

Date of Committee: 25 January 2017

Application Number and Address:

DC/16/00698/OUT
Former Wardley Colliery
Wardley Lane
Felling
Gateshead
NE10 8AA

Applicant:

Persimmon Homes

Proposal:

Outline application for no more than 155 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works. All matters reserved.

Declarations of Interest:

Name

Nature of Interest

List of speakers and details of any additional information submitted:

Not applicable in accordance with the decision of the Committee.

Decision(s) and any conditions attached:

That the application be DEFERRED for a Site Visit.

Any additional comments on application/decision:

The Committee decided not to hear the application until after a site visit has been undertaken.

Date of Committee: 25 January 2017

Application Number and Address:

DC/16/00771/FUL
Winlaton And District Social Club
Garth Farm Road
Winlaton
Blaydon
NE21 6DF

Applicant:

Greenway Homes Ltd

Proposal:

The application proposes the erection of 15 new dwellings in three terrace blocks with associated external works (additional information received 26/09/16, 27/09/16, 28/09/16, 18/10/16, 31/10/16, 1/11/16, 2/12/16 and 7/12/16 and amended plans received 19/12/16).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

An update report was provided which detailed three additional conditions which were considered necessary to ensure the impact on the environment and the amenity of nearby residents is kept to an acceptable level.

The omitted conditions (23, 24 and 25) were fully detailed in the update report.

Decision(s) and any conditions attached:

The Committee resolved that permission be GRANTED subject to the conditions, as fully detailed in the reports.

1

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

1604 Location Plan (rec 02.08.2016)
1601 CL(0-)01 Existing Site Layout (rec 02.08.2016)
1601 CL(0-)02e Proposed Site Layout (rec 19.12.2016)
1601 CL(52)01 Existing Site Layout: drainage (rec 02.08.2016)
1601 CL(2-)04b Block A Elevations (rec 19.12.2016)
1601 CL(2-)01b Block A Ground Floor Plan (rec 19.12.2016)
1601 CL(2-)02b Block A First Floor Plan (rec 19.12.2016)
1601 CL(2-)03a Block A Loft Floor Plan (rec 02.08.2016)
1601 CL(27)01 Block A Roof Plan (rec 02.08.2016)
1601 CL(2-)08a Block B Elevations (rec 02.08.2016)
1601 CL(2-)05a Block B Ground Floor Plan (rec 02.08.2016)
1601 CL(2-)06a Block B First Floor Plan (rec 02.08.2016)
1601 CL(2-)07a Block B Loft Floor Plan (rec 02.08.2016)
1601 CL(27)01 Block B Roof Plan (rec 02.08.2016)
1601 CL(2-)12a Block C Elevations (rec 02.08.2016)

1601 CL(27)09a Block C Ground Floor Plan (rec 02.08.2016)
1601 CL(2-)10a Block C First Floor Plan (rec 02.08.2016)
1601 CL(2-)11a Block C Loft Floor Plan (rec 02.08.2016)
1601 CL(27)03 Block C Roof Plan (rec 02.08.2016)

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

The development hereby permitted shall be constructed entirely of the materials detailed and shown on the application form received 02.08.2016 and on plan number 1601 CL(0-)02e.

4

No houses hereby approved shall be occupied until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include the use of locally native trees and shrubs beneficial to wildlife (ie. pollen/nectar producing, berry bearing) and details all existing trees and hedges to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting.

5

All hard and soft landscaping works shall be completed in full accordance with the approved landscaping scheme approved under condition 4 during the first planting season (October to March) following approval of the scheme unless otherwise is approved in writing by the Local Planning Authority. The date of Practical Completion of the landscaping scheme shall be supplied in writing to the Local Planning Authority within 7 days of that date.

6

The approved 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 of the scheme. 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

Prior to the commencement of any development an updated Drainage Assessment including the following details has been submitted to and approved in writing by the Local Planning Authority, in consultation with Northumbrian Water and the Lead Local Flood Authority.

- a) Consideration of relocating the proposed oversized pipes to communal areas (including detail of the potential impact on foundations);
- b) Clear indication as to whether the water storage volumes beneath the private driveways is/ is not included within the total site water storage volume and further detail showing sub catchment areas and how these feed into the drainage system;
- c) Detail of the outlets from private driveways, private and public footpaths, and public vehicular areas and how these connect into the surface water network, and confirmation that water volumes from the permeable surfaced areas have been included in the drainage modelling.
- d) Detailed drawings of all drainage elements including connection to NWL sewer and construction details of permeable paving, inlets and outlets, flow controls;

- e) Drainage maintenance plan and schedule;
- f) Confirmation of long term management arrangements for the drainage system, including, where required, details of measures to ensure access to the system for the lifetime of the development;
- g) Confirmation of all necessary consents for off-site drainage works;
- h) A copy of the electronic drainage model including attached cad base plan and model network (for auditing purposes);
- i) The construction method statement;
- j) A detailed scheme for the disposal of foul and surface water from the development.

8

The details approved under Condition 7 shall be implemented before any of the dwellings are occupied and retained in accordance with the approved details for the lifetime of the development.

9

No groundworks or development hereby approved shall commence until a programme of archaeological fieldwork has been submitted to and approved in writing by the Local Planning Authority.

The programme shall include evaluation and, where appropriate, mitigation excavation, and shall be carried out in accordance with a specification provided by the Local Planning Authority.

10

The details approved under Condition 9 shall be implemented before the groundworks or development commence and in accordance with the approved details.

11

No dwellings hereby approved shall be occupied until the final report of the results of the archaeological fieldwork undertaken in pursuance of condition 9 has been submitted to and approved in writing by the Local Planning Authority.

12

Where required, the dwellings hereby approved shall not be occupied until a report detailing the results of the archaeological fieldwork undertaken has been produced in a form suitable for publication in a suitable and agreed journal and has been submitted to and approved in writing by the Local Planning Authority, prior to submission to the editor of the journal.

13

No development hereby approved shall commence until a Preliminary Risk Assessment and, where required, a report of findings arising from Phase II intrusive site investigations and a Phase II Detailed Risk Assessment have been submitted to and approved in writing by the Local Planning Authority. Where required, the Assessment shall include measures for Remediation, Monitoring and Verification Reports.

14

The remediation and monitoring measures approved under condition 13 shall be implemented before the development progresses above the damp proof course and in full accordance with the approved details.

15

Any undesirable material observed during excavation of the existing ground shall be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations shall cease and the exposed material shall be chemically tested.

The works shall not continue until an amended Risk Assessment and, if required, amended remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

16

The amended remediation and monitoring measures approved under condition 15 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) and maintained for the life of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

17

Where remediation is required, following completion of the approved remediation and monitoring measures, the development hereby approved shall not be occupied until a verification report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

18

A minimum of 1.15 metres of uncontaminated clean cover is required in all garden areas. Prior to each house being occupied a verification report that demonstrates the effectiveness of the clean cover within that property must be submitted to and approved in writing by the Local Planning Authority.

19

The development hereby approved shall be carried out in accordance with the recommendations of the Coal Mining Risk Assessment by Groundshire (October 2016).

20

No development, groundworks or any works (including, soil moving or any operations involving the use of motorised vehicles or construction machinery) in connection with the development hereby approved shall not commence until a tree protection plan (considering all trees within 15m of the site boundary) and, where works will be within the identified protection zone, a construction method statement (including timescales), have been submitted to and approved in writing by the Local Planning Authority.

21

No development, groundworks or any works (including, soil moving or any operations involving the use of motorised vehicles or construction machinery) in connection with the development hereby approved shall commence until the tree protection plan, approved under condition 20, has been implemented in accordance with the approved details and made available for site inspection by Gateshead Council's Arboricultural Officer.

The scheme shall be retained as such in accordance with the approved details until final completion of the development.

There shall be no access, storage, ground disturbance or contamination within the protected areas unless otherwise approved in writing by the Local Planning Authority.

22

The construction method statement approved under condition 20 shall be implemented in accordance with the approved timescales and retained as such in accordance with the approved details until final completion of the development.

23

Unless otherwise approved in writing and in advance by the Local Planning Authority, 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.

24

The development hereby approved shall not commence until a scheme for wheel washing and noise mitigation relating to the duration of construction has been submitted to and approved in writing by the Local Planning Authority.

25
The scheme approved under condition 24 shall be implemented in full accordance with the approved details at all times during construction.

Any additional comments on application/decision:

None

Date of Committee: 25 January 2017

Application Number and Address:

DC/16/00924/FUL
Land At Portobello Road
Birtley

Applicant:

Gleeson Developments Ltd

Proposal:

Erection of 60 no. 2, 3 and 4 bedroom two-storey dwellings with associated works (resubmission) (additional information received 26/10/16 and 03/01/17 and amended plans/documents received 08/12/16, 22/12/16, 03/01/17 and 06/01/17).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Neil Weatherly – Ward Councillor speaking in objection to the application.
Jack Liddle – speaking in objection to the application.
Sandra Manson – agent.

An update report was provided which detailed amendments to the wording in respect of conditions 14, 31 and 32.

A verbal update was also provided which included a further amendment to condition 32, requiring that the post construction noise assessment methodology approved by condition 31 shall be adhered to for all the respective plots and not just those specific plots where noise testing takes place.

Decision(s) and any conditions attached:

That the application be DEFERRED for a Site Visit.

Any additional comments on application/decision:

None

Date of Committee: 25 January 2017

Application Number and Address:

DC/16/00944/FUL
Mossheaps Recreation Ground
Moss Bank
Gateshead

Applicant:

Gateshead Health NHS Trust

Proposal:

Retention of Park and Ride Facility at Mossheaps, Gateshead until 30 November 2019

Declarations of Interest:

Name

Nature of Interest

Councillor John McClurey

Non-registerable personal and prejudicial interest

List of speakers and details of any additional information submitted:

The Chair, at his discretion, considered there to be sufficient special circumstances relating to the context of the application and varied the speaking procedures for this particular application, thus permitting the applicant to speak and explain the wider context and respond to questions.

The special circumstances were considered to be the complexities such as: the functional links between Moss Heaps car park and the Queen Elizabeth Hospital; the inter-relationship of the retention of the Park and Ride with the provision of a final parking scheme at the QE Hospital site; the timescale which is dependent on various factors including demolitions, and; also the measures that Members of the Committee expect the NHS Trust to have in place in relation to parking on residential streets around the hospital site.

Andy Colwell – applicant.

Decision(s) and any conditions attached:

The Committee resolved that permission be GRANTED subject to the conditions, as fully detailed in the report.

1

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

C-GA-01 P4 - Proposed Layout

C-GA-03 P2 - Site Sections

SK1959 1 - Shelter Details

SA21 - Anti Vandal Office

Moss Heaps Car Park Entrance Gate

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 permission hereby granted shall be until the 30 November 2019 and on the expiration of this period, the use and all associated structures hereby approved shall cease/be removed and the site returned to the condition in accordance with the requirements and timescale for restoration in condition 5.

3

Within 3 months of planning permission being granted an updated Travel Plan for the Queen Elizabeth Hospital and its wider parking strategy shall be submitted to the Local Planning Authority for approval.

The updated Travel Plan shall identify measures to improve the use of the Park and Ride Facility whilst at the same time reducing car usage and increased the use of public transport, walking and cycling. Timescales for implementation as well as a programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan shall also be included.

4

The updated Travel Plan shall be implemented in accordance with the timescales approved under condition 4.

5

Prior to the expiry of the temporary permission a restoration scheme (based upon Sport England's design guidance note 'Natural Turf for Sport') shall be submitted to and approved in writing by the Local Planning Authority following consultation with Sport England. The scheme shall include details of all of the following:

- a) Restoration of the playing field; including the removal of all structures
- b) Restoration of the land used for soil storage
- c) Removal of the vehicular access and restoration of that land
- d) Removal of the diverted footpath and restoration of that land
- e) Reinstatement of existing footpaths
- f) Reinstatement of the cycle lane markings on Old Durham Road

6

The restoration scheme approved under condition 5 shall be fully implemented within six months of its approval.

7

The lights within the car park shall only be illuminated between the hours of 7am and 7pm Monday to Friday and at no other times.

8

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with reverting the site back to a playing field, including the use of any equipment or deliveries to 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.

9

The bollards that are in place to prevent vehicular access onto Mossheaps playing pitches shall be retained for the duration of the temporary use.

Any additional comments on application/decision:

The Committee requested that it receives for determination the updated Travel Plan and details of the wider parking strategy as required by condition 3.

Date of Committee: 25 January 2017

Application Number and Address:

DC/16/01180/FUL
Ravenside Bungalow
Stocksfield
NE43 7SX

Applicant:

Mr Chris Lawrence

Proposal:

Erection of general purpose agricultural barn (amended 15/12/16 and additional information received 13/01/17).

Declarations of Interest:

Name

None

Nature of Interest

List of speakers and details of any additional information submitted:

Susan Celino - Speaking in objection to the application

The Committee was advised of a late representation received from Ward Councillor Dave Bradford. The representation was read out in full.

Decision(s) and any conditions attached:

That permission be REFUSED for the following reason:

1. Adverse impact on visual amenity

Any additional comments on application/decision:

The application had been recommended for approval as Officers considered that the structure was acceptable in all respects. However, the Committee determined that size and siting of the agricultural building was such that it would result in harm to the visual amenities of the surrounding area and therefore that planning permission should be refused.

Date of Committee: 25 January 2017

Application Number and Address:

DC/16/01185/FUL
Windyridge
6 Holburn Crescent
Ryton Central
Ryton
NE40 3DH

Applicant:

Mr Joghinder Singh

Proposal:

VARIATION OF CONDITION 2 (opening hours) imposed by Appeal Decision APP/H4505/A/09/2111204 to extend operating hours from 08:00 - 20:00 Monday to Saturday and 16:00 - 20:00 on Sundays and public holidays to 08:00 - 21:30 Monday to Saturday and 16:00 to 21:30 on Sundays and public holidays

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Councillor Liz Twist – Ward Councillor speaking in objection to the application.
Rowshon Uddin - agent

Decision(s) and any conditions attached:

That permission be REFUSED for the following reasons:

1

The proposed opening hours would have an unacceptable adverse impact on the residential amenity of the occupiers of nearby properties by virtue of the comings and goings of customers generating additional noise, disturbance and traffic manoeuvres. The proposal would therefore be contrary to the aims and objectives of the National Planning Policy Framework (2012), policy CS14 of the NewcastleGateshead Core Strategy and Urban Core Plan (2015) and DC2 of the Unitary Development Plan (saved 2012).

2

The proposed variation of condition would result in extended opening times that would subsequently lead to increased access to an unhealthy eating outlet. The proposal does not satisfy the criteria set out in the Hot Food Takeaway Supplementary Planning Document as the application site is located in an area where the obesity level is much higher than the defined

target. Therefore it is considered that the proposal would not support, maintain or improve the health and wellbeing of the local community and as such is contrary to paragraphs 7, 17 and 69 of the National Planning Policy Framework (2012), policy CS14 of the NewcastleGateshead Core Strategy and Urban Core Plan (2015), the Hot Food Takeaway Supplementary Planning Document (2015) and the guidance contained within the National Planning Practice Guidance.

Any additional comments on application/decision:

None