



## *PLANNING AND DEVELOPMENT COMMITTEE SUPPLEMENTARY INFORMATION*

**Wednesday, 19 April 2023 at 6.00 pm at the Council Chamber - Civic Centre**

Item	Business
2.	<p><b>Minutes</b> (Pages 3 - 70)</p> <p>The Committee is asked to approve as a correct record the minutes of the meeting held 22 March 2023 (copy previously circulated).</p>
5.	<p><b>Delegated Decisions</b> (Pages 71 - 82)</p> <p>Report of the Service Director, Climate Change, Compliance, Planning &amp; Transport</p>
9.	<p><b>Planning Obligations</b> (Pages 83 - 112)</p> <p>Report of the Service Director, Climate Change, Compliance, Planning &amp; Transport</p>

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# Public Document Pack Agenda Item 2

## **GATESHEAD METROPOLITAN BOROUGH COUNCIL PLANNING AND DEVELOPMENT COMMITTEE MEETING**

**Wednesday, 22 March 2023**

**PRESENT:** Councillor B Goldsworthy (Chair)

Councillor(s): V Anderson, D Burnett, M Hall, L Kirton,  
K McCartney, E McMaster, R Waugh, J Turner,  
H Weatherley, J Mohammed, P Burns, L Moir, S Potts,  
D Welsh and T Graham

**APOLOGIES:** Councillor(s): L Caffrey, S Dickie, A Geddes, C Ord,  
I Patterson, K Wood and J Green

### **PD771 MINUTES**

The minutes of the meeting held on 22 February 2023 were approved as a correct record and signed by the Chair.

### **PD772 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **PD773 PLANNING APPLICATIONS**

- RESOLVED:**
- i) That the full planning applications and outline applications specified in the appendix to these minutes be granted, refused or referred to the Department for Communities and Local Government or deferred as indicated subject to the conditions, if any, as specified therein and to any other appropriate conditions of a routine or standard nature.
  - ii) That the applications granted in accordance with delegated powers be noted.

### **PD774 ENFORCEMENT TEAM ACTIVITY**

The Committee received a report advising them of Enforcement Team Activity between 9 February 2023 and 8 March 2023.

The Enforcement Team has received 119 new service requests and currently have 511 cases under investigation, with 122 cases resolved and 1 pending prosecution.

RESOLVED – That the information be noted.

**PD775      ENFORCEMENT ACTION**

Consideration was given to a report that informed of the progress of enforcement action previously authorised by the Committee.

RESOLVED: That the information be noted.

## PD776 PLANNING APPEALS

The Committee received a report advising them of new appeals received and to report the decisions of the Secretary of State received during the period.

Since the last Committee there has been one new appeal lodged.

Since the last Committee there has been no new appeal decisions.

Since the last Committee there has been no appeal cost decision.

RESOLVED – That the information be noted.

## PD777 PLANNING OBLIGATIONS

The Committee received a report advising them of completion of Planning Obligations which have previously been authorised.

Since the last Committee there has been no new planning obligations.

Since the last Committee there has been no new payments in received in respect of planning obligations.

RESOLVED – That the information be noted

**Chair.....**

<b>Date of Committee: 22 March 2023</b>					
<b>Application Number and Address:</b>  DC/2100783/FUL 46 Causeway Carr Hill Gateshead NE8 6QY	<b>Applicant:</b>  Mr George Jenkins				
<b>Proposal:</b>  Change of use from public house to 9no. self-contained flats with addition of two storey side extension, dormer windows to north, east and west elevations and alterations to fenestration (amended plans received 29.09.2021, parking survey received 14.12.2021, bat survey received 28.07.2022, bat roost assessment received 06.09.2022, amended plans and CMRA received 17.11.2022 and 13.01.2023 amended red line plan and ownership certificate received 09.02.2023 and 10.02.2023, amended siteplan received 13.03.2023).					
<b>Declarations of Interest:</b>  <table border="1"> <thead> <tr> <th>Name</th> <th>Nature of Interest</th> </tr> </thead> <tbody> <tr> <td>None</td> <td></td> </tr> </tbody> </table>		Name	Nature of Interest	None	
Name	Nature of Interest				
None					
<b>List of speakers and details of any additional information submitted:</b>  Verbal update given at meeting to recommend a further condition of appropriate highway waiting restrictions on site					
<b>Any additional comments on application/decision:</b>  <p><b>During the debate Cllr Marie Hall moved that there should be an additional condition imposed for a construction management plan, that would include traffic management and parking arrangements for vehicles during the construction phase.</b></p> <p><b>Members voted to grant permission subject to the additional conditions in relation to highway waiting restrictions and a construction management plan.</b></p> <p>That permission be GRANTED subject to the following condition(s) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:</p> <p>1 The development shall be carried out in complete accordance with the approved plan(s) as detailed below –</p>					

01.A3 Location Plan Revision 1  
AP130 Revision P2 Proposed Site Plan  
AE200 Revision P3 Proposed Elevations  
AP150 Revision P5 Proposed Plans Ground Floor  
AP151 Revision P3 Proposed Plans First Floor  
AP152 Revision P3 Proposed Plans Second Floor  
AS302 Revision P3 Existing and Proposed Section  
Proposed Levels to Side  
AS301 Revision P2 Existing and Proposed Section  
Proposed Levels to Rear

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.

4

Prior to the installation of habitable room windows at ground floor level on the rear elevation of the building, the adjacent land shall be regraded in accordance with plan reference AS301 Revision P2. Unit 2 shall not be occupied for residential use until the windows hereby approved have been installed.

5

Prior to the installation of habitable room windows/doors at ground floor level on the west elevation of the building, the adjacent land shall be regraded in accordance with plan reference AS302 Revision P3. Unit 3 shall not be occupied for residential use until the windows hereby approved have been installed.

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

Prior to the first occupation of any dwelling, details of a minimum provision of nine secure and weatherproof cycle parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

8

The cycle parking approved under Condition 7 shall be installed on site prior to the first occupation of any dwelling and retained as such thereafter.

9

Prior to the installation of any new external lighting associated with the development hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority.

10

The external lighting approved under Condition 9 shall be installed in full accordance with the approved details.

11

The development hereby approved shall not be constructed beyond damp proof course level until information detailing the provision of a minimum of 1no. bat box and 1no. bird box has been submitted to and approved in writing by the Local Planning Authority. Information should detail the type/specification, precise location, installation method and maintenance of the bat box.

12

The bat and bird boxes approved under Condition 11 shall be installed prior to the construction of the development beyond damp proof course level and retained as such thereafter.

13

Prior to the commencement of any development involving ground breaking works, an intrusive site investigation to establish the risks posed to the development by coal mining legacy shall be submitted to and approved in writing by the Local Planning Authority. The site investigation must be undertaken by competent persons and a written report of the findings must be produced.

The site investigation should consist of the drilling of boreholes to depths of up to 30 metres below ground level, to establish ground conditions, the depth and condition of shallow coal seams/workings and to inform any necessary remedial measures.

Where necessary, a detailed remediation scheme to ensure the safety and stability of the proposed development shall also be submitted to the Local Planning Authority for written approval.

14

Unless otherwise approved in writing by the Local Planning Authority, the development hereby approved shall be constructed in full accordance with the scheme for remedial stabilisation works approved under condition and carried out in accordance with authoritative UK guidance.

15

Unless otherwise approved in writing by the Local Planning Authority, prior to the first residential occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the completion of the remedial works and mitigation necessary to address the risks posed by past coal mining activity.

16

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 must be prepared which is subject to the approval in writing of the Local Planning Authority.

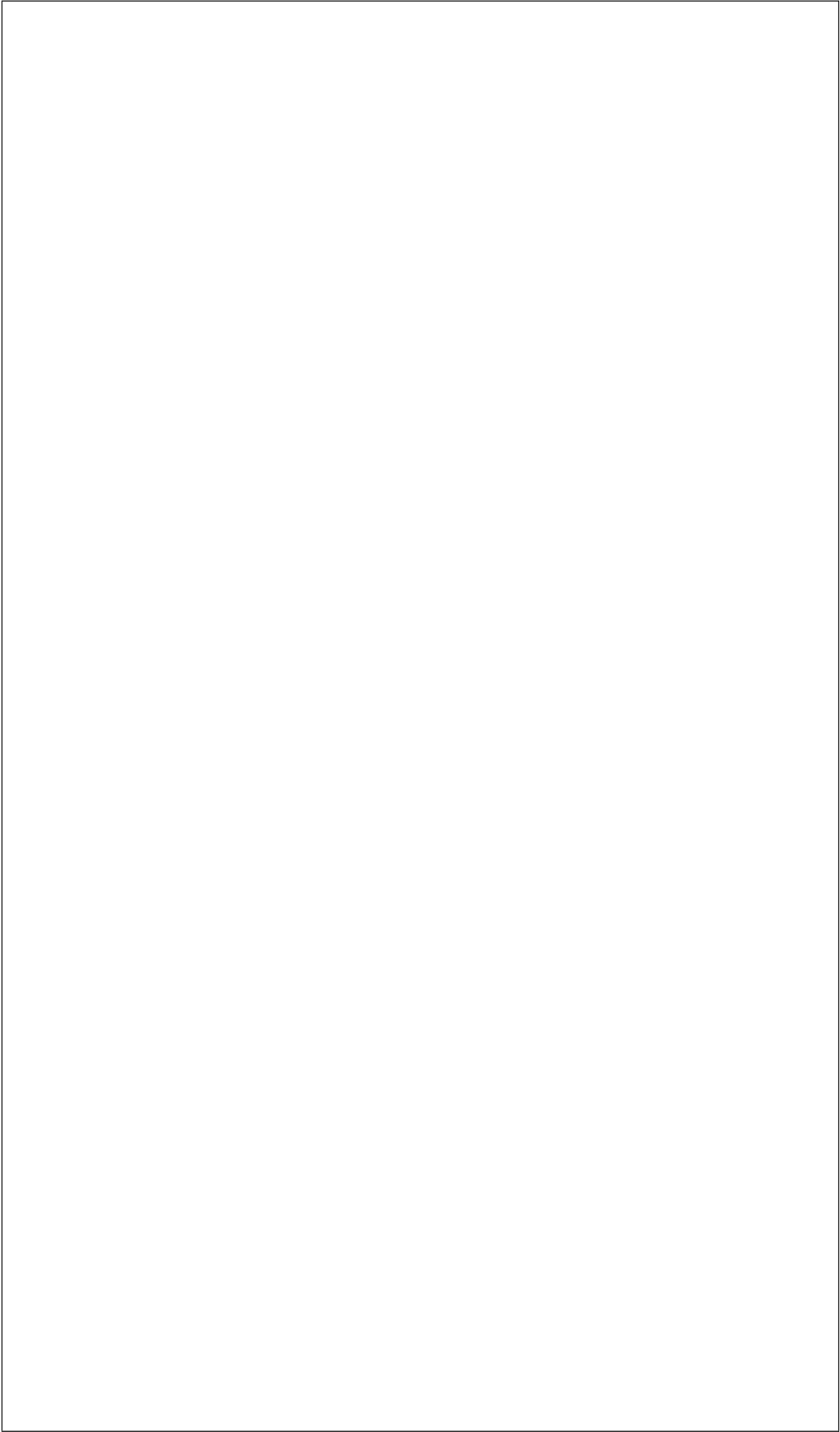
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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.

17

No dwelling hereby approved shall be occupied until a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development has been submitted to and approved in writing by the Local Planning Authority.





**Date of Committee: 22 March 2023**

**Application Number and Address:**

DC/22/00744/OUT  
Former Miners  
Welfare Hall  
Crawcrook Lane  
Ryton  
NE40 4PA

**Applicant:**

Ms L Miller

**Proposal:**

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)

**Declarations of Interest:**

**Nature of Interest**

**Name**

None

**List of speakers and details of any additional information submitted:**

**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.

**Any additional comments on application/decision:**

That outline planning permission be GRANTED subject to the following condition(s) and the conditions set out in the update report and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, vary and amend the planning conditions as necessary:

1

The development hereby permitted in outline shall not be carried out other than in complete accordance with the plan(s) accompanying the application as listed below:

Location Plan (Dwg. No. 01)

Proposed Site Entrance (Dwg. No. 005)

and with such further details that shall be submitted to the Council prior to the commencement of development for the Council's approval in writing in relation to the following reserved matters, namely:

- (1) Appearance
- (2) Landscaping
- (3) Layout
- (4) Scale

2

Application for approval of the reserved matters (appearance, landscaping, layout and scale) shall be made to the Local Planning Authority within three years of the date of this permission.

3

The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

4

Prior to the commencement of the development hereby approved, a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for:

- A) Hours of operation
- B) Details of types of vehicles to be used, including turning facilities within the site and access routes for vehicles
- C) Details of restrictions to be placed on the movement of large vehicles, including deliveries, in relation to school pick up and drop off times
- D) Location and layout of material and plant storage within the site

- E) The parking of vehicles of site operatives and visitors
- F) Measures to control the emission of dust and noise during demolition and construction
- G) Measures to prevent mud/debris/detritus from entering the public highway

Reason for pre-commencement condition

The construction management plan must be submitted and approved in writing before the development commences in order to ensure that an appropriate scheme can be implemented prior to works starting on site which may have a detrimental impact upon the amenity of local residents.

5

The Demolition and Construction Management Plan approved under condition 4 shall be implemented and complied with in full during all stages of construction, until completion of the development hereby approved.

6

Notwithstanding the information submitted, the development hereby approved shall not commence until a detailed Bat and Breeding Birds Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Method Statement shall include full details of measures to be implemented on site to avoid/minimise potential adverse impacts on bats and their roosts and breeding birds.

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner which avoids harm to bats. This information is fundamental to the development and requires approval before development starting on site as the commencement of works and the manner in which they are undertaken could be harmful to bats.

7

The Bat and Breeding Birds Method Statement approved under condition 6 shall be implemented in full at all times during the construction stage.

8

In the event of works not commencing on site within 24 months of the date of the submitted E3 Ecology Ltd 'Bat Survey' (7 June 2021) an updating bat survey shall be undertaken and a copy of the report including an updated Bat and Breeding Birds Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing.

Thereafter, the approved updated Bat and Breeding Birds Method Statement shall be implemented in full at all times during the construction stage.

Reason for pre-commencement condition

To satisfy the Local Planning Authority that the development can be carried out in a manner which avoids harm to bats. This information is fundamental to the development and requires approval before development starting on site as the commencement of works and the manner in which they are undertaken could be harmful to bats.

9

No demolition of the Clara Vale Miners' Hall shall commence until a report of the results of a programme of archaeological building recording of the building (which shall be at Historic England Level 3) has been submitted to and approved in writing by the Local Planning Authority.

Reason for pre-commencement condition

This information is required prior to demolition of the building, as the commencement of demolition/construction works without this information would result in the loss of historic remains prior to recording.

10

Following demolition, no further development shall commence until details of final existing and proposed levels throughout the site and finished floor levels have been submitted to and approved in writing by the Local Planning Authority.

The new access hereby approved shall not be steeper than 1 in 20.

Reason for pre-commencement condition

To ensure that final and appropriate site levels can be agreed prior to the commencement of construction of the site, which may alter site levels.

11

The levels approved under condition 10 shall be implemented in full accordance with the approved scheme before first occupation of the development hereby approved.

12

Prior to the commencement of the development hereby approved, (excluding the demolition of the existing buildings) a report of intrusive site investigations in relation to coal mining legacy, and where required, measures and timescales for remediation, monitoring, and verification reports shall be submitted to and approved in writing by the Local Planning Authority.

Reason for prior to commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for appropriate land stability is identified and approved prior to commencement of the development.

13

The recommendations of the intrusive site investigation and the remediation, mitigation and monitoring measures approved under condition 12 shall be implemented in accordance with the timescales within the approved remediation scheme and in full accordance with the approved details

14

The development hereby approved shall not commence (excluding the demolition of the existing buildings) until an intrusive site investigation is undertaken and a Phase 2 Risk Assessment report of the findings is submitted to the Local Authority for written approval.

The site investigation will consist of a series of boreholes / trial pits, soil sampling, chemical laboratory testing, to assess potential contamination issues.

The site investigation and Phase 2 Risk Assessment report shall identify potential contamination, any requirement for gas monitoring of the site and possible areas which may require remedial works in order to make the site suitable for its proposed end use to ensure that no contamination is present that poses a risk to the environment, future users of the site and construction workers. Reference should be made to CLR 11 - Model Procedures for the Management of Land Contamination and BS 10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice.

The Risk Assessment should confirm possible pollutant linkages and should provide recommendations with regard to an appropriate remediation scheme, which will ensure safe redevelopment.

Reason for pre-commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation suitable for the sensitive end use is identified and approved prior to the commencement of the development.

15

Prior to the commencement of development hereby approved (except for site investigations and demolition of the existing buildings) where remediation is identified under condition 14, 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 shall be submitted to and approved in writing by the Local Planning Authority.

The 'Remediation 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.

NB The Local Authority requires that a minimum of 1.15m of 'proven' uncontaminated 'clean cover' is provided in all soft landscape areas.

Reason for pre-commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation suitable for the sensitive end use is identified and approved prior to the commencement of the development.

16

The remediation works detailed in the 'Remediation Scheme' approved under condition 15 shall be wholly undertaken within the timescales set out within the approved scheme.

The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

17

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.

18

The amended remediation and monitoring measures approved under condition 17 shall be implemented in accordance with the approved details prior to any further works (other than those required for remediation) being undertaken 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.

19

Where remediation is required (under conditions 14-18), following completion of the approved remediation and monitoring measures, the development hereby approved shall not be first 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.

20

Notwithstanding the information submitted, prior to any dwellinghouse hereby permitted progressing beyond damp proof course level, full details including the specification and precise location of bat and bird boxes to be integrated into the fabric of the buildings on site shall be submitted to and approved in writing by the Local Planning Authority.

The bird box details shall cater for swift, house sparrow and starling.

21

The bat and bird boxes approved under condition 20 shall be installed prior to first occupation of the development hereby approved and shall be retained as such for the lifetime of the development.

Should any feature become damaged or removed, a replacement feature of the same or similar specification shall be provided as soon as is practicably possible.

22

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 layout:

- A) The number and location of car parking spaces within the application site sufficient to serve visitors, the proposed dwellings and 3no. existing dwellings (indicated on the Proposed Site Plan Dwg. 002 Rev. P07 as 'Existing Unit 1', 'Existing Unit 2' and '3')
- B) The number, specification and location of secure and weatherproof cycle parking
- C) Provision of a direct pedestrian connection from the the site to Crawcrook Lane
- D) Details of how surface water would be intercepted prior to it entering the public highway
- E) Details of refuse storage, including collection points
- F) Information to demonstrate that there is adequate turning space within the application site for cars and vans

23

The approved layout including the details approved under condition 22 shall be provided on site prior to the first occupation of the development hereby approved.

24

Prior to the installation of any new external lighting associated with the development hereby approved an external lighting strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.

25

The external lighting installed at the development hereby approved shall be in accordance with the lighting strategy approved under condition 24.

26

Prior to the first occupation of any dwelling hereby approved a statement explaining the outcome of engagement with more than one digital infrastructure provider to explore how digital communication networks can be integrated into the development shall be submitted to and approved in writing by the Local Planning Authority.

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.

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.

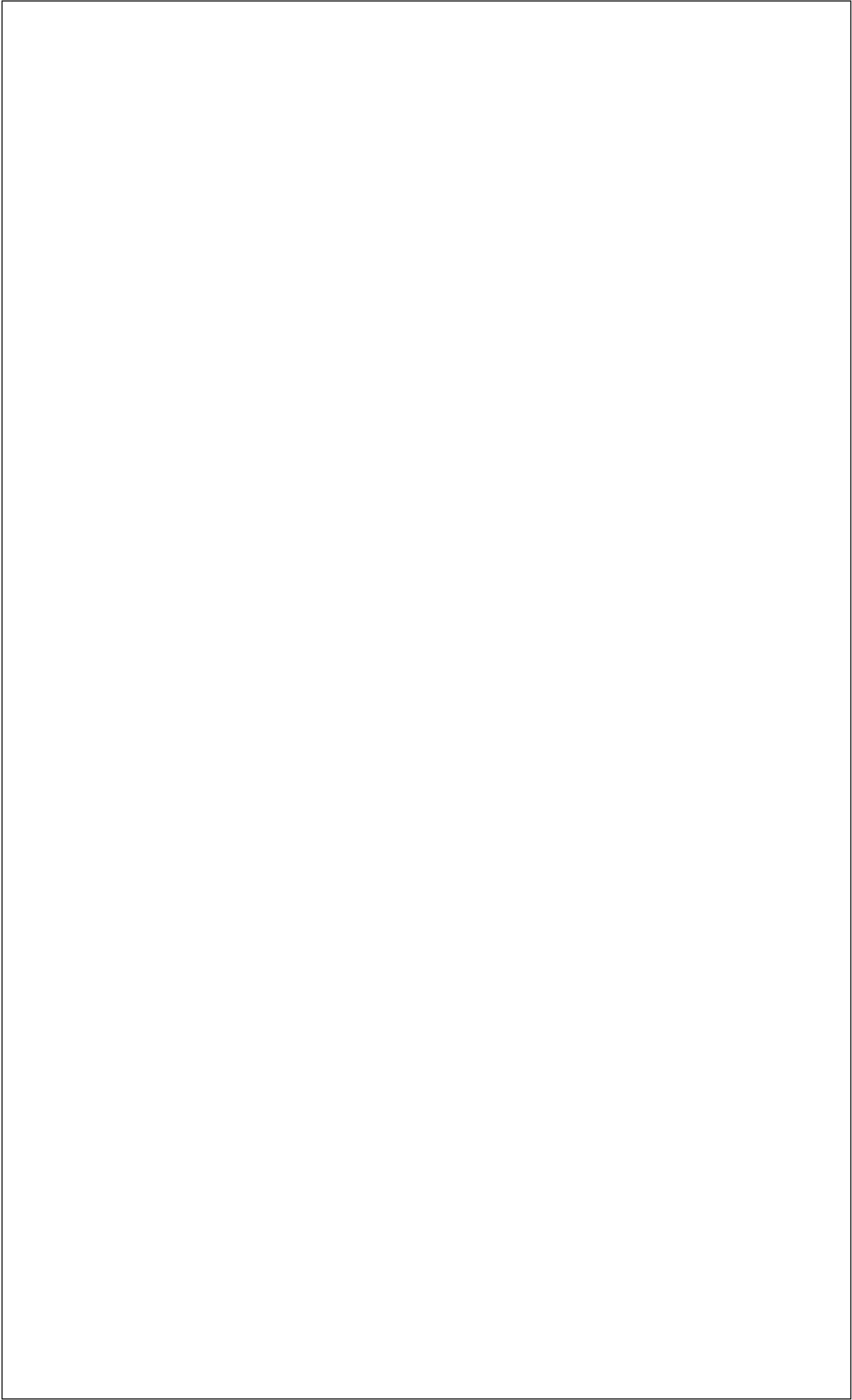
29

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:

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

30

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



**Date of Committee: 22 March 2023**

**Application Number and Address:**

DC/22/01326/FUL  
Hookergate School  
Spen Lane  
High Spen  
Rowlands Gill  
NE39 2BX

**Applicant:**

Vistry Partnership

**Proposal:**

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 & 12no. 5-bedroom, semi-detached and detached dwellings (amended plans and information received 20 February 2023)

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

**List of speakers and details of any additional information submitted:**

**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
Spenn 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.

## 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.

## 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.



## Any additional comments on application/decision:

Members voted that planning permission be granted subject to referral to the Secretary of State and subject to planning conditions (in the update report) and that the Service Director of Climate Change, Compliance, Planning and Transport be authorised to add, delete, vary and finalise the wording of the planning conditions as necessary.

### THE 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.

2

## TIME LIMIT

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

## 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

### **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.

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.

### **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.

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.

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.

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.

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

21

#### **IMPLEMENT DMP**

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

#### **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.

23

## RETAINING WALL PROVISION

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

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.

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.

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

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.

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:

- (c) 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
- (d) 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
- (f) the possible closure of Spen lane to motorised vehicles and
- (g) the possible introduction of cycle lanes

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.

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.

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.

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.

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.

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.

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.

### 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.

### **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.

### 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.

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.

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

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.

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.

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.

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.

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.

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

48

#### EXTERNAL LIGHTING IMPLEMENTATION

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

### **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.

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.

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

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.

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.

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.

56

#### BOUNDARY TREATMENT PROVISION

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

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.

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.


**Date of Committee: 22 March 2023**

**Application Number and Address:**

DC/22/01337/FUL  
Land bounded by Hawks Road to the north and  
Quarryfield Road to the west  
Gateshead Quays  
Gateshead

**Applicant:**

Ask Patrizia

**Proposal:**

Erection of hotel and associated works (amended 05/01/23, 09/02/23, 22/02/23, 23/02/23 and 07/03/23 and additional information received 23/02/23 and 07/03/23).

**Declarations of Interest:**

**Name**

**Nature of Interest**

None

**List of speakers and details of any additional information submitted:**

None

**Any additional comments on application/decision:**

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

1

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

Site Location Plan - NGQ-AHR-HT-ZZ-DR-A-08100 Rev P2  
Landscape GA2 - 2982-PLA-XX-XX-DR-L-0002 S2 Rev P07  
Softworks GA - 2982-PLA-XX-XX-DR-L-2000 S2 Rev P06  
Tree Retention and Removal GA - 2982-PLA-XX-XX-DR-L-2001 S2 Rev P04  
Furniture GA - 2982-PLA-XX-XX-DR-L-4000 S2 Rev P05  
Site Plan Proposed - NGQ-AHR-HT-ZZ-DR-A-08102 Rev P2  
Ground Floor Plan - NGQ-AHR-HT-00-DR-A-08200 Rev P2  
First Floor Plan - NGQ-AHR-HT-01-DR-A-08201 Rev P3  
Second Floor Plan - NGQ-AHR-HT-02-DR-A-08202 Rev P2  
Third Floor Plan - NGQ-AHR-HT-03-DR-A-08203 Rev P2  
Fourth Floor Plan - NGQ-AHR-HT-04-DR-A-08204 Rev P2  
Fifth Floor Plan - NGQ-AHR-HT-05-DR-A-08205 Rev P2  
Sixth Floor Plan - NGQ-AHR-HT-06-DR-A-08206 Rev P2  
Seventh Floor Plan - NGQ-AHR-HT-07-DR-A-08207 Rev P2  
Eighth Floor Plan - NGQ-AHR-HT-08-DR-A-08208 Rev P2  
Ninth Floor Plan (Plant Level) - NGQ-AHR-HT-09-DR-A-08209 Rev P2



Basement Floor Plan - NGQ-AHR-HT-B1-DR-A-08211 Rev P2  
Roof Plan - NGQ-AHR-HT-ZZ-DR-A-08210 Rev P2  
Elevations Sheet 1 - NGQ-AHR-HT-ZZ-DR-A-08400 Rev P2  
Elevations Sheet 2 - NGQ-AHR-HT-ZZ-DR-A-08401 Rev P2  
Elevations Sheet 3 - NGQ-AHR-HT-ZZ-DR-A-08402 Rev P1  
Brand 1 Bay Elevation - NGQ-AHR-HT-ZZ-DR-A-08501 Rev P2  
Brand 2 Bay Elevation - NGQ-AHR-HT-ZZ-DR-A-08502 Rev P2  
Building Sections Sheet 1 - NGQ-AHR-HT-ZZ-DR-A-08300 Rev P2  
Building Sections Sheet 2 - NGQ-AHR-HT-ZZ-DR-A-08301 Rev P2  
Building Sections Sheet 3 - NGQ-AHR-HT-ZZ-DR-A-08302 Rev P2  
Building Sections Sheet 4 - NGQ-AHR-HT-ZZ-DR-A-08303 Rev P2

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 commence until a Phase II Detailed Risk Assessment (to assess potential contamination at the site) has been 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 for prior to commencement condition

The site investigation and assessment of the risks of the site must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for the sensitive end use is identified and approved prior to commencement of the development, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, from the beginning of the works.

4

Where required, the remediation and monitoring measures approved under Condition 3 shall be implemented in accordance with the details and timescales approved and in full accordance with the approved details.

5

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 a Risk Assessment and, if required, remediation and monitoring measures have been and submitted to and approved in writing by the Local Planning Authority.

6

The remediation and monitoring measures approved under condition 5 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.

7

Where remediation is required (under conditions 3-6) following completion of the approved remediation and monitoring measures, use of the development hereby approved shall not commence 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. Where this is carried out in phases, use of the buildings, structures or plant within the relevant phase shall not commence until a verification report that demonstrates the effectiveness of the remediation carried out for that phase has been submitted to and approved in writing by the Local Planning Authority. The Verification report(s) shall also include cross sectional diagrams of the foundations and details of the approved gas protection measures, details of integrity testing of gas membranes and any test certificates produced.

8

No development shall commence until;

- a. a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b. any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

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

Reason for prior to commencement condition

The assessment of the risks of the site from coal mining legacy features must be undertaken before the development commences in order to ensure that an appropriate remediation scheme suitable for the sensitive end use is identified and approved prior to commencement of the development, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, from the beginning of the works.

9

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

10

Notwithstanding the submitted plans prior to the commencement of the development precise details of existing and proposed ground levels, finished floor levels and site sections shall be submitted to and approved in writing by the Local Planning Authority.

#### Reason for prior to commencement condition

To ensure accurate site levels are established at an early stage to enable detailed design of floor levels, highway, public and private realm works to progress and in advance of any ground works or laying of foundations taking place.

11

The development shall be implemented in complete accordance with the ground levels, finished floor levels and site sections approved under condition 10.

12

Notwithstanding the submitted plans prior to commencement of development a final detailed drainage scheme for the development shall be 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, attenuation tank, flow control chamber, permeable paving). 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 is to be provided for approval. Full details of the proposed blue roof system functionality where it forms part of the drainage system are also required.

#### Reason for prior to commencement condition

Because installation of drainage in the ground will be one of the initial works undertaken once the development commences and it will need to be ensured in advance of this that the proposed drainage scheme is adequate.

13

The development shall be implemented in complete accordance with the Final Drainage Scheme approved under condition 12.

14

Prior to commencement of development a detailed Drainage Construction Method Statement (DCMS) for the development shall be submitted to and approved in writing by the Local Planning Authority. In particular, the DCMS will confirm how the existing drainage crossing the site will be protected and maintained during works with reference to a scheme for diversion of the existing drainage with evidence of agreement with the drainage owner.

#### Reason for prior to commencement condition

Because initial ground works would impact on existing drainage beneath the site and could also generate new surface water flows, as such it will need to be demonstrated how these issues will be dealt with before any works to commence the development begin.

15

The DCMS approved under condition 14 shall be adhered to in full at all times during construction of the development.

Prior to commencement of the development hereby approved, a Construction Environment Management Plan shall be submitted to, and approved in writing by the Local Planning Authority. The Statement shall include details of the following:

- a. A Construction Traffic Management Plan (CTMP) including routing of vehicles
- b. details of site compounds
- c. means of travel and parking of vehicles for site operatives, contractors and visitors
- d. details of anticipated deliveries, loading and unloading of plant and materials
- e. storage of plant and materials used in constructing the development
- f. the erection and maintenance of security hoarding
- g. liaison with other contractors in the area
- h. wheel washing facilities and methods to prevent transfer of mud/debris to the highway
- i. a Dust Management Plan (DMP)
- j. a scheme for the recycling/disposing of waste arising from construction works.
- k. the sequencing of the implementation of the development
- l. measures to minimise noise during the construction phase including:
  - i. Selection of appropriate equipment and construction methods;
  - ii. Plant to be located as far away as is reasonably practicable from noise-sensitive receptors;
  - iii. Static plant/equipment fitted with suitable enclosures or screening where practicable;
  - iv. Temporary hoardings/screens around the site boundary or specific activities as appropriate;
  - v. Site personnel instructed on best practice to reduce noise and vibration as part of their induction training and as required prior to specific work activities;
  - vi. Appropriate management of working hours for noisier tasks; and
  - vii. Liaison with residents in advance of works commencing to provide information regarding the programme.
- m. Risk assessment of potentially damaging construction activities upon ecology/biodiversity.
- n. Identification of "biodiversity protection zones" e.g. tree protection zones;
- o. Practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological/biodiversity impacts during construction (may be provided as a set of method statements).
- p. The location and timing of sensitive works to avoid harm to biodiversity features e.g. avoidance of vegetation clearance during the nesting bird season (March to September inclusive).
- q. Any times during construction when specialist ecologists need to be present on site to oversee works e.g. nesting bird checks for any vegetation clearance within the nesting bird season.
- r. Responsible persons and lines of communication for works affecting ecology/biodiversity.
- s. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- t. Use of protective fences, exclusion barriers and warning signs for ecology/biodiversity where appropriate.

#### Reason for prior to commencement condition

To safeguard the sensitive environmental features that have the potential to be affected by the construction of the proposed development. The Local Planning Authority is satisfied that this information is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

17

The CEMP approved under condition 16 shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

18

Construction of the development hereby approved shall not commence until an Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016, outlining the potential creation of employment and training opportunities, especially apprenticeships for local people during the construction phases of the development is submitted to and approved in writing by the Local Planning Authority.

19

The construction Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 18.

20

No development shall commence above damp proof course until a crane method statement, has been submitted to and approved in writing by the Local Planning Authority, in consultation with Newcastle International Airport.

21

The development shall be carried out in complete accordance with the crane method statement approved under condition 20.

22

In undertaking the development that is hereby approved, unless otherwise agreed in writing with the Local Planning Authority: No external construction works, works of demolition, construction related deliveries, external running of plant and equipment shall take place other than between the hours of 0730 to 1800 on Monday to Friday and 0730 to 1400 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1700 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays.

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

23

Prior to first use of any part of the Hotel a Drainage Maintenance Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP should include a site plan identifying ownership and responsibility for all drainage components and SuDs features within the site including diverted pipeline together with a maintenance schedule and inspection checklist. The DMP should identify any drainage components that may require replacement within the lifetime of development and a strategy for their renewal.

24

The development shall be carried out in complete accordance with the Drainage Maintenance Plan (DMP) approved under condition 23.

25

Prior to first occupation of the hotel hereby approved full details including the specification and precise locations (as identified on a plan and elevation drawing) of the integrated potential bat roost features (minimum 2no) and integrated bird nesting features (minimum 4no, including features suitable for use by house sparrow *Passer domesticus* and swift *Apus apus*) shall be submitted to and approved in writing by the local planning authority, along with a commitment that thereafter the approved Bat Roost Features and Bird Nesting Features shall be provided in full and retained for the life of the development.

26

The bat roosting and bird nesting features approved under condition 25 shall be installed as part of the development prior to first occupation of the hotel hereby approved and shall be retained for the lifetime of the development.

27

Prior to first occupation of the Hotel hereby approved, a lighting design strategy for biodiversity (prepared in consultation with a Suitably Qualified Ecologist) for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. Identify those areas/features on site or adjacent to site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places (including any bat roost features installed as part of the proposals) or along important routes used to access key areas of their territory, for example, for foraging; and
- b. Show how and where external lighting will be installed (through the provision lighting contour plans and technical specifications where appropriate) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

28

All external lighting shall be installed in accordance with the specifications and locations approved under condition 27 prior to first use of the hotel hereby approved and shall be maintained thereafter in accordance with the strategy. Under no

circumstances should any other external lighting be installed without prior consent from the local planning authority.

29

Notwithstanding the submitted details, prior to the commencement of any external landscaping works details of a biodiversity net gain compensatory scheme, including the means of on and off site delivery, which delivers a measurable net gain of at least 7.5% for biodiversity, as demonstrated through application of a 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, shall be submitted to and approved in writing by the Local Planning Authority.

30

Notwithstanding the submitted information, prior to the commencement of any external landscaping works full details of the on site soft landscaping and areas of habitat creation, including timetables for implementation, planting species, sizes, layout, densities, numbers, planting procedures or specification and the establishment regime, including watering, rabbit protection, tree stakes, guards etc. shall be submitted to and approved in writing by the local planning authority.

31

Use of the Hotel hereby approved shall not commence until a detailed management plan, annual maintenance programme, monitoring protocol and arrangements to address any defects/issues adversely impacting the value and function of the soft landscaping and/or habitats provided on site have been submitted to and approved in writing by the Local Planning Authority.

32

The approved biodiversity net gain compensation scheme, including both on and off site measures, shall be implemented in full accordance with the measures and timetables approved under conditions 29-31, and maintained thereafter for a minimum of 30 years.

33

Prior to installation of any external finishing materials to the hotel building details of the make, colour and texture of all walling and roofing materials shall be submitted to and approved in writing by the Local Planning Authority.

34

The external materials for the hotel building approved under condition 33 shall be implemented in full accordance with the approved details as part of the development.

35

Notwithstanding the submitted plans prior to the commencement of any external landscaping works a hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include precise details of:

a. the specification, appearance and siting of all new hard surfacing materials, both within and outside the extent of the public highway, shall be submitted to and

approved in writing by the Local Planning Authority. The existing highway layout, both public and private, should be superimposed onto a drawing of the proposed hard surfacing treatments for clarity to ensure there is no encroachment of existing features. Details of the interface between the public and private realm and confirmation of all proposed footway widths shall be provided. Proposed hard surfacing materials should follow the established Gateshead Quays palate.

b. all retaining walls and structures, including location, materials, levels, sections and method of construction adjacent to the existing public and private highway.

c. Other hard landscaping features including but not limited to steps, ramps, non-retaining walls, raised beds, external seating, street furniture and wind mitigation screens. All features should follow the established Gateshead Quays palate.

36

The hard landscaping scheme approved under condition 35 shall be implemented in full accordance with the approved details prior to first occupation of the hotel hereby approved.

37

Notwithstanding the submitted plans prior to the commencement of any works to form the pick up and drop off facility on Quarryfield Road and associated features precise details of the pick up and drop off facility , including layout and tie-in; materials; levels; drainage; streetlighting; signs; street furniture; and amendments to existing traffic calming features and road markings on Quarryfield Road shall be submitted to and approved in writing by the Local Planning Authority.

38

The pick up and drop off facility on Quarryfield Road shall be constructed in complete accordance with the details approved under condition 37 and made available for use prior to first occupation of the hotel hereby approved and retained thereafter for the lifetime of the development.

39

Notwithstanding the submitted details, prior to first use of the hotel hereby approved precise details of the location, type, material, fixings and spacing of short stay and long stay cycle stands, secure and weather resistant long stay cycle enclosure, storage facilities for equipment and accessories and routes to access cycle parking shall be submitted to and approved in writing by the Local Planning Authority. A minimum of 28 no. long stay cycle spaces and a ratio of 2 no. short stay cycle spaces per 50sqm of public floor space available to non-residents shall be provided.

40

The long and short stay cycle parking facilities, storage facilities for equipment and accessories and routes to access cycle parking shall be implemented in complete accordance with the details approved under condition 39, made available for use prior to first occupation of the hotel hereby approved and retained thereafter for the lifetime of the development.



41

Notwithstanding the submitted plans a shared use cycle and pedestrian path shall be provided from the junction of Hawks Road and Quarryfield Road tying into the existing segregated footway and cycleway on Quarryfield Road to the south of the site in front of the Riga Building. Prior to first use of the hotel precise details of the shared use path, including layout and tie-in; materials; levels; drainage; streetlighting; and signs shall be submitted to and approved in writing by the Local Planning Authority.

42

The shared use cycle and pedestrian path on Quarryfield Road shall be implemented in complete accordance with the details approved under condition 41, made available for use prior to first occupation of the hotel hereby approved and retained thereafter for the lifetime of the development.

43

Notwithstanding the submitted details, prior to the commencement of any works to form the service yard and associated vehicle access precise details of proposed levels and sections for the service yard ramp shall be submitted to and approved in writing by the Local Planning Authority.

44

The service yard ramp shall be constructed in accordance with the details approved under condition 43, made available for use prior to first occupation of the hotel hereby approved and retained as such thereafter.

45

Prior to first use of the hotel hereby approved, a Delivery and Refuse Management Strategy (DRMS) shall be submitted to and approved in writing by the Local Planning Authority. The DRMS shall ensure the development does not result in any adverse impacts to other users of the Baltic Quarter access road and should include a schedule of anticipated deliveries; an explanation of how the maximum size of vehicles will be controlled; and how the area will be kept clear and operate in a safe manner at all times.

46

The DRMS approved under condition 45 shall be adhered to in full at all times when the hotel is operational for the lifetime of the development.

47

Unless otherwise agreed in writing with the Local Planning Authority, full details of the following pedestrian improvement measures together with a timetable for their delivery to support the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development:

a. Mill Road/Quarryfield Road/Hawks Road junction signal timings and layout changes; and

b. A way-marking strategy directing pedestrians between the development site and Gateshead interchange/town centre, as well as through the site and to and from car parks.

48

The details approved under condition 47 shall be implemented in accordance with the approved timetable and retained as such thereafter.

49

The hotel hereby approved shall not be occupied until a Full Travel Plan for staff, hotel guests and visitors has been submitted to and approved in writing by the Local Planning Authority. The Full Travel Plan shall detail the delivery mechanism for its implementation in order to provide for but not limited to the following measures:

- a. An assessment of the site, including the transport links to the site, on site facilities, any transport issues and problems, barriers to non-car use and possible improvements to encourage walking, cycling and bus use.
- b. Appointment of a travel plan co-ordinator and identification of associated budget
- c. Clearly defined objectives, targets and indicators
- d. Details of proposed measures
- e. Detailed timetable for implementing measures
- f. Proposals for maintaining momentum and publicising success
- g. A programme of continuous review of the approved details of the Travel Plan and the implementation of any approved changes to the plan.
- h. Commitment to the use of the Council's preferred monitoring database
- i. Details of any complementary or discounted travel tickets for employees

50

Within 18 months of the date of approval of condition 49, evidence of the implementation of the Travel Plan approved under condition 49 over a minimum period of 12 months, and any necessary revisions, shall be submitted to the Local Planning Authority for consideration.

51

The Full Travel Plan approved under condition 49 shall be implemented on commencement of the use of the hotel hereby approved. The Full Travel Plan and any revisions approved under conditions 49 and 50 shall be wholly implemented in accordance with the approved details for the lifetime of the development.

52

No roof top plant shall be installed until precise details of plant noise mitigation and an updated noise impact assessment demonstrating noise levels would not be greater than those specified in Section 5.3 of the Noise Impact Assessment (Cundall, Document Ref: GQH-CDL-ZZ-XX-RP-AS-45220 Rev P03, dated: 8 February 2023) at sensitive receptors.

53

Noise mitigation approved under condition 52 shall be installed prior to first use of any roof top plant and maintained in accordance with the manufacturer's specification for the lifetime of the development.

54

No new cooking or extraction/ventilation equipment associated with the hotel hereby approved shall be installed until final details of such equipment (including measures for maintenance) have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of proposed flue(s), all proposed cooking processes, a plan of the proposed ventilation system, odour and noise abatement measures including the location and details of the filters, fans and flues and the manufacturers' recommendations concerning frequency and type of maintenance.

55

The extraction and ventilation equipment approved under condition 54 shall be installed and maintained in accordance with the approved details for the lifetime of the development.

A written record of any maintenance shall be retained on site and be made available for inspection by the Local Planning Authority upon request.

56

The development hereby approved shall incorporate glazing to all windows and glazing with sound reduction values equal to or better than the levels set out in table 6-1 of the Noise Impact Assessment (Cundall, Document Ref: GQH-CDL-ZZ-XX-RP-AS-45220 Rev P03, dated: 8 February 2023).

57

A scheme for public art that reflects the approach, opportunities and scope advocated in the Artwork strategy in Section 5.12 of the Design and Access Statement (Ref: NGQ-AHR-HT-ZZ-RP-A-08700 Rev P4, dated: 25.11.2022) shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development hereby approved.

58

The public art approved under condition 57 shall be implemented in complete accordance with the approved details prior to first use of the hotel hereby approved and retained for the lifetime of the development.

59

Prior to first occupation of the Hotel hereby approved, an updated Wind Microclimate Assessment shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of further mitigation measures proposed, such as wind mitigation screens, and further wind modelling taking into account landscaping surrounding the Multi Storey Car Park to the east of the site.

60

The wind mitigation approved under condition 59 shall be implemented in full in accordance with the agreed details prior to first occupation of the Hotel.

61

Unless otherwise agreed in writing by the local planning authority, prior to first occupation of the hotel hereby approved, an Employment and Training Plan which is in accordance with the principles set out in the Council's Planning Obligation SPD (Targeted Recruitment and Training) December 2016 , which sets out the potential creation of employment and training opportunities, especially apprenticeships for local people during the operation of the hotel shall be submitted to and approved in writing by the Local Planning Authority.

62

The hotel operation Employment and Training Plan shall be implemented in accordance with the details submitted and approved under condition 61.



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## REPORT OF THE STRATEGIC DIRECTOR CLIMATE CHANGE.COMPLIANCE, PLANNING AND TRANSPORT

### TO THE PLANNING AND DEVELOPMENT COMMITTEE ON 19 APRIL 2023:

PART TWO: THE FOLLOWING APPLICATIONS, DETERMINED SINCE THE LAST COMMITTEE MEETING IN ACCORDANCE WITH THE POWERS DELEGATED UNDER PART 3, SCHEDULE 2 (DELEGATIONS TO MANAGERS) OF THE COUNCIL CONSTITUTION, ARE LISTED FOR INFORMATION ONLY.

Application ref.	Nature of proposed development	Location of proposed development	Decision	Ward
DC/22/00235/COU	Change of use of open land (adopted highway land) to private garden and erection of an enclosing timber fence (retrospective)	Land To The Rear Of 22 The Brambles, Northside,	Granted;	Lamesley
DC/22/00500/REM	RESERVED MATTERS APPLICATION (relating to appearance, access, landscaping, layout and scale of the proposed development) for the subdivision of the curtilage of Daisy Cottage to accommodate one new two-storey dwelling, and a two-storey extension to Daisy Cottage (Pursuant to OUTLINE APPLICATION DC/18/01220/OUT) (Amended Plans received 03.10.22, 06.12.22 and 14.03.22 and Additional information received 17.11.22).	Daisy Cottage, Ivy Lane,	Granted;	Chowdene

DC/22/00459/COU	Change of Use from Class E (laser tag indoor activity centre) to Class B8 (Storage and Distribution)	K83 , Third Avenue,	Granted;	Lobley Hill And Bensham
DC/22/00574/HHA	Raised roof with front dormers.	Southcourt , 2 Lakeside,	Granted;	Blaydon
DC/22/00764/COU	Change of use from the sale, hire, repair and service of electric powered tools and portable plant and equipment (sui generis) to retail (Class E use), single storey extension of building to the front (south), subdivision into four units (including supermarket and three smaller units), with associated car parking spaces to the south and west of the building (part retrospective) (amended plans received 08.02.2023)	2 Brothers Supermarket, Sunderland Road,	Granted;	Bridges
DC/22/00838/HHA	Two storey side extension and single storey rear extension	2 Storeys Lane, Stella,	Granted;	Ryton Crookhill And Stella
DC/22/01020/HHA	Proposed rear dormer, new roof lights and raising of original dual pitched roof to accommodate loft conversion	Meldon , High Heworth Lane,	Granted;	Pelaw And Heworth



DC/22/01059/HHA	Proposed two storey side/two storey rear extension and single storey rear extension (as amended 15.03.23)	65 Sherburn Park Drive, Rowlands Gill Central,	Granted;	Chopwell And Rowlands Gill
DC/22/01075/HHA	Proposed detached summer house to replace 2no. existing outbuildings.	7 Whickham Lodge Rise, Whickham,	Granted;	Dunston Hill And Whickham East
DC/22/01140/HHA	Demolish existing rear offshoot and construct a two-storey rear extension, and new single storey rear Sukkah extension with elevated yard and steps, and privacy screen / fence to north west boundary (as amended 12/01/23, 24/01/23 and 27/01/23).	64 Rectory Road, Gateshead,	Granted;	Lobley Hill And Bensham
DC/22/01267/HHA	Proposed Single Storey Rear Extension	11 Coldwell Park Drive, Felling,	Granted;	Felling
DC/22/01313/HHA	Proposed two storey side / rear extension, new dormer to rear, alterations to existing dormer at the rear and amendments to fenestration (amended description - 03.02.2023)	9 The Court, Whickham,	Granted;	Dunston Hill And Whickham East

DC/22/01318/FUL	Variation of condition 4 of application DC/17/01193/FUL to allow for a wider range of uses of Unit 26.	Team Valley Retail World, Tenth Avenue West,	Granted;	Lamesley
DC/22/01320/FUL	Erection of a stable building (private use)	Hillcrest , Stannerford Road,	Refused;	Crawcrook And Greenside
DC/22/01322/HHA	Proposed single storey front and side extension	44 Watermill Lane, Bog House Estate,	Granted;	Felling
DC/22/01353/HHA	Proposed single storey rear extension	19 East Park Road, Gateshead,	Granted;	Saltwell
DC/22/01354/HHA	Proposed entrance porch to front elevation and associated alterations to canopy	30 Dartmouth Avenue, Gateshead,	Granted;	Chowdene
DC/22/01355/HHA	Proposed rear dormer and rooflights to front elevation to accommodate Loft conversion (as amended 17th February 2023)	147 Dryden Road, Gateshead,	Granted;	Low Fell
DC/22/01363/HHA	Single storey side extension, works to retaining wall and ramp (amended description 10.02.2023)	22 West Park Gardens, Winlaton,	Granted;	Blaydon

DC/22/01370/LBC	LISTED BUILDING CONSENT: Replacement of existing timber sash windows with new double glazed timber sash windows to match existing profiles (Additional Information received 08.03.2023).	Elizabeth House, 231 Kells Lane,	Granted;	Low Fell
DC/22/01376/CPL	CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT: Deconstruction and replacement of building facades as part of the safety remedial works. (Amended plans and additional information received on 20/03/23)	The Stephenson, North Side,	Granted;	Dunston And Teams
DC/22/01378/LBC	LISTED BUILDING CONSENT: Proposed replacement roof lantern and associated repairs to damaged roof.	The Old Dispensary, Nelson Street,	Granted;	Bridges
DC/22/01388/HHA	Proposed demolition of existing prefabricated Garage , new single storey side extension and replacement hip to gable roof with rear dormer	Watendlath, High Heworth Lane,	Granted;	Pelaw And Heworth
DC/23/00003/ADV	Display of various Non-Illuminated signs and 1No Illuminated sign on and around Whickham Library	Whickham Library, 9 St Marys Green,	Temporary permission granted;	Whickham North

DC/23/00011/HHA	Proposed single storey extension to side and rear of existing two storey offshot at rear of house. Demolition and rebuild of part of existing rear boundary wall (Re-submission of DC/22/00799/HHA)	13 Beaconsfield Crescent, Gateshead,	Granted;	Low Fell
DC/23/00018/FUL	Conversion of block of 6 domestic garages to 5 office units with a shared unit, car parking, bin storage and associated works (Amended plans received on 20/03/23)	Block Of 6 Garages , Garth Farm Road,	Granted;	Winlaton And High Spen
DC/23/00027/HHA	Proposed first floor rear extension, single storey rear extension and alteration to front windows (Revision of DC/21/01429/HHA)	47 Windermere Street West, Gateshead,	Granted;	Saltwell
DC/23/00034/HHA	Proposed single storey rear extension	6 Park Drive, Newcastle Upon Tyne,	Granted;	Dunston Hill And Whickham East

DC/23/00035/HHA	Garage conversion with proposed bay window to front of dwelling house. High level windows proposed to existing gable elevation.	18 Scholars Close, Marley Hill,	Granted;	Whickham South And Sunnside
DC/23/00039/FUL	Erection of a new building and enclosure to house water treatment equipment and the creation of a pedestrian access route and related engineering works (Amended Plans received 24.03.2023).	Domnick Hunter Parker Hannifin, Durham Road,	Granted;	Birtley
DC/23/00040/COU	Change of use from hot food take-away to retail vape store (retrospective application).	Caspian Kebab, 12 Arndale House,	Granted;	Birtley

DC/23/00048/FUL	Removal of insulation and replacement with new bonded cavity insulation and covering of existing brick facade with cream/off white coloured render finish on properties on Barkwood Road (Nos 66, 72, 76, 78, 81, 83, 86, 88, 89, 90, 91, 92, 93, 95, 96, 97, 98, 100, 101, 105, 106, 107, 110), Woodlands Road (Nos 1, 2, 3, 4, 6, 8, 10, 12, 14, 16, 18, 20, 24, 26, 28, 38, 46, 48), Burnside Road (Nos 1, 3, 5, 7, 9, 11, 13, 15, 17, 19), Leazes View (Nos 25, 27, 45, 47) and Park Road (Nos 4, 5, 6).	Pipebridge Estate, Highfield,	Granted;	Chopwell And Rowlands Gill
DC/23/00042/ADV	Display of 1No externally illuminated large monolith, 1No externally illuminated wall mounted lettering, 1No non-illuminated tri-stack, 2No non-illuminated monolith, 5No non-illuminated fence mounted panels, and 6No 5.5m tall Flagpole advertisements	Former Dunston Hill Hospital , Whickham Highway,	Temporary permission granted;	Dunston Hill And Whickham East
DC/23/00049/HHA	Proposed single storey rear extension (Resubmission of DC/22/01218/HHA)	24 Grosvenor Avenue, Whickham,	Granted;	Whickham North

DC/23/00053/HHA	Single storey rear extension. Garage conversion with bay window (Amended plans received on 16/03/2023)	8 Lilac Avenue, Sunnyside,	Granted;	Whickham South And Sunnyside
DC/23/00071/HHA	Demolish existing porch and replace with single storey front extension with ramped access.	35 Derwent Water Drive, Blaydon,	Granted;	Ryton Crookhill And Stella
DC/23/00078/HHA	Proposed part 2 storey/part first floor side extension over existing garage	32 Lyndhurst Grove, Gateshead,	Granted;	Chowdene
DC/23/00082/HHA	Erection of a two-storey side extension, single storey rear extension and front porch.	52 Oakfield Road, Gateshead,	Granted;	Lobley Hill And Bensham
DC/23/00111/OHL	Replacement of existing wood pole with steel pole.	Land Adjacent 2 Church Rise, Ryton,	Observations	Ryton Crookhill And Stella
DC/23/00101/HHA	Proposed porch to front elevation	6 Sidmouth Road, Gateshead,	Granted;	Chowdene

DC/23/00103/TDPA	DETERMINATION OF PRIOR APPROVAL: Removal of existing 15m monopole and associated antennas, RRUs and dishes, installation of a replacement 20m high monopole with 6 No. antennas, 15 No. Ericsson Radio Systems (ERS) and 2 No. 300mm dishes, removal of 2 No. equipment cabinets and installation of 3 No. equipment cabinets within the existing compound.	Earlsway Trade Park , Earlsway,	Granted;	Lobley Hill And Bensham
DC/23/00132/CPE	CERTIFICATE OF LAWFULNESS FOR EXISTING DEVELOPMENT: Lawful commencement of development pursuant to planning permission reference DC/19/00785/FUL.	Former Site Of 21, Mill Road,	Refused;	Bridges
DC/23/00142/TPO	Reduce Oak tree canopy away from roofline at 130 market lane to provide a reasonable separation between the roof and the canopy of the tree.	130 Market Lane, Dunston,	Granted;	Dunston Hill And Whickham East



DC/23/00218/AGR	DETERMINATION OF PRIOR APPROVAL: Erection of agricultural building for storage, repairs and maintenance of agricultural equipment for the upkeep of land and animals (resubmission).	Land Running Adjacent To Clockburn Lonnen, Land Near Hollingside Farm, Land Adjacent To Lambton Gardens At Burnopfield., ,	Prior Approval not required	Whickham South And Sunnside
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**TITLE**      **OF REPORT:**    Planning Obligations

**REPORT OF:**                    Anneliese Hutchinson, Service Director, Climate Change,  
Compliance, Planning and Transport

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## **Purpose of the Report**

1. To advise the Committee of the completion of Planning Obligations which have previously been authorised.

## **Background**

2. To comply with the report of the District Auditor "Probity in Planning" it was agreed that a progress report should be put before the Committee to enable the provision of planning obligations to be monitored more closely.
3. Since the last Committee there have been **no** new planning obligations.
4. Details of all the planning obligations with outstanding covenants on behalf of developers and those currently being monitored can be found at Appendix 2.

Members will note the format of the information segregated into those agreements that are signed but awaiting the trigger for works for payment, agreements which have triggered the need for works or for an invoice to be sent and finally agreements where payment has been received and the works and spend are being monitored.

## **Recommendation**

5. It is recommended that the Committee note the report.

**Contact: Emma Lucas      Ext 3747**

**1. FINANCIAL IMPLICATIONS**

Some Section 106 Agreements require a financial payment when a certain trigger is reached and there is a duty on the Council to utilise the financial payments for the purposes stated and within the timescale stated in the agreement.

**2. RISK MANAGEMENT IMPLICATIONS**

Nil

**3. HUMAN RESOURCES IMPLICATIONS**

Nil

**4. EQUALITY AND DIVERSITY IMPLICATIONS**

Nil

**5. CRIME AND DISORDER IMPLICATIONS**

Nil

**6. SUSTAINABILITY IMPLICATIONS**

Nil

**7. HUMAN RIGHTS IMPLICATIONS**

Nil

**8. WARD IMPLICATIONS**

Monitoring: various wards

**9. BACKGROUND INFORMATION**

The completed Planning Obligations

## APPENDIX 2

Date Agreement Signed	Planning application number	Ward	Site Location	Proposal	Obligation	Update
23/11/2022	DC/21/01470/FUL	RYCHS - Ryton Crookhill And Stella	Land To The North Of Cushy Cow Lane At Ryton, Gateshead	Construction of 3no. residential dwellings (use class C3), extension to curtilage of existing bungalow (Willtobie), and associated amendments to existing access and hard and soft landscaping (Plans amended 28.02.22, 06.04.22, 13.04.22 and 14.04.2022. Supporting information amended 06.04.22. Ownership certificate amended 13.04.2022. Description amended 13.04.2022).	Off-site Biodiversity Contribution - the sum of £9,321.00 plus indexation to be paid on or before first occupation of the development	Not started - Expires 23/11/2025
27/09/2022	DC/19/01252/OUT	WARDLL - Wardley And Leam Lane	Land North Of Follingsby Lane Follingsby Park Gateshead	OUTLINE application with all matters reserved except for access for the erection of business/industrial development (use classes E g iii light industry and / or B2 general industry and / or B8 storage and distribution) with associated car parking, hard landscaping and access.	Off-site Biodiversity Contribution - the sum of £120,750.00 plus indexation Off-site Highway contribution sum of £25,774.00 both to be paid on or before commencement of development	Not started - EXPIRES 28/09/2025
31/03/2022	DC/21/00922/FUL	RYCHS - Ryton Crookhill And Stella	Land Off Newburn Bridge Road, Between Flogas And Blaydon Caravan, Blaydon, NE21 4NT	Development of a Battery Storage Facility, associated infrastructure and grid connection (amended plans/additional information received 15.10.2021, 21.10.2021, 15.11.2021, 22.12.2021)	Off-site Biodiversity Contribution - the sum of £66,900.00 except where a different sum (whether higher or lower) is determined by the updated biodiversity net gain post enhancement calculation (using the Multiplier) (The Multiplier means the sum of £15,000.00 per biodiversity unit pro rata) to be paid on or before commencement	Not started - EXPIRES 31/03/2025
23/11/2021	DC/21/00994/FUL	WHINOR - Whickham North	Land West Of Gibside Way Metro Retail West Gateshead Metro Centre Retail Park NE11 9XS	Demolition and alteration of existing retail units and erection of Bulky Goods Retail Store (Class Ea) with alterations to access, and associated parking and landscaping (additional information received 06/10/21 and 11/10/21 and amended plans received 06/10/21 and 12/10/21).	To pay £87,000 for Sustainable Transport four weeks after commencement date	Paid 04/07/2022

30/07/2021	DC/18/00574/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossing along Follingsby Lane (Submitted with a Supplementary Environmental Statement).	The sum of £84,500 to be used by the Council for the purpose of implementing the bus lane scheme on the A195 included in a transport bid to the levelling up fund or such alternative works as the Council may determine to improve transport conditiond at the junction of Leam Lane and Lingey Lane	Paid 02/08/2021
10/06/2021	DC/20/01061/FUL	DUNWHI - Dunston Hill And Whickham East	Dunston Hill Hospital Whickham Highway Whickham NE11 9DL	The demolition of the walled garden and former Woodside Centre Day Care, and proposed development of 11 residential dwellings (C3), with associated new walled garden, parking and landscaping (amended and additional information received 09/02/21 and 04/03/	Delivery of Affordable Housing in Accordance with the S106 Agreement -	NO CONTRIBUTION DUE
24/03/2021	DC/19/01211/FUL	LOBBEN - Lobley Hill And Bensham	ALLIED BAKERIES GATESHEAD F28 Kingsway North Gateshead NE11 0LT	Erection of commercial vehicle centre (mixed B1, B2 and B8 use) (amended 20/02/20).	Premises only to be used by Bell Truck Sales Limited	NO CONTRIBUTION DUE
29/01/2021	DC/16/00320/FUL	RYCHS - Ryton Crookhill And Stella	Land To The South Of Cushy Cow Lane Ryton Tyne & Wear	Proposed erection of 283 dwellings including associated access, infrastructure and open space including diversion of public rights of way (amended 22/12/17 and 17/10/18 and additional information and amended plans received 24/01/19).	To provide off site bus infrastructure and bus turning circle prior to 50 dwellings being occupied. Provide on site bus service prior to occupation of first dwelling in Phase 3. Ecology contribution - £75,000 prior to commencement, £25,000 prior to occupation of 100th dwelling, £28,636.36 prior to occupation of 200th dwelling. Either pay the Local Workforce Contribution of £63,000 or provide training and employment management plan prior to commencement. Provide 43 Affordable dwellings - 28 Affordable rent, 15 Intermediate.	Invoiced - £75,000 - 25/10/2021 Paid 15/11/21 Invoiced - £63,000 - 15/11/21 Paid 15/11/21

29/01/2021	DC/17/01376/FUL	RYCHS - Ryton Crookhill And Stella	Land East Of Woodside Lane And North Of A695	Proposed erection of 267 dwellings including associated access, infrastructure and open space (amended 22/10/18 and 24/01/19).	To provide off site bus infrastructure and bus turning circle prior to 30 dwellings being occupied. To pay Off Site Ecological Contribution of £75,000.00 prior to commencement. To pay £25,000.00 prior to 100th dwelling. To pay £21,364.00 prior to 200th dwelling. Either pay Local Workforce Contribution of £56,000.00 or submit Training and Employment Management Plan prior to commencement. Provide 40 Affordable dwellings. (27 Affordable Rent. 13 Intermediate Dwellings)	Invoiced - £75,000 - 30/09/2021 Paid 1/11/21
27/01/2021	DC/20/00197/FUL	WHISS - Whickham South and Sunnyside	Land Rear Of 'The Cottage' Gateshead Road Sunnyside Newcastle Upon Tyne NE16 5LQ	Demolition of 'The Cottage', followed by construction of 17 houses (C3) with associated landscaping, amenity space, SuDS, access and works affecting a public right of way (amended 08/07/20 & 17/09/20).	The Sum of £182,367.32 plus Indexation for off-site affordable housing. The sum of £51,698.39 plus indexation for Biodiversity	Not Commenced <b>EXPIRES 28/01/2024</b>
09/09/2020	DC/18/00859/FUL	WINHS - Winlaton And High Spen	Land on the east side of Collingdon Road, High Spen, Rowlands Gill	Residential development of 185 detached, semi-detached and terraced dwellings, including affordable homes, along with associated access, services, infrastructure and landscaping.	The sum of £40,000 for off-site ecology works at The Folly, South of Lead Road, Greenside. The sum of £62,000 for highways to use for nre footway on east side of B6315. The sum of £42,000 for local workforce contribution. Ecology - paid on commencement Highways - 4 weeks after commencement Local workforce -4 weeks after commencement or provide 6 apprenticeships	Paid 07/12/20, confirmed workforce contribution will be met by apprenticeships, waiting for confirmation on this
20/02/2020	DC/19/00279/OUT	CHORG - Chopwell And Rowlands Gill	Land At Highfield Road Rowlands Gill	Proposed erection of thirteen dwellings.	The sum of £36,000 to be paid to the Council to enable it to carry out offsite ecological compensatory measures £10,000 on commencement £10,000 on completion of the installation of the drainage for the whole of the development £16,000 on occupation of the first dwelling	Not Commenced <b>EXPIRES 20.02.2023</b>
18/12/2019	DC/18/00443/FUL	CHORG - Chopwell And Rowlands Gill	Land To The West Of Moorland View/Valley Dene Chopwell NE17 7EX	Erection of 205 no. 2, 3 and 4 bedroom semi and detached two-storey dwellings with associated works (additional information/amended 21/12/18, 17/05/19, 29/05/19, 19/08/19 and 13/09/19).	The sum of £139,958 for ecological management contribution to be paid prior to the occupation of the first dwelling. The sum of £84,350 for upgrading of traffic signals to be paid prior to the occupation of the first dwelling.	Invoiced 14/06/2021 Paid 01/07/2021
10/10/2019	DC/18/00863/FUL	BLAYD - Blaydon	Land at Blaydon, Gateshead	Demolition of all existing buildings (excluding Blaydon House), followed by erection of 25 dwellings and associated works (amended 19/12/18 and 09/04/19).	The sum of £31021.00 for off site affordable housing provision	Paid 19/10/2020

19/08/2019	DC/18/00860/OUT	WARDLL - Wardley And Leam Lane	Land West Of Follingsby Way Follingsby Park Gateshead	Erection of business/industrial development (within Use Classes B1(c) and/or B2 and/or B8) with associated car parking and hard landscaping, with access to be considered and all other detailed matters reserved (description amended 18.09.2018)	The sum of £27,600.00 for Ecological Mitigation Contribution to be paid to the Council prior to commencement of Development	Not Commenced <b>EXPIRES</b> 12.09.2022
24/06/2019	DC/16/00698/OUT	WARDLL - Wardley And Leam Lane	Former Wardley Colliery Wardley Lane Felling Gateshead NE10 8AA	Outline application for no more than 144 new residential dwellings (C3 use) with associated new highways access, landscaping, infrastructure and all site remediation works. All matters reserved (additional information and amended 07/02/18, additional information 29/05/18 and amended 10/09/18).	Prior to commencement to pay the ecological contribution of £30,000.00. Nexus Travel passes given to each new owner upon occupation. Archaeological Interpretation Boards Contribution of £1500.00 to be paid prior to first occupation. Affordable housing plan to be submitted prior to commencement. Training and employment management plan - to provide 4 apprenticeships directly related to development	Not Commenced <b>EXPIRES 26.06.2022</b>
22/05/2019	DC/18/00715/FUL	BRIDG - Bridges	Former Stadium Service Station Park Road Gateshead NE10 0XF	Erection of two storey building for Motorbike Sales (Sui Generis Use) and two ground floor units with uses to include A1 (retail), A3 (food and drink) and/or a mixed A1/A3 drive-thru facility, with associated car parking, access and landscaping (amended and additional information received 12/11/18).	On Commencement to pay the sum of £7944.00 for the creation of 260m of native hedgerow on land east of Wardley Lane, to compensate for the loss of an onsite area of priority habitat.	Not Commenced <b>EXPIRES 23.05.2022</b>
03/04/2019	DC/18/00574/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00237/OUT to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west and removing access 1 and repositioning accesses 2 -5 and the associated bus stops and crossing along Follingsby Lane (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	No Monies Due



03/04/2019	DC/18/00575/FUL	WARDLL - Wardley And Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Variation of condition 1 (approved drawings) of planning permission DC/18/00111/REM to incorporate the adjacent South Follingsby Farm site into the wider Follingsby International Enterprise Park development area by extending the green infrastructure and built development zones further west (Submitted with a Supplementary Environmental Statement).	No development to take place unless commencement of development in respect of the adjoining property takes place at the same time or has already taken place. No occupation of any buildings on the property prior to completion of the Green Infrastructure works. Not to carry out adjoining property development and/or the development and/or the alternative development so as to create more than 6 of the approved accesses.	No Monies due
07/02/2019	DC/18/00804/FUL	DUNTEA - Dunston And Teams	Go North East Mandela Way Whickham NE11 9DH	Formation of new bus parking area (amended 07/12/18).	On Commencement to pay the sum of £12,148.66 towards the cost of provision of offsite ecological mitigation	Commenced - Invoiced 27/02/2020 Paid
25/01/2019	DC/18/00764/FUL	HIFELL - High Fell	Land At Church Road Gateshead	Erection of twelve dwellinghouses with associated accesses, parking and landscaping (amended and additional information received 09/10/18).	The sum of £15,600.00 towards the cost of provision of offsite ecological mitigation comprising mechanical cutting removal and disposal off site of the arisings within 025 ha of Council owned land south of Whitehill drive Gateshead that is in compliance with Regulations 122 and 123 of the CIL Regulations; to compensate for the loss of an onsite area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development.	Commenced - Contribution of £15,600.00 paid 24/01/2019
15/01/2019	DC/18/00508/FUL	FELL - Felling	MH Southern And Co Ltd Green Lane Sawmills Felling NE10 0JS	Extension of sawmill yard including demolition of existing buildings and erection of new buildings (as amended 09.11.2018 and 15.11.2018).	The sum of £18,100.00 towards the cost of the restoration and enhancement of a minimum of 0.5 hectares of species rich semi-improved grassland and the maintenance of the offsite measures for a period of no less than 20 years	Commenced Paid 06/08/2019
31/10/2018	DC/18/00704/FUL	WHISS - Whickham South And Sunnyside	Land West Of Pennyfine Road Sunnyside Newcastle Upon Tyne NE16 5EP	Construction of 89 residential dwellings, including access to Pennyfine Road and associated infrastructure and landscaping (amended 18/07/18, 28/08/18, 04/09/18, 25/09/18 and 24/10/18 and additional information received 31/07/18, 04/09/18, 14/09/18, 08/10/18, 19/10/18 and 23/10/18).	The sum of £61,400 plus indexation to be used by the Council to offset the biodiversity effects of the development. The sum of £3,600 plus indexation to be used by the Council towards the upgrading of the Tanfield Railway Path. The sum of £20,000 plus indexation to be used by the Council towards the lighting of the Tanfield Railway Path	Commenced invoiced all payments now received total: £85,912.00

28/09/2018	DC/18/00573/COU	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Demolition of farmhouse / barn buildings and change of use of land to provide extended green infrastructure and built development zones for the adjacent Follingsby International Enterprise Park including the closure of the existing vehicle access and the formation of a new vehicle access off Follingsby Lane to replace access 1 one of the 6 accesses approved under planning permission DC/18/00237/OUT (Submitted with a Supplementary Environmental Statement).	The Owner covenants with the Council to complete the Development within 12 months of first Occupation.	No Monies due
19/07/2018	DC/17/01267/FUL	PELHEW - Pelaw and Heworth	Land North of Gullane Close Bill Quay Gateshead	Erection of 30 dwellings (Use Class C3) and associated access, landscaping and associated engineering works (resubmission) (amended 04/04/18).	The sum of £33,000.00 to be paid by the Owner to the Council to facilitate the undertaking of off-site ecological compensatory works comprising of the restoration/enhancement of semi improved neutral grassland at Wardley Manor Local Wildlife Site and the maintenance thereafter of the ecological compensatory works for a period of no less than 20 years	Commenced - Invoiced 27/02/2020 Paid
09/05/2018	DC/18/00237/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline planning application for use class B8 (storage and distribution) and B2 (general industry) along with associated offices, internal roads, car parks, infrastructure and landscaping with all matters reserved except access and landscaping of the green infrastructure zone.	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead. The sum of £75,000.00 towards the cost of upgrading traffic signal equipment at the Leam Lane/Lingey Lane Junction	Commenced Invoiced for £75,000.00 22/10/2018 Paid 13/11/2018
12/04/2018	DC/17/01168/FUL	FELL - Felling	Land To The East Of Marigold Avenue, Gateshead	Proposed erection of 41 dwellings with associated open space, landscaping and infrastructure	The sum of £22,000 to be paid to the Council to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat in a part of the Councils administrative area that the Council considers will provide the most appropriate replacement habitat	Commenced Invoiced 11/09/2018 Paid 27/11/2018
02/01/2018	DC/17/01117/OUT	WARDLL - Wardley and Leam Lane	Follingsby Park South Follingsby Lane Gateshead NE10 8YA	Outline application for Use Class B8 and B2, along with associated offices, internal roads, car parks, infrastructure and landscaping, with all matters reserved except access	The sum of £58,750.00 towards the cost of provision of offsite ecological mitigation within Shibdon Meadow shown coloured red on the aerial photograph annexed hereto or such alternative suitable site within the borough of Gateshead to compensate for the loss of an on site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the Development	Commenced Invoiced for £58,750.00 on 22/10/2018 Paid 13/11/2018

19/10/2017	DC/17/00636/FUL	WARDLL - Wardley and Leam Lane	Land North of Follingsby Lane and East of White Rose Way, Follingsby	Erection of industrial facility (Use Class B1(c) and/or B2 and/or B8) with associated parking, landscaping and access arrangements	The sum of £21,450.00 to be used by the Council for the provision of offsite ecological mitigation within the Councils administrative boundary to compensate for the loss of an on-site area of priority habitat and to ensure that there is no net loss of biodiversity arising from the development	Invoiced 15/11/2017 PAID 19/12/2017
13/10/2017	DC/17/00036/FUL	BIRTLE - Birtley	Former Queens Head Hotel, Birtley Lane, Birtley, DH3 2PR	Variation of cond 1 (app plans) of application DC/16/00523/FUL to allow changes to the layout and elevations and the provision of six staff car parking spaces at The Grove	Mark out staff parking spaces and erect staff parking signs, issue staff parking permits. As long as the First Property is used as a Childrens Nursery	Partly retrospective - Ongoing monitoring NO MONIES DUE
06/07/2017	DC/16/01177/FUL	BRIDG - Bridges	Saltmeadows Industrial Estate Land South Of Saltmeadows Road Gateshead NE8 3DA	Erection of 11 no. industrial units (Use Class B2 and/or B8) with associated access, car parking, landscaping and infrastructure/engineering works including erection of sub-station.	The sum of £9,684 for two bus stops with shelters. The sum of £22,335 to facilitate off-site ecological works at Friars Goose	Commenced Paid 09/01/2018
08/06/2017	DC/16/01288/FUL	LAMES - Lamesley	4 High Street, Gateshead, NE9 7JR	Erection of foodstore (1,254sqm net) landscaping, parking and associated works following demolition of existing foodstore.	The sum of £60,000 to be used by the Council towards the upgrade of the signals at the junction of Old Durham Road, Springwell Road and the High Street. To pay the Contribution prior to the Occupation of the Food Store	Invoiced 08/08/18 Paid 20/09/18
24/03/2017	DC/16/00924/FUL	BIRTLE - Birtley	Land At Portobello Road Birtley	Erection of 60 no. 2, 3 and 4 bedroom two-storey dwellings with associated works (resubmission)	The sum of £36,400.00 to facilitate the undertaking of off-site ecological compensatory works to create an area of replacement habitat (wet marshy grassland) at the Shibdon Meadow Local Wildlife Site	Invoice sent 06.11.2017 PAID 14/12/2017
24/03/2017	DC/16/00722/COU	LOBBEN - Lobley Hill And Bensham	Skills Academy For Construction Kingsway South Team Valley Gateshead NE11 0JL	Change of use from education and training facility (D1) to office, workshop and research facility (sui generis) including additional car parking and other associated external works and facilities.	Sustainable Transport Contribution - The sum of £24,576.00 to provide the South of Team Valley Cycle Improvements on commencement	Paid 27/02/2017

21/12/2016	DC/15/01206/FUL	PELHEW - Pelaw And Heworth	Former Shirt Factory Shields Road Felling Gateshead	Erection of a foodstore (use class A1) and associated works including parking and landscaping	Total of £65,834.00 £14,000 Highways £51,834 Ecology	Paid 22/12/2016
20/12/2016	DC/15/01098/FUL	CCG - Crawcrook And Greenside	Land East Of Crawcrook Lane, Crawcrook	Erection of 187 dwellings with associated estate roads, external infrastructure and landscaping and re-alignment of a section of Crawcrook Lane and the provision of a parking layby to the front of Kingsley Terrace (additional information/amended 15/04/16, 23/06/16 and 27/06/16).	18 Dwellings to be socially rented and 10 dwellings to be discounted private units The sum of £50,000 for off site ecological works, The sum of £367,696.23 for education at Emmaville Primary School The sum of £587,201 (index linked) for junction improvements. Education = 4 installments £91,924.10 on occupation of 47th dwelling, £91,924.10 on occupation of 94th Dwelling, £91,924.10 on occupation of 141st Dwelling and £91,923.93 on occupation of 187th Dwelling Ecology contribution (£50,000) on commencement, Junction improvements in 2 installments = £372,455 on 1st Jan 2018 and £214,746 on 1st Jan 2021	Commenced - Invoice for £50,000 ecological works sent 09.10.2017 PAID 07/12/2017 Junction Contribution 1st Instalment due 01/01/2018 - invoiced for £390,379.90 on 23/01/2018 - Paid 02/03/2018. Invoiced for 1st Education instalment - £91,924.10 on 21/01/19 Paid - 27/02/19 Invoiced for 2nd Junction Contribution £233,450.37 on 26/01/21
20/12/2016	DC/15/01041/OUT	CHORG - Chopwell And Rowlands Gill	Land East Of Collingdon Road Rowlands Gill	Outline planning permission (all matters reserved) for residential development of up to 142 houses	Affordable Housing and Pupil Place Contribution. Pre-commencement must submit a scheme for affordable housing. Pupil Place contribution to be paid on the occupation of 25% of the Open Market Units	Not Commenced <b>EXPIRES 20.12.2019</b>
20/12/2016	DC/16/01151/OUT	BLAYD - Blaydon	UK Land Investments, Land at Chainbridge Industrial Estate, Blaydon, NE21 5ST	Outline application (all matters reserved excluding access) for mixed use retail/leisure development - discount foodstore (1936 sqm), DIY store (4755 sqm), bulky goods unit (632 sqm), pub/restaurant (600 sqm) and a drive-thru restaurant (230 sqm)	The discount foodstore shall not be occupied other than by Aldi Stores Limited unless with the written consent of the Council	Not Commenced EXPIRES 20.12.2019 NO MONIES DUE

20/12/2016	DC/15/01098/FUL	CCG - Crawcrook And Greenside	Land East Of Crawcrook Lane, Crawcrook	Erection of 187 dwellings with associated estate roads, external infrastructure and landscaping and re-alignment of a section of Crawcrook Lane and the provision of a parking layby to the front of Kingsley Terrace	18 Dwellings to be socially rented and 10 dwellings to be discounted private units The sum of £50,000 for off site ecological works, The sum of £367,696.23 for education at Emmaville Primary School The sum of £587,201 (index linked) for junction improvements Junction improvements in 2 installments = £372,455 on 1st Jan 2018 and £214,746 on 1st Jan 2021	Commenced - Invoice for £50,000 ecological works sent 09.10.2017 PAID 07/12/2017 Invoice for £196,623.89 (Highways Improvement) paid 07/03/18
08/12/2016	DC/15/01004/FUL	CCG - Crawcrook And Greenside	Story Homes Ltd Land North of A695, Crawcrook	Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695 (additional and amended documents received 26/10/15 and additional information and amended plans received 28/01/16, 29/01/16, 10/02/16, 16/02/16 and 15/03/16).	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution. Education instalments - £68,820.15 prior to occupation of 35th dwelling £137,640.30 prior to occupation of 105th dwelling £90,449.34 prior to occupation of 151st dwelling £35,393.22 prior to occupation of final dwelling Within 9 months of commencement owners shall complete the Hill 60 works and within 6 months of completion of the Hill 60 works the maintenance contribution shall be paid in 6 installments. Junction improvements - £187,601.00 due on 01.01.2018 and £77,400.00 due on 01.01.2021. £10,000.00 Biodiversity due on commencement	£10,000.00 received on 14.02.2017. Cheque for Biodiversity £10,000.00 received 14.02.2017 Hill 60 works must be complete by October 2017 then by April 2018 payments should start to be made Invoiced for junction improvement contribution due on 01.01.2018 for £196,623.89 on 23/01/2018 - Paid 07/03/2018. Education instalment of £68,820.15 invoiced on 19/07/2019 Paid 30/09/2019 Junction Improvement contribution - invoiced for £84,141.54 on 26/02/21
08/12/2016	DC/15/01004/FUL	CCG - Crawcrook And Greenside	Story Homes Ltd Land North of A695, Crawcrook	Residential development for 169 dwellings with associated access, car parking and landscaping including diversion of public rights of way and provision of signalised junction onto A695	The sum of £332,303.01 - Education Contribution The sum of £175,200.00 - Hill 60 Maintenance The sum of £265,001.00 - Junction Improvement Contribution The sum of £10,000.00 - Off site Biodiversity Contribution Within 9 months of commencement owners shall complete the Hill 60 works	£10,000.00 received on 14.02.2017 Cheque for Biodiversity £10,000.00 received 14.02.2017 Invoice for £390,379.90 (Highways Improvement) paid 02/03/18
04/11/2016	DC/13/00195/OUT	DUNWHI - Dunston Hill And Whickham East	Dunston Hill Hospital Gateshead Tyne And Wear NE11 9QT	Outline application for demolition of the existing Dunston Hill Hospital and redevelopment of 35 dwellings (use class C3) with associated access, parking and landscaping .	Affordable Housing, Access to Employment and Management plan for Wildlife. Within 14 days of commencement to pay the sum of £189,148.00 for affordable housing. Prior to commencement to submit a detailed management plan for the maintenance of the Dunston Hill Pond Local Wildlife Site	Not Commenced <b>EXPIRES 04.11.2019</b>

22/06/2016	DC/14/00899/FUL	BIRTLE - Birtley	Ibstock Bricks, Land at Birtley Quarry, Station Lane, Birtley	Continued stockpiling and works to enhance the adjacent local wildlife site	Maintain Local Wildlife Site in accordance with Local Wildlife Site approval until 1st June 2056. Carry out restoration scheme by 1st June 2046 or such other date as would comply with condition 22 of PP. Once restoration scheme completed to maintain the scheme for a period of 10 years in accordance with restoration scheme approval	Ongoing Monitoring
26/04/2016	Northumberland County Council Ref: 14/04160/FUL	Northumberland	Gentoo Homes Limited, Land relating to the Former Prudhoe Hospital, Prudhoe, Northumberland	The demolition of non-listed buildings, erection of 392 dwellings, conversion of Prudhoe Hall and associated buildings to provide 12 dwellings, improvement works to walled garden and associated access, landscape and infrastructure	The sum of £150,000.00 towards the improvement of the Blaydon Roundabout or towards the ancillary roundabouts shown on plan 2. To enter into the Highways Agreement securing the commencement of the A695/B6395 Roundabout works no later than 6 months prior to the occupation of the 59th dwelling. Gateshead Council to commence the A695/B6395 roundabout works no later than occupation of 59th dwelling and to complete works within 12 months of occupation of 59th dwelling	Commenced - 03/01/2017 Paid 18/11/2019
05/05/2015	DC/14/00447/FUL	BLAYD - Blaydon	J & J Stanley Recycling Ltd 1 Cowen Road Blaydon	Re-development of the site to a waste sorting, recycling and scrap metal facility with the construction of a new boiler house, the installation of a biomass boiler, the recycling of waste oil and metal, the erection of new buildings and extensions to existing buildings	The sum of £6570.00 required to Mitigate the loss of vegetation on site as a result of development Contribution seven days after the removal of the vegetation in the creation of the turning head to be used by the council	Not commenced <b>EXPIRES 06.05.2018</b>
30/04/2015	DC/11/00419/OUT DC/13/00002/REM DC/14/00506/FUL DC/16/00400/NMA	LOBBEN - Lobley Hill And Bensham	Land East Of Dukesway Team Valley Gateshead NE11 0PZ	Erection of industrial/warehouse development (use classes B2 and B8) (outline application).	The sum of £3.75 per square metre of gross internal floorspace for Sustainable transport contribution. REM Received 02/01/13- Rem DC/13/00002/REM Granted on 20/02/13.	Commenced - New permission DC/14/00506/FUL Unit 1 Occupied (26,921 sqft) - invoice sent for £9,378.90 on 07/09/17 PAID. Unit 2 - Occupied (1860m2) invoice sent for £6,975.00 on 11/01/19 Paid - 12/03/19. Unit 3 - Mann Trucks 2,546sqm invoiced for £9,547.50 13/02/2020
30/04/2015	DC/11/00419/OUT DC/13/00002/REM DC/14/00506/FUL DC/16/00400/NMA	LOBBEN - Lobley Hill And Bensham	Land East Of Dukesway Team Valley Gateshead NE11 0PZ	Erection of industrial/warehouse development (use classes B2 and B8) (outline application).	The sum of £3.75 per square metre of gross internal floorspace for Sustainable transport contribution REM Received 02/01/13- Rem DC/13/00002/REM Granted on 20/02/13 Commenced - New permission DC/14/00506/FUL	Unit 1 Occupied (26,921 sqft) - invoice sent for £9,378.90 on 07/09/17 PAID

01/04/2015	DC/14/01042/FUL	LOBBEN - Lobley Hill And Bensham	Earls Park North Earlsway Team Valley Trading Estate Gateshead NE11 0RQ	Demolition of 6 No. employment units and erection of 9 employment units (B1, B2 and B8 Use Classes) and associated car parking, landscaping, access, engineering works and erection of a substation (amended 19/11/14, 12/01/15 and 06/03/15).	The sum of £3.75 per square metre of gross external floor space for those parts of the development built on B2 and B8 and £7.50 per square metre of gross external floor space for those development built for a b1 use	Invoiced - Paid
01/04/2015	DC/14/01042/FUL	LOBBEN - Lobley Hill And Bensham	Earls Park North Earlsway Team Valley Trading Estate Gateshead NE11 0RQ	Demolition of 6 No. employment units and erection of 9 employment units (B1, B2 and B8 Use Classes) and associated car parking, landscaping, access, engineering works and erection of a substation	The sum of £3.75 per square metre of gross external floor space for those parts of the development built on B2 and B8 and £7.50 per square metre of gross external floor space for those development built for a b1 use	4 Units Occupied paid total £4,038.93 so far
11/03/2015	DC/14/00346/FUL	BRIDG - Bridges	Land At Sunderland Road (Aldi)	Erection of a foodstore with associated access, car parking and landscaping	The Sum of £100000 to improve pedestrain Links from site to Gateshead Town Centre	Paid 19/01/2017
08/01/2015	DC/13/01548/FUL	RYCHS - Ryton Crookhill and Stella	Land At Site Of The Lonnen Ryton	Construction of twenty houses with associated gardens, parking and roads (amended and additional information received 13/03/14).	Off-site junior play - £8797.00 Off-site teen play - £6598.00 Off-site open space £9164.00	Invoiced 14/06/2018 Paid 26/06/2018
07/01/2015	DC/14/01163/FUL	DUNTEA - Dunston And Teams	Land Between A1 And Federation Way Gateshead	Proposed change of use of land to provide self storage facility including hardstanding area, portable storage units, new access, security fencing and gates and CCTV cameras.	The sum of £2500 for sustainable transport	PAID £2,500.00 07/09/16
04/11/2014	DC/13/01028/FUL	DECKHA - Deckham	Mount Pleasant Social Club 69 - 71 Cromwell Street Gateshead	Demolition of existing social club and erection of 12 new affordable family houses for registered social landlord (6 semi-detached and 6 terraced)	The Sum of £3886 for off site Junior Play, The sum of £2920 for off site teenage play and the sum of £12653 for toddler play	Paid 05/03/2015
23/10/2014	DC/13/00393/FUL	DECKHA - Deckham	Avon Street Gateshead	Erection of 16 dwellinghouses (2 x semi-detached and 14 x terraced) (use class C3).	£6110 - Junior Play £4582 - Off Site Teen Play £19857 - Off Site Toddler Play	Paid £30549.00 15/10/2014
30/07/2014	DC/14/00448/FUL	WHINOR - Whickham North	Oak Furniture Land, Unit 5, Cameron Retail Park	Installation of a mezzanine floor to existing retail unit (839m2).	the Sum of £18990 for sustainable transport contribution	12/08/2014 Paid
07/04/2014	DC/14/00183/FUL	WHISS - Whickham South And Sunnyside	10 Woodmans Way Whickham Newcastle Upon Tyne	Two storey split level dwelling with access.	the sum of £485.10 for off site junior Play, The sum of £505.44 for off site open space and the sum off £363.83 for off site teenage play	Paid in full 28/06/17

03/04/2014	DC/13/01217/COU	FELL - Felling	Pear Tree Inn Sunderland Road Gateshead	Conversion of public house to restaurant including erection of rear extension	The sum of £2183 for parking contribution	Paid 27/08/15
29/03/2014	DC/13/01333/OUT	WINHS - Winlaton And High Spen	Former Winlaton Care Village Garesfield Lane Winlaton	Redevelopment to provide up to 33 dwellings (Use Class C3) with associated landscaping, access and infrastructure	the sum of £105000 to be paid to the council by the land owner in Lieu of Landowner providing affordable housing,	Paid £105,000.00 on 01.02.2017
06/03/2014	DC/14/00002/COU	LOBBEN - Lobley Hill And Bensham	Unit BT.1Y.145 Riverdale Paper Plc Earlsway Gateshead NE11 0SB	Change of use of unit from storage and manufacturing (B2) to storage of dry mixed recyclables (B8) and demolition of single storey offices on south elevation.	The Sum of £8012 for sustainable transport	Paid 24/03/14
05/03/2014	DC/13/01515/FUL	DECKHA - Deckham	Site of Our Lady of Annunciation Church, Millway, Gateshead, NE9 5PQ	Construction of 15 affordable two and three bedroom houses for rent.	The sum of £4760.63 for off site junior play, The sum of £3570.47 for off site teenage play and the sum of £4957.29 for off site open space	Paid 01/07/14
28/02/2014	DC/13/01354/FUL	LOFELL - Low Fell	Whinney House Durham Road Gateshead	Variation of condition 2 of DC/10/00886/FUL to vary internal layouts to reduce unit numbers from 15 apartments to 9 apartments, 1 three bedroom dwellinghouse and 1 four bedroom dwellinghouse and omit the basement conversion and lightwells and erection of associated enabling development of 16 residential units with associated car parking, access, landscaping arrangements and repairs to fountain and seating alcoves	To submit to the council for approval and once approved implement the management plan, to ensure the right of inspection for the purposes of Monitoring the management plan is included in any transfer lease or tenancy of any of the residential units created in whinney house	Ongoing Monitoring
17/01/2014	DC/13/01149/FUL	RYCHS - Ryton Crookhill And Stella	Former Lawn Yard Store Ryton Village East Ryton NE40 3QN	Conversion of store (Sui Generis) into a dwelling (C3) including installation of roof lights, changes to doors and windows, raising of decked area and installation of Juliet balcony on North elevation	The Sum of £616.76 for off site junior play and £462.57 for off site Teen Play	PAID - £1,079.33 07/09/16
10/12/2013	DC/13/00835/COU	LOBBEN - Lobley Hill And Bensham	Unit 256C And 256D Kingsway North Gateshead	Change of use of units 256C and 256D from light industrial (use class B1) to gym (use class D2).	the sum of £8800 for sustainable transport	Paid 11/01/2017



13/11/2013	DC/13/00941/FUL- ----- DC/14/00011/FUL	LOBBEN - Lobley Hill And Bensham	1 Oakfield Road, Gateshead, NE11 0AA	Construction of three bedroom dwelling adjacent to 1 Oakfield Road (revised application).	The Sum of £502 for off site junior play and £376.00 for off site teenage play	Paid 03/11/2017
07/11/2013	DC/13/00337/FUL	LOBBEN - Lobley Hill And Bensham	Queens Court, Third Avenue, Team Valley	Erection of unit for B2 and/or B8 uses, with associated car parking.	The sum of £3832.50 for sustainable transport contribution	Paid
14/08/2013	DC/13/00564/FUL	LOFELL - Low Fell	Lyndholme, Beacon Lough Road	Conversion of six internal rooms within building to form three duplex apartments with parking spaces	Affordable £60,000 Play and Open Space £5117.85 - Os, £3686.11 Teen, £15973.16 Toddler play, £4914.84 Junior	Play Paid 17/01/2014 Affordable housing Paid on 16/09/14
22/07/2013	DC/13/00717/FUL	DUNWHI - Dunston Hill And Whickham East	36A Cornmoor Road Whickham Tyneside NE16 4PU	Revised full application for permission for the erection of a single unrestricted dwelling-house.	the sum of £216.83 off site Teenage Play, £939.59 off site Toddler Play	Paid 01/01/2017
05/07/2013	DC/13/00018/COU	WINHS - Winlaton And High Spen	3 Strothers Road,High Spen	Conversion of office, workshop and storage to dwellinghouse (use class C3) including fenestration changes.	the sum of £485.10 off site Junior Play, £363.83 off site Teenage Play	Paid in full 15.03.2017
01/07/2013	DC/13/00146/FUL	WNOOKW - Windy Nook And Whitehills	Land to rear of 3 Church Row,Windy Nook	Erection of three bedroom detached dwellinghouse.	the sum of £501.12 off site Junior play, £373.84 off site Teenage play, £1628.64 off site Toddler Play	PAID
11/06/2013	DC/13/00068/FUL	CCG - Crawcrook And Greenside	Mission Hall Rockwood Hill Road Greenside Ryton	Demolition of former Mission Hall (retrospective) and erection of new bungalow and shared accommodation	The Sum of £1233.52 for off site junior play, £1284.48 for open space and £925.14 for off site teen play	PAID 19/06/2013
03/04/2013	DC/12/01193/FUL	BRIDG - Bridges	327-329 High Street, Gateshead	Two-storey rear extension and change of use to 2 no. flats in each property on the first and second floor (one on each floor)	The sum of £840.00 for off site Teenage play, £1120.00 of site Junior Play, £1166.00 open space	Paid in Full 15/06/2016
27/03/2013	DC/13/00131/FUL	CHORG - Chopwell And Rowlands Gill	Allonby House Dene Road Rowlands Gill NE39 1DU	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse (C3).	The Sum of £597.05 for junior play and £447.79 for Off site Teenage Play	PAID 27.03.13
27/03/2013	DC/13/00052/FUL	WHINOR - Whickham North	Tindale Drive Whickham Newcastle Upon Tyne	Erection of five bungalows with associated parking and accessibility improvements to Castle Close and Tindale Drive.	The Sum Of £1485.00 for off site open space provision	PAID 04/06/13
14/03/2013	DC/12/00800/COU	BLAYD - Blaydon	Blaydon Magistrates Court, Larch Road, Blaydon, NE21 5AJ	Change of use from former magistrates court (D1) to dance school (D2) and owners accommodation (C3a).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid 07/05/14

26/02/2013	DC/12/01166/FUL	BRIDG - Bridges	Parmley Graham Ltd South Shore Road Gateshead NE8 3AE	Partial demolition of existing office space and erection of first floor extension to existing ground floor office accommodation, refurbishment of existing warehouse roof and reorganisation of existing car parking facilities.	The Sum of £2055 for Sustainable transport	PAID in full 14/06/2016
14/01/2013	DC/12/01133/FUL	Crawcrook And Greenside	Land To The Rear 6 Landscape Terrace Greenside	Erection of detached 4/5 bedroom dwelling with attached double garage to east elevation	The Sum of £597.05 for off site junior play contribution . The sum off £447.79 for off site Teen Play and the sum of £622.08 for open space	Paid £1666.92 on 26/07/17
04/01/2013	DC/12/00785/FUL	HIFELL - High Fell	Queen Elizabeth Hospital Queen Elizabeth Avenue Gateshead NE9 6SX	Erection of new Emergency Care Centre with 35 supporting short stay inpatient bedrooms, hospital central stores with delivery point, ancillary support services for building and wider hospital, new hospital arrival space with reception, cafe and retail outlets and associated parking and landscaping.	£25,000 for residents parking scheme	£25000 Paid 15/01/13
26/12/2012	DC/11/01260/FUL	WINHS - Winlaton And High Spen	Land To Rear Spen and District Social Club, Cooperative Tce, High Spen	Erection of two detached dwellinghouses (use class C3)	Off Site Teenage play £895.97	£895.97 paid 22/07/2013
04/12/2012	DC/11/01156/COU	LAMES - Lamesley	3 Kings Court Kingsway South Gateshead	Change of use from use class B2 to use class D1 non-residential institution with ancillary office space	£5278.00 for Sustainable Transport	£5278.00 Paid 19/12/2012
28/11/2012	DC/12/00776/FUL	BLAYD - Blaydon	1 - 3 Tyne Street Winlaton NE21 5DH	Erection of two-storey side extension with retail at round floor and flat above and single-storey extension to rear.	The Sum of £213.24 towards open space and £205.24 towards Junior Play	Paid 29/11/12
22/11/2012	DC/12/01116/COU	WARDLL - Wardley And Leam Lane	2A Fewster Square Felling NE10 8XQ	Change of use from office (dental practice) to residential first floor flat (use class C3) (resubmission).	The sum of £279.87 for off site Junior Play and The Sum of £209.90 for off site Teenage Play	Paid £489.77 - 07/09/16
15/11/2012	DC/12/00759/FUL	BLAYD - Blaydon	NHS Gateshead Primary Care Trust, Blaydon Clinic, NE21 5NW	Erection of detached dwellinghouse (use class C3) with associated amenity space and parking.	The Sum of £597.05 for off site junior play contribution and £447.79 for off site teenage play	Paid 9/4/13
13/11/2012	DC/11/00498/FUL	DUNTEA - Dunston And Teams	Cemex Concrete St Omers Road Gateshead NE11 9EJ	Erection of concrete batching plant with associated structures and areas of hardstanding for access manoeuvring and car parking.	The sum of £5077.50 for sustainable transport contribution	Invoiced 05.11.2018 Paid 19/03/2018

05/11/2012	DC/12/00888/COU	LAMES - Lamesley	Unit 11A, Station Approach, Gateshead, NE11 0ZF	Change of use from warehousing (B8) to training establishment (D1)	The sum of £2541.00, for sustainable transport contribution	£2,541.00 Paid 18/12/12
04/10/2012	DC/11/01450/FUL	LOBBEN - Lobley Hill And Bensham	(Valley Farm) I 66 First Avenue Gateshead NE11 0NU	Erection of two-storey building to provide amenity restaurant (A3) with ancillary residential accommodation and associated access, car parking, landscaping and servicing	The sum of £7000 for sustainable transport This permission was varied by DC/12/01346/FUL	£7,000.00 Paid
02/10/2012	DC/12/00690/FUL	CCG - Crawcrook And Greenside	Former St Agnes RC School And Social Club Crawcrook Lane Ryton NE40 4NF	Demolition of existing school and social club building and erection of 19 no. three bedroom houses and one no. two bedroom apartment including associated landscape and infrastructure works	Affordable housing 2 affordable rented units and 1 intermediate housing unit ---- The Sum of £9497.00 for Off site junior play and £7123.00 for off site teen play	Paid 20/05/15
21/09/2012	DC/11/00714/FUL	WARDLL - Wardley And Leam Lane	Plot 2, British Legion Club, Sunderland Road, Felling	Erection of detached dwellinghouse (use class C3)	The sum of £430.99 for junior and £574.65 for junior play	Paid 20/09/2012
20/08/2012	DC/12/00745/FUL	LOBBEN - Lobley Hill And Bensham	441 Lobley Hill Road Gateshead NE11 0BT	Erection of one detached dwellinghouse in side garden of 441 Lobley Hill Road	the Sum of £597.05 for off site junior play, The sum of £447.79 for off site teenage play	07/07/14 PAID
25/07/2012	DC/12/00276/FUL	FELL - Felling	46, 48 and 48a High Street Felling	Conversion of two ground floor commercial units from use class A1 (46 High Street) and B1 (48 High Street ) to a proposed combined use class of C3, with further change of use to the first floor unit (48a High Street) from B1 to C3.	The Sum of £559.73 for off site Junior Play and The Sum of £419.80 for off site Teenage Play	Paid 24/04/13
17/07/2012	DC/12/00244/COU	LAMES - Lamesley	3 Tenth Ave Trade Park, Team Valley, NE11 0GU	Change of use from B8 (Storage and Distribution) use to Sui Generis (mixed A1 Retail and B8 Storage and Distribution) use	The Sum of £2650 for Sustainable Transport	Paid 19/07/2012
13/07/2012	DC/12/00007/FUL	WINHS - Winlaton And High Spen	Former Answer Transport Depot Strothers Road High Spen Rowlands Gill NE39 2HR	Erection of 29 residential dwellings (use class C3) (amended 26/03/12, 30/03/12 and 17/04/12 and additional noise information/sustainability statement provided).	Prior to Occupation of 1st dwelling the affordable housing land should be transferred to the registered provider, within 18 months of the transfer the affordable housing units should be constructed and practically completed. From the date of practical completion of affordable housing units they shall not be used other than affordable housing	No Monies Due

05/07/2012	DC/12/00268/FUL DC/12/01270/FUL	WHINOR - Whickham North	34 St Marys Green Whickham NE16 4DN	Conversion of first floor office space into 4 residential apartments.	The Sum of £1077.00 for off site Junior play, The Sum of £1123.00 for open space and £808 for off site teen Play	PAID 26/06/14
04/05/2012	DC/12/00069/COU	BRIDG - Bridges	The Arches St Mary's Square Gateshead Quay	Conversion of the disused railway arches to accommodate the expansion of The Sage Music Education Centre.	£7560.00 for sustainable transport	Paid 21/06/12
26/03/2012	DC/11/01356/FUL	SALTW - Saltwell	Former Gateshead College Durham Road	Redevelopment of former Gateshead College site to provide 175 dwellings, including 16 live/work units, and associated access, open space and landscaping.	Play and Open Space £44820.80, The Sum Of £33000 towards pedestrain routes highway improvement and £11772.89 toward highways (Road), £234000 for Affordable housing	Paid 20/06/14
08/03/2012	DC/11/01270/FUL	FELL - Felling	56 The Avenue, Felling, Gateshead	Variation of condition 1 of DC/09/01212/COU to allow changes to roof (slate covered hipped end attached roof instead of flat roof).	The Sum of £269.37 for Off site Junior play and The Sum off £202.03 for off site teen play.	Paid 21/08/12
22/02/2012	DC/11/01089/FUL	DECKHA - Deckham	Land Adj 56 Cobden Terrace, Gateshead	Erection of pair of semi-detached dwellinghouses (use class C3) with associated parking	The Sum Of £1149.00 for off Site Junior Play £1149.00, the Sum Of £861.00 for off site teen play and £3735.00 for toddler Play	Paid 13/07/12
15/02/2012	DC/03/01528/FUL DC/08/1356/REM DC/11/00063/FUL (Cell B superseeds 08/1356) DC/11/01135/REM (Cell A Superseeds 08/1356)	LAMES - Lamesley	Northside Birtley	Variation of conditions 2, 3, 4, 6 and 7 attached to permission dated 05/10/98 (ref:400/97) to allow the submission of the reserved matters applications over an extended time period.-----Deed of variation received 16/02/12	(a) £219,449 towards the maintenance of open space (b) £114,985 towards the maintenance of toddler play areas(c) £39,432 for on and off site junior and teenage play provision(d) £241,332 towards the maintenance of junior and teenage play provision (e) to implement a travel plan to serve the development (f) £250,000 towards community facilities for the development (g) £72,000 towards the future management and maintenance of an SNCC on the development land	Paid 25/11/15
16/01/2012	DC/11/01180/COU	BIRTLE - Birtley	8-9A Arndale House, Durham Road	Conversion of first floor warehouse to 5 flats	The Sum of £1131.34 for off site junior play, the sum of £848.51 for Teen Play	Paid 01/02/13
11/01/2012	DC/11/01028/FUL	CHORG - Chopwell And Rowlands Gill	21 Stewartsfield, Rowlands Gill	Erection of pair of semi-detached dwellinghouses (use class C3).	The Sum Of £538.73 for Off site junior play, £404.05 for Off site Teen Play	Paid in full 12/02/2018
08/12/2011	DC/11/01088/FUL	LAMES - Lamesley	Whinfield House - 28 Northside, Birtley	Conversion of existing detached triple garage to residential unit (C3) with associated access and erection of new double garage on east side of existing dwellinghouse.	The Sum Off £466.90 for off site junior play and £350.17 for off site toddler contribution	£817.07 paid 12/07/13

28/11/2011	DC/11/01107/FUL	LAMES - Lamesley	Land adjacent Fell View Rockcliffe Way Gateshead	Erection of detached dwellinghouse with integral garage (use class C3)	Junior (£574.65) and teen (£430.99) and open space (£599.04)	Paid
22/11/2011	DC/09/00027/FUL- ----- DC/11/01092/FUL	CDENE - Chowdene	2 Lyndhurst Grove Gateshead NE9 6AU	Erection of detached bungalow with garage (use class C3) in garden area at front of existing dwellinghouse	The Sum off £269.36 off site Junior play, £280.80 off site open space and £202.02 for teen play	Paid 10/01/2013
11/11/2011	DC/11/01007/FUL	WHISSE - Whickham South And Sunnyside	59 Grange Lane Whickham	Erection of detached dwellinghouse with garage (use class C3) in garden area to east side of existing dwellinghouse	junior (£574.65) and teen (£430.99)	cheque received
21/10/2011	DC/11/01064/FUL	CCG - Crawcrook and Greenside	Sealburn Farm, Lead Road, Greenside	Conversion of two former agricultural Cottages into single dwellinghouse (C3) with associated parking	The Sum of £269.36 for off site Junior Play, the sum of £280.80 for Open Space Contrubution and the sum of £202.00 for off site teen play	Paid 21/09/2016
19/10/2011	DC/11/00378/OUT	BRIDG - Bridges	Land Between Ochre Yards And Askew Road Gateshead	Development of 2.22ha of land - hybrid application comprising full permission for erection of 2-storey office building (B1) and 2 single-storey storage buildings (B8) with associated car parking and outline permission for 6-storey hotel	Blue Land Movement junction contribution and The Yellow Land Movement Junction contribution Total Contribution AxB/C Where A = £70000 B = Retail price index at the date on which the contrubution is paid C= The Retail Price Index at the date	Paid £76,471.00 10/08/2016
30/09/2011	DC/11/00872/FUL	DUNWHI - Dunston Hill And Whickham East	Railway Cottage, Whickham	Variation of condition 1 of DC/07/01935/FUL to allow amendment to design and position of proposed dwellinghouse, including provision of garage.	The sum of £574.64 Towards off site junior play, The Sum of £599.04 for Off site open space contribution, The Sum of £430.98 for Off site Teen play and the sum of £1867.61 for toddler play	Paid 01/03/2017
19/08/2011	DC/11/00488/FUL	LAMES - Lamesley	Unit 7 Team Valley Retail Park, Tenth Avenue West, Gateshead, NE11 0BD	Erection of 1,754 sqm mezzanine level within existing retail warehouse for non-food retail use (A1) and ancillary cafe together with minor alterations to elevations and new electricity sub-station.	Sustainable Transport Contribution £28125	Paid 06/09/12
26/07/2011	DC/11/00090/FUL	WHINOR - Whickham North	Land To Rear Of 13 and 15 West Street Whickham	Erection of detached split-level dwellinghouse (use class C3) with associated car parking	The Sum of £574.65 towards Junior Play, The Sum of £430.99 towards teen play and The sum of £599.04 for open space	Paid 18/09/12
19/07/2011	DC/11/00311/FUL	HIFELL - High Fell	Land Adjacent To 10-12 Rugby Gardens Gateshead	Erection of detached bungalow (use class C3)	The Sum of £269.00for Junior Play and The sum of £202.00 for teen Play contribution	Paid 26/09/12

31/05/2011	DC/10/01331/FUL	RYCHS - Ryton Crookhill And Stella	Vacant Land Stella Road, Stella, Blaydon	Erection of detached bungalow (use class C3) With detached garage	The of sum of £538.74 off site junior play and £404.05 for off site teenage paly	Paid 10/09/12
18/05/2011	DC/10/00832/FUL	LAMES - Lamesley	Land East Of Longshank Lane Birtley	Erection of 49 det, 18 semi-det and 3 terr dwellinghouses (C3) with associated parking, toddler play space, electricity substation, access and works	The Sum of £25822.72 for Off site Teen Play and £9860.40 for Off Site Open Space	Paid £11894.37 4/01/2013
14/04/2011	DC/10/01303/FUL	BLAYD - Blaydon	Land Adj. to Axwell Hall, Axwell Park, Blaydon	Variation of condition 1 of DC/05/00301/COU to allow revision to approved scheme involving reduction of number of units to 27 and alterations to elevations and roofscape with creation of additional courtyard car parking (amended 28/01/11, 11/03/11, 30/03)	To Carry out the intial work within the argees time or the performance bond would come into effect, No dwellings are to be sold or disposed of before the site is finished	Needs Monitoring,
12/04/2011	DC/10/01264/HHA	DUNWHI - Dunston Hill And Whickham East	Orchard Cottage, Washingwell Lane, Whickham	Erection of single-storey extensions on south side of dwellinghouse (revised application) (amended plans received 19.01.11).	The prevent previous approved planning application being implemented	No Monies Due.
18/03/2011	DC/11/00006/COU	DECKHA - Deckham	The Old Brown Jug, Carr Hill Road	Conversion of public house (A4) to 1 dwellinghouse and 2 flats with associated parking and landscaping.	The Sum of £956.00 for the provision of off site junior play contribution	Paid 24/01/2012
17/03/2011	DC/10/01009/FUL	LAMES - Lamesley	Fell Edge, 21 North Side, Birtley, DH3 1RD	Erection of four detached dwellinghouses with associated parking and landscaping following demolition of existing dwellinghouse	The Sum off £2187.13 for off site junior play. The sum off £1640.35 for off site teen play	PAID - 07/09/16
16/03/2011	DC/10/00733/COU	LAMES - Lamesley	11 Octavian Way, Team Valley, Gateshead, NE11 0HZ	Change of use from retail (use class A1) to use classes B1, B2 and B8.	The Sum of £7410 for Sustainable transport	Paid 03/10/11
16/03/2011	DC/10/00186/COU	SALTW - Saltwell	Saltwell View Care Home, 25-26 Saltwell View,	Conversion of Care Home to two dwellinghouses including erection of single-storey extensions at rear.	The sum of £1093.00 for Off Site Junior Play and the sum of £820 for off site teen play	Still pending planning decision
14/03/2011	DC/09/00831/FUL	DUNWHI - Dunston Hill And Whickham East	23a Bracken Drive Gateshead NE11 9QP	Erection of 2.5 storey dwellinghouse (use class C3) with associated car parking and landscaping.	The Sum of £527.00 for of site Junior Play, £395.00 for off site teen play and £550.00 for open space contribution	Paid 26/06/12
10/03/2011	DC/10/01026/FUL	WHINOR - Whickham North	Unit 2a, Cameron Retail Park, Metro Centre,	Installation and alteration of mezzanine level (as approved DC/04/01799/CPL) and external alterations including new shop front.	To pay the Council a Sustainable Transport Contribution of £42,000	Paid 28.03.2011

12/01/2011	DC/10/01184/FUL	BLAYD - Blaydon	18 Crowley Gardens, Blaydon, NE21 5EJ	Erection of detached bungalow (use class C3) in rear garden of existing dwellinghouse.	The sum of £267.00 for off site open space and £192.22 for off site teen play	Paid £459.22 04/11/2013
30/12/2010	DC/10/01187/FUL	LAMES - Lamesley	Land East of Brienfel, 7 Northside , Birtley, DH3 1RD	Erection of two detached dwellinghouses (use class C3) with detached garage (Plot 1) and integrated garage (Plot 2)	The sum of £1093.57 for off site junior play and the sum of £820.18 for off site teen play	Paid 08/08/12
16/12/2010	DC/10/00937/FUL	LOBBEN - Lobley Hill And Bensham	Lindisfarne House, Earlsway, Gateshead, NE11 0YY	Erection of two-storey extension on the southwest side of building to provide 4 additional raised loading bays and new flat dock area beneath a full width canopy	The sum of £6716.25 towards the provision of or improvement to access to the Team Valley by the provision of inter alia pedestrian cycle routes and improvements for the benefit of public transport	Paid 10/07/12
14/12/2010	DC/10/01097/FUL	CCG - Crawcrook And Greenside	46-48 Main Street, Ryton, NE40 4NB	Conversion of storage area at rear of shops, including internal alterations, to provide 2 flats (use class C3)	The sum of £512.61 for off site junior play, the sum of £384.46 for off site teen and the sum of £534.60 for open space contribution	Paid £1431.67 15/03/2011 Money Spent on Ferndene Park by LES
07/12/2010	DC/10/00405/COU	DUNTEA - Dunston And Teams	Land North of Marble Works, Cross Lane, Gateshead	Change of use from substation (sui generis) to open air storage (use class B8).	The sum of £10,843.68 as a contribution towards the provision of sustainable transport in the vicinity of the application site and which shall be payable in accordance with the provisions set out in schedule 2.	Paid
01/12/2010	DC/10/01075/HHA	DUNWHI - Dunston Hill And Whickham East	19A Cornmoor Road, Whickham, Newcastle Upon Tyne, NE16 4PU	Erection of single-storey extension at rear of dwellinghouse.	Unilateral Undertaking - prevent new extension to be used as separate annex	Needs to be monitored by Enforcement AJH 18th may 2012
18/11/2010	DC/10/00732/COU	LOBBEN - Lobley Hill And Bensham	Ethical Superstore 16 Princes Park Gateshead NE11 0JZ	Change of use from sui generis to use classes B1 (c)/B2 or B8 (retrospective application).	The Sum of £4353.25 towards sustainable transport	Paid 11/08/2012
30/10/2010	DC/07/01799/FUL	BRIDG - Bridges	Former Allotment Gardens Adjacent 2 Meredith Gardens, Gateshead	Erection of 6 apartments in a single two and a half-storey block with associated car parking and amenity space	£2,118.00 For the provision of off site teen play.	Money spent at Bridges skate park
27/10/2010	DC/10/00912/FUL	CCG - Crawcrook And Greenside	ARKLE HOUSE Old Main Street Ryton Tyne And Wear NE40 4EU	Conversion of dwellinghouse to two single units, installation of new front and rear entrances and new windows in s/w and n/e gable elevations, and erection of two- storey extension at rear.	the sum of £888.52 for off site junior play, the sum off £666.39 for off site teen play, the sum off £449.54 for off site toddler play and £926.64 for open space contribution	Paid in full 21.03.17

15/10/2010	DC/10/00812/FUL	DUNTEA - Dunston And Teams	Site Of Former St Johns Ambulance Hall Adj 28 Renforth Street, Gateshead	Erection of 4 terraced dwellinghouses (use class C3).	The sums of £1777.05 (junior play), £1332.79 (teen play)	Paid 9/4/13
01/10/2010	DC/10/00798/FUL	LAMES - Lamesley	Unit 14, Team Valley Retail Park, Gateshead, NE11 0BD	Refurbishment and alterations of existing building and installation of mezzanine floor, relocation of seven disabled parking bays.	£16,033.00 for Sustainable Transport	Paid 04.10.10
06/09/2010	DC/10/00574/FUL	CHORG - Chopwell And Rowlands Gill	Plot 1 Red Kite Way Highfield Rowlands Gill	Erection of detached dwellinghouse (use class C3).	Off Site Junior Play - £444.00 and Off Site Teen Play - £333.00	Paid £773.00 11/10/13
03/09/2010	DC/10/00618/FUL	CHORG - Chopwell And Rowlands Gill	Land At Rear Of 12 Ramsey Road Chopwell NE17 7AG	Erection of detached dwellinghouse (use class C3) with associated garage, parking and landscaping	On or before commencement date for off site junior play (£546.78) and on commencement date for off site teen play (£410.08)	Paid 12/09/11
14/07/2010	DC/08/01912/COU	LOBBEN - Lobley Hill And Bensham	Land Between Plots 84 And 85, (45 Village Heights And 28 Windmill Way), Gateshead	Change of use from play area to private garden areas including erection of boundary fence	£25,000 for toddler play	Paid 19.07.10
07/07/2010	DC/10/00290/FUL	LAMES - Lamesley	Land At Junction Of Eighth Avenue And Princesway Gateshead	Extension (1,790sqm) to existing learning centre (Gateshead College Construction and Vocational Learning Centre) and erection of 2-storey teaching and training facility (2,832 sqm) (D1) with associated car parking and ancillary outdoor recreation space	£30,744.00 for Sustainable Transport	Paid
30/06/2010	DC/08/01048/FUL	LOBBEN - Lobley Hill And Bensham	Five Wand Mill PH, 201-203 Bensham Road, Gateshead, NE8 1UR	Erection of 10 terraced town houses in 2 blocks with associated car parking and landscaping	£25861.15 - £13,909.71 for toddler provision; £4,279.91 for junior provision; and £3,209.93 for teenage provision £4,461.60.-open space	Paid
21/06/2010	DC/10/00434/FUL	LAMES - Lamesley	Former Lucas Services Building Station Approach Team Valley Gateshead	Variation of conditions 2,3,4 and 5 of planning permission DC/09/01299/COU repositioning of proposed cycle shelter and submission of revised travel plan.	The payment of a £6,020 Sustainable Transport Contribution and the provision of new footway link to link the site to Eastern Avenue.	Paid 29/04/14
24/05/2010	DC/10/00319/FUL	LAMES - Lamesley	Unit 12 (Former UJB Unit) Team Valley Retail Park Tenth Avenue West	Proposed Mezzanine Floor (476 sq.m).	To pay the Council a Sustainable Transport Contribution of £1,750.	Paid



24/04/2010	DC/09/00357/FUL	WINHS - Winlaton And High Spen	Land To Rear Of Spennings And District Social Club, Cooperative Terrace, High Spen	Erection of 1 detached dwellinghouse south of club and 2 semi-detached dwellinghouses east of club with associated parking and landscaping.	The sum of £766.00 for off site teen play	Paid
22/04/2010	DC/10/00201/FUL	BLAYD - Blaydon	Land To Rear Of 1A And 1B Florence Street Winlaton Blaydon On Tyne	Erection of detached dwelling house (use class C3) with integral garage.	The Sum of £444.00 for Off site Junior Play. The Sum of £333.00 for off site teen play and £224.00 for off site toddler play and £463.00 for open space	Money Spent at Axwell Skate Park by LES
12/04/2010	DC/09/01640/FUL	WHINOR - Whickham North	ASDA Gibside Way Whickham NE11 9YA	Installation of mezzanine floor to new warehouse extension and erection of extension comprising store and corridor with fire exit door.	To improve the provision of sustainable travel, the payment of a £2,250 Sustainable Transport Contribution Draft only been done - SB 13.01.2011	Paid
31/03/2010	DC/09/00596/FUL	LAMES - Lamesley	27 North Dene Birtley Chester Le Street DH3 1PZ	Erection of detached dwelling house (use class C3) with integral garage and erection of garage at side of existing dwelling house	£922 - To be used by the Council for the provision of off site play	Paid £922.00 - 14/03/12
31/03/2010	DC/09/01367/FUL	LAMES - Lamesley	Land Adj Meadowfield (between 5-7 Woodlands Court) Front Street	Erection of detached dwellinghouse (use class C3)	£2634 - The Sum of £527.00 for off site junior play, The Sum off £395.00 for off site teen play and £1712.00 for off site toddler play	Paid 29/02/2012
25/03/2010	DC/09/01440/FUL	LAMES - Lamesley	North Of Silvadale 1 North Side Birtley	Erection of detached dwelling house (use class C3) with integral garage	Off Site Junior Play - £237 and Off Site Teen Play - £177	Paid 25/03/2010 spent at Kibblesworth park
17/03/2010	DC/09/01288/FUL DC/12/01128/FUL	BLAYD - Blaydon	Vacant Land Corner of Blaydon Bank and Widdrington Road	Erection of 7 terraced dwellinghouses (use class C3) with associated car parking and landscaping	Off Site Teenage Play - £2246 - Revised figure £3134.00 based on additional bedrooms for 22012 permission	£3134.00 paid 16/07/2013
04/03/2010	DC/09/01754/FUL	DUNWHI - Dunston Hill And Whickham East	Bucks Hill View, Whickham, Tyne and Wear	Erection of a detached dwellinghouse (use class C3)	The sum of £527.30 towards off site junior play and £395.47 towards off site teenage play provision	paid 26.03.10
10/02/2010	DC/10/00712/FUL	BRIDG - Bridges	Trinity Square/Tesco, West Street Gateshead	Mixed use development comprising retail (A1), (A2), (A3), (A4), (A5), (sui generis), (A1), (B1),(C1), car parking and access, public square, landscaping and associated works	£50,000 - Traffic Regulation Order £50,000 - Traffic Signals Optimisation Package	Paid 06/06/13
10/02/2010	DC/09/01718/FUL	LAMES - Lamesley	1A Ravensworth Villas, Gateshead, NE9 7JP	Change of use of ground floor retail unit (use class A1) to 2 bedroomed apartment (use class C3).	The Sum of £247.00 for off site junior play and £185.00 for off site teen play	Paid 14.01.2011 Money spent at Birtley East by LES

08/02/2010	DC/09/00044/OUT and DC/12/00258/REM	CCG - Crawcrook And Greenside	Site Of Pattinsons Auction Rooms And Doctors Surgery Keping Chare Ryton	Reserved matters application pursuant to outline application DC/09/00044/OUT relating to layout of buildings, appearance of buildings, landscaping of site and scale of development for proposed residential development of 35 units on Phase 2 of the outline approval	Please see agreement and case officer Off site junior Play and off site junior play, Road Traffic Regulation, affordable housing, social rented units	£9500 Paid 26/04/2012 in regards to traffic Regulation Order.
08/02/2010	DC/09/00044/OUT	CCG - Crawcrook And Greenside	Site Of Pattinsons Auction Rooms And Doctors Surgery Keping Chare Ryton	Mixed use, to include full details of site access, medical centre and pharmacy, and car park (Phase 1) in north-east corner of site, with outline for residential development and open space (Phase 2), and childrens nursery (Phase 3) on remainder of site.	The Landowner will pay off site junior play, off site teenage play and Road traffic regulation order to be calculated at the time phase 2 commences	£15419.04 for Junior and £11564.28 for Teen play, Invoice issued on 16/08/13 £26983.32 - paid
14/01/2010	DC/08/00136/FUL	LOFELL - Low Fell	Site Of 14 Wilsons Lane Low Fell	Erection of 1 x 3 storey block of 10 apartments with associated car parking	To pay Council the sum of £12510.00 for off site play areas.	Paid 04/07/2013
12/01/2010	DC/09/01430/FUL	PELHEW - Pelaw And Heworth	International Paint Ltd Stoneygate Lane Felling NE10 0JY	Erection of new building to house fire protection research and testing facilities with associated laboratories, offices and staff amenities; construction of external hardstanding and access and extension to existing car park	£320,000 to provide a replacement playing field and/or improved sports provision for community use of pitches within the Felling/East Gateshead area	Paid 29/06/10
16/12/2009	DC/07/00699/COU and DC/09/00380/FUL	WHINOR - Whickham North	Blue Quadrant, Metrocentre, St Michaels Way, Whickham	Change of use of cinema (use class D2) and mall area (part) to retail floorspace (use class A1) and external alterations to form loading area.	£50000 for shuttle bus	£25000 for shuttle bus subsidy paid and £50000 for transport initiatives transport strategy need to confirm
10/12/2009	DC/09/00056/OUT	WARDLL - Wardley And Leam Lane	Land Adjacent To British Legion Club, Wardley Hall, Sunderland Road	Erection of 4 dwelling houses (use class C3) (full details submitted for 1 det house with det garage (Plot 4) and outline details for 3 det houses (Plots 1, 2 and 3))	Junior (£527.29) and teenage provision (£395.47).	Paid 14.04.10
18/09/2009	DC/09/00632/FUL	WREK - Wrekendyke	Hadrian House Front Street Kibblesworth Gateshead	Extend existing garage and convert to A1 retail use and extension above new retail unit to form maisonette (C3).	Off Site Junior Play - £237 and Off Site Teen Play - £177	Paid 07/02/2011

09/09/2009	DC/08/00214/FUL	DECKHA - Deckham	Site Of British Queen Hotel Split Crow Road Deckham	Erection of 9 terraced dwellinghouses (1 block of 3 and 1 block of 6) (use class C3) with associated parking, road layout and landscaping.	To pay the council the sum of £16832.00p for off site play. To be paid in nine equal installments of £1870 on the sale of each unit	Implemented but the site units have been rented not sold - monitor situation
25/08/2009	DC/09/00084/FUL	CDENE - Chowdene	Vacant Site Ivy Lane Gateshead	Erection of detached dwellinghouse (use class C3) with associated car parking	£446.94 Open Space	Money spent at Caulderwood by LES
21/08/2009	DC/09/00833/COU	CHORG - Chopwell And Rowlands Gill	West Thornley Farm, Lockhaugh Road, Rowlands Gill	Conversion of engine shed to dwellinghouse	£185.38 Fixed play	Paid 27/08/09
06/08/2009	DC/09/00345/COU	LOFELL - Low Fell	140 Sheriffs Highway Gateshead NE9 5SD	Conversion of vacant church (D1) to four apartments (C3) including dormer windows in roofspace at front and rear and rooflights in roofspace at front, rear and sides with associated car parking	£988 - Off site junior and £741 - Off site teen provision	Paid £1,729.00
05/08/2009	DC/08/00310/FUL	BIRTLE - Birtley	Rose And Shamrock Hotel, Fell Bank, Birtley DH3 1AE	Erection of 1 block of 10 terraced townhouses with associated car parking and landscaping.	£3950.68 - Off site Teen play £17,119.64 - Off site toddler play = £21070.32	Paid 21/06/2012
05/08/2009	DC/08/01413/COU	DUNTEA - Dunston And Teams	Vacant Office Unit 6, Metro Riverside Park Delta Bank Road Swalwell	Change of use of part of ground floor and all first floor from office (use class B1) to out patient outreach facility (use class D1) to include improvement works (temporary permission)	£10,000.00 - improvement of measures to promote sustainable transport in the wider area serving the development sustainable transport	Paid 06.08.09
17/07/2009	DC/08/01819/FUL	CCG - Crawcrook And Greenside	Land Rear Of, Prospect House, Lead Road, Greenside, NE40 4RU	Erection of 2.5 storey detached dwellinghouse (use class C3) with detached double garage, alterations to existing detached garage/store including construction of new pitched roof.	£526.76 (Junior), £395.07 (Teen) and £549.12 (Open space)	Paid 18/08/16 £1575.95
17/07/2009	DC/09/00192/FUL	LAMES - Lamesley	Holly Cottage Banesley Lane Birtley Gateshead	Erection of detached family annexe in garden area including single garage (revised application).	Agreement restricts the use of the annex to an ancillary use for the main dwelling and restricts the ability of the owner to deal with the legal estate - use to be monitored on annual basis	NO MONIES TO BE COLLECTED. B.Reggs not started Lu 22/03/12. Being monitored
14/07/2009	DC/09/00067/COU	BIRTLE - Birtley	19-20 Durham Road Birtley Chester Le Street DH3 2QG	Conversion of first-floor from offices to two flats (use class C3) including erection of first-floor extension at rear	£641.99 (Teen), £432.98 (Toddler), £892.32 (Open space) = 2467.29	£1074.97 ZBLES 95045 £892.32 ZBLES 95040 £500 Legal fee (ALOO1 71419

11/06/2009	DC/08/01777/FUL	DUNWHI - Dunston Hill And Whickham East	Land Adj, 130 Market Lane, Dunston, NE11 9NY	Erection of 4 terraced townhouses (use class C3) to include timber balcony on rear elevations	£1784.00 (open space provision)	paid 26.04.10
27/05/2009	DC/08/01922/FUL (supersedes DC/6/00682/OUT)	BRIDG - Bridges	Site Of Sterling House South Shore Road Gateshead	Development of a hotel (Use Class C1) and Office (Use Class B1) complex, car parking for 83 cars, and associated hard and soft landscaping (including a riverside walkway)	£30,000.00 (Paid) Hotel Sun Sustainable Transport. £90.425 Office sustainable transport £20,000.00 (Paid) Wildlife Contribution	£20,000 and £30,000 Paid 24/01/12 The office Element is still outstanding
08/05/2009	DC/08/01761/FUL	WHINOR - Whickham North	Aldi Stores Ltd, Gibside Way, Dunston, Gateshead	Erection of extension on west side of store and alterations to the existing palette of materials used on the store building (resubmission).	£4050.00 as a contribution towards sustainable transport initiatives in the vicinity of the Metro Centre	Paid 14.01.2011
23/04/2009	DC/07/01322/FUL	CCG - Crawcrook And Greenside	Rear of 21 Beech Grove Terrace, Ryton	Erection of detached dwellinghouse.	£490.98 - Off site junior play, £360.14 - Off Site Teen Play, £1678.96 - off site Toddler play, £527.05 - Open space Contribution	£3057.13 Money Spent at Ferndene Park by LES
22/04/2009	DC/07/01844/FUL	WHISS - Whickham South And Sunnyside	28 Thistledon Avenue, Whickham Tyne And Wear	Erection of detached bungalow and garage in garden area.	Provision of off site Junior and Teenage Play contribution £237.20(JUNIOR) £177.89 (teen)	Paid 02.11.09
22/04/2009	DC/08/01001/FUL	CCG - Crawcrook And Greenside	Land Adjacent to Deneholme, Crawcrook	Erection of detached dwellinghouse incorporating dormer windows in roofspace on east side and window in roofspace on south gable with detached garage	Off site junior (£526.75) and teenage play provision (£395.06) and open space (£549.12)	Money spent at Crawcrook Park by LES
22/04/2009	DC/08/01430/FUL	WNOOKW - Windy Nook And Whitehills	Land between 44 & 45 Celendine Way Hewirth	Erection of detached dwellinghouse (use class C3).	£1711.96 for Off site toddler, £526.76 for junior and £395.07 for teenage play provision	Money Spent at Stoneygate by LES
08/04/2009	DC/08/00259/FUL	CHORG - Chopwell And Rowlands Gill	Plot 3 Highfield South Of Smailes Lane Rowlands Gill	Erection of detached dwellinghouse (use class C3)	£379.51 Off site teenage and £1644.55 off site toddler play provision	PAID 25/06/14
08/04/2009	DC/08/01479/FUL	CHORG - Chopwell And Rowlands Gill	Land south of Kimberley, Smailes Lane, Highfield, Rowlands Gill	Erection of detached dwellinghouse incorporating basement garage and associated car parking and landscaping (revised application).	Off site toddler and teenage play provision £395.07 (teen), £1711.96 (toddler)	21/1/11 Paid

31/03/2009	DC/08/01827/FUL	LOBBEN - Lobley Hill And Bensham	Unit 398A Princesway Team Valley Trading Est. Gateshead	Change of use from use class B8 to use class B2, recladding of front elevation, erection of electricity sub station, construction of ramped vehicular access at rear, erection of retaining wall and 2.4m high fence with associated car parking and landscaping/hardscaping	£7878.75 for Sustainable Transport Contribution	24.06.09 PAID
31/03/2009	DC/09/00128/FUL	CHORG - Chopwell And Rowlands Gill	54 South Sherburn Rowlands Gill NE39 1JX	Erection of two semi-detached dwellinghouses (use class C3) with associated car parking and landscaping (revised application).	£2781.94 - Toddler Play, £855.98 - Junior Play, £641.98 - Teen Play	Paid
31/03/2009	DC/08/01288/FUL	BRIDG - Bridges	Land at Hawks Road, Gateshead	Erection of 6-7 storey high hotel (202 bedrooms) (use class C1) with ancillary use at ground floor, 4-5 storey high office building (use class B1), construction of new vehicular access to Hawks Road, construction of 67 car parking spaces and provision of	£30,300.00 Sustainable transport contribution and pedestrian access provision for Hotel £74,400 for Sustainable Transport prior to first occupation of offices	Paid £30,300.00 for Hotel Offices are not built yet
25/03/2009	DC/08/01256/FUL	RYCHS - Ryton Crookhill And Stella	Land south of Beechwood Avenue, Ryton	Erection of 3 x 5 bedroomed 2.5 storey detached houses with associated detached double garages.	Provision of off site junior and teenage play and open space provision. £1580.28 (Junior), £1185.21 (Teenage), £1647.36 (Open Space)	Money Spent at Ferndene Park by LES
19/03/2009	DC/08/00628/FUL	WNOOKW - Windy Nook And Whitehills	Musgrove House Albion Street Windy Nook Gateshead NE10 9SJ	Erection of detached dormer bungalow (use class C3), also incorporating rooflights in garden area at west side of existing	£922.00 Childrens play	PAID 04.08.11
19/03/2009	DC/08/01456/FUL	WINHS - Winlaton And High Spen	East Farm Barlow Road Barlow Blaydon On Tyne	Construction of new vehicular access to highway, erection of 4 car ports and access road and associated external works (revised application). Retrospective	£1500 for Implementation of a Traffic Regulation Order.	£1500 Paid 28/09/2016
25/02/2009	DC/08/01894/FUL	WHISSS - Whickham South And Sunnyside	Land adjacent of The Bungalow, Streetgate Farm, Gateshead Rd, Wickham NE16 5LE	Erection of detached dwellinghouse with detached garage in garden area	£549.12 (Off site Junior Play contribution). £526.7 6 for open Space contribution	Money Spent at Beggerswood by LES

10/02/2009	DC/08/01348/FUL	PELHEW - Pelaw And Heworth	International Paint Ltd Stoneygate Lane Felling Gateshead	Erection of new building to house fire protection test facilities, with associated laboratories, storage, offices and staff amenities; external hardstanding and access; extension to existing car park.	£320,000 to provide a replacement playing field and/or improved sports provision for community use of pitches within the Felling/East Gateshead area	Superseeded by DC/09/01430/FUL
09/02/2009	DC/08/01276/FUL	RYCHS - Ryton Crookhill And Stella	Land adjacent to 2 South Close, Ryton, Tyne and Wear NE40 3LW	Erection of detached dwellinghouse with integral garage	Contribution to the provision and maintainance of off site play facilities and open space. £526.76 off site junior, £395.07 off site teenage play provision, £549.12 open space	Money Spent at Ferndene Park by LES
03/02/2009	DC/08/01130/FUL	FELL - Felling	92 High Street Felling Gateshead Tyne And Wear	Change of use of ground floor to cafe, conversion of upper floors into four flats (use class C3) and alterations to roof (retrospective application)	The Sum of £987.67 for Off site Junior Play, The Sum of £740.75 for off site teenage play	Paid 12/04/2017
22/01/2009	DC/08/01442/COU	CHORG - Chopwell And Rowlands Gill	West Thornley Farm Lockhaugh Road Rowlands Gill Tyne And Wear NE39 1QN	Conversion of former steelworks railway generator building to dwelling house with associated aged persons annex, and construction of decked patio on north-east side, construction of balconies, installation of rooflights, formation of car parking, alterations to existing site access and demolition of existing coal bunker	Sum of £320.99 for Contribution to the provision and maintainance of play provision to serve the development and surrounding area	Paid 28/11/2008 Money spent at Thornley Lane by LES
08/01/2009	DC/08/00444/COU	FELL - Felling	Naughty Nibbles, 54 High Street, Felling	Conversion of shop (use class A1) to flat (use class C3).	Play area contribution £316.88	Money spent at Stoneygate by LES
18/12/2008	DC/07/01166/FUL	WHISS - Whickham South And Sunnyside	Land Adjacent To 38 Silverdale Way Whickham	Erection of detached dwellinghouse	Play area contribution £2,055.69	15.02.10 Paid
02/12/2008	DC/07/01631/FUL	WHINOR - Whickham North	Land Adj, 28 Milton Road, Whickham, Tyne And Wear, NE16 3JD	Erection of detached dwellinghouse and erection of 1.8m high timber fence/wall on the east and south boundary.	£2483.91 Commuted sum for open space and play provisions	Paid 09/02/09
15/09/2008	DC/07/01354/FUL DC/10/00580/FUL Variation of Conditions	BRIDG - Bridges	Former Half Moon Hotel, Half Moon Lane, Gateshead,	Erection of 3/4 storey building with proposed A3 use (cafe / restaurant) to ground floor & 8 x 1 & 2 bed flats to upper floors with separate access from rear of development.	The Sum of £3500 for public transport	Paid 14/07/2016

08/09/2008	DC/08/00669/FUL	BRIDG - Bridges	18 Villa Place Gateshead	Conversion of single dwellinghouse into two dwellinghouses (use class C3) and two storey extension	Play provision - £553.46	Monies paid 10.09.08 Money spent at Argyle Street by LES
04/07/2008	DC/07/01836/FUL	BLAYD - Blaydon	Land Adj 9 California Winlaton	Extension of time for implementation of planning application DC/10/00046/FUL for the erection of detached dwellinghouse	To pay the Council the sum of £3,800.29 by way of contribution to the expenses of the Council in laying out and equipping an equipped offsite childrens play area	Paid
19/06/2008	DC/07/01833/COU	BIRTLE - Birtley	36 Durham Road, Birtley	Change of use from storage (use class B8) to residential at first floor (use class C3) (retrospective).	Play and Open Space provision to be provided off site (£308.35 play and £428.22 open space)	Paid 15/08/2008
02/06/2008	DC/08/00190/COU	SALTW - Saltwell	Dr R Harris 170 Whitehall Road Tyne And Wear	Change of use from doctors surgery (use class D1) to dwellinghouse (use class C3). (resubmission)	Off site childrens' play provision £1,470.95	Paid 02.06.08 Money Spent at Avondale Park by LES
20/05/2008	DC/08/00306/FUL	WINHS - Winlaton And High Spen	Stanley House, 36 Front Street, High Spen, Rowlands Gill, Tyne and Wear	Erection of detached dwellinghouse with garage and car parking facilities.	£2107 towards the provision and maintenance of play provision	Money spent at High Spen Park by LES
04/04/2008	DC/07/01394/FUL	LOFELL - Low Fell	Dene Cottage, Selborne Avenue, Low Fell, Gateshead	Erection of two semi-detached dwellinghouses	Provision of off site childrens play provision £6,800.00	Money spent at Engine Lane by LES
31/03/2008	DC/06/00889/FUL	BIRTLE - Birtley	Former British Legion Club, Ravensworth Road, Birtley	Erection of 6 dwellinghouses and 6 apartments	The Sum of £19459.65 Off site Play	Paid
31/03/2008	DC/08/00010/FUL	WHINOR - Whickham North	Pets At Home, Gibside Way, Gateshead	Construction of mezzanine floor (343m2) to provide additional retail floorspace (revised application).	£15,435.00 Sustainable Transport Contribution	Paid 03/06/09
20/03/2008	DC/07/01938/COU	WHINOR - Whickham North	Red Quadrant, Metrocentre, Tyne And Wear, NE11 9YG	Change of use of existing internal service corridors/areas to retail floorspace (A1) together with change of use of class A1 retail floorspace to A2.	To pay £25,000 towards Sustainable Transport Contribution	Paid 15.02.10

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