

Date of Committee: 15 February 2017

Application Number and Address:

DC/15/00799/FUL
 Land at Beda Hills
 Hookergate Lane
 Rowlands Gill
 NE39 2AB

Applicant:

Prince Bishop Homes

Proposal:

Development of 13 dwellings including access and infrastructure (amended and additional information received 23/08/16 and amended 18/01/13).

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

None

List of speakers and details of any additional information submitted:

An update report was provided which proposed an amendment to condition 13 relating to site access. The report also proposed a further two conditions relating to the final arrangement of the visitor car parking on site (conditions 44 and 45).

Decision(s) and any conditions attached:

The Committee resolved that permission be GRANTED subject to the conditions, as fully detailed in the reports and that the Service Director of Development and Public Protection be authorised to 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 P100

Proposed Site Plan P200_P12

Proposed Site Sections P211 Rev P0

Proposed Site Sections P210 Rev P0

House Type A P201 Rev P1

House Type B P202 Rev P1

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

Prior to external materials for the development hereby approved being used on site samples of the materials, colours and finishes shall be made available for inspection on site and subsequently approved in writing by the Local Planning Authority.

4

The development shall be completed using the materials approved under condition 3 and retained as such in accordance with the approved details thereafter.

5

No boundary treatments shall be provided on site until a fully detailed scheme for the boundary treatment of and within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type, position, design, dimensions and materials of the boundary treatment.

6

The development shall be implemented wholly in accordance with the approved boundary treatment details approved under condition 5 prior to any of the dwellings being occupied.

7

Notwithstanding the details on the submitted drawings, no development shall commence on site until full details of the existing and proposed ground and finished floor levels and retaining walls of the development are submitted to and approved in writing by the Local Planning Authority.

8

The finished ground and floor levels of the development and retaining walls across the site shall be carried out in full accordance with the details approved under condition 7 and maintained as such thereafter.

9

The following windows :

Plot 1 eastern elevation (first and second floor landing windows)

Plot 7 eastern elevation (first floor stair window)

Plot 8 western elevation (first floor stair window)

shall be obscurely glazed at a level three or greater (in accordance with the levels set by Pilkington). The glazing shall be installed prior to the building/extension being occupied and shall be permanently retained in that condition thereafter.

10

Notwithstanding the details on the submitted drawings, no development shall commence on the pumping station on site until full details of the pumping station including its design, size, location and noise generating details are submitted to and approved in writing by the Local Planning Authority.

11

The pumping station on site shall be provided in accordance with the details approved under condition 10.

12

Unless otherwise approved in writing 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.

13

Notwithstanding the details on the submitted drawings no development shall commence on the vehicle access to the site until full details of the access including its location, the gradient of the access road, the visibility splays and the provision of dropped kerbs at the site entrance are submitted to and approved in writing by the Local Planning Authority.

14

The access to the site shall be provided in accordance with the details approved under condition 13 prior to the occupation of any of the dwellings hereby approved.

15

Notwithstanding the details on the submitted drawings no dwellings shall be occupied until details for the provision of secure and weatherproof cycle parking facilities for each dwelling are submitted to and approved in writing by the Local Planning Authority.

16

The cycle parking provision for each dwelling approved under condition 15 shall be provided in accordance with the approved details prior to each dwelling being occupied.

17

A travel welcome pack for the future residents which includes bus timetables along with information on the walking and cycling options available in the area shall be given to each dwelling upon its occupation.

18

No development or any other operations shall commence on site including soil stripping or movement, bringing onto site of additional soils, materials, supplies or machinery until a detailed scheme for tree protection and hedge protection barriers to be installed on site to protect the trees and hedges that are to be retained on site and to protect the existing trees and hedges adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.

19

The tree and hedge protection barrier approved under condition 18 shall be provided in accordance with the approved details prior to any development or any other operations commencing on site including soil stripping or movement, bringing onto site of additional soils, materials, supplies or machinery. The tree and hedge protection barrier shall be retained intact for the full duration of the construction works and there shall be no access, storage, ground disturbance or contamination within the fenced area without the prior written approval of the Local Planning Authority. No development or other operations shall commence on site within the tree and hedge root protection zone inside the tree and hedge protection barrier approved under condition 18 until a detailed site specific arboricultural method statement for any such works to be undertaken has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented wholly in accordance with the approved details of the arboricultural method statement.

20

Notwithstanding the details of the submitted drawings no landscaping shall be provided on site 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 details and proposed timing of hard landscaping, 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.

21

The landscaping scheme approved under condition 20 shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

22

The landscaping scheme approved under condition 20 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 and 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.

23

All vegetation clearance works including the removal of trees and shrubs on the site should be undertaken outside the breeding season (March to August inclusive). Where this is not possible a breeding bird checking survey must be undertaken by a qualified ecologist immediately prior to any vegetation clearance and a report submitted to the Local Planning Authority for written approval. Where breeding birds are found to be present on the site the nests must remain undisturbed until the young have fledged and the nest is no longer in use.

24

No dwelling hereby approved shall be occupied until a management plan for the on site ecology buffer zones/areas on the site has been submitted to and approved in writing by the Local Planning Authority.

25

The on site ecology buffer zones and areas on the site shall be maintained in accordance with the ecology management plan approved under condition 24.

26

No development shall commence on the dwellings hereby approved until details of the bird nesting boxes to be incorporated into the development (including the number, specification and precise locations) have been submitted to and approved in writing by the local planning authority.

27

The bird nesting boxes approved under condition 26 shall be installed in accordance with the approved details prior to the dwellings being occupied and retained thereafter.

28

No development shall commence on the dwellings hereby approved until details of the bat boxes to be incorporated into the development (including the number, specification and precise locations) have been submitted to and approved in writing by the local planning authority.

29

The bat boxes approved under condition 28 shall be installed in accordance with the approved details prior to the dwellings being occupied and retained thereafter.

30

Notwithstanding the submitted plans, no development shall commence on site until a detailed scheme for the surface water drainage system for the site/development including a timetable for its implementation has been submitted to and approved in writing by the local planning authority.

31

The surface water drainage system approved under condition 30 shall be provided in accordance with the approved details in accordance with the approved timetable for implementation.

32

No dwellings hereby approved shall be occupied until a Surface Water Drainage Management Plan for the management and maintenance of the surface water drainage scheme of the development and a timetable for its implementation has been submitted to and approved in writing by the Local Planning Authority.

33

The Surface Water Drainage Management Plan approved under condition 32 shall be implemented in accordance with the approved details and the approved timetable for implementation.

34

No development shall commence on site until a detailed scheme for the disposal of foul water from the development including a timetable for implementation of the foul drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

35

The detailed scheme for the disposal of foul water from the development approved under condition 34 shall be provided in accordance with the approved details and the approved timetable for implementation.

36

No development shall commence on site until a Phase 2 site intrusive site investigation is undertaken and a Phase 2 Risk Assessment report of the findings has been submitted to and approved in writing by the Local Planning Authority. Where applicable, the report should include recommendations for measures for Remediation, Monitoring and Verification Reports.

37

No development shall commence on site until 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 environment has been submitted to and approved in writing by 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 and that a minimum of 1.15 metre of proven clean uncontaminated clean cover is provided in all soft landscape areas.

38

The remediation scheme approved under condition 37 shall be implemented in accordance with the approved details in accordance with the timetable approved under condition 37. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

39

Following completion of the remediation measures approved under condition 37 a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

40

No development shall commence on site until a scheme of site investigation and assessment to test for the presence and likelihood of ground gas emissions has been submitted to and approved in writing by the Local Planning Authority or until an alternative scheme to provide measures to protect the proposed development from such gas emissions has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall take account of the results of the site investigations for gas emissions. The detailed design and method of construction shall incorporate the gas protection measures the details of which shall be first submitted to and approved in writing by the Local Planning Authority. The approved gas protection measures shall be fully implemented in accordance with the approved details before each house is occupied.

41

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.

42

No development shall commence on site until :

- 1 - a detailed scheme for further coal mining intrusive site investigations has been submitted to and approved in writing by the Local Planning Authority and subsequently undertaken on the site and
- 2 – a report of the findings arising from the intrusive site investigation under 1 has been submitted to and approved in writing by the Local Planning Authority and
- 3 – a comprehensive scheme of remedial works including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

43

The comprehensive scheme of remedial works on the site shall be carried out in accordance with the details approved under condition 42 including the approved timetable of implementation

44

Notwithstanding the submitted drawings no development shall commence on the visitor car parking or access roads until details of the number, location and size of the visitor car parking spaces has been submitted to and approved in writing by the Local Planning Authority.

45

The visitor car parking at the site shall be provided in accordance with the details approved under condition 44 prior to the occupation of any of the dwellings hereby approved.

Any additional comments on application/decision:

None

Date of Committee: 15 February 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

None

List of speakers and details of any additional information submitted:

Councillor Stuart Green – Ward Councillor spoke in support of the application.
Richard Holland – Agent

Decision(s) and any conditions attached:

That the a decision on the application be DEFERRED to enable further consultation between the Council and the applicant in respect of its effect on the greenbelt and the failure of the applicant to demonstrate a viability justification for not providing affordable housing.

Any additional comments on application/decision:

Date of Committee: 15 February 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 and 03/01/17).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Decision(s) and any conditions attached:

The Committee resolved that permission be GRANTED subject to a Section 106 Agreement and the conditions as detailed in the reports.

1) The agreement shall include the following obligations:

- Provision of off site habitat at Shibdon Meadows

2) That the Strategic Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Group Director of Development and Enterprise be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the conditions shall include;

1

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

GH27:L:01H planning layout

GH27:L:03F landscape scheme

GH27:L:04F Boundary treatment

GH27:L:05H Open Space and toddler play area

GH27:L:06 Acoustic Fence and wall details

201/1F dwelling 201

202/1F dwelling 202

302/1G dwelling 302

303/1E dwelling 303

304/1E dwelling 304

307/1B dwelling 307

309/1E dwelling 309

311/1A dwelling 311

401/1G dwelling 401

403/1H dwelling 403

404/1F dwelling 404

SD700 (Rev A) detached garage single

SD701 (Rev A) detached garage double

SD703 Rev B detached garage non-standard double

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

No development shall take place, including any works of remediation, other than in complete accordance with the Construction Management Plan dated September 2016 prepared by Chris Dodds. The approved Statement shall be adhered to throughout the construction period.

4

Notwithstanding the Construction Management Plan as submitted, unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment on the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0900 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

5

Prior to commencement of the development hereby permitted details of the location of tree protection measures to protect the existing hedge / trees to be retained shall be submitted for the written approval of the Local Planning Authority.

The protective fence shall be erected prior to commencement of the development of the site and remain in place until completion of the development and at no time until then shall it be moved or removed.

6

The development shall be completed in accordance with the details of tree / hedge protection measures approved under Condition 5 and retained in accordance with the approved details thereafter.

7

All vegetation clearance works will be undertaken outside the bird breeding season (March to August inclusive). Where this is not possible, a checking survey will be undertaken by a suitably qualified person immediately prior to the commencement of works on site. Where active nests are present these will remain undisturbed until the young have fledged and the nest is no longer in use.

8

During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. An amended risk assessment of the development should

then be undertaken, to determine whether remedial works are necessary.

9

In the event that any mineshaft(s) is/are discovered during the development process, a proposed mine shaft remediation scheme shall be submitted to the Local Planning Authority for written approval.

10

The mine shaft remediation scheme approved under condition 9 shall be implemented as soon as is practicable following discovery of the mineshaft and maintained for the life of the development.

11

If during the implementation of the mine shaft remediation scheme approved under condition 9 it is confirmed that there is a need for further remedial works to treat the mine entry/areas of shallow mine workings to ensure the safety and stability of the proposed development, full details of the remedial works shall be submitted to the Local Planning Authority for written approval.

12

The details of remedial measures approved under condition 11 shall be implemented as soon as practicable on discovery that they are required and maintained for the life of the development.

13

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) MD0981/rep/001 prepared by M Design and the measures detailed within the FRA.

14

The development hereby permitted shall not be commenced until additional information to supplement the submitted detailed drainage assessment, in accordance with the CIRIA SuDS Manual (C753), has been submitted to and approved in writing by the Local Planning Authority. This shall include:

a - a timetable for its implementation; and

b- a drainage and landscape management and maintenance plan and schedule for the lifetime of the development, which shall include a plan indicating the arrangements for adoption by any public authority or statutory undertaker, management company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime;

c- details of cellular storage to include maintenance access;

d- details of the relationship of the stormwater planter to the raised table(s);

e- details of flow control device;

f- final details of drive surface treatment and updated drainage model and assessment if affected by driveway drainage.

15

The details of SuDS measures approved under condition 14 shall be implemented in accordance with the timings for implementation approved under condition 14 and maintained for the life of the development.

16

The development shall be completed using the materials indicted on drawing GH27:L:01 Revision H
Hanson Leicestershire Russet Mixture Hanson Kimbolton Red Multi Plain profile concrete roof tile in grey
White uPVC windows and French doors

Front and Rear doors white composite

Fascias and soffits white

Rainwater goods black and as described in the Design and Access Statement dated September 2016 and prepared by Chris Dodds and retained as such in accordance with the approved details thereafter.

17

The landscaping scheme indicated on drawing GH27:L:03 Rev F shall be implemented in the first available planting season following commencement of the development.

18

The landscape scheme approved under condition 17 shall be maintained in full accordance with a Maintenance Strategy to be submitted for the consideration and written approval of the Local planning Authority and maintained in accordance with the approved Maintenance Strategy thereafter.

19

The fence details approved as indicated on drawing GH27:L:04 Revision F shall be implemented prior to first occupation of the relevant dwelling or use of the relevant section of the dedicated pedestrian links and retained as such in accordance with the approved details thereafter.

20

Prior to commencement of construction (except for tree protection measures and site investigations) full details of the features necessary to establish and maintain self-enforcing 20 mph zone within the site shall be submitted for the consideration and written approval of the Local Planning Authority. The proposals should allow for legal orders, signs and road markings.

21

The details approved under condition 20 shall be fully implemented prior to first occupation of the development hereby permitted and retained thereafter

22

Notwithstanding the Drainage Strategy Rev D dated 15th December 2016 prepared by Shaun Tonge Engineering's reference to Aggregate Drives on page 7 and drawing SD712 Rev E "Garage threshold/ gravel drive details" at Appendix F of the Drainage Strategy, development hereby permitted shall not progress above damp proof level, until final details of surface materials, kerb edging materials, colours and finishes to be used, have been submitted for the consideration and subsequent written approval by the Local Planning Authority.

23

The surface materials approved under condition 22 shall be fully implemented prior to first occupation of the relevant part of the development

24

No dwellings hereby approved shall be occupied until a revised Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The revised Travel Plan shall include:

- Details of the welcome travel pack to be distributed to the residents
- Final objectives, targets and indicators.
- Final detail of measures to achieve the objectives, targets and indicators.
- Final detailed timetable for implementing measures.
- A programme of continuous review of the approved details of the Travel Plan

At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

25

Prior to the first occupation of any dwelling hereby permitted details of secure and weatherproof cycle storage for each dwelling shall be submitted for the consideration and written approval of the Local Planning Authority.

26

The details approved under condition 25 shall be implemented in full prior to the first occupation of each relevant dwelling

27

Prior to first occupation of any dwelling hereby approved final details of the traffic calming measures and the zebra crossing on Portobello Road, indicated on drawing GH27:L:01 Rev H, shall be submitted for the consideration and written approval of the Local Planning Authority and shall be implemented in full and

retained thereafter

28

The glazing and ventilation specification for all plots as proposed in the LA Environmental report GH/PR/003 prepared by Louise M Alderson dated September 2016, shall be implemented in full accordance with the approved details prior to occupation of the relevant dwelling and retained thereafter for the life of the development.

29

Notwithstanding the conclusions of the LA Environmental report GH/PR/003 prepared by Louise M Alderson dated September 2016 prior to development progressing above damp proof course full details the exact location, height and material of the acoustic boundary fence(s) should be submitted for consideration prior to development. The fence details shall demonstrate that it would be effective at reducing road traffic noise by/to 55 dBL_{aeq} within the site as set out at paragraph 6.1 of the report.

30

The acoustic fence details approved under condition 29 shall be implemented in full accordance with the approved details prior to occupation of plots 1, 10 - 36 (inclusive), 37, 40, 44, 45, 53, 54, 60 and retained thereafter for the life of the development

31

Prior to first occupation of dwellings on plots 1, 10, 20, 30, 33, 36 and 53 internal (in habitable rooms) and external (in garden areas) noise levels shall be recorded and assessed in accordance with a post-construction noise assessment methodology, that shall first be submitted for consideration and written approval of the Local Planning Authority.

32

The post construction noise assessment methodology approved by condition 31 shall be adhered to in full for all dwellings hereby approved.

The results of the post construction monitoring shall be submitted to the Local Planning Authority for consideration and written approval.

If the specified noise levels of 55dB(A) Daytime in gardens and 35dB(A) Daytime internal (habitable room) and 30dB(A) night time internal (habitable room) equivalent continuous noise levels are exceeded, a mitigation scheme to include details of improvement to the noise attenuation or the use of additional acoustic fencing, shall be submitted within one calendar month of the noise level exceedance being recorded for the consideration and written approval of the Local Planning Authority.

Thereafter the approved mitigation scheme shall be implemented within one calendar month of the date of approval.

33

Following implementation of the mitigation scheme further post construction monitoring, of those dwellings where the noise levels are exceeded, shall be undertaken in accordance with the details approved under condition 31. The results of the further post construction monitoring shall be submitted within one calendar month to the Local Planning Authority for consideration and written approval. Should the noise levels within the habitable rooms still be found to exceed the specified noise levels a full review of the building fabric for that house and future houses shall be undertaken and a mitigation scheme to include an improved specification and / or replacement for defaulted fabric shall be submitted for the consideration and written approval of the Local Planning Authority within 3 months. Thereafter the approved details shall be implemented in full. The relevant plot / house types listed above shall not be occupied until it has been demonstrated that both the internal and external specified noise levels have been achieved for that plot.

Any additional comments on application/decision:

None

Date of Committee: 15 February 2017

Application Number and Address:

DC/16/00960/FUL
Land Adj 11 Butterfield Close
Ryton
NE40 4UU

Applicant:

Mr Steven Bell

Proposal:

Erection of dwelling within curtilage of existing building (as amended 23.12.2016).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

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

2

No external materials for the development hereby approved shall be used on site until samples of all materials, colours and finishes to be used on all external surfaces have been made available for inspection and are subsequently approved in writing by the Local Planning Authority. The agreed external materials shall then be used on site.

3

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

-
Proposed Elevations 'New dwelling adjoining existing' received 23.12.2016

Proposed Site Plan received 07.02.2017

Location Plan received 08.09.2016

Proposed Car Parking Plan received 07.02.2017

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.

4

During development works, any undesirable material observed during excavation of the existing ground should be screened and removed. If any areas of odorous, abnormally coloured or suspected contaminated ground are encountered during development works, then operations should cease until the exposed material has been chemically tested. An amended risk assessment (including a proposed timetable for implementation of works) of the development should then be undertaken, to determine whether remedial works are necessary.

5

Any works deemed to necessary following testing (as part of Condition 4) shall be carried out in full in accordance with the timetable set out in Condition 4.

6

Unless otherwise approved in writing 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.

7

Other than preparation works/investigations, the development hereby approved shall not commence until intrusive site investigation works have been undertaken in order to establish coal mining legacy issues on site.

The findings of the intrusive site investigations in relation to coal mining legacy issues along with details of any required remedial works (and timescales) shall be submitted to the Local Planning Authority for approval prior to the construction of the dwelling.

8

Any remedial works in relation to historical coal mining activities as identified through compliance with condition 7 shall be fully implemented in accordance with the timescale set out in the approved findings.

9

The secure cycle storage facility shown on approved plan 'Proposed Site Plan' received 07.02.2017 shall be provided prior to the first occupation of the dwelling hereby approved.

10

The car parking arrangement shown on approved plan 'Proposed Car Parking Plan' received 07.02.2017 shall be provided prior to the first occupation of the dwelling hereby approved.

Any additional comments on application/decision:

Date of Committee: 15 February 2017

Application Number and Address:

DC/16/01067/HHA
23 Lyndhurst Crescent
Lyndhurst
Gateshead
NE9 6BA

Applicant:

Mr Sean Smith

Proposal:

First floor side extension above existing garage/utility room, conversion of loft space and installation of 2 no. dormers to the rear, and front porch. Amended 07.12.16.

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Tony Evans – Spoke in objection to the application.
Sean Smith - Applicant

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 -

THD16-032-04 F

THD16-032-03 E

THD16-032-05 A

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

All external surfaces shall be completed in materials to match those of the existing building. Where new materials would differ in any way from those of the existing building, no development shall commence until samples of the proposed materials are made available for inspection on site and are subsequently approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with those details.

4

The first floor window of the proposed side elevation on plan THD16-032-04 F shall be obscurely glazed at a level three or greater (in accordance with the levels set by Pilkington). The glazing shall be installed prior to the building/extension being occupied and shall be permanently retained in that condition thereafter.

Any additional comments on application/decision:

Date of Committee: 15 February 2017

Application Number and Address:

DC/17/00043/TDPA
Land Adj The Red Kite
Spa Well Road
Winlaton Mill
NE21 6RU

Applicant:

CTIL – O2

Proposal:

Proposed 15m high stack column telecom mast and associated equipment including two 300mm dishes (amended and additional information received 25/01/17).

Declarations of Interest:

Name

Nature of Interest

None

List of speakers and details of any additional information submitted:

Mr William Walls – Spoke in objection to the application.

Decision(s) and any conditions attached:

The Committee resolved that the application be approved.

Any additional comments on application/decision: