

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/20/00876/FUL</b>
<b>Site:</b>	<b>Former Whitley Court, Land South of Ebchester Ave, Wrekenton, NE9 7AD</b>
<b>Proposal:</b>	<b>Redevelopment of the vacant former Whitley Court site involving demolition of existing garages followed by erection 44 dwellings including family homes, assisted living bungalows and apartments with communal spaces (12x 2 Bed Houses, 16 x 3 Bed Houses, 4 x 2 Bed Bungalows and 12 x 1 Bed Apartments) with additional unallocated parking area at Westwood Gardens between the existing properties (additional information received and amended 19/10/20, 21/10/20, 16/11/20, 20/11/20 23/11/20, 27/11/20 and 03/12/20) (Description amended 24/11/20)</b>
<b>Ward:</b>	<b>High Fell</b>
<b>Recommendation:</b>	<b>MINDED TO GRANT</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update****Clarification of earliest decision date and condition(s) amended**

Paragraphs 3.1 and 7.0 of the Officer Report refer to the publicity period ending on 17 December 2020, however, this date is 18 December 2020. No further representations have been received since the Officer Report was published.

Condition wording is also recommended to be amended as follows:

Condition 4 refers to implementation of specific materials and that Weinerberger Crofters Medley bricks be used instead of the brick type formally proposed. The applicant has provided an updated drawing indicating the replacement bricks to be used, and conditions 1 and 4 and recommended to be amended to read as below:

**1**

***Unless otherwise required by condition, the development shall be carried out in complete accordance with the approved plan(s) as detailed below -***

***Location Plan QD1356-300-01 Rev A (received 23.11.2020)***

***Proposed Site Layout Plan QD1356-311-01 Rev E (received 23.11.2020)***

***Assisted Living Apartments Ground Floor plan QD1361-317-01***

***Assisted Living Apartments First & Roof Floor plan QD1361-317-02 Rev A***

***Assisted Living Apartments Elevations QD1361-317-03 Rev B  
(received 20.11.2020)***

***Assisted Living Bungalows QD1361-317-04 Rev A (received  
16.11.2020)***

***AF2 - 2 Bedroom House Type QD1356-317-05 Rev A (received  
20.11.2020)***

***AF3 - 3 Bedroom House Type QD1361-317-06 Rev B (received  
20.11.2020)***

***Parking Strategy QD1356-335-01 Rev C (received 23.11.2020)***

***Enclosures Layout QD1356-332-01 Rev B (received 23.11.2020)***

***Materials Layout QD1356-330-01 Rev B (received 03.12.2020)***

***External Levels QD1356-04-01 Rev E (received 23.11.2020)***

***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.***

***4***

***The boundary treatment and hard landscaping details approved under condition 3 shall be implemented in accordance with the approved details before the dwellings hereby approved are occupied and retained as such for the lifetime of the development.***

***The development hereby permitted shall also be constructed entirely of the materials detailed on plan QD1356-330-01 Rev B (received 03.12.2020).***

***All windows serving bathrooms, en-suites and WCs shall be glazed with obscure glass at a level three or greater (in accordance with the levels set by Pilkington). The obscure glazing***

***shall be installed prior to occupation of the dwellings hereby approved and retained as such for the lifetime of the development.***

***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 street scene, and to ensure the proposal would provide an appropriate level of privacy for future occupiers, in accordance saved policies DC2 and ENV3 of the Unitary Development Plan, policies CS14 and CS15 of the Core Strategy and Urban Core Plan and the NPPF.***

**Additionally, it is recommended that condition 9 be amended to the following wording:**

**9**

***No demolition or any other development (except service diversions) shall take place until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.***

***The Plan shall provide for:***

- (a) The parking of vehicles of site operatives and visitors***
- (b) A Demolition and Construction Traffic Management Plan which includes further details of the management of vehicles arriving at and leaving the site during demolition and construction;***
- (c) Storage of plant and materials used in constructing the development***
- (d) The erection and maintenance of security hoarding***
- (e) Wheel washing facilities***
- (f) Measures to control the emission of dust and dirt during demolition and construction***
- (g) Measures to control noise and vibration during demolition and construction***
- (h) A scheme for recycling/disposing of waste resulting from demolition and construction works.***

***Reason***

***To safeguard the amenities of nearby sensitive receptors and to safeguard highway safety and in accordance with saved policies DC1, DC2 and ENV61 of the Unitary Development Plan, policies***

**CS13 and CS14 of the Core Strategy and Urban Core Plan and the NPPF.**

***Pre-commencement reason***

***To ensure that demolition and construction details can be approved prior to on-site works thereby avoiding any abortive work and preventing harm to nearby sensitive receptors due to uncontrolled demolition and/or construction and harm to highway safety which could otherwise occur.***

Further, it is recommended that condition 22 be amended to the following wording:

**22**

***The development hereby approved shall be implemented in accordance with the noise mitigation measures as detailed in the submitted Noise Assessment (specifically Table 8 and Figures 4 and 5) by NJD Environmental Associates dated June 2020 (project no. NJD19-0117-001R Rev 1) and shall not exceed the noise levels set by section 4 of 'Guidelines for community noise' (WHO, 1999) (or equivalent subsequent/superseding guidance). No dwelling shall be occupied until the respective measures relating to that unit have been fully implemented, and thereafter the measures shall be maintained in accordance with the approved details for the lifetime of the development.***

***Reason***

***To safeguard the amenities of future occupiers 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 and the NPPF.***

**SEE MAIN AGENDA FOR OFFICERS REPORT.**