



## *PLANNING AND DEVELOPMENT COMMITTEE AGENDA*

**Wednesday, 22 March 2023 at 10.00 am in the Bridges Room - Civic Centre**

---

From the Chief Executive, Sheena Ramsey

---

Item	Business
------	----------

4ii	<b>No 2 - Former Miners Welfare Hall, Crawcrook Lane (Pages 3 - 8)</b>
-----	--

4iii	<b>No 3 - Hookergate School, Spen Lane (Pages 9 - 34)</b>
------	---

This page is intentionally left blank

# **UPDATE**

**REPORT OF THE  
SERVICE DIRECTOR, PLANNING, CLIMATE CHANGE AND STRATEGIC  
TRANSPORT**

**TO THE PLANNING AND DEVELOPMENT COMMITTEE ON  
22 March 2023**

Please note this document should be read in conjunction with the main report of the Service Director, Planning, Climate Change and Strategic Transport



**MINOR UPDATE**

<b>Application No:</b>	<b>DC/22/00744/OUT</b>
<b>Site:</b>	<b>Former Miners Welfare Hall Crawcrook Lane Ryton NE40 4PA</b>
<b>Proposal:</b>	<b>Outline permission for redevelopment of site including demolition of former Miners Welfare Hall, workshop and store and erection of up to 6no. dwellings with associated parking areas and access (all other matters reserved) (amended and additional plans 21.11.2022, 01.02.2023, 28.02.2023, 01.03.2023).</b>
<b>Ward:</b>	<b>Crawcrook And Greenside</b>
<b>Recommendation:</b>	<b>Grant Permission</b>
<b>Application Type</b>	<b>Outline Application</b>

**Reason for Minor Update****Further representations received and additional conditions proposed****Further representations received**

2no. further letters of objection have been received raising the following points:

- Overdevelopment
- Increase in traffic
- Lack of infrastructure to support new homes
- The area has already been used to meet Gateshead's new housing quota
- The little heritage that we have left should be preserved
- The Council should consider projects other than housing
- Crawcrook is more than a housing development site
- The Miners' Hall is part of history within the community
- The community is currently under scrutiny with local shops opening then closing
- We are beginning to lose our community edge of support
- Comments made about potential personal links to the building

1no. further letter of support has been received raising the following points:

- The Miners' Hall looks to be in a poor state of repair and has outlived its original intended use
- It would be sensible and more aesthetically pleasing for the area if another commercially viable use could be found for the site
- The small scale of the proposed residential development should have no impact on residential amenity relative to the wider village

- The loss of the historic building is a shame however we cannot keep something that is no longer useful
- Regeneration is not new and should be welcomed when appropriate

Whilst the comments received suggest that it would be sensible for the building to be retained and reused as a commercial property, the matter to be considered by this application is the acceptability of the proposed development.

Given the scale and location of the development proposed it is considered that the concerns raised regarding a lack of infrastructure within the local area would not warrant refusal of the application.

Officers are of the opinion that no further new material planning issues have been raised within the latest representations received and the matters that have been raised have been addressed within the main officer report.

### **Additional conditions proposed**

Paragraph 5.28 of the main report should be amended to include the wording in bold below:

- 5.28 It is considered that a suitable scheme for the site could be developed at reserved matters stage to be reflective of the form and materials of the existing building and/or those within the site and surrounding area, in order to retain some reference to the heritage significance of the site. **The applicant has also worked with Officers and has agreed to conditions to secure an interpretation board at the site and the re-use of the name and date plaque to the west elevation of the building, in order to commemorate the heritage interest of the building within the local area.** Whilst the indicative layout provided is only illustrative of a scheme which could be proposed at reserved matters stage, Officers note that the layout shown would fit appropriately onto the site with a similar placement to the existing buildings and would relate appropriately to the retained sandstone dwellings on the site.

The following additional conditions are therefore also proposed:

27

No unit hereby approved shall be occupied until the final location and design of an interpretation board which assists in the understanding and commemoration of the former Miners' Welfare Hall have been submitted to and approved in writing by the Local Planning Authority.

Reason

To commemorate and sustain the significance of the heritage asset on the site and contribute positively to local character, in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

28

The interpretation board approved under condition 27 shall be implemented in accordance with the approved details prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason

To commemorate and sustain the significance of the heritage asset on the site and contribute positively to local character, in accordance with the NPPF and policies CS15 and MSGP25 of the Local Plan for Gateshead.

29

Notwithstanding the information submitted, the following details shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application relating to appearance:

- A) Details for the intended reuse of the name and date stone to the west elevation of the former Miners' Welfare Hall

Reason

To safeguard the visual amenities and heritage interests of the area in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

30

The details approved under condition 29 shall be implemented prior to first occupation of the development hereby approved.

Reason

To safeguard the visual amenities and heritage interests of the area in accordance with the NPPF and policies CS15, MSGP24 and MSGP25 of the Local Plan for Gateshead.

**SEE MAIN AGENDA FOR OFFICERS REPORT.**

This page is intentionally left blank



# **UPDATE**

**REPORT OF THE  
SERVICE DIRECTOR, PLANNING, CLIMATE CHANGE AND STRATEGIC  
TRANSPORT**

**TO THE PLANNING AND DEVELOPMENT COMMITTEE ON  
22 March 2023**

Please note this document should be read in conjunction with the main report of the Service Director, Planning, Climate Change and Strategic Transport



**MINOR UPDATE**

<b>Application No:</b>	<b>DC/22/01326/FUL</b>
<b>Site:</b>	<b>Hookergate School Spenn Lane High Spenn Rowlands Gill Gateshead NE39 2BX</b>
<b>Proposal:</b>	<b>Demolition of former Hookergate Secondary School and construction of 49 residential units and associated highways and drainage infrastructure. Units consisting of 13no, 3-bedroom dwellings, 24no, 4-bedroom &amp; 12no, 5-bedroom, semi-detached and detached dwellings (amended plans and information received 20 Feb 2023).</b>
<b>Ward:</b>	<b>Winlaton And High Spenn</b>
<b>Recommendation:</b>	<b>GRANT SUBJECT TO REFERRAL TO SECRETARY OF STATE</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update :**

**Additional Consultee Comment & Condition(s) amended.**

**SEE MAIN AGENDA FOR OFFICERS REPORT.**

**Forestry Commission Comments**

Comments have been received from the Forestry Commission on 16<sup>th</sup> March 2023 which state that given the location of the proposed development adjacent the Ancient Woodland to the north they recommend a buffer between the proposed development and the Ancient Woodland to protect the trees in the woodland.

Sections 5.130 - 5.138 of the committee report considers all the relevant tree and woodland issues in full detail. To briefly summarise - a landscaped buffer is proposed as part of the housing site layout along the northern boundary immediately adjacent to the ancient woodland to the north of the site. Council officers are of the opinion that the proposed development would not result in any direct adverse impacts on the adjacent woodland.

**Planning Conditions**

The officers report on the main agenda provided headings for the recommended planning conditions rather than the full wording of the planning conditions.

Below is the suggested full wording for the planning conditions:

## STANDARD CONDITIONS

### 1 APPROVED PLANS

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

Location Plan	QD1376 300 01 A
Demolition Layout	QD1376 370 01
Planning Layout	QD1376 311 02 B
Material Layout	QD1376 330 01 A
Shed	QD1376 SHED 01
Spen Lane Widening	CK XX 00 DR C 90 10 P2

Arboricultural Impact Assessment dated Feb 2023  
by Biodiverse Consulting

### HOUSE TYPES

B Det	QD1376 BOV XX DR A AS 0801
B Semi Alt	QD1376 BOV XX DR A AS 0801 01
BL Semi	QD1376 BOV XX DR A AS 0801 01
The Alder	QD1376 BOV XX DR A AS 0801 06
The Aspen	QD1376 BOV XX DR A AS 0801 07
The Briar	QD1376 BOV XX DR A AS 0801
The Cypress End	QD1376 BOV XX DR A AS 0801 05
The Maple	QD1376 BOV XX DR A AS 0801
The Oak Alt	QD1376 BOV XX DR A AS 0801 01
The Oak	QD1376 BOV XX DR A AS 0801 05
The Yew Alt	QD1376 BOV XX D2 A AS 0801 01
The Yew	QD1376 BOV XX D2 A AS 0801 06

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

TIME LIMIT

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.

**PRIOR TO COMMENCEMENT CONDITIONS**

3

TREE PROTECTION MEASURES

No development (including demolition or construction works) shall commence on site until the tree protective fencing as shown in Appendix C in the Arboricultural Impact Assessment by Diodiverse Consulting dated Feb 2023 has been installed in the locations shown by a black line on drawing 3 : Tree Protection Plan (drawing number : 23020 003 Rev A dated 16 02 2023) in the Arboricultural Impact Assessment by Diodiverse Consulting dated Feb 2023.

The tree protective fencing shall be retained intact for the full duration of the demolition / construction works and there shall be no access, storage, ground disturbance or parking within the tree protective fenced area without an Arboricultural Method Statement first being submitted to and approved in writing by the Local Planning Authority.

Any access / works within the tree protective fenced areas shall then be undertaken in accordance with the approved Arboricultural method Statement.

Reason

To ensure the satisfactory protection of the retained trees in accordance with the NPPF and policies CS18 and MSGP36 of the Local Plan for Gateshead.

Reason For Pre Commencement Condition

This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition / construction works and the manner in which they are undertaken could impact the existing trees that are to be retained on and adjacent the site.

4

#### DEMOLITION CONSTRUCTION ECOLOGY METHOD STATEMENT (DCEcMS) TBA

Notwithstanding the submitted information, no development (including any site clearance, groundworks, demolition or construction) shall commence until a Demolition Construction Ecology Method Statement (DCEcMS) for the development has been submitted to and approved in writing by the Local Planning Authority.

The DCEcMS shall include details of the following measures and a timetable for their provision, implementation and retention:

a - measures to avoid adverse impacts on retained ecological habitats and features during the site clearance, groundworks, demolition and construction phases of the development

b - measures to minimise the residual risk of harm to individual species during the site clearance, groundworks, demolition and construction phases of the development

c - measures to ensure local populations of protected and/or priority species are maintained at, or above, their current status.

#### Reason

To avoid / minimise harm to retained habitats, ecological features and protected/priority species during the site clearance, groundworks, demolition and construction phases of the development in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

#### Reason For Pre Commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the site clearance, groundworks, demolition and construction phases of the development can be carried out in a manner which avoids or minimises harm to ecology. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of site clearance, groundworks, demolition and construction works and the manner in which they are undertaken could harm existing ecology on the site.

5

#### IMPLEMENT DCEcMS

The Demolition Construction Ecology Method Statement (DCEcMS) approved at **condition 4** shall be implemented in accordance with the approved details and the approved timetable for implementation and retention.

#### Reason

To avoid / minimise harm to retained habitats, ecological features and protected/priority species during the site clearance, groundworks, demolition and construction phases of the development in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

6

#### DRAINAGE INVESTIGATIONS / SURVEY WORK

Notwithstanding the submitted plans and information, no development (excluding demolition and site investigation/remediation works) shall commence until

a - the existing pipeline intended to convey surface water runoff from the development drainage system to open watercourse is investigated to confirm size, line, level, condition and catchment.

b - survey work is undertaken to the existing pipeline from the proposed development drainage system discharge point to the existing outfall to open watercourse.

c - investigation and survey work is undertaken to the existing pipeline upstream of the proposed development drainage system discharge point to confirm the extent of wider catchment served by the existing pipeline.

Prior to any works commencing on the drainage scheme for the development, details of the investigation and survey work and their findings along with proposals for any remedial work required to the existing pipeline shall be submitted and approved in writing by the Local Planning Authority.

#### Reason

To demonstrate that the site will have an effective outfall that will not compromise existing drainage systems in the locality and to ensure that flood risk is not increased elsewhere in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

#### Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the drainage investigations and survey work after development has commenced and the result of the survey works will influence the revised drainage strategy for the development.

7

#### DEMOLITION / CONSTRUCTION MANAGEMENT PLAN TBA

No development (including demolition or construction works) shall commence on site (except for the installation of tree protection measures) until a Demolition / Construction Management Plan (DCMP) for the development has been submitted to and approved in writing by the Local Planning Authority.

The DCMP shall include :

- (a) a dust management plan
- (b) a noise management plan
- (c) wheel wash facilities
- (d) operative car parking within the site
- (e) details of any construction hoarding and associated visibility splays at the construction site access.

All external works and operations in connection with the demolition and construction of the development, including deliveries to the site, shall be carried out only between 0800 hours and 1800 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 minimise disturbance to the occupiers of adjacent properties during the demolition and construction phases of the development in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

#### Reason For Pre Commencement Condition

This pre commencement condition is required to satisfy the Local Planning Authority that the demolition and construction phases of the development can be carried out in a manner which minimises nuisance to surrounding residents and businesses. This information is fundamental to the development and requires approval prior to development starting on the site as the commencement of demolition and construction works and the manner in which they are undertaken could affect adjacent occupiers.



8

#### DCMP IMPLEMENTATION

The development (including demolition and construction works) shall be carried out in accordance with the Demolition Construction Management Plan approved at **condition 7**.

#### Reason

In order to minimise disturbance to the occupiers of adjacent properties during the demolition and construction phases of the development in accordance with the NPPF, and policies CS14 and MSGP17 of the Local Plan for Gateshead.

9

#### COAL MINING INVESTIGATIONS / REMEDIATION TBA

Notwithstanding the submitted information, no development shall commence (except for site investigations and demolition works)

a - until a scheme of intrusive site investigations to establish the risks posed to the development by past coal mining activity has been submitted to and approved in writing by the Local Planning Authority

b - where required the site investigation assessment shall include any remediation works and / or mitigation measures to address land instability arising from coal mining legacy and to make the site safe and stable for the development along with a timetable for their implementation.

#### Reason

To ensure that any risks from coal mining legacy are addressed to provide adequate land stability in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

#### Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations works after development has commenced.

10

#### COAL MINING REMEDIATION IMPLEMENTATION

The recommendations of the intrusive site investigations and the remediation and mitigation / monitoring measures approved at

**condition 9** shall be implemented in accordance with the approved details and timescales approved at **condition 9**.

Reason

To ensure that any risks from coal mining legacy are addressed to provide adequate land stability in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

11

COAL MINING VERIFICATION REPORT TBA

On completion of the coal remediation measures approved at **condition 9** and prior to the occupation of any of the dwellings hereby approved, a verification report which confirms that the coal mining remediation and mitigation / monitoring measures approved at **condition 9** have been implemented and that the site has been made safe and stable from past coal mining features for the housing development, shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that any risks from coal mining legacy are addressed to provide adequate land stability in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

12

GROUND CONDITION SITE INVESTIGATIONS TBA

Notwithstanding the submitted information, prior to the commencement of development (except for site investigations works and demolition works ) a Site Investigation with a Phase II Detailed Risk Assessment specific to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Where required the Assessment shall include measures and timescales for Remediation, Monitoring and Verification Reports.

Reason

To ensure that any risks from land contamination are minimised in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations works after development has commenced.

13  
REMEDIATION SCHEME TBA

Notwithstanding the submitted information, prior to the commencement of development (except for demolition works and site investigations) where remediation is identified at **condition 12** a detailed Remediation Strategy 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 shall be submitted to and approved in writing by the Local Planning Authority.

The Remediation Strategy (including timescales for implementation) shall detail objectives, methodology and procedures of the proposed remediation works.

Reason

To ensure that any risks from land contamination are minimised in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

Reason For Pre Commencement Condition

This pre commencement condition is required as it may not be possible to carry out the site investigations and remediation works after development has commenced.

**GROUND CONDITION CONDITIONS**

14  
REMEDIATION SCHEME IMPLEMENTATION

The remediation works detailed in the Remediation Strategy approved at **condition 13** shall be wholly undertaken within the timescales set out within the approved strategy.

Reason

To ensure that any risks from land contamination and coal mining legacy are minimised in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

15  
VERIFICATION REPORT TBA

Following completion of the remediation measures approved at **condition 13** 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, prior to the occupation of any the dwellings hereby approved.

Reason

To ensure that any risks from land contamination and coal mining legacy are minimised in accordance with the NPPF and policies CS14 and MSGP20 of the Local Plan for Gateshead.

## **DRAINAGE CONDITIONS**

### 16 FINAL DRAINAGE SCHEME TBA

Notwithstanding the submitted plans and information, no drainage works shall be carried out on the site until a final detailed drainage scheme for the development has been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include a final drainage plan and supporting drainage calculations showing how runoff to and from the site is to be managed together with site specific cross sections through all key drainage components (sewers, basin, swales, flow control chamber, permeable paving) and information demonstrating how runoff from all areas will receive an appropriate level of treatment in line with the Simple Index Approach of The SuDS Manual.

#### Reason

To demonstrate that the final detailed drainage design follows best practice guidance in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

### 17 DRAINAGE SCHEME PROVISION

The drainage scheme approved at **condition 16** shall be provided in accordance with the approved details prior to any of the houses hereby approved being occupied.

#### Reason

To prevent the increased risk of flooding in accordance with the NPPF and policies CS17 and MSGP29 of the Local Plan for Gateshead.

### 18 PUMPING STATION DETAILS TBA

Notwithstanding the submitted plans and information, prior to the commencement of any works on the pumping station, revised details of the pumping station including its location, design, size, external materials and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the final details are appropriate for this Green Belt location in accordance with the NPPF and policy CS19 of the Local Plan for Gateshead.

19

PUMPING STATION PROVISION

The pumping station shall be provided in accordance with the details approved at **condition 18** prior to any of the dwellings hereby approved being occupied.

Reason

To ensure that the drainage scheme operates at its full potential in accordance with the NPPF and policy CS17 of the Local Plan for Gateshead.

20

DRAINAGE MANAGEMENT PLAN (DMP) TBA

Notwithstanding the submitted information, prior to the any of the dwellings hereby approved being occupied a revised Drainage Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP shall include :

a - a site plan identifying ownership and responsibility for plot level, shared and site wide drainage components

b - a maintenance schedule and inspection checklist

c - identification of any drainage components that may require replacement within the lifetime of the development and a strategy for their renewal

Reason

To ensure that the drainage scheme operates at its full potential throughout the development's lifetime in accordance with the NPPF and policy CS17 of the Local Plan for Gateshead.

21

IMPLEMENT DMP

The Drainage Management Plan approved at **condition 20** shall be implemented in accordance with the approved details.

Reason

To ensure that the drainage scheme operates at its full potential throughout the development's lifetime in accordance with the NPPF and policy CS17 of the Local Plan for Gateshead

## **TRANSPORT CONDITIONS**

22

### **RETAINING WALLS TBA**

Notwithstanding the submitted plans, no development shall commence on any retaining walls / retaining structures / embankments/ retaining features within the development until a scheme / details of the retaining walls / structures / embankments and / or features have 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 retaining wall / structure / embankment / features.

#### **Reason**

In the interest of highway safety, residential amenity, ecology and visual amenity and in accordance with the NPPF and policies CS13, CS14, CS15, CS18, MSGP15, MSGP17, MSGP 24, MSGP36 and MSGP37 of the Local Plan for Gateshead.

23

### **RETAINING WALL PROVISION**

The development shall be carried out in accordance with the retaining wall / structure / embankment / feature details approved at **condition 23**.

#### **Reason**

In the interest of highway safety, residential amenity, ecology and visual amenity and in accordance with the NPPF and policies CS13, CS14, CS15, CS18, MSGP15, MSGP17, MSGP 24, MSGP36 and MSGP37 of the Local Plan for Gateshead.

24

### **ACCESS SW CORNER TBA**

Notwithstanding the submitted drawings, no development shall commence on the internal access roads within the housing development until a revised scheme for access / pedestrian connectivity to the south west corner of the site has been submitted to and approved in writing by the Local Planning Authority.

#### **Reason**

In the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

25

#### ACCESS SW CORNER PROVISION

The access and pedestrian connectivity to the south west corner of the site approved at **condition 24** shall be provided in accordance with the approved details prior to the occupation of any of the dwellings hereby approved.

#### Reason

In the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

26

#### ROAD WIDENING TBA

Notwithstanding the submitted drawings, prior to the commencement of development relating to the road widening along the site frontage final details of the road widening including details of the southern most termination tie in point of the road carriageway widening and new footway to Spen Lane, along with a timetable for the provision of the road widening and footway provision shall be submitted to and approved in writing by the Local Planning Authority

#### Reason

In the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

27

#### ROAD WIDENING IMPLEMENTATION

The road widening and footway provision shall be carried out in accordance with the details approved at **condition 26** and shall be provided in accordance with the timetable approved at **condition 26**.

#### Reason

In the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead

28

#### SUSTAINABLE TRAVEL MEASURES TBA

Notwithstanding the submitted drawings no development (excluding demolition of the existing buildings) shall commence until a scheme / details for the following sustainable travel measures and improvements along with a timetable for their implementation has been submitted to and approved in writing by the Local Planning Authority:

- (a) a bus stop and shelter on School Lane or directly adjacent to the bus turning circle at the Junction of Spen lane and School Lane
- (b) the provision of a pedestrian crossing to the adjacent bus turning circle including adequate visibility splays
- (c ) The provision of a 20mph zone and / or traffic calming measures
- (d) the possible closure of Spen lane to motorised vehicles and
- (e) the possible introduction of cycle lanes

Reason

To improve sustainable travel measures to the site and in the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

29

#### SUSTAINABLE TRAVEL MEASURES IMPLEMENT

The sustainable travel measures and improvements approved at **condition 28** shall be provided in accordance with the approved details and approved timetable for implementation.

Reason

To improve sustainable travel measures to the site and in the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

30

#### 20MPH ZONE SCHEME TBA

Notwithstanding the submitted drawings, no development shall commence on the internal access roads within the housing development until a scheme for a 20mph zone within the site which includes final details for the positioning of raised plateaus and traffic calming and details of all associated signage within the site, along with a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority.

Reason



In the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

31

#### 20MPH SCHEME PROVISION

The 20mph zone scheme including the final details for the positioning of raised plateaus and traffic calming and associated signage within the site shall be provided in accordance with the details approved at **condition 30** and the timetable approved at **condition 30**.

Reason

In the interest of highway safety and in accordance with the NPPF and policies CS13 and MSGP15 of the Local Plan for Gateshead.

32

#### REMOVAL SCHOOL HIGHWAY FEATURES TBA

Prior to the occupation of any of the dwellings hereby approved a scheme which shows the removal of the existing external highway features associated with the previous school including but not limited to the school bus markings on the road, guard rails, school keep clear zig zag markings along with a timetable for their removal shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of highway safety to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

33

#### REMOVE SCHOOL HIGHWAY FEATURES IMPLEMENT

The removal of the existing external highway features associated with the previous school as approved at **condition 32** shall be implemented in accordance with the approved timetable approved at **condition 32**.

Reason

In the interest of highway safety to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

34

#### ELECTRIC VEHICLE CHARGING TBA

Prior to the first occupation of any dwelling hereby approved details confirming the provision of an electric vehicle charging

unit for the dwellings 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 policies CS13 and MSGP15 of the Local Plan for Gateshead.

35

ELECTRIC VEHICLE CHARGING PROVISION

The electric vehicle charging units approved at **condition 34** 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 policies CS13 and MSGP15 of the Local Plan for Gateshead.

36

TRAVEL PLAN

Notwithstanding the submitted information, prior to the dwellings hereby approved being brought into use a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall detail the delivery mechanism for its implementation in order to provide for and to include :

- 1 Reduction in car usage and increased use of public transport, walking and cycling
- 2 Clearly defined objectives, indicators and targets
- 3 Details of proposed measures to address the objectives and for each of the proposed measures
- 4 Detailed timetable for implementing measures
- 5 Clearly defined responsibilities and roles for participation including who is responsible for each of the proposed measures. The contact details for the site Travel Plan Co-Ordinator should be included where known.
- 6 State the measures in place to ensure the travel plan is implemented effectively, include remedial measures and actions that will be taken if its targets are not met

- 7 A plan for monitoring and reviewing the effectiveness of the travel plan.

Evidence of the travel plans implementation over a minimum period of 12 months shall be submitted to and approved in writing by the Local Planning Authority prior to formally discharging the condition. At all times thereafter, the Travel Plan shall be implemented in accordance with the approved details or any changes made under the review process.

**Reason**

To promote sustainable travel and to accord with the NPPF and policies CS13 and MSGP14 of the Local Plan for Gateshead.

37

**CYCLE PARKING IMPLEMENTATION**

The cycle storage provision to the specification shown on drawing : QD1376 SHED 01 in the locations shown on drawing : QD1376 311 02 Rev B Planning Layout shall be provided for each dwelling prior to each dwelling being occupied.

**Reason**

In the interests of sustainable development and in order to accord with policies CS13 and MSGP15 of the Local Plan for Gateshead.

**ECOLOGY CONDITIONS**

38

**DEMOLITION TIMESCALES**

The buildings 1 – 6 inclusive as identified in figure 7 : Building & Courtyard Location Plan in Biodiverse Consulting Bat Report v3 dated 31 Jan 2023 shall not be demolished during the months November – March inclusive.

**Reason**

To avoid the bat hibernation period and to avoid / minimise the impact of demolition works on bats in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

39

**LANDSCAPE & ECOLOGY DESIGN STRATEGY (LEDS) TBA**

The dwellings hereby approved shall not progress above the damp proof level until a revised detailed scheme for the landscaping and ecology enhancement of the development 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.

The ecology enhancement scheme shall include details of the on site habitat creation, restoration and enhancement measures with a timetable for their provision.

#### Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and to ensure adverse impacts on biodiversity are adequately mitigated/compensated in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

40

#### IMPLEMENT LEDS

The landscape and ecology enhancement plan for the development shall be implemented in accordance with the approved details and timetable for implementation as approved at **condition 39.**

#### Reason

To ensure that a well laid out planting scheme is achieved in the interests of the visual amenity of the area and to ensure adverse impacts on biodiversity are adequately mitigated/compensated in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

41

#### LANDSCAPE & ECOLOGY MANAGEMENT PLAN TBA

The dwellings hereby approved shall not progress above the damp proof level in the development until a Landscape and Ecological Management Plan (LEMP) for the development has been submitted to and approved in writing by the Local Planning Authority. The content of the Landscape and Ecological Management Plan shall include the following:

- a Description and evaluation of the features to be managed
- b Ecological trends and constraints on site that might influence management
- c Aims and objectives of management
- d Appropriate management options for achieving aims and objectives
- e Prescriptions for management actions

- f Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period)
- g Details of the body or organisation responsible for implementation of the plan
- h Ongoing monitoring and remedial measures

Reason

To ensure that the landscape and ecology provision at the site is well established and is satisfactorily maintained in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

42

IMPLEMENT LEMP

The Landscape and Ecological Management Plan approved at **condition 41** shall be implemented in accordance with the approved details for the development.

Reason

To ensure that the landscape and ecology provision at the site is well established and is satisfactorily maintained in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan.

43

BIODIVERSITY NET GAIN (BNG) MEASURES TBA

Notwithstanding the submitted information, the development hereby approved shall not progress beyond the damp course layer until details of a revised biodiversity net gain assessment and delivery plan, which delivers a measurable net gain for biodiversity, as demonstrated through application of the Defra Biodiversity Net Gain Metric 3.1, to be delivered on suitable land, and including timescales for delivery and measures for maintenance and monitoring protocols, has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the development achieves measurable biodiversity net gain in accordance with the NPPF and policy MSGP37 of the Local Plan.

44

IMPLEMENT BNG MEASURES

The biodiversity net gain compensatory scheme approved at **condition 44** shall be implemented in full accordance with the approved measures and timescales and maintained thereafter for a minimum of 30 years.

Reason

To ensure the development achieves measurable biodiversity net gain in accordance with the NPPF and policy MSGP37 of the Local Plan.

45  
BIRD / BAT BOXES TBA

Notwithstanding the submitted drawings, the dwellings hereby approved shall not progress above ground floor level until a scheme (including the number, specification and location as identified on a plan and/or elevational drawing) for the provision of :

- a) bird boxes
- b) bat boxes

to be installed on the new houses or within the development, along with a timetable for their provision has been submitted to and approved in writing by the Local Planning Authority.

Reason

To enhance the ecological value and function of the site for birds and bats in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

46  
BIRD / BAT BOX IMPLEMENTATION

The bird and bat box details approved under **condition 45** shall be provided in accordance with the timetable approved under **condition 45**.

Reason

To enhance the ecological value and function of the site for birds and bats in accordance with the NPPF and policies CS18 and MSGP37 of the Local Plan for Gateshead.

47  
EXTERNAL LIGHTING TBA

No new external lighting shall be installed on site until a lighting design strategy to avoid/minimise adverse impacts on biodiversity and adverse impacts on surrounding residents has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) Lighting contour plan(s)
- (b) Number, specification and precise location (including height) of proposed external lighting to be provided on site

Reason

To avoid / minimise adverse impacts on biodiversity and nearby residents in accordance with the NPPF and policies CS18, CS14, MSGP17 and MSGP37 of the Local Plan.

48

#### EXTERNAL LIGHTING IMPLEMENTATION

The external lighting approved at **condition 47** shall be installed in accordance with the approved details.

Reason

To avoid / minimise adverse impacts on biodiversity and nearby residents in accordance with the NPPF and policies CS18, CS14, MSGP17 and MSGP37 of the Local Plan.

#### OTHER CONDITIONS

49

#### EXTERNAL MATERIALS TBA

The external materials for the dwellings hereby approved and the surface treatment of the development shall be in accordance with the materials specified on drawing QD1376 330 01 Rev A – Material Layout unless an alternative scheme/details are submitted to and approved in writing by the Local Planning Authority.

Reason

In the interest of visual amenity in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

#### 50 - EXTERNAL MATERIALS TO BE USED

The external materials used for dwellings and surface treatment shall be in accordance with the details specified in **condition 49** or subsequently approved as an alternative scheme/details in **condition 49**.

Reason

In the interest of visual amenity in accordance with the NPPF and policies CS15 and MSGP24 of the Local Plan for Gateshead.

51

#### NOISE MITIGATION MEASURES TBA

Notwithstanding the submitted plans and information, the dwellings hereby approved shall not progress above damp proof course until a scheme / details of noise mitigation measures have been submitted to and approved in writing by the Local Planning

Authority. The noise mitigation measures shall protect the dwellings from potential noise from :

a - the adjacent business to the west currently known as Dog on The Tyne

b - the adjacent playing fields to the east and south being brought back into use

Reason

To safeguard the living conditions of the future occupiers of the dwellings from noise and disturbance from adjacent uses in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

52

#### NOISE MITIGATION MEASURES PROVISION

The noise mitigation measures approved at **condition 51** shall be provided in accordance with the approved details for each dwelling prior to each dwelling being occupied.

Reason

To safeguard the living conditions of the future occupiers of the dwellings from noise and disturbance from adjacent uses in accordance with the NPPF and policies CS14 and MSGP17 of the Local Plan for Gateshead.

53

#### CHILDREN PLAY EQUIPMENT TBA

Notwithstanding the submitted drawings, prior to the occupation of any of the dwellings hereby approved details of the design and location of the children's play provision within the development and a timetable for its installation shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of satisfactory play provision for future residents and in accordance with policies CS14 and MSGP40 of the Local Plan for Gateshead.

54

#### PLAY EQUIPMENT PROVISION

The children's play provision approved at **condition 53** shall be provided on site in accordance with the approved details and approved timetable.

Reason



In the interests of satisfactory play provision for future residents and in accordance with policies CS14 and MSGP40 of the Local Plan for Gateshead

55

#### BOUNDARY TREATMENTS TBA

Notwithstanding the submitted plans, no development shall commence on any boundary treatments for the development until a revised scheme / details of the boundary treatments have 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 retaining wall / structure / features.

#### Reason

In the interest of highway safety, residential amenity, ecology and visual amenity and in accordance with the NPPF and policies CS13, CS14, CS15, CS18, MSGP15, MSGP17, MSGP 24, MSGP36 and MSGP37 of the Local Plan for Gateshead.

56

#### BOUNDARY TREATMENT PROVISION

The development shall be carried out in accordance with the boundary treatment details approved at **condition 55.**

#### Reason

In the interest of highway safety, residential amenity, ecology and visual amenity and in accordance with the NPPF and policies CS13, CS14, CS15, CS18, MSGP15, MSGP17, MSGP 24, MSGP36 and MSGP37 of the Local Plan for Gateshead.

57

#### DIGITAL INFRASTRUCTURE INFO TBA

The dwellings hereby approved shall not progress above damp proof course until details of how digital infrastructure to access high speed broadband and telecommunication infrastructure within the site will be supplied, along with a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority.

This should include a statement and information to demonstrate that engagement with more than one digital infrastructure provider has taken place to explore how digital communication networks can be integrated into the development.

Reason

To ensure that the development is future proof with appropriate digital infrastructure to meet the existing and future communication needs to avoid retrofitting in accordance with the NPPF and policy MSGP8 of the Local Plan for Gateshead.

58

DIGITAL INFRASTRUCTURE PROVISION

The digital infrastructure approved at **condition 57** shall be provided in accordance with the approved details and approved timetable for implementation.

Reason

To ensure that the development is future proof with appropriate digital infrastructure to meet the existing and future communication needs to avoid retrofitting in accordance with the NPPF and policy MSGP8 of the Local Plan for Gateshead.

**SEE MAIN AGENDA FOR OFFICERS REPORT.**