suitable for the sensitive end use is identified and approved prior to the commencement of the development.

16. The details of remediation measures approved under condition 15 shall be implemented in full prior to commencement of the development on each of the development hereby permitted and maintained for the life of the development.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

17. Following completion of the remediation measures approved under condition 15 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted for the written approval of the Local Planning Authority prior to first occupation of the development hereby permitted.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

18. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies DC1, and ENV54 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan and saved policy DC1(p) of the Unitary Development Plan.

19. No development shall commence until a detailed scheme for the disposal of foul and surface water from the development has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include

an assessment of the potential for disposing of surface water by means of a sustainable drainage system

information about the design storm period and intensity

the method employed to delay and control the surface water discharged from the site

the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

a timetable for its implementation; and

a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason

To prevent the increased risk of flooding in accordance with the NPPF and policies CS17 and GV4 of the Core Strategy and Urban Core Plan.

Reason for Pre-commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the development and associated drainage provision is carried out in a comprehensive and co ordinated manner. This information is fundamental to the development and requires approval prior to development starting on the site to prevent the increased risk of flooding.

20. The drainage scheme approved under condition 19 shall be implemented in accordance with the approved timetable and managed and maintained in accordance with the approved details thereafter.

Reason

To prevent the increased risk of flooding in accordance with the NPPF and policies CS17 and GV4 of the Core Strategy and Urban Core Plan.

Date of Committee: 29 July 2020

Date of Committee: 29 July 2020	
Application Number and Address: DC/20/00069/REM Land at Highfield Road Rowlands Gill	Applicant: DAMF (NE) Ltd
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).	
Declarations of Interest:	
Name	Nature of Interest
None	None
List of speakers and details of any additional information submitted:	
Any additional comments on application/decision:	
<p>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:</p> <ol style="list-style-type: none"> The development shall be carried out in complete accordance with the approved plan(s) as detailed below - <ul style="list-style-type: none"> 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 <p>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.</p>	

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.

Date of Committee: 29 July 2020

Application Number and Address:

DC/20/00286/FUL

Former Go-Ahead Bus Depot
Gateshead

Applicant:

Jewish Community Council of Gateshead

Proposal:

Residential development comprising 26 dwellings with associated open space and infrastructure on the former Go Ahead Bus Depot, Gateshead (amended 22/06/20 and addition information 10/07/20 and 14/07/20).

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Consideration of this application has been deferred to a future meeting.

Any additional comments on application/decision:

Date of Committee: 29 July 2020

Application Number and Address:

DC/20/00372/FUL

Dunston Football Club
 UTS Stadium
 Wellington Road
 Dunston
 Gateshead
 NE11 9JL

Applicant:

Dunston Football Club

Proposal:

Erection of 2 portacabins to provide male/female toilet accommodation and medical facility, internal alterations to existing changing rooms, upgrading of viewing accommodation to Tom Cooney stand and upgrade of floodlighting luminance from 120Lux to 200Lux.

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Any additional comments on application/decision:

That permission be GRANTED subject to the following condition(s) and that the Strategic Director of Development, Transport and Public Protection 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 scale 1:1250 @ A4

Proposed site plan scale 1:500 @ A3

Proposed medical facility plan scale 1:50 @ A3

Proposed male/female toilet block

Proposed roof plan scale 1:100 @ A4

Internal alterations to changing rooms plan scale 1:50 @ A3

Revised standing levels Tom Cooney Stand plan scale 1:50 @A3

Revised standing levels section plan scale 1:50 @ A3

External Floodlighting Plan UKS16772/2 dated 14 July 2020

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. The floodlighting hereby approved at 200 lux shall be operated only between the hours of

6.30pm - 10pm on Mondays – Fridays

3pm - 7pm on Saturdays

not at all on Sundays, public or bank holidays.

The floodlighting hereby approved shall not be used for more than 15 matches or occasions per season including training sessions.

Reason

In the interest of residential amenity to accord with the NPPF, saved policies DC1 (h) and DC2 of the Council's Unitary Development Plan and Policy CS14 of the Council's Core Strategy and Urban Core Plan.

Date of Committee: 29 July 2020

Application Number and Address:

DC/20/00396/FUL

15 Clavering Road
Bleach Green
Blaydon
NE21 5HH

Applicant:

Mr Reza Ghorbani

Proposal:

Variation of condition 3 of application DC/18/01032/COU to change the opening hours from between 08:00 and 20:00 hours on all days of the week to between 08:00 and 21:00 on all days of the week (description amended 08.07.20).

Declarations of Interest:

Name

Nature of Interest

None

None

List of speakers and details of any additional information submitted:

Councillor Malcolm Brain – statement read out at meeting
Mr Reza Ghorbani – Applicant

Verbal updated provided by officers to condition 3 to make it clear what was permitted within the hours:

The opening hours of the premises (including deliveries) shall be restricted to between 08:00 and 21:00 hours on all days of the week and shall not be open to the public between the hours of 21:00 and 08:00 on all days of the week.

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
3210 A-12 Rev A
3210 A-11
Existing and Proposed Rear Elevations

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. The opening hours of the premises shall be restricted to between 08:00 and 21:00 hours on all days of the week.

Reason

To ensure that limited disturbance is caused to neighbouring properties as a result of unreasonable trading hours at the premises in accordance with saved policies DC1, DC2 and ENV61 of the Unitary Development Plan and policy CS14 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne.

4. The odour suppression scheme shall be operated at all times in accordance with the approved details. For the avoidance of doubt, the approved scheme is outlined within the following documents:

Description of cooking processes

Drawing 3210- A-12 Revision A

Drawing 3210 A-11

Plan showing existing and proposed rear elevation

Odour abatement measures identified by items A (ESP filter), B (ESP technical spec.) and C (carbon filters). Supported by email from Bejhan Kameli dated 05.04.2019

Noise production and abatement measures identified by item D (thermo fan) and item E (silencer). Supported by email from Bejhan Kameli dated 10.05.2019.

Reason

In order to avoid noise/odour disturbance to the occupiers of nearby residential properties in accordance with the National Planning Policy Framework, policy CS14 of the Core Strategy and Urban Core Plan and saved policies DC1, DC2 and ENV61 of the Unitary Development Plan.

5. The approved odour mitigation scheme shall be maintained in full accordance with the approved maintenance schedule for the lifetime of the development. Records of all maintenance shall be provided to the Local Planning Authority within 21 days of request. For the avoidance of doubt, the approved scheme is outlined within the following documents:

Means of recording maintenance

Purified Air- ESP-maintenance page 26-29

Systemair- KBR Thermo fan- maintenance page 17

Reason

To safeguard the amenities of nearby residents and in accordance with policy CS14 of the Core Strategy and Urban Core Plan and policies DC1, DC2 and ENV61 of the Unitary Development Plan.