

Date of Committee: 11 May 2022

Application Number and Address:

DC/21/00938/FUL
 North East Concrete Ltd
 Longshank Lane
 Birtley
 Chester le Street
 DH3 1QZ

Applicant:

Mr Briggs

Proposal:

Relocation of concrete batching plant, installation of new tarmac plant and associated material storage areas, plant workshops, processing of recycled and secondary aggregate and creation of new office building and associated parking (additional information received 07/12/21, amended information received 22/12/21, amended plans received 31/01/22 and 15/02/22)

Declarations of Interest:

Name	Nature of Interest
None	None

List of speakers and details of any additional information submitted:

Mr N Pearson spoke in objection to the application
 Mr S Thistlethwaite (Agent) spoke in favour of the application

Any additional comments on application/decision:

A verbal update was provided that amended the recommendation to be MINDED TO GRANT once clarification on air quality impacts have been concluded.

That the application be deferred for a site visit.

Date of Committee: 11 May 2022

Application Number and Address:

DC/21/01358/FUL
Gateshead Jewish Primary School
Alexandra Road
Gateshead
NE8 1NR

Applicant:

B Joseph

Proposal:

Erection of a three-storey annexe to the north of the site to include seven classrooms, staff facilities, management offices and an external rooftop play area. Erection of 8no temporary classrooms to the west of the site and the creation of a disabled parking bay to the south east of the site (Amended plans received 17/02/2022, 29/03/2022 and 04/04/2022).

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:

Despite there being a further week until the final date for representations to be made in response to the statutory publicity for this application (18 May 2022), Officers are confident that the agenda report is comprehensive and addresses all material planning considerations.

That members be MINDED TO GRANT subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary

1

The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

2

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

M2271 EW06B
M2271 EW07A
M2271 EW08B
M2271 EW11A
M2271 EW12
M2271 EW15
M2271 EW16
M2271 EW17
M2271 EW18E
M2271 EW19E
M2271 300
M2271 303
M2271 304
Parapet Detail Showing Balustrading
4478-E-04-T02
4478-E-04-T03
4478-E-03-T04
4478-E-01-T05
Topographic Survey
Proposed Roof Top 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.

3

The development hereby permitted shall not progress above foundation 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 details of materials approved under condition 3 shall be implemented in full accordance with the approved details prior to use of the building hereby permitted.

5

Prior to commencement of the development hereby permitted a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for the recycling/disposing of waste arising from demolition and

construction works.

Reason for Pre Commencement Condition

To ensure the proposed development does not lead to an unacceptable level of nuisance to the occupiers of adjacent properties.

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.

6

The construction methodology approved under condition 5 shall be adhered to at all times during the construction of the development hereby permitted.

7

Unless otherwise approved in writing by the Local Planning Authority, all external works and ancillary operations in connection with the development hereby approved, including the use of any equipment or deliveries to or collections from the site, shall be carried out only between 0800 hours and 1700 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

8

All external lighting of the school shall be carried out in accordance with the External Lighting Statement and plan ref 4478-E-04-T02 and 4478-E-04-T04 unless submitted to and approved in writing by the Local Planning Authority.

9

Notwithstanding the details submitted, the annexe building hereby permitted shall not be first occupied until a scheme of odour suppression, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the manufacturers details of the proposed flue, all proposed cooking processes, a plan of the proposed ventilation system and odour abatement measures including the location and details of the filters, fans and flues and the manufacturer's recommendations concerning frequency and type of maintenance.

10

The kitchen equipment approved under condition 9 shall be installed in accordance with the approved details prior to first occupation of the annexe building hereby approved and shall thereafter be operated at all times when cooking is taking place and maintained in accordance with the manufacturer's instructions. A written record of any maintenance shall be retained on site and be made available for inspection by the Local Planning Authority.

11

The annexe building hereby permitted shall not progress above foundation level until final details of all the termination points of vents, flues and extract grilles and scaled elevations indicating their detailed appearance and location on the annexe

building including on the roof have been submitted to and approved in writing by the Local Planning Authority.

12

The annexe building shall be completed in accordance with the approved details under Condition 11 and retained as such in accordance with the approved details thereafter.

13

The double doors on the ground floor of the northern elevation of the annexe building hereby permitted shall only be used in the event of an emergency situation where evacuation of the annexe building is required.

14

The windows of the annexe building hereby permitted facing the northern boundary shall be glazed with obscure glass at a level three or greater. The obscure glazing shall be retained thereafter.

15

Notwithstanding the details of the plans submitted, prior to occupation of the annexe building hereby permitted the final expected noise levels and vibration details of the equipment to be installed in the plant room shall be submitted to and approved in writing by the Local Planning Authority.

16

The plant equipment approved under condition 15 shall be implemented in accordance with the approved details and retained thereafter for the life of the development

17

Prior to first occupation of the annexe building hereby permitted final details relating to the servicing strategy of the annexe building to include:

- details of how the development will be adequately and safely serviced;
- details relating to time constraints for servicing,
- details of vehicle size and proposals for safe movements of vehicles and goods
- details on the numbers of deliveries and
- how controls would be implemented

Shall be submitted in the form of a Service Management Plan for the written approval of the Local Planning Authority.

18

The measures contained within the approved servicing strategy shall be implemented in accordance with the approved details under condition 17 prior to the annexe building being occupied and maintained thereafter unless otherwise

approved in writing by the Local Planning Authority.

19

The annexe building hereby permitted shall not be first occupied until details of the refuse and recycling storage area to include a measure to contain the location of the bins have been submitted to and approved in writing by the Local Planning Authority.

20

Prior to the first occupation of the annexe building hereby permitted the bin store shall be completed using the bin store details and screen approved under condition 19 and maintained thereafter.

21

Notwithstanding the submitted details, an updated Travel Plan to include details on Modeshift STARS shall be submitted and approved in writing by the Local Planning Authority.

22

Before the pupil roll exceeds 375, details of the intended staff and pupil numbers along with details of proportionate measures to ensure the transportation impacts of these additional staff and pupils are mitigated, to ensure that the additional numbers can be safely accommodated at the site without detrimental impact on the local road network, shall be submitted for the written approval of the Local Planning Authority.

The requirements of this condition shall be met at all such times as the pupil roll exceeds 375, or for any multiple of 30 pupil increase thereafter.

23

Prior to the first occupation of the annexe building hereby approved details of secure and weatherproof cycle parking and scooter storage to comply with the with Gateshead Cycling strategy, has been submitted to and approved in writing by the Local Planning Authority.

24

The details approved under condition 23 shall be implemented in accordance with the approved details before the annexe building hereby approved is occupied and retained as such for the lifetime of the development.

25

The temporary classroom units shall be removed from the site within one calendar month of the first occupation of the building annexe hereby permitted and the site landscaping reinstated.

26

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.

27

Prior to commencement of the development hereby permitted, no works shall commence on site until any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full, in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason for prior to 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 scheme suitable for appropriate land stability is identified and approved prior to commencement of the development.

28

Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

29

The development hereby permitted shall not progress above foundation level until final details of the roof canopy and scaled elevations indicating the detailed appearance and location on the building have been submitted to and approved in writing by the Local Planning Authority.

30

The development shall be completed in accordance with the approved canopy details under Condition 29 and retained as such in accordance with the approved

details thereafter.

31

Prior to commencement of the annexe building hereby approved, a fully detailed drainage design shall be submitted to and approved in writing by the Local Planning Authority. The drainage design must be in accordance with local and national planning policy and follow supporting guidance and best practice. Specifically, infiltration testing in line with BRE Digest 365 is to be undertaken. Where discharge to ground is proven to not be feasible, discharge to a positive outfall is to be considered following the hierarchy of surface water disposal options. Consideration of runoff from all roof and paved areas proposed within the development red line boundary are to be included in the drainage design unless part of an existing drainage system serving existing areas is not affected by the new drainage system. An appropriate allowance for climate change is to be applied to rainfall intensities to reflect the lifetime of the development. Discharge to an outfall, where required, is to be limited to as close to greenfield runoff rates and volumes as reasonably practicable. Runoff from all roof and paved areas is to receive an appropriate level of treatment using SuDS components with pollution mitigation demonstrated in accordance with the SuDS Manual (CIRIA C753) Simple Index Approach methodology. The drainage design shall include all details as necessary to demonstrate a compliant scheme (ie drainage plan, sections, SuDS components and flow control details, together with a design philosophy report containing a Drainage Maintenance Schedule and supporting hydraulic calculations).

Reason for Pre Commencement Condition

The detailed drainage design and SUDs must be undertaken before the annexe building commences in order to ensure that a complaint scheme is identified and approved prior to commencement 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.

32

Prior to commencement of the annexe building hereby approved (except for vegetation clearance works and erection of site security hoardings) a drainage construction method statement (DCMS) relating to the proposed drainage system which will serve the completed development shall be submitted to and approved in writing by the Local Planning Authority. The content of the DCMS shall be in accordance with Appendix B6 of the SuDS Manual (CIRIA C753).

Reason for Pre Commencement Condition

The detailed drainage design and SUDs must be undertaken before the annexe building commences in order to ensure that a complaint scheme is identified and approved prior to commencement 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.

33

Prior to the first occupation of the annexe building hereby approved, the Drainage Maintenance Schedule provided as part of the approved drainage design is to be developed into a SuDS Maintenance Plan to be submitted for approval by the Local Planning Authority. The SuDS Maintenance Plan is to be in accordance with Appendix B8 of the SuDS Manual (CIRIA C753) and is to include a SuDS Maintenance Inspection Checklist. The checklist shall subsequently be filled out by those responsible for the operation and maintenance of the SuDS and shall be available for review on request by the local authority to verify the condition and performance of the system at any particular time.

34

Prior to the commence of the annexe building hereby approved a detailed scheme for the disposal of foul and surface water from the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority.

Reason for Pre Commencement Condition

To prevent increased flood risk.

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.

35

The annexe building shall be completed in accordance with the approved foul and surface water details under Condition 34 and retained as such in accordance with the approved details thereafter.

Reason

To prevent increased flood risk from any sources in accordance with the NPPF and Policy CS17 of the Local Plan for Gateshead.

